



**THE COUNTY OF ESCAMBIA**  
PENSACOLA, FLORIDA

**MASTER PLAN DEVELOPMENT ORDER**

**Project:** Windmill Place  
**Location:** Finley Drive  
**Property Reference #s:** 13-1S-30-1201-070-007, 13-1S-30-1201-080-007, 13-1S-30-1103-000-001, 13-1S-30-3101-000-012, 13-1S-30-3101-000-013  
**Future Land Use:** MU-1  
**Zoning District:** R-5/R-1  
**Development Review #:** 08030127

**PROJECT DESCRIPTION**

Development of a 22.59-acre (1.75 acres wetlands) 5-parcel site as a single-phase residential subdivision. The master plan proposes 137 single-family lots along paved public streets with curb and gutter. Although this is a single-phase development, a master plan submittal is required for all development five acres or more within the mixed use future land use categories. One paved connection to Finley Drive and to Jo-Jo Road will be provided. Public stormwater ponds will accommodate site impervious cover. Potable water and sanitary sewer will be provided through connections to ECUA systems.

**STANDARD CONDITIONS**

1. This Development Order and accompanying approved master plan shall be effective for a period of 24 months from the date of approval. Master plan approval shall expire and become null and void if an application for the implementing first phase preliminary plat has not been submitted within the effective period. If the Development Order expires or is terminated and the applicant chooses to proceed with development of the project site, a new master plan application must be submitted for review and approval subject to the Code provisions at the time of the new application. If development orders for implementing preliminary plats are issued, but expire or are terminated, and the applicant chooses to proceed with development of the project site, a new master plan application must be submitted for review and approval subject to the Code provisions at the time of the new application. Upon completion of the first phase of development, this master plan shall remain valid through the effective period of each subsequent preliminary plat development order, provided that an application for each subsequent phase is submitted within 18 months of the completion of the previous development phase.
2. This Master Plan Development Order does not authorize site development to commence. A valid Escambia County preliminary plat development order must be obtained for each implementing development phase. Each preliminary plat must be submitted for review and approval, subject to the Code provisions at the time of each application, and each in substantial conformance with the master plan approved with this Development Order, or any subsequently approved revisions to the plan. All necessary infrastructure must be in place to support each phase as completed.

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. After issuance of this Development Order it shall be unlawful to modify, amend, or otherwise deviate from its 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 modifications shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised master 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.
  5. 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.
  6. A valid Escambia County building permit must be obtained prior to commencement of any building construction.
  7. No Certificate of Concurrency is being issued with this Master Plan Development Order. Concurrency may be allocated only at the time of preliminary plat or site plan approval.
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## Development Review Committee (DRC) Final Determination

Having completed development review of the **Windmill Place** master 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.

  
Chief, Development Services Bureau

4.30.08  
Date