



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

PRELIMINARY PLAT DEVELOPMENT ORDER

Project: Fairfield Commerce Park
Location: W. Fairfield Drive
Property Reference #: 08-2S-30-1001-001-002
Future Land Use: C
Zoning District: C-2
Development Review #: 06052233

PROJECT DESCRIPTION

Subdivision of a 22.76-acre former multi-tenant retail parcel for redevelopment as seven commercial lots along a new paved public street with curb and gutter. The new street, West Park Place, will connect existing public streets Fairfield Drive and Herman Avenue. Stormwater management will be addressed through individual lot site plan review. 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 48 months from the date of approval. However, preliminary plat approval shall automatically expire and become null and void if subdivision infrastructure construction plans, as applicable have not been submitted to the County within 24 months of the date of approval. If this Development Order expires or is revoked, and the applicant chooses to proceed with subdivision of the project site, a new preliminary plat application must be submitted for review and approval subject to Code provisions at the time of the new application.
2. Within two years of the date of construction plan approval, or within two years of preliminary plat approval if there is no construction plan, an application for final plat approval shall be filed with the county.
3. This Development Order alone does not authorize all site development to commence. Upon approval of the preliminary plat, the developer may clear the proposed rights-of-way provided that all county, state, and/or federal permits governing the clearing activities and right-of-way locations have been obtained. Also, all required runoff and sedimentation controls must be provided on site.
4. Development on an individual lot/parcel of the subdivision shall require final plat recording and separate site plan review and approval through the Development Review Committee (DRC), and a valid Escambia County Building Permit must be obtained prior to commencement of any building construction.
5. No Certificate of Concurrency is being issued with this Development Order. Concurrency may be allocated only at the time of site plan approval for development on an individual lot/parcel of the subdivision.

6. All specifications and requirements, expressed or implied by note or drawing, in the preliminary plat approved with this Development Order must be fulfilled.
7. A detailed stormwater management plan and construction plan, as applicable, must be approved by the County prior to final drainage concurrency approval and commencement of roadway, drainage, and utility construction.
8. A copy of this Development Order and the approved preliminary plat must be maintained and readily available on site once any clearing or grading has begun. The approved subdivision construction plans, as applicable, must also be on site once any construction has begun.
9. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
10. In accordance with the Land Development Code, Section 4.02.07.C.5, the final plat shall conform substantially to the approved preliminary plat. In the event the applicant is aware changes will be made, the applicant must inform the DRC member departments of any proposed revisions to the approved preliminary plat prior to submitting the final plat for review. Notification must include a written narrative and plans explaining the changes. If the final plat does not conform substantially to the approved preliminary plat, Escambia County may, at the discretion of the DRC, require a re-submittal of the preliminary plat previously approved and impose additional requirements and/or conditions.

SPECIAL PROJECT CONDITIONS

1. Total available signage is determined separately for each side of the new street. Signage limits for the west side (Lot 1, Block C) will be confirmed during site plan review for that lot. Total sign area, wall and freestanding, for the east side (lots 1-4, Block A and lots 1-2, Block B) is limited by the Land Development Code (LDC) to 1934 sq.ft. (1289 x 1.5). Per the preliminary plat master sign plan, the developer has allocated 750 sq.ft to four available freestanding signs shared by the six lots, and the remaining 1184 sq.ft. to be divided equally among the lots for wall signage. Total wall sign area for an individual building is additionally limited by the LDC to 10% of the area of wall surface facing the addressed street. Individual freestanding signs are limited by the LDC to a maximum 300 sq.ft. in area and 35 feet in height on Fairfield Drive, a maximum 150 sq.ft. in area and 20 feet in height on West Park Place, and a minimum 200 feet from any other such site sign. Each freestanding sign is limited to a minimum 10 feet setback from rights-of-way and must maintain visual clearance along rights-of-way and at driveways and intersections. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage.
2. The designation of access easements within the subdivision does not approve, pre-approve, vest, or otherwise authorize the retention or construction of paved surfaces within the platted lots.

3. This Development Order does not verify or grant for any of the subdivision lots zoning compliance required by the State of Florida for the sale of alcoholic beverages. Specific locational criteria (LDC 7.14.00) apply, and compliance verification typically requires a site inspection. Verifications for such sales may be requested through the Planning and Engineering Department.
 4. The proposed 1-foot non-access easements shall not be shown to restrict access for the proposed ingress/egress points along Fairfield Drive, Herman Avenue, or the proposed 30' access and utility easements within Fairfield Commerce Park.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Fairfield Commerce Park** preliminary plat 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

12/12/07
Date