

SP-Site Plan
 SPM-Site Plan Minor
 LPU-Unplated SD
 FP-Final Plat
 D.O.'s not attached owe fees

Development Orders Approved in 2013

Type	Approved	Project Name	Address	PZ Proposed Use	# Lots	D Units	Lodge Units	Engr Firm/APPLICANT	OWNERS NAME
SP	01/02/13	BLACK GOLD OF NORTHWEST FLORIDA	15 BECKS LAKE ROAD	ASPHALT PLANT	1	0	0	HAMMOND ENGINEERING	BLACK GOLD OF NORTHWEST FLORIDA
SP	01/16/13	BROWN HELICOPTER WAREHOUSE ADDITION	10100 AILERON AVENUE	3600 SF WAREHOUSE ADDITION	8	0	0	DAVID FITZPATRICK	LOUIS S. BROWN
SP	01/16/13	NFCU PARKING LOT EXPANSION	5501 HERITAGE OAKS DRIVE	PARKING LOT	4	0	0	BASKERVILLE-DONOVAN, INC.	NAVY FEDERAL CREDIT UNION
SP	01/16/13	DOLLAR GENERAL - NINE MILE	100 E. NINE MILE RD.	RETAIL	1	0	0	BELL ENGINEERING SERVICES, LLC	HENSON JERROLD B & DEBORAH A
SP	01/23/13	PENSACOLA FUEL INJECTION WAREHOUSE	4603 N PALAFOX ST	NEW WAREHOUSE	2	0	0	ENVIRONMENTAL ENGINEERING SERVICES	PHILLIP WALTERS
SP	02/06/13	85 STONE ACCESS RD.	85 STONE BLVD.	ACCESS ROAD	1	0	0	JEHLE-HALSTEAD	STONE, LLC
SP	02/06/13	FLORIDA ROCK & TANK LINES TERMINAL (PREVIOUSLY ACME TRANSPORTATION)	147 STUMPFIELD RD	TRUCK TERMINAL	1	0	0	DAVID LAMAR, P.E.	FLORIDA ROCK & TANK
SPM	02/13/13	ECUA-CWRF SEPTAGE RECEIVING FACILITY	2890 OLD CHEMSTRAND	SEPTAGE RECEIVING FACILITY&CHEMICAL STORAGE AREA	1	0	0	BASKERVILLE-DONOVAN,INC	EMERALD COAST UTILITIES AUTHORITY
SP	02/20/13	NFCU BUILDING B3 AUDITORIUM	5510 HERITAGE OAKS DRIVE	AUDITORIUM	2	0	0	BASKERVILLE-DONOVAN, INC.	NAVY FEDERAL CREDIT UNION
SP	02/20/13	MYRTLE GROVE PARK IMPROVEMENTS	99 N 61ST ST	PARK IMPROVEMENTS	3	0	0	DAVID FITZPATRICK	ESCAMBIA COUNTY
SPM	02/20/13	FLORA-BAMA OPEN DECK WITH ROOF	17350 PERDIDO KEY DRIVE	SUPPLY KITCHEN	2	0	0	DEAN DALRYMPLE	MGFB PROPERITES
SP	02/20/13	ECUA-BAYOU MARCUS WRF IMPROVEMENTS	3050 FAYAL DRIVE	SITE IMPROVEMENTS	1	0	0	BASKEVILLE DONVAN IC	ECUA
LPU	02/20/13	REAVES/O'DELL UNPLATTED SD	9877 STIRRUP DR	UNPLATTED SD	1	1	0	JEHLE-HALSTEAD INC.	LANCE T REAVES & KIMBERLY R O'DELL
SP	02/27/13	L & L SEAFOOD	1611 N. PACE BLVD.	RETAIL	2	0	0	JEHLE-HALSTEAD INC.	LE LINH
SP	02/27/13	VERIZON WIRELESS-BRISTOL CREEK TOWER	901 W KINGSFIELD RD	COMMUNICATION TOWER	1	0	0	SAM, INC.	MAC, RAY, REX, RITA TIDWELL
SPM	03/06/13	WARD MOTORSPORTS BLUE ANGEL	1440 S BLUE ANGEL PKWY	USED AUTO SALES	1	0	0	JMA ENGINEERING SERVICES, INC	JASON WARD
SP	03/06/13	BIG LAGOON LEARNING CENTER ADDITION	5655 BAUER RD	DAYCARE	1	0	0	DAVID W FITZPATRICK	BIG LAGOON LEARNING CENTER
SPM	03/06/13	MCARTHUR ELEMENTARY SCHOOL TRACK ADDITION	330 E TEN MILE RD	TRACK ADDITION	1	0	0	KENNETH HORNE AND ASSOCIATES, INC	SCHOOL DISTRICT OF ESCAMBIA COUNTY
SPM	03/06/13	WEST FL HIGH SCHOOL-ADVANCED TECH. PARKING LOT ADD.	2400 LONGLEAF DRIVE	PARKING LOT EXPANSION/STORMWATER POND	1	0	0	KENNETH HORNE AND ASSOCIATES, INC	SCHOOL DISTRICT OF ESCAMBIA COUNTY
SPM	03/27/13	MEDITERRANEAN BISTRO, 360	14254 PERDIDO KEY DR	RESTAURANT	2	0	0	PINDER-MARTIN ASSOCIATES	JUNIOR FOOD STORES OF WEST FLORIDA
SPM	03/27/13	RACEWAY-FAIRFIELD MODIFICATION	2741 W FAIRFIELD DR	2743 SF SERVICE STATION	6	0	0	JEHLE-HALSTEAD	RACETRAC PETROLEUM, INC
SP	04/03/13	FRESENIUS MEDICAL CLINIC	2940 N BLUE ANGEL PKWY	MEDICAL CLINIC	1	0	0	GARVER USA	YB WEST PENSACOLA LLC
SP	04/17/13	BOB TYLER TOYOTA COLLISION CANOPY	7201-C NORTH PENSACOLA BLVD.	COLLISION CANOPY	1	0	0	MARK CHASTAIN	ROBERT TYLER
SPM	04/17/13	DELIVERANCE TABERNACLE SCHOOL	8440 ASHLAND AVE	SCHOOL	1	0	0	GARY BISHOP	DELIVERANCE TABERNACLE
PAS	04/17/13	OLIVE ROAD FOOD MART INC.	1112 E OLIVE RD.	CONVENIENCE STORE	1	0	0	GULF CIVIL ENGINEERING, LLC	OLIVE ROAD FOOD MART INC.
SP	04/24/13	SOUTHWEST GREENWAY 3RD EXTENSION	1190 DECATUR ST	ELEVATED BOARDWALK	4	0	0	JEHL-HALSTEAD, INC	ESCAMBIA COUNTY WQ&LM DIVISION



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Black Gold of Northwest Florida
Location: 15 Becks Lake Rd
Development Review #: PSP111000107
Property Reference #s: 14-1N-31-1001-000-002

Future Land Use: I
Zoning District: ID-2
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Development of an asphalt plant on 9.39-acre site. The proposed plan includes constructing three (3) new driveway connections, a 31,250 sq ft open pole barn, a 5,000 sq ft maintenance shop and two (2) offices. On-site retention will be constructed to accommodate site impervious cover. Case Z-2011-18 was approved by the BCC on 1/05/2012 rezoning this parcel to ID-2.

Parking Spaces: 9
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: ECUA
Mitigation Trees: N/A

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 CONDITION

1. "Per Escambia County Land Development Code Sections 7.12.03 B, 7.12.04 D, and Escambia County's policy requirements regarding the *Wellhead Protection Area Impact Statement*, a signed and sealed *Groundwater/ wellhead impact report* was provided for the project by the EOR. Upon further review by other agencies having an interest in such areas, additional requirements or standards for the project may apply."

Development Review Committee (DRC) Final Determination

Having completed development review of the **Black Gold of Northwest Florida**, 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.

A. E. Ken

Director, Development Services Department

1/2/13
2/13/13 *(EW)*
Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 2, 2012
RE: Black Gold of Northwest Florida, PSP111000107

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in black ink, appearing to read "H. Jones", with a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HL:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Dollar General-Nine Mile
Location: 100 E. Nine Mile Road
Development Review #: PSP121100087
Property Reference #s: 08-1S-30-1003-003-030

Future Land Use: C
Zoning District: C-2
Flood Zone: X
Airport/CRA: NA

PROJECT DESCRIPTION

Development of a 9,100 sq.ft., Dollar General Store on 1.01-acre parcel. Access will be utilized from a full access driveway on East Nine Mile Road. Retention pond will be constructed.

Total Standard Parking Spaces: 28
Potable Water: ECUA
Protected Trees to be removed: 8

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 11

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.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Dollar General-Nine Mile, 100 E. Nine Mile Road**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 16, 2013
RE: Dollar General-Nine Mile Rd, PSP121100087

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", with a long, sweeping underline that extends to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Brown Helicopter Warehouse Addition
Location: 10100 Aileron Ave
Development Review #: PSP091200101
Property Reference #s: 24-2S-31-4102-000-001,
24-2S-31-4201-000-000, 24-2S-31-4201-000-001,
24-2S-31-4207-000-000, 24-2S-31-4104-000-000,
24-2S-31-4105-000-000, 24-2S-31-4401-000-000

Future Land Use: MU-S, C
Zoning District: ID-1, SDD
Flood Zone: X, A, AE
Airport/CRA: NA

PROJECT DESCRIPTION

Development of two warehouse buildings (1) addition 3,600 sq.ft., and (2) 8,400 sq.ft., stand alone building on an 43.25-acre parcel. Access will be utilized from a full access driveway on Aileron Ave. Existing retention pond on the north side will be reconstructed.

Total Standard Parking Spaces: 0
Potable Water: ECUA
Protected Trees to be removed: 0

Handicap Parking Spaces: 0
Sanitary Sewer/Septic: Septic
Mitigation Trees: 0

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.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Brown Helicopter Warehouse Addition, 10100 Aileron Ave**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

Michael D. Weaver, Director
Public Safety Department

January 16, 2013

David W. Fitzpatrick, P.E., P.A.
10250 North Palafox St.
Pensacola, FL 32534
(850) 476-8677
Fitzpatrick@fitzeng.com

Mr. Fitzpatrick:

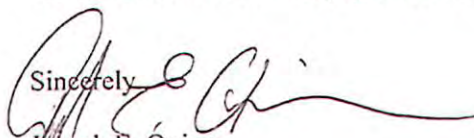
This letter is in reference to the request for a Final (PSP091200101) for the Brown Helicopter Warehouse Addition Project located at 10100 Aileron Avenue. The Office of Fire Prevention has been diligently working with you to coordinate the installation of a private fire main supplied by municipal water onto the property.

Escambia County Fire~Rescue, Office of Fire Prevention, has continually reviewed and made recommendations throughout the DRC process to have this fire main installed which would provide fire hydrants throughout the site at the required distances to the warehouse, warehouse addition, as well as, existing buildings. The site plan, as submitted, provides the size of the main as well as the connections to the municipal main along with the locations of the proposed fire hydrants. We have asked for water supply information on the proposed private fire main and have not received the information. The water supply information would provide the calculations necessary to determine if the required water flow will be available once the private fire main is installed. The minimum water flow requirement is provided in NFPA 1, 2009 edition, chapter 18, table 18.4.5.1.2. This requirement is incorporated in the 2010 Florida Fire Prevention Code.

Escambia County Fire ~ Rescue, Office of Fire Prevention is requesting that the water supply information be provided at the time of submittal of the private fire main plans. The installation of the private fire main will require a separate permit along with plans stamped by an engineer.

The Office of Fire Prevention has asked that the Escambia County Building Official, Mr. Amru Meah, place a hold on issuing a certificate of occupancy for both the addition, as well as, the warehouse until all of the requirements for water supply located in the 2010 Florida Fire Prevention Code have been met.

Please contact me with any questions or concerns at (850) 595-1814.

Sincerely,

Joseph E. Quinn
Fire Marshal
Escambia County Fire~Rescue



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 16, 2013
RE: Brown Helicopter Warehouse Addition, PSP091200101

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", with a long horizontal flourish extending to the right.

Horace Jones, Division Manager
Development Services Department

HJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Navy Federal Credit Union Parking Lot Expansion
Location: 5510 Heritage Oaks Blvd
Development Review #: PSP121200097
Property Reference #s: 04-1S-31-1200-000-090
04-1S-31-1200-000-004, 04-1S-31-1200-000-003
04-1S-31-1200-000-100

Future Land Use: MU-U
Zoning District: ID-CP
Flood Zone: X
Airport/CRA: AIPD-1 & 2

PROJECT DESCRIPTION

Development to expand Navy Federal Credit Union parking lot by adding 147 parking spaces at the north and south end of building (1) one, on an 65.95-acre parcel. Access will be utilized through the existing parking lot.

Total Standard Parking Spaces: 2882
Potable Water: ECUA
Protected Trees to be removed: NA

Handicap Parking Spaces: 39
Sanitary Sewer/Septic: Sewer
Mitigation Trees: NA

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Navy Federal Credit Union Parking Lot Expansion, 5510 Heritage Oaks Blvd**, 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, Development Services Department

1/16/13
Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 16, 2013
RE: NFCU Parking Lot Expansion, PSP121200097

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H Jones", with a long horizontal flourish extending to the right.

Horace Jones, Division Manager
Development Services Department

HJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Pensacola Fuel Injection Warehouse
Location: 4603 North Palafox Street
Development Review #: PSP121200096
Property Reference #s: 46-1S-30-2001-015-009
46-1S-30-2001-014-009

Future Land Use: C
Zoning District: C-1
Flood Zone: X
Airport/CRA: Palafox

PROJECT DESCRIPTION

Development of a 4,800 sq.ft., warehouse on an 0.52-acre parcel. Access will be utilized from a full access driveway on Bayliss Court. 13 Landscaping trees will be planted.

Total Standard Parking Spaces: 10
Potable Water: ECUA
Protected Trees to be removed: NA

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Sewer
Mitigation Trees: NA

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 Condition

1. Palafox Overlay District 6.07.05.d. Materials and detailing. New buildings and structures, additions and renovations shall be constructed to be long lasting and use materials and detailing that maintain the distinct character and harmony of the Palafox Community Redevelopment District. Aluminum, vinyl or metal material siding is prohibited on the primary facades of buildings adjacent to public right of ways.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Pensacola Fuel Injection Warehouse, 4603 N Palafox Street**, 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, Development Services Department

1-23-2013

Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 23, 2013
RE: Pensacola Fuel Injection Warehouse, PSP121200096

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", with a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: 85 Stone Access Road
Location: 85 Stone Boulevard
Development Review #: PSP121200094
Property Reference #s: 14-1N-31-1001-007-002

Future Land Use: MU-U
Zoning District: ID-CP
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Construction of a 670 foot long paved access road from Stone Boulevard to the project site, an existing warehouse building. A road side swale will be constructed to discharge the storm water to a conveyance ditch.

Parking Spaces: N/A
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: ECUA
Mitigation Trees: N/A

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **85 Stone Access Road**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 6, 2013
RE: 85 Stone Access Road, PSP121200094

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in black ink, appearing to be "HJ", with a long, sweeping horizontal line extending to the right across the page.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: ECUA-CWRF Septage Receiving Facility
Location: 2980 Old Chemstrand Road
Development Review #: PSP130100003
Property Reference #: 30-1N-30-1000-000-004

Future Land Use: I
Zoning District: ID-2
Flood Zone: X

PROJECT DESCRIPTION

The addition of a septage receiving facility to be included into the treatment stream and a chemical storage area on an 306.7-acre parcel. Existing access will be utilized.

Total Parking Spaces: N/A
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

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.
-

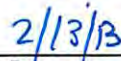
Development Review Committee (DRC) Final Determination

Having completed development review of the **ECUA-CWRF Septage Receiving Facility**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 13, 2013
RE: ECUA-CWRF Septage Receiving Facility, PSP130100003

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", with a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Flora Bama Open Deck
Location: 17350 Perdido Key Drive
Development Review #: PSP130200011
Property Reference #s: 01-4S-33-1002-000-002
01-4S-33-1003-000-000

Future Land Use: MU-PK
Zoning District: CGPK
Flood Zone: AE/AO

PROJECT DESCRIPTION

Development of a 1850 sq ft open deck with roof addition on an .62-acre parcel. Two existing buildings will be renovated for a kitchen and restaurant and connected by the deck and roof. Access will be utilized from an existing driveway.

Parking Spaces: Existing
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Flora Bama Open Deck Addition**, 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, Development Services Department

2/20/13
Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 20, 2013
RE: Flora-Bama Open Deck with Room, PSP130200011

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", with a long, sweeping flourish extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Myrtle Grove Athletic Park Improvements **Future Land Use:** MU-S
Location: 99 N. 61st. Avenue **Zoning District:** R-2
Development Review #: PSP121000080 **Flood Zone:** X
Property Reference #s: 56-2S-30-6000-000-001,
56-2S-30-6000-001-001 & 36-2S-30-3004-000-009

PROJECT DESCRIPTION

Remove gravel and asphalt from the parking lot and driveways and provide new parking spaces and driveways on an 18.77-acre parcel. All trees cleared in the retention pond areas are exempt from replacement requirements. A new retention system will accommodate the increased impervious site. Existing access will be utilized.

Total Parking Spaces: 340	Handicap Parking Spaces: 10
Potable Water: ECUA	Sanitary Sewer/Septic: Septic
Protected Trees to be removed: 54	Mitigation Trees: N/A

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.
-

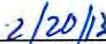
Development Review Committee (DRC) Final Determination

Having completed development review of the **Myrtle Grove Athletic Park Improvements**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 20, 2013
RE: Myrtle Grove Athletic Park Improvements, PSP121000080

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", with a long, sweeping underline.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**UNRECORDED SUBDIVISION DEVELOPMENT ORDER
with Concurrency Certification**

Project: Reaves/O'Dell Unplatted Subdivision
Location: 9881 Stirrup Drive
Property Reference #: 02-1S-31-1201-002-010
Development Review #: PSD130100001

Future Land Use: MU-S
Zoning District: RR
Flood Zone: X

PROJECT DESCRIPTION

This project is for the development of a one lot unplatted residential subdivision, located on Stirrup Drive. The parent parcel is a 4.63-acre division. ECUA will provide potable water and sanitary sewer will be provided through a septic tank system.

A variance to allow a 30-foot wide existing easement to serve as a private right-of-way was approved by the Board of Adjustment on February 20, 2013, case **V-2013-02**.

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 24 months from the date of issuance. Subdivision approval and concurrency shall expire and become null and void if deeds for each of the subdivision lots or parcels have not been recorded in the public records of Escambia County within the effective 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 subdivision of the project site, a new subdivision plat 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 all site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction.
3. All specifications and requirements expressed or implied by note or drawing, in the subdivision plan approved with this Development Order must be fulfilled.
4. Deeds for each of the subdivision lots or parcels must be recorded in the public records of Escambia County within the effective period of this Development Order prior to the issuance of an Escambia County Building Permit for any individual lot or parcel of the subdivision.

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. 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.
 7. 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 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. Plan modifications made 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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Reaves/O'Dell Unplatted Subdivision**, unrecorded subdivision 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, Development Services Department

2/20/13

Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 20, 2013
RE: Reaves/O'Dell LPU Subdivision, PSD130100001

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", is written over the printed name of the Division Manager.

Horace Jones, Division Manager
Development Services Department

HJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: ECUA Bayou Marcus WRF Improvements
Location: 3050 Fayal Drive
Development Review #: PSP130200010
Property Reference #: 08-2S-31-1000-000-007

Future Land Use: P
Zoning District: SDD
Flood Zone: X

PROJECT DESCRIPTION

Replace existing Clarifier No. 1, new roof over existing filters with additional 2,100 sq ft of impervious area, remove existing grit system, install new screens basin and new electrical building on an 10-acre parcel. Existing access will be utilized.

Total Parking Spaces: N/A

Potable Water: ECUA

Protected Trees to be removed: None

Handicap Parking Spaces: N/A

Sanitary Sewer/Septic: Sewer

Mitigation Trees: N/A

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.
-


Development Review Committee (DRC) Final Determination

Having completed development review of the **ECUA Bayou Marcus WRF Improvements**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 20, 2013
RE: ECUA Bayou Marcus WRF Improvements, PSP130200010

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", with a long, sweeping underline.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: NFCU Building 3 Auditorium
Location: 5510 Heritage Oaks Drive
Development Review #: PSP130200008
Property Reference #: 04-1S-31-1200-000-003

Future Land Use: MU-U
Zoning District: ID-CP
Flood Zone: X
Airport/CRA:

PROJECT DESCRIPTION

Development of a 7,550 sq ft auditorium addition on an 65.95-acre parcel. Access will be utilized from an existing driveway.

Parking Spaces: Existing
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

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.
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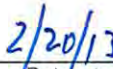
Development Review Committee (DRC) Final Determination

Having completed development review of the **NFCU Building 3 Auditorium Addition**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 20, 2013
RE: NFCU Building 3 Auditorium, PSP130200008

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink that reads "H. Jones".

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: L & L Seafood
Location: 1611 N Pace Boulevard
Development Review #: PSP130200009
Property Reference #s: 30-2S-30-1002-002-001
17-2S-30-1300-005-021

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X
Airport/CRA: Brownsville

PROJECT DESCRIPTION

Redevelopment of a portion of a 1.14-acre 2-parcel site for two multi-tenant retail buildings. The existing restaurant will be demolished and rebuilt along with eight retail units in this development. The redevelopment will limit site access to three paved driveways - one on Pace Boulevard, Mallory Street and Moreno Street. An on-site retention pond will be constructed to accommodate increased site impervious cover. Frontage trees, buffering for adjoining residential uses, and other required vegetation will be provided within site landscape areas.

Parking Spaces: 41
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: ECUA
Mitigation Trees: N/A

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 available freestanding sign area, is limited to one sign per parcel and shall not exceed 100 sq.ft. per sign face and 12 feet in height per LDC 6.07.03. Freestanding signs shall be limited to monument signs. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage.

Development Review Committee (DRC) Final Determination

Having completed development review of the **L & L Seafood**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 27, 2013
RE: L & L Seafood, PSP130200009

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", with a long horizontal flourish extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Verizon Wireless Tower
Location: 901 W. Kingsfield Road
Development Review #: PSP120900074
Property Reference #s: 29-1N-31-2103-000-000

Future Land Use: MU-S
Zoning District: VAG-2
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

This proposed development is for the construction of a 150-foot monopole commercial communications tower and associated structures, located on Kingsfield Road. The leased area (80' x 80'), is secured by a six-foot high gated and locked fence with barbed wire.

Parking Spaces: N/A
Potable Water: N/A
Protected Trees to be removed: N/A

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: N/A
Mitigation Trees: N/A

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.
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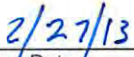
Development Review Committee (DRC) Final Determination

Having completed development review of the **Verizon Wireless - Bristol Creek Tower**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 27, 2013
RE: Verizon Wireless-Bristol Creek Tower, PSP120900074

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", followed by a long horizontal line.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Big Lagoon Learning Center Addition
Location: 5655 Bauer Road
Development Review #: PSP130100006
Property Reference #s: 12-3S-32-2000-035-025

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Redevelopment of a .38-acre parcel for the construction of an 2,503 sq.ft. addition to complement the existing daycare. The redevelopment has existing access from Cartier Road. Additional on-site retention will be constructed to accommodate the increased site impervious cover. Street frontage and buffering requirements are proposed within site landscape areas.

Parking Spaces: Exists
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: Exists
Sanitary Sewer/Septic: ECUA
Mitigation Trees: N/A

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Big Lagoon Learning Center Addition** 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 6, 2013
RE: Big Lagoon Learning Center, PSP130100006

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in black ink, appearing to read "H. Jones", followed by a long horizontal line.

Horace Jones, Division Manager
Development Services Department

HJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Ward Motorsports-Blue Angel
Location: 1440 S. Blue Angel Parkway
Development Review #: PSP120400031
Property Reference #: 29-2S-31-4000-000-001

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X

PROJECT DESCRIPTION

Redevelopment on a 7.62-acre parcel for automobile sales with the addition of an 660 sq ft modular building for a sales office. Existing access will be utilized.

Total Parking Spaces: 30
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: One
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

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. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage. 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. These signage conditions do not preclude variances that otherwise may be allowed by the provisions of the Land Development Code (LDC).
2. All future structures and construction will have to meet the flood standards as required in Article 10 of the LDC.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Ward Motorsports-Blue Angel**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 6, 2013
RE: Ward Motorsports-Blue Angel PSP120400031

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", with a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: WFHS of Advanced Tech. Parking Lot Addition **Future Land Use:** P
Location: 2400 Longleaf Drive **Zoning District:** RR
Development Review #: PSP130200013 **Flood Zone:** X
Property Reference #s: 41-1S-30-4000-000-000 **Airport/CRA:** NA

PROJECT DESCRIPTION

Development of a parking lot addition to include 28 new parking spaces to West Florida High School of Advanced Technology which lies on an 74.82-acre parcel. Access will be utilized from a full access driveway on Longleaf Drive.

Total New Standard Parking Spaces: 18	Handicap Parking Spaces: 0
Potable Water: ECUA	Sanitary Sewer/Septic: Sewer
Protected Trees to be removed: 0	Mitigation Trees: 0

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **West Florida High School of Advanced Technology, 2400 Longleaf Drive**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 6, 2013
RE: WFHS of Advance Tech. Parking Lot Addition, PSP130200013

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", followed by a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: McArthur Elementary School Track Addition
Location: 330 East Ten Mile Road
Development Review #: PSP130200012
Property Reference #s: 22-1N-30-1301-000-000

Future Land Use: MU-S
Zoning District: P
Flood Zone: X,
Airport/CRA: NA

PROJECT DESCRIPTION

Development of a 1/8 mile walking track and a new storm-water retention pond on an 97.01-acre parcel.

Total Standard Parking Spaces: 0
Potable Water: ECUA
Protected Trees to be removed: 0

Handicap Parking Spaces: 0
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 0

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **McArthur Elementary School Track Addition, 330 East Ten Mile Road**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 6, 2013
RE: McArthur Elementary School Track Addition, PSP130200012

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", followed by a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Mediterranean Bistro-360
Location: 14254 Perdido Key Dr.
Development Review #: PSP12070061
Property Reference #s: 14-3S-32-1001-000-083
14-3S-32-1001-001-083

Future Land Use: MU-PK
Zoning District: C-1PK
Flood Zone: AO
Airport/CRA: NA

PROJECT DESCRIPTION

Development of a new Mediterranean Bistro restaurant in an existing building on a 0.92-acre property. Access will be utilized from a driveway on Perdido Key Drive. Parking was reduced per wavier approved on August 8, 2012 see **Exhibit (A) Parking Reduction Waiver**.

Total Parking Spaces: 43
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Mediterranean Bistro-360, 14254 Perdido Key Drive**, 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, Development Services Department

3/27/13

Date



Exhibit A

Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

August 8, 2012

David J. Pinder, RA, LEED AP
Pinder-Martin Associates, Inc.
Architecture/Consulting
1001 N. 12th Avenue
Pensacola, FL 32501

RE: Parking Reduction Waiver – 14254 Perdido Key Drive

Dear Mr. Pinder:

I am in receipt of your letter, dated August 8, 2012, requesting approval for reduced parking requirements for 14254 Perdido Key Drive. Pursuant to the Escambia County Land Development Code, Article 7.00.02, Waivers, please be advised of my review and approval of your request for a reduction of five (5) parking spaces from a total of 46 to 41.

If you have any questions, or require additional information, please do not hesitate to contact me at (850) 595-3597.

Regards,

A handwritten signature in cursive script, appearing to read "T. Kerr".

T. Lloyd Kerr, AICP
Director



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 27, 2013
RE: Mediterranean Bistro-360, PSP120700061

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in black ink, consisting of a stylized 'H' followed by a large, sweeping loop that extends across the width of the page.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: Bob Tyler Toyota Collision Canopy
Location: 7201 N Pensacola Blvd
Development Review #: PSP130300031
Property Reference #s: 27-1S-30-3101-001-015

Future Land Use: C
Zoning District: C-2
Flood Zone: X
Airport/CRA: NA

PROJECT DESCRIPTION

Development of a new 28' x 120' metal canopy on an existing asphalt car lot. The property is on a 20-acre lot with access being utilized from Pensacola Blvd.

Total Parking Spaces: N/A
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Bob Tyler Toyota Collision Canopy, 7201 N Pensacola Blvd, C**, 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, Development Services Department

4/17/13
Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 17, 2013
RE: Bob Tyler Toyota Collision Canopy, PSP130300031

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in black ink, appearing to be "H. Jones", with a long, sweeping underline that extends to the right.

Horace Jones, Division Manager
Development Services Department

HJ:kss



**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: Deliverance Tabernacle School
Location: 8440 Ashland Avenue
Development Review #: PSP130100004
Property Reference #: 10-1S-30-1101-062-005

Future Land Use: MU-U
Zoning District: R-3
Flood Zone: X

PROJECT DESCRIPTION

Convert a warehouse building into a elementary school on an 0.82-acre. Existing access will be utilized. The existing retention pond will accommodate the increased impervious cover.

Total Parking Spaces: 9
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Deliverance Tabernacle School**, 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, Development Services Department



Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 17, 2013
RE: Deliverance Tabernacle School, PSP130100004

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", with a long horizontal stroke extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Olive Road Food Mart
Location: 1112 E Olive Road
Development Review #: PSP130200007
Property Reference #s: 20-1S-30-2101-003-006

Future Land Use: MU-U
Zoning District: R-6
Flood Zone: X
Airport/CRA: NA

PROJECT DESCRIPTION

Development of a new 1,248 sqft canopy and gas pumps on an existing convenience store property. The existing building is on a 0.42-acre property with access being utilized from Olive Road. Two road frontage landscaping trees will be planted with new access driveways to Olive road. Conditional Use Case No. CU-2013-07 was approved by the Escambia County Board of Adjustment on April 17, 2013.

Total Parking Spaces: 9
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
Mitigation Trees: None

ADDITIONAL INFORMATION

A project Compatibility Analysis (**Exhibit A**) was submitted for Locational Criteria per article 7.20.03 of the LDC.

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Olive Road Food Mart, 1112 E Olive Road**, 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, Development Services Department



Date

Received 4/5/2013

Exhibit A

**ESCAMBIA COUNTY
COMPATIBILITY ANALYSIS REPORT**

Locational Criteria Exemption Request

for

OLIVE ROAD FOOD MART – FUEL PUMP ADDITION

**1112 Olive Road
Pensacola, Florida**

April 4, 2013

Prepared by



GULF CIVIL ENGINEERING, LLC
Site/Civil Design Services

PROJECT DESCRIPTION

The proposed project involves the installation of fuel pumps and an underground fuel storage tank at the existing Food Mart convenience store on Olive Road in Pensacola, Florida. The improvements shall include two (2) new fuel pumps [four (4) pumping stations] which will be covered by a canopy. The project site is located on the north side of Olive Road approximately one quarter mile east of Cody Lane. Gasoline service was previously provided at the site however the underground tanks and fuel pumps have since been removed. The owner would like to provide this service once again.

LOCATIONAL CRITERIA

According to Section 7.20.00 of the Escambia County Land Development Code (LDC), the intent is “to establish locational criteria for all new nonresidential uses that are not part of a predominantly residential development” to “ensure the appropriate location of commercial and industrial uses and compatibility with adjacent land uses”.

LOCATIONAL CRITERIA EXEMPTION

Requirements:

Although the project does not meet the requirements of the LDC for locational criteria directly, the project does meet the qualifications provided in Section 7.20.03.B. for an exemption by “Infill Development”. This section states that “in areas where over 50 percent of a block is either zoned or used for commercial development, new commercial development or zoning may be considered without being consistent with the roadway requirements.”

Qualifications:

The project site is zoned R-6 with a Future Land Use code of Mixed Use – Urban, MU-U. The current use of the property is a convenience store. The site has been operating as a convenience store for more than seven (7) years. The project is not considered a “new” nonresidential use.

The project property is located in a block of Olive Road bound by Heirloom Drive to the west and Ernestine Road to the east. Surrounding properties along the block are also zoned R-6. Current uses of these properties include single family residential, a residential condominium complex, a church, automobile sales and services, a print shop, a landscaping company, a carpet care service and an ADT service office. Nine (9) of the seventeen (17) parcels located within the “project” block of Olive Road are currently used for commercial development. In addition, some of the existing properties are vacant with the potential for future commercial use. This calculates to more than 50 percent of properties within the “project” block are used for commercial development which meets the criteria for an exemption according to “Infill Development” requirements of the LDC.

SUMMARY

The project involves improvements to an existing development which has operated in the community for over seven years. The proposed improvements to the existing site shall be compatible with the surrounding uses without promoting ribbon commercial development. The site meets the exemption criteria provided by Section 7.20.03.B. of the Escambia County LDC by representing "infill development". Based on the fulfillment of these criteria, approval of this exemption is requested.

EXHIBITS

Exhibit A – Location Map

Exhibit B – Aerial Map

Exhibit C – Property Photo

Exhibit D – Parcel Map (Zoning & Uses)

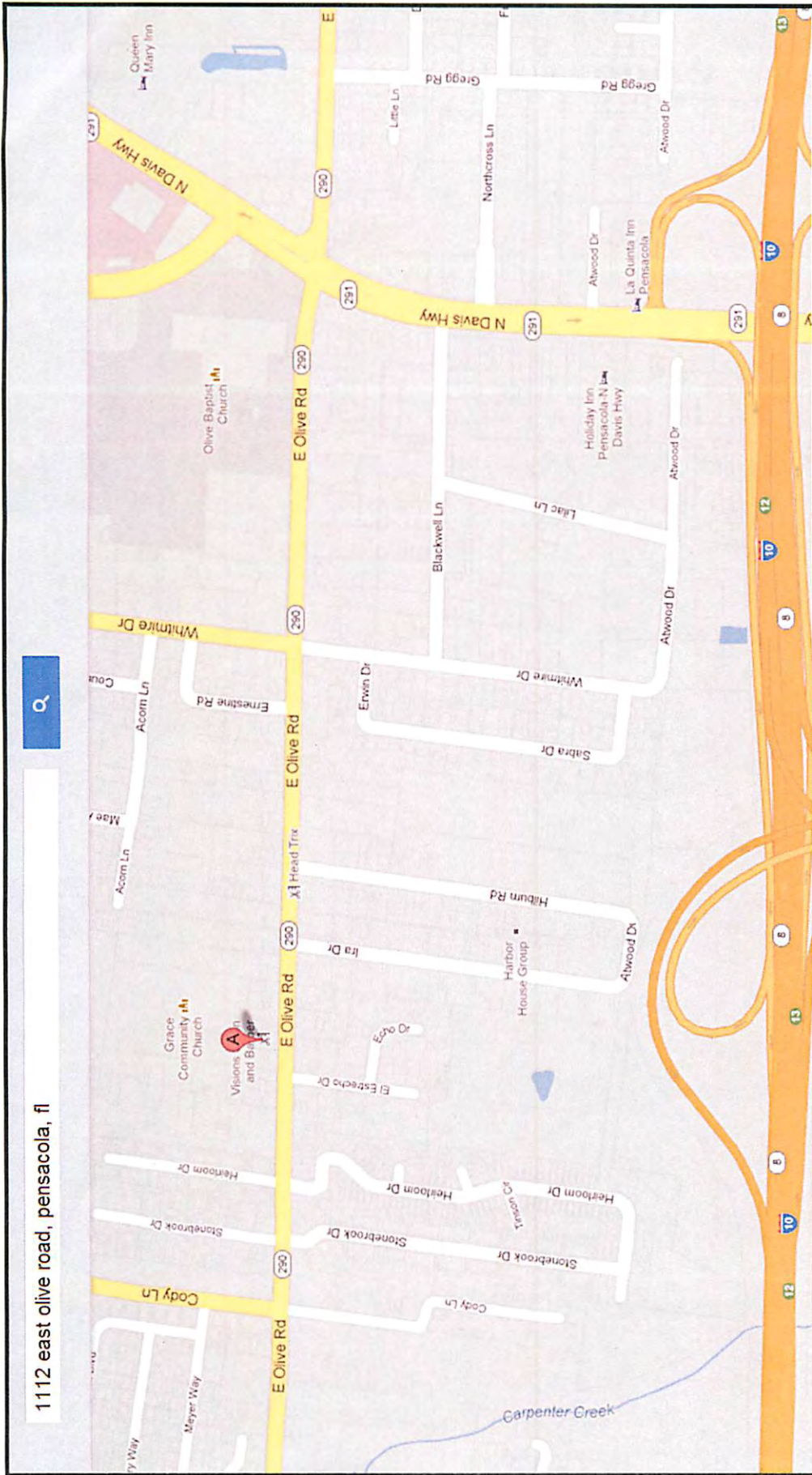


EXHIBIT A
LOCATION MAP



EXHIBIT C

PROPERTY PHOTO

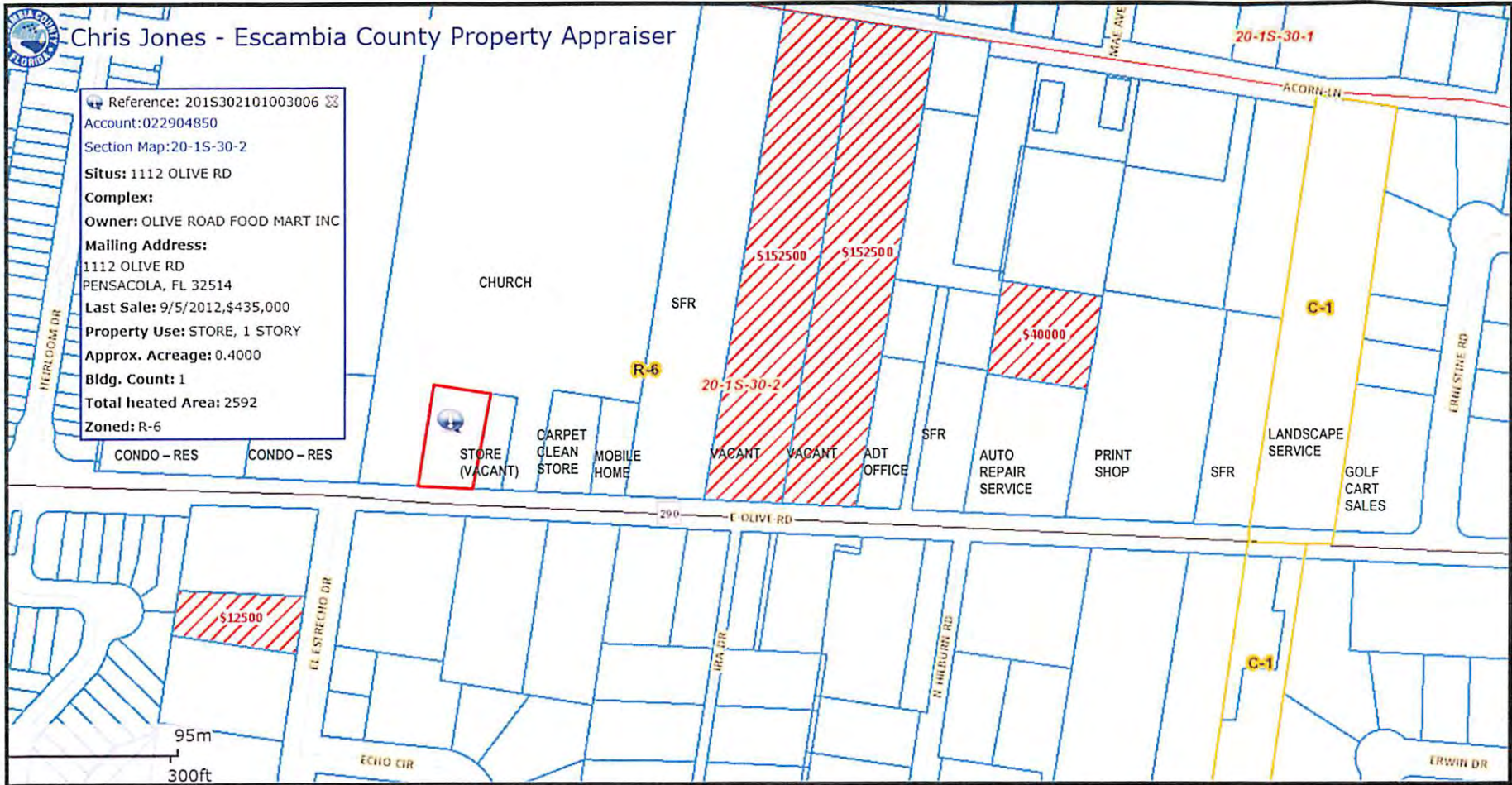


EXHIBIT D

PARCEL MAP
(ZONING & USES)



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 17, 2013
RE: Olive Road Food Mart, PSP130200007

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to be "H. Jones", with a long horizontal flourish extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: Southwest Greenway 3rd Extension

Location: 1190 Decatur Ave.

Development Review #: PSP130300019

Property Reference #s: 54-2S-30-2000-000-000

21-2S-31-6101-005-001

50-2S-30-4590-001-001

21-2S-31-6101-001-001

Future Land Use: REC & CON

Zoning District: SDD & C-1

Flood Zone: X, AE

Airport/CRA: AIPD-2

PROJECT DESCRIPTION

Development of a six foot wide elevated pedestrian boardwalk that will extend from the Fairfield Drive right-of-way and Baysprings Drive right-of-way west along Jones Creek to a trail access and parking lot located at 1190 Decatur Avenue. Also existing on-grade trail to be improved extends approximately 1.0 mile east from 1190 Decatur Avenue to 198 Patton Drive all on an 139.36-acre parcel.

Total Standard Parking Spaces: 13

Potable Water: N/A

Protected Trees to be removed: 0

Handicap Parking Spaces: 1

Sanitary Sewer/Septic: N/A

Mitigation Trees: 0

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Southwest Greenway 3rd Extension, 1190 Decatur Avenue**, 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, Development Services Department

4/24/13
Date



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 24, 2013
RE: Southwest Greenway 3rd Extension, PSP130300019

RECOMMENDATION:

Upon the review and evaluation for compliance with the requirements of the Escambia County Land Development Code and the 2030 Comprehensive Plan; the technical plan reviewers, acting as DRC staff, recommends that the referenced project be considered for approval.

A handwritten signature in blue ink, appearing to read "H. Jones", with a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HL:kss