



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA
SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification

Project: Silurian Pond Apartments
Location: 3000 Hollywood Avenue
Property Reference #: 09-2S-30-0300-000-001
Flood Zone: X

Future Land Use: MU-1
Zoning District: R-5
Development Review #: 06072596

PROJECT DESCRIPTION

Redevelopment of a 14.41-acre parcel site for a 72-unit apartment complex with a clubhouse and a minimum of 108 parking spaces along an existing paved public road, Hollywood Avenue. An existing slab, a radio tower, associated buildings and utilities will be removed. The construction of a new on-site private retention pond will be constructed to accommodate the increased site impervious cover. Ninety-six "protected" trees will be removed. Replacement trees, buffering and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer will be provided through connections to ECUA systems.

STANDARD PROJECT CONDITIONS

1. This Development Order shall be effective for a period of 24 months from the date of issuance. Plat approval shall expire and become null and void if deeds for each of the subdivision lots or parcels have not been recorded in the public records of Escambia County within the effective period. If the Development Order expires or is revoked and the applicant chooses to proceed with subdivision of the project site, a new subdivision plat application must be submitted for review and approval subject to Code provisions at the time of the new application.
2. This Development Order does not certify concurrency for development of the individual parcels of the subdivision or authorize site development to commence within the subdivision. Site development on an individual parcel of the subdivision requires separate site plan review and approval through the DRC process, and further subdivision of an individual parcel requires separate plat review and approval. Additionally, a valid Escambia County Building Permit must be obtained prior to any building construction.
3. All specifications and requirements, expressed or implied by note or drawing, in the plat approved with this Development Order must be fulfilled.
4. Deeds for each of the subdivision lots or parcels must be recorded in the public records of Escambia County within the effective period of this Development Order and prior to the issuance of an Escambia County Building Permit for any individual lot or parcel of the subdivision.

5. All state and/or federal permits or proof of exemption must be obtained prior to the issuance of an Escambia County Building Permit, with a copy provided to the County.
6. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
7. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Plan modifications made without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.

SPECIAL PROJECT CONDITIONS

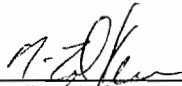
1. Signage is limited by the Land Development Code (LDC) to two identification signs per development entrance, each a maximum 6 feet in height, a maximum 32 sq. ft. in area, and a minimum 10 feet setback from rights-of-way. Additionally, each sign must maintain visual clearance along rights-of-way and at intersections. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage. These signage conditions do not preclude variances that otherwise may be allowed by the provisions of the LDC.

Development Review Committee (DRC) Final Determination

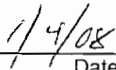
Having completed development review of the **Silurian Pond Apartments** site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.

Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Planning and Engineering Department



Date