



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification

Project: Waffle House

Location: 1700 S. Highway 29

Property Reference #: 13-1N-30-3001-000-000

Flood Zone: X

Future Land Use: C

Zoning District: GBD

Development Review #: 08011343

PROJECT DESCRIPTION

Development of a 0.83-acre site for a 1,723 sq. ft. restaurant with 37 paved parking spaces. The developed north portion of the parcel (Sonic Drive-in) will share existing paved access on Highway 29, and Palafox Highway will provide a secondary paved access. An on-site retention pond will be constructed to accommodate site impervious cover. Seventeen additional "protected" trees will be removed, but no other mitigation is required under the parcel's replacement cap. Several mitigation trees from the Sonic development will be relocated or replaced, and "gateway" road frontage and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer will be provided through connections to Gonzalez Utilities and ECUA systems respectively. A lift station and force main will be installed to obtain sewer service. The site is located within the 20-year Travel Time Contour of an existing protected wellhead (Gonzalez #2).

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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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. The 0.83-acre site is part of an original 1.90-acre zone lot developed by Sonic Drive-In. The total 646 sq. ft. originally available was allocated by the developer's master sign plan by providing 200 sq. ft. to Sonic (150 sq. ft. freestanding on Highway 29, 50 sq. ft. wall) and the remaining 446 sq. ft. to the undeveloped south portion of the site (proposed Waffle House). The LDC additionally limits total wall sign area to 10% of the area of wall surface facing Highway 29, and no one sign may exceed 200 sq. ft. Freestanding signage is limited to the remaining sign on Palafox Highway, a maximum 150 sq. ft. in area, 25 feet in height, and a minimum 10 feet setback from rights-of-way. The sign 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. *Remove the signage notation and the sign location on the site plan*

Development Review Committee (DRC) Final Determination

Having completed development review of the **Waffle House** 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

4/23/08

Date

Attachment: Exhibit A

**GROUNDWATER / WELLHEAD
IMPACT REPORT**

for

WAFFLE HOUSE HWY 29

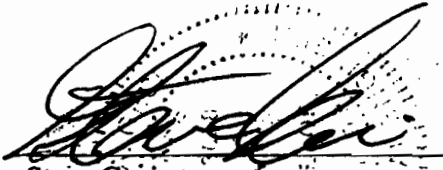
Section 13, T-1-N, R-30-W,
Escambia County, Florida

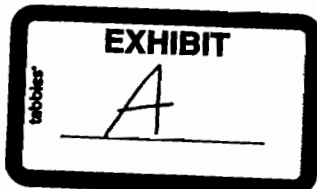
Developer:
Waffle House, Inc.
5986 Financial Drive
Norcross, Georgia 30071
(770) 729-5700

Engineer:
Geci & Associates Engineers, Inc.
2950 N. 12th Avenue
Pensacola, Florida 32503
(850) 432-2929

G&A Reference No. 20401

February, 2008


Steve Geci
Registration No. 33658 3/4/08



INTRODUCTION

This report was prepared for Waffle House located on Highway 29 near Old Chemstrand Road. This report is in accordance with Section 7.12 of the Escambia County LDC. The purpose of this report is to provide a study of Waffle House and its impact on the groundwater supply and recharge.

PROJECT DESCRIPTION

The project is located on the east side of Hwy 29, 600 feet south of Old Chemstrand Road. The 0.84 acre site will be developed to have 26,643 sf of impervious area including the 1,535 sf footprint of the building. The project will incorporate a stormwater system including stormwater conveyance to a retention pond which discharges into the FDOT drainage ditch.

In accordance with the Northwest Florida Water Management District Special Report 97-4, the project is located within the 20-yr travel time contour of Gonzalez Water Well No. 2. The well is located at 1610 Old Chemstrand Road, which lies approximately 2,000 feet from the project.

WELLHEAD PROTECION AREA IMPACT STATEMENT

The following requirements, in accordance with the Escambia County Neighborhood & Environmental Services Department Policies and Procedures, are the minimum for wellhead protection.

1. Listed Inventories and Visual Inspections

No regulated substances as defines by LDC 7.12.02(F) will be manufactured, generated or used in the restaurant operations. No regulated substances were visually identified during site investigations.

2. Containment

Bulk materials will not be stored on site. Janitorial supplies will consist of 5-gallon containers or less. In the case of a spill, the cleaning chemicals will be contained with absorbent cloths and properly disposed of in accordance with the manufacturer's recommendations.

3. Discharge of Regulated Substances

This project will not have a septic system on site. Wastewater will be collected and pumped to the Emerald Coast Utilities Authority wastewater system. Grease traps will be provided in accordance with HRS requirements.

4. Proper Disposal of Waste

This project does not involve facilities that require EPA regulation. A waste disposal contractor will properly dispose of solid waste.

5. Regulation of Wells

There are no known wells on site, active or abandoned. Geotechnical borings for the proposed development were limited to 16 feet below existing grade.

RESTRICTIONS ON DEVELOPMENT

In accordance with Section 7.12.03, the proposed use of this site is not prohibited.

DEVELOPMENT STANDARDS

No new wells are being proposed. The irrigation for Waffle House will be provided by the potable water supply; no active, inactive, or protected wellheads are within 500 feet of the property.

SUMMARY OF FINDINGS

The proposed project will have no adverse affect on Gonzalez Water Well No. 2. The construction does not pose a threat to the long-term viability of Well No. 2. The proposed restaurant and associated uses are compatible with the allowable land uses within the wellhead protection area. The use of regulated substances is not proposed or expected in the restaurant operations. Sewage and solid waste will be properly disposed of and will pose no threat to Well No. 2.