



**THE COUNTY OF ESCAMBIA**  
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER**  
**with Concurrency Certification**

**Project:** Holiday Inn-Pensacola Beach  
**Location:** 14 Via De Luna Drive  
**Property Reference #:** 28-2S-26-1130-001-002  
28-2S-26-1130-002-002

**Future Land Use:** MU-5  
**Zoning District:** CH-PB  
**Development Review #:** 08041989  
**Flood Zone:** VE(13+3)

**PROJECT DESCRIPTION**

Redevelopment of a previously developed 4.12-acre parcel for a 11-story, 206-unit hotel with outdoor and indoor pools and 244 paved parking spaces. The development will provide two paved accesses on Via De Luna Drive. An on-site retention pond and a drywell system will be constructed to accommodate site impervious cover. No "protected" trees will be removed from the site. Frontage trees and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer will be provided through connections to ECUA systems.

This project is a revised design of a previously approved site plan (DRC 05092031) for the purpose of reducing the scope of work from a mixed use development of a 19-story building with 190 hotel rooms and 16 residential units to a conventional 11-story hotel with 206 rooms. **This county voids the Development Order for Beachside Resort & Conference Center approved 4-11-06, and fully replaces the 12-sheet site development plan, its drawings, specifications and requirements.**

**STANDARD PROJECT CONDITIONS**

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from Building Inspections (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including

protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from Building Inspections, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. 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.
5. 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.
6. 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). Approval of such modifications shall be requested in writing and obtained prior to initiating construction of 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. Initiating construction of plan modifications 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.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

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### **SPECIAL PROJECT CONDITIONS**

1. Site signs shall obtain review and written approval by the Santa Rosa Island Authority (SRIA) prior to county permitting. Freestanding signs shall 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.
2. The plans for the pool(s) and/or spa(s) that will be constructed at this site must be reviewed and approved by the Escambia County Health Department, Environmental

Health Division (1300 West Gregory Street-call Dotty Kramer at 595-6700). Once the proposed development has been approved through developmental review the applicant is required to submit: construction plans, permit application and fee to this office prior to construction.

3. Regardless of the issuance of a Building Permit or Pre-construction Site Work Permit, an Escambia County Land Disturbance Permit is required whenever sand, limestone, white dolomite or other construction aggregate is proposed to be imported onto or transferred on Perdido Key or Santa Rosa Island. A permit application shall be obtained from Environmental Permitting section of the Development Services Bureau.
4. A Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) permit approving construction southward of the CCCL must be obtained prior to the issuance of an Escambia County Building Permit for such construction, and prior to any land disturbing activities south of the CCCL, with a copy provided to the Neighborhood and Environmental Services Department.
5. This Development Order does not verify or grant 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 Zoning Department.

### Development Review Committee (DRC) Final Determination

Having completed development review of the **Holiday Inn-Pensacola Beach** 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.

  
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Chief, Development Services Bureau

  
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Date