



**THE COUNTY OF ESCAMBIA**  
PENSACOLA, FLORIDA

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

**Project:** Palafox Landing  
**Location:** 7220 N. Palafox Highway  
**Property Reference #s:** 21-1S-30-1101-001-009  
and 21-1S-30-1101-002-009  
**Future Land Use:** MU-1  
**Zoning District:** C-2  
**Development Review #:** 07092146  
**Flood Zone:** X

**PROJECT DESCRIPTION**

Redevelopment of an 8.79-acre 2-parcel site for a 96-unit apartment complex. Remaining improvements from the former FEMA trailer park use will be removed. In addition to 11 residential buildings the redevelopment will include a clubhouse, swimming pool, storage building, and open recreational areas. The apartments will have a single paved access on Palafox Highway and provide a minimum 144 paved parking spaces. An on-site retention pond will be constructed to accommodate site impervious cover. Three "protected" trees will be removed from the site. Parking lot trees, buffering for adjoining single-family residential uses, and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer will be provided through connections to ECUA systems. A lift station and force main will be installed to obtain sewer service.

**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 the Building Inspections Department (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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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 the Building Inspections Department, 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) departments. 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.

### **SPECIAL PROJECT CONDITIONS**

1. Total site sign area, wall and freestanding, is limited by the Land Development Code (LDC) to 196 sq.ft. (130.67 x 1.5). Total wall sign area is additionally limited to 10% of the area of wall surface facing Palafox Highway. Freestanding signage is additionally limited to four signs, a maximum 25 feet in height, a minimum 200 feet from any other such site sign, and a minimum 10 feet setback from rights-of-way. The signs 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. These signage conditions do not preclude variances that otherwise may be allowed by the provisions of the LDC.
2. If existing trees and shrubs intended for application toward the north and south boundary buffer requirements are removed, damaged, or otherwise found unsuitable for long-term buffering, new plantings shall be provided to obtain the minimum quantities specified on the landscape plan.

## Development Review Committee (DRC) Final Determination

Having completed development review of the **Palafox Landing** 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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Director, Planning and Engineering Department

  
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Date