

SP-Site Plan
SPM-Site Plan Minor
Approved Development Orders - 2012
LPU-Unplateed SD
FP-Final Plat
D.O.'s not attached owe fees

DRC Projects Approved in 2012									
Type	Approved	Project Name	Address	Proposed Use	# Lots	# Dwellings	Lodge Units	Engineering Firm	Owners Name
SP	01/04/12	OLIVE BAPTIST CHURCH-CONCESSION STAND	1836 E OLIVE RD	CONCESSION STAND ADDITION	2	0	0	JEHLE-HALSTEAD	OLIVE BAPTIST CHURCH
SP	01/11/12	FIRST BAPTIST CHURCH OF WARRINGTON ADDITION	18 SOUTH MERRITT ST	BUILDING ADDITION	1	0	0	DAVID FITZPATRICK	FIRST BAPTIST CHURCH OF WARRINGTON, INC.
SP	01/11/12	WATER TECHNOLOGIES ADDITION	3000 W NINE MILE ROAD	BUILDING ADDITION	1	0	0	DAVID W. FITZPATRICK, P.E.	WILLIAM BOESCH
SPM	01/11/12	QUALITY CABLE & FIBER TRUCK LOCKUP	3319 N W STREET	1200 SQ FT LOCKUP	1	0	0	GARY BISHOP	QUALITY CABLE & FIBER SERVICES INC
SPM	01/18/12	LATHRAM CHAPEL PATIO	2690 JACKS BRANCH ROAD	PATIO	1	0	0		LATHRAM CHAPEL
SP	01/18/12	WASH RACK	8905 UNTREINER AVENUE	STORAGE STRUCTURE	3	0	0	SUN ENGINEERING & CONST MANGMNT CORP.	TROY TEMPLETON
SPM	02/01/12	BMW WAREHOUSE	6258 N W STREET	WAREHOUSE OVER EXISITING PA	1	0	0	W.E. PITTMAN	PEREIRA, COURTNEY & CAROL
FP	02/08/12	BRIDLEWOOD (FORMERLY VIANSA SUBDIVISION PHASE I)	JAMESVILLE ROAD	SINGLE FAMILY SD	122	122	0	PETE KUMMER	MOBILE HIGHWAY PENSACOLA LLC
SP	02/22/12	GE SITE IMPROVEMENTS	8301 SCENIC HIGHWAY	ASPHALT PAVING	1	0	0	COWLES, MURPHY, GLOVER AND ASSOCIATES	GENERAL ELECTRIC
SPM	02/29/12	PENSACOLA GLASS STORAGE BUILDING	3901 N PALAFOX STREET	STORAGE BUILDING	1	0	0	WOODY WALTERS	EARL PITMAN JR
SP	03/07/12	KLONDIKE ARCHERY CENTER	7200 SPARSHOTT DRIVE	ARCHERY RANGE	1	0	0	DEC ENGINEERING	ESCAMBIA COUNTY
SPM	03/07/12	KLONDIKE BAPTIST CHURCH PARKING	7201 KLONDIKE RD	PARKING LOT UPGRADE	1	0	0	LANDMARK ENGIEERING AND LAND PLANNING	KLONDIKE BAPTIST CHURCH
SP	03/07/12	INNERARITY POINT BAPTIST CHURCH CLASSROOM	13801 INNERARITY POINT RD	CLASSROOM ADDITION	1	0	0	GARY S BISHOP	INNERARITY POINT BAPTIST CHURCH INC
SP	03/07/12	GREENRIDGE APARTMENTS	8712 CHEMSTRAND ROAD	5 DUPLEXES	1	10	0	DAVID FITZPATRICK	WILLIAM E JOHNSON III
SP	03/14/12	SPRINGHILL SUITES	487 CREIGHTON RD	HOTEL/MOTEL	2	0	106	JEHLE-HALSTEAD, INC.	MCKIBBON HOTEL GROUP
SP	03/21/12	PINE FOREST ESTATES BAPTIST CHURCH PARKING LOT ADDITION	2550 WEST NINE MILE ROAD	PARKING LOT ADDITION	1	0	0	KENNETH HORNE AND ASSOCIATES, INC	PINE FOREST ESTATES BAPTIST CHURCH
SPM	03/21/12	PENELLI'S RESTAURANT BLDG ADDITION	830 N NAVY BLVD	BLDG ADDITION	1	0	0	REBOL BATTLE AND ASSOCIATES	B&D HOLDING, LLC
SP	03/28/12	PAINT MART	2525 W FAIRFIELD DR	STORAGE BLDG	3	0	0	JAMES SMITH	GREGORY SCHWEIGERT
SP	04/04/12	FRONTIER MOTORS PARKING IMPROVEMENTS	207 YOAKUM COURT	PARKING LOT	1	0	0	HAMMOND ENGINEERING	FRONTIER MOTORS INC
SP	04/04/12	AUTOZONE-MOBILE HIGHWAY	4460 MOBILE HIGHWAY	RETAIL STORE	1	0	0	PRISM ENGINEERING & DESIGN GROUP, LLC	GAR RETAIL, LLC
SP	04/11/12	DR. BROOKS OFFICE	2201 E NINE MILE RD	OFFICE	1	0	0	REBOL-BATTLE & ASSOCIATES	DR PAUL BROOKS DPM
SP	04/11/12	TOM THUMB #143 PARKING ADDITION	5901 W NINE MILE ROAD	PARKING ADDITION	1	0	0	SOUTHERN SITE AND UTILITY DESIGN	JUNIOR FOOD STORES OF NW FLORIDA, INC
SP	04/18/12	SOUNDSIDE CENTER OBSERVATION WHEEL	4 VIA DELUNA DR	OBSERVATION WHEEL	2	0	0	CHOCTAW ENGINEERING	SURF & SAND DEVELOPMENT LLC

Type	Approved	Project Name	Address	Proposed Use	# Lots	# Dwellings	Lodge Units	Engineering Firm	Owners Name
SP	05/02/12	MAJESTIC OAKS APARTMENTS PARKING IMPROVEMENTS	7840 LILAC LANE	PARKING IMPROVEMENTS	1	0	0	ECM ENGINEERING & CONST MGT CO	US HOUSING PARTNERS IX LP
SP	05/09/12	FIRST BAPTIST CHURCH OF CANTONMENT	118 MORRIS AVE	NEW SUNDAY SCHOOL BLDG	2	0	0	GARY BISHOP	FIRST BAPTIST CHURCH OF CANTONMENT
SPM	05/09/12	POINT BAPTIST CHURCH PARKING	13901 INNERARITY POINT ROAD	GRASS PARKING	1	0	0	LANDMARK ENGEERING	LARREL E. HARVILLE
SP	05/09/12	ATWELL COMMUNICATION TOWER	3960 N HIGHWAY 29	150' MONOPOLE TOWER,322 SF	1	0	0	ATWELL	CHRISTINE T MARKS TRUST
SP	05/09/12	PETE MOORE VOLKSWAGEN -VEHICLE STORAGE IMPROVEMENTS	106 N NEW WARRINGTON RD	PAVING OF PARKING LOT	1	0	0	JEHLE-HALSTEAD INC.	PETE MOORE CHEVROLET, INC
SPM	05/09/12	BRATT ELEMENTARY SCHOOL PARENTS PICKUP LOOP	5721 N HWY 99	PICK UP LOOP	1	0	0	JEHLE-HALSTEAD, INC.	SCHOOL BORAD OF ESCAMBIA CO
SP	05/16/12	CUTTY SARK PACKAGE AND LOUNGE	3811 MOBILE HIGHWAY	5000 SQ FT BUILDING	1	0	0	GARY BISHOP	JERRELL BECKHAM
SP	05/16/12	BRICKTON BORROW PIT	8800 HIGHWAY 29 N	BORROW PIT EXPANSION	3	0	0	W.R. WARD PE	C.R. CAMPBELL SR
SP	05/16/12	ESP COMPRESSED NATURAL GAS STATION	6722 PINE FOREST RD	NATURAL GAS STATION FOR ECU	3	0	0	LANDMARK ENGINEERING	EMERALD COAST UTILITIES
SPM	05/30/12	WARRINGTON MIDDLE SCHOOL-TECHNOLOGY SUITE	450 S OLD CORRY FIELD RD	TECHNOLOGY SUITE	1	0	0	FABRE ENGINEERING	THE SCHOOL DISTRICT OF ESCAMBIA COUNT
SPM	05/30/12	NEW DEVELOPMENT CHRISTIAN CENTER STORAGE ADDITION	2526 TRUMAN AVE	STORAGE BLDG	2	0	0	WCH ARCHITECTS, PLANNERS	NEW DEVELOPMENT CHRISTIAN CENTER
SP	05/30/12	WAFFLE HOUSE-WEST PARK PLACE	3300 WEST PARK PLACE	24 HOUR RESTAURANT	1	0	0	GECI AND ASSOCIATES, INC	FAIRFIELD DRIVE PROPERTIES LLC
SP	05/30/12	PCC-WEST CAMPUS GAZEBO DRIVE	1230 PERDIDO MANOR DR	GAZEBOS AND DRIVE ISLE	2	0	0	KENNETH HORNE AND ASSOCIATES, INC	PENSACOLA CHRISTIAN COLLEGE, INC
SPM	06/06/12	PERDIDO BAY TRIBE-GREEN HOUSE	3300 BELOVED PATH	GREEN HOUSE	1	0	0	SOUTHERN SITE & UTILITY DESIGN, INC	ESCAMBIA COUNTY
SP	06/06/12	MOHS & RECONSTRUTIVE SURGERY CENTER	530 FONTAINE ST	MEDICAL OFFICE	2	0	0	REBOL BATTLE AND ASSOCIATES	M&W PROPERTIES OF FLORIDA, LLC - WILLIAM B. HENGHOLD, MD
SPM	06/13/12	GROSS & SONS PAINT AND BODY ADDITION	2708 W HATTON ST	BUILDING ADDITION	8	0	0	SOUTHERN SITE & UTILITY DESIGN, INC.	GROSS AND SONS PAINT & BODY
SPM	06/20/12	SCRAP, INC. - PICKER STATION	1751 N GREEN STREET	PICKER STATION	1	0	0	PETER KUMMER	D&S OF PENSACOLA, INC
SP	06/27/12	ISLAMIC CENTER ACTIVITY BLDG PKNG LOT	3445 E JOHNSON AVE	PARKING FROM PRIOR APPROVA	1	0	0	SUN ENGINEERING & CONSTRUCTION MNGMT, CORP.	ISLAMIC CENTER OF NORTHWEST FLORIDA INC
SPM	07/11/12	KIDS CENTER	1503 W AVERY ST	OFFICE BLDG	1	0	0	KENNETH H WOOLF	SUE HAND
SP	07/18/12	DUNKIN DONUTS-NAVY	720 N NAVY BLVD	DONUT SHOP	1	0	0	GARY BISHOP	NAVY CROSSING LLC.
SP	07/25/12	HOFFMAN ICE	12350 GULF BEACH HWY	ICE MACHINE	1	0	0	HAMMOND ENGINEERING	RICHARDSON TINA
LPU	07/25/12	BLACK'S UNPLATTED SUBDIVISION	5890 S HWY 99	3 LOT SUBDIVIISON	3	3	0		MICHAEL ERIC BLACK
SP	07/25/12	UNIVERSITY MALL REDEVELOPMENT-BLDG L NORTH	7171 N DAVIS HIGHWAY	RETAIL BUILDINGS	1	0	0	BASKEVILLE DONVAN IC	SIMON PROPERTIES
SP	08/01/12	ESCAMBIA COUNTY ANIMAL SHELTER	200 W FAIRFIELD DR	ADMIN BLDG ADDITION	1	0	0	JEHLE-HALSTEAD	ESC AMBIA COUNTY
SPM	08/08/12	DOCTOR VIRTUSIO BUILDING ADDITION	2102 W TOWN ST	BLDG ADDITION	1	0	0	SOUTHERN SITE & UTILITY DESIGN, INC	JUANILLO & LOURDES VIRTUSIO
SP	08/15/12	OAK GROVE GRAHAM SUBSTATION	3820 HWY 99A	POWER SUBSTATION	1	0	0		POWERSOUTH ENERGY COOPERATIVE
SP	08/15/12	JAUNITA WILLIAMS DOCK/KAYAK LAUNCH	505 EDGEWATER DR	DOCK AND KAYAK LAUNCH	1	0	0	WETLAND SCIENCES	ESCAMBIA COUNTY BCC

Type	Approved	Project Name	Address	Proposed Use	# Lots	# Dwellings	Lodge Units	Engineering Firm	Owners Name
SP	08/22/12	CAMPUS QUARTERS	9823 UTOPIA DR	APARTMENT COMPLEX	6	144	0	MAUREEN M. JOHNSON P.E.	RIDDELL, TRAVIS A & SHELBY
SP	09/05/12	ARCADIA ICR GROUP	3355 ADDISON DR	OFFICE BLDG & WAREHOUSE	1	0	0	HAMMOND ENGINEERING	ARCADIA ICR GROUP LLC
SP	09/05/12	SANDY SANSING CHEVROLET-TEMP TRAILERS	6200 PENSACOLA BLVD	TEMP OFFICE TRAILERS	1	0	0	REBOL-BATTLE & ASSOC	SANDY SANSING
SPM	09/05/12	PUR SPA	10437 SORRENTO PLAZA, SUITE 206	SPA	1	0	0	STOA ARCHITECTS	SORRENTO PLAZA, LLC
SP	09/12/12	PENSACOLA AUTO DEPOT	6240 N W STREET	USED AUTO SALES	1	0	0	JERRY MCGUIRE AND ASSOCIATES	SIMPSON DEVELOPMENT LLC
SPM	10/03/12	FAITH BAPTIST ADDITION AND RENOVATION	3600 CREIGHTON RD	BLDG ADDITION	1	0	0	LANDMARK ENGIEERING AND LAND PLANNING	FAITH BAPTIST CHURCH
FP	10/31/12	WALKER SUBDIVISION FORMERLY COTTAGES OF AS	ASHLAND AVENUE	SINGLE FAMILY RESIDENTIAL SUBDIVISION	22	22	0	GECI AND ASSOCIATES	POARCH BAND OF CREEK INDIANS
SP	11/07/12	ECUA-MOBILE HWY STORAGE AND PUMPING FACIL	7630 MOBILE HIGHWAY	WELL	1	0	0	FABRE ENGINEERING	EMERALD COAST UTILITIES AUTHORITY
SP	11/07/12	GULF POWER-PINE FOREST TRAINING FACILITY/EO	9088 PINE FOREST RD	TRAINING CENTER	2	0	0	FABRE ENGINEERING	GULF POWER COMPANY INC
SP	11/07/12	FAMILY DOLLAR-SAUFLEY	5419 SAUFLEY FIELD RD	RETAIL STORE	1	0	0	BASKERVILLE DONOVAN	GULF WINDS FEDERAL CREDIT UNION
SP	11/14/12	COBERN FABRICATION	2595 DOGTRACK ROAD	ADDITION TO EXISTING FABRICATION FACILITY	3	0	0	REBOL-BATTLE AND ASSOCIATES	WILLARD COBERN
SPM	11/28/12	ENGLEWOOD COMMUNITY CENTER ADDITION	2751 N H STREET	BLDG ADDITION	1	0	0	KENNETH HORNE & ASSOCIATES, INC.	ESCAMBIA COUNTY
SP	12/05/12	NAPA AUTO PARTS-CHEMSTRAND	9625 CHEMSTRAND RD	AUTO PARTS STORE	1	0	0	FITZPATRICK ENGINEERING	JOHNS JUANITA VIRGINIA REVOCABLE TRUST
SP	12/05/12	OLIVE ROAD ORIENTAL MASSAGE	1530 E OLIVE RD	CHANGE OF USE FROM RESIDENTIAL	1	0	0	HAMMOND ENGINEERING	WANG HAI FENG
SP	12/12/12	DOLLAR GENERAL-FAIRFIELD	2851 W FAIRFIELD DR	RETAIL STORE	1	0	0	BELL ENGINEERING SERVICES, LLC	GULF COAST COMMUNITY BANK
SP	12/19/12	RACEWAY-FAIRFIELD	2741 W FAIRFIELD DR	2743 SF SERVICE STATION	6	0	0	JEHLE-HALSTEAD	RACETRAC PETROLEUM, INC
SP	12/19/12	SCENIC HILLS SUBSTATION EXPANSION	8721 JERNIGAN RD	POWER SUBSTATION	2	0	0	GULF POWER COMPANY	GULF POWER COMPANY INC



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Olive Baptist Church Concession Stand
Location: 1836 East Olive Road
Development Review #: PSP111100117
Property Reference #s: 18-1S-30-3304-000-000,
18-1S-30-3204-000-001

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

Construct a new 1,115 SF concession building on a 2-area parcel totaling 51.6-acres. No new additional parking will be required. Three "protected trees" will be removed from the site. Existing landscaping and buffering are provided. Potable water and sanitary sewer are provided through existing connections from ECUA.

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 **Olive Baptist Church Concession Stand, 1836 East 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



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department

FROM: Horace Jones, Division Manager

TO: T. Lloyd Kerr, AICP, Department Director

DATE: January 4, 2012

RE: Olive Baptist Church Concession Stand
PSP111100117

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.


Horace Jones, Division Manger



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: First Baptist Church Warrington Addition	Future Land Use: MU-U
Location: 18 S. Merritt St	Zoning District: R-2
Property Reference #: 51-2S-30-7061-003-011	Flood Zone: X
Development Review #: PSP100800055	AIPD-2

PROJECT DESCRIPTION

Development of a 2.33-acre parcel for a 20,380 sqft addition to an existing church. The development will include a gymnasium, kitchen and classrooms. Additional on-site retention will be provided to accommodate the increased site impervious cover. One "protected" tree will be removed from the site. Potable water and sanitary sewer will be provided through connections to ECUA systems.

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 **First Baptist Church of Warrington 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

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department

FROM: Horace Jones, Division Manager

TO: T. Lloyd Kerr, AICP, Department Director

DATE: January 11, 2012

RE: First Baptist Church of Warrington Addition, 18 S Merritt Street

RECOMMENDATION:

Upon the review & 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".

Horace Jones, Division Manger



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

The mission of the CRA is to enhance the quality of life within the County's Redevelopment Areas and Enterprise Zone by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements.

INTEROFFICE MEMORANDUM

TO: Horace Jones, Planning & Zoning, Division Manager

FROM: David Forte, Urban Planner II, CRA

THRU: Eva A. Peterson, Community Redevelopment Agency (CRA) Manager

DATE: Monday, January 9, 2012

RE: Development Review, Jan. 11, 2012 meeting – 18 Merritt Street – First Baptist Church of Warrington Addition – **Warrington Redevelopment District**

The Warrington Community Redevelopment Area Plan, originally adopted by the Board of County Commissioners in December of 1995, is intended to accomplish several key objectives to help revitalize and improve the Warrington Redevelopment District. These key objectives include appearance, citizen involvement, code compliance, infrastructure improvements, residential and commercial reinvestment, traffic calming and circulation, and zoning and land use administration.

The Zoning and Land Use objective is intended to support and implement zoning policies that protect residential neighborhoods and encourage compatible commercial/industrial reinvestment.

CRA Comments:

- 1) The CRA requests that the proposed 20,360+/- s/f additional storage building be compatible to the existing building on the site, such as the paint, façade, roof, etc.
- 2) Any exterior lighting used shall be so arranged as to shield or deflect the light from adjoining properties and public streets.

- 3) Any landscaping should meet the native and unique character of the Warrington Redevelopment District and surrounding landscape.

Note: The CRA offers financial assistance grant programs to assist with projects that upgrade the appearance, property values, and economic activity within Escambia County's designated Redevelopment Districts. Please feel free to contact the CRA at 850.595.3217 for grant information on the Commercial Façade, Landscape and Infrastructure Grant Program and the Commercial Sign Grant Program.



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: Water Technologies Addition
Location: 3000 W. Nine Mile Rd
Property Reference #: 02-1S-31-3305-001-001
Development Review #: PSP111200127

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

PROJECT DESCRIPTION

Development of a 2.00-acre parcel for a 3750 sq.ft. warehouse addition to an existing building. No additional on-site retention will be provided however the existing pond will be modified to accommodate the increased site impervious cover. No "protected" trees will be removed from the site. Potable water and sanitary sewer will be provided through connections to ECUA systems and an existing septic tank system.

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 **Water Technologies 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 11, 2012
RE: Water Technologies Addition, 3000 W Nine Mile Road

RECOMMENDATION:

Upon the review & 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 Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Quality Cable & Fiber Truck Lockup
Location: 3319 N "W" Street
Development Review #: PSP111200128
Property Reference #: 09-2S-30-1001-001-119

Future Land Use: MU-U
Zoning District: ID-1
Flood Zone: X
Palafox Redevelopment District

PROJECT DESCRIPTION

Construction of a 1,200 sq ft warehouse building on an 0.44-acre parcel to store the company work trucks. No "protected" trees will be removed from the site. Buffering for the adjoining zoning and other required vegetation will be provided within site landscape areas. No potable water or sanitary sewer is proposed for this project.

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 **Quality Cable & Fiber Truck Lockup**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 11, 2012
RE: Quality Cable & Fiber Truck lockup, 3319 N "W" Street

RECOMMENDATION:

Upon the review & 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 name Horace Jones.

Horace Jones, Division Manger

Denise Halstead

From: Horace L Jones
Sent: Wednesday, January 11, 2012 10:31 AM
To: Denise Halstead; Christina L. Smith
Cc: Clara F Long; David V. Forte
Subject: FW: Quality Cable & Fiber Truck Lockup:

TO ALL:

Here is the e-mail that was sent from Clara on Quality Cable & Fiber Truck

From: Clara F Long
Sent: Monday, January 09, 2012 8:23 AM
To: Barbara Winns
Cc: Eva A. Peterson; Horace L Jones; Terry D Williams; David V. Forte
Subject: RE: Quality Cable & Fiber Truck Lockup:

The project looks ok. The minimum landscape requirement has been met. Thanks Clara.

From: Barbara Winns
Sent: Friday, January 06, 2012 3:50 PM
To: Clara F Long
Cc: Eva A. Peterson; Horace L Jones; Terry D Williams; Christina L. Smith
Subject: Quality Cable & Fiber Truck Lockup:

Hello Clara:

During our DRC review meeting on January 3rd, you expressed concerns about the landscaping for Quality Cable & Fiber Truck Lockup. Because of your concerns the engineer of record decided to table this project for the January 4th meeting. The revised plans are in livelink. Therefore, please review and respond asap. This project is back on the agenda for Final Review for the issuance of a Development Order. We will review the project for Final Review on Tuesday, January 10th at 2:00 p.m. If you have any questions or concerns, please let me know no later than Monday. As usual, your assistance will be greatly appreciated.

Thanks.

Barbara Winns, Urban Planner II
Development Services Department
3363 Park Place
Pensacola, Florida 32505
(850) 595-3584 Office
(850) 595-3557 Fax

Escambia County is striving to maintain a high level of Customer Service and we would love to hear about your experience with us. Please complete the attached customer service survey and fax it to 595-3481.

<http://www.myesambia.com/Bureaus/PublicInformation/Surveys.html>



THE COUNTY OF ESCAMBIA

PENSACOLA, FLORIDA

SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Lathram Chapel Patio
Location: 2690 Jacks Branch Rd
Property Reference #: 24-2N-32-1301-000-000
Development Review #: PSP111000110

Future Land Use: AG
Zoning District: VAG-1
Flood Zone: X

PROJECT DESCRIPTION

This development consists of constructing a 920 sq.ft patio addition to an existing church on a 2.47-acre parcel. No "protected" trees will be removed from the site. Frontage trees, parking lot trees, and other required vegetation are existing within site landscape areas.

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.
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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 **Lathram Chapel Patio** 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 18, 2012
RE: Lathram Chapel Patio, 2690 Jacks Branch Road

RECOMMENDATION:

Upon the review & 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.


Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Wash Rack
Location: 8905 Untreiner Ave
Development Review #: PSP111100119
Property Reference #s: 10-1S-30-1101-098-001
10-1S-30-1101-102-001
10-1S-30-1101-099-001

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

PROJECT DESCRIPTION

Construct a new 1,900 SF shed on a ~~3-area parcel~~ ^{Finals 10} totaling 3.50-acres. Parking will consist of 3 regular parking spaces and 1 handicap accessible parking space. No "protected trees" will be removed from the site. Required vegetation will be established within site landscape areas with a total of 10 trees planted. Potable water provided by ECUA and a currently established septic tank is on site.

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 **Wash Rack, 8905 Untreiner 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

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: January 18, 2012
RE: Wash Rack, 8905 Untreiner Avenue

RECOMMENDATION:

Upon the review & 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.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: BMW Warehouse Addition
Location: 6258 N. W Street
Development Review #: PSP120100003
Property Reference #s: 38-1S-30-3001-003-020

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

PROJECT DESCRIPTION

Development of a 1020 sq ft warehouse addition on a .38-acre parcel. Access will be utilized from an existing driveway. The construction will be over an existing slab.

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

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
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 **BMW Warehouse 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 1, 2012
RE: BMW Warehouse, 6258 N "W" Street

RECOMMENDATION:

Upon the review & 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 Manger



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE
FINAL PLAT RECOMMENDATION TO THE BCC

Project: Bridlewood
Property Reference #s: 16-1S-31-1101-000-000
16-1S-31-1101-000-002, 16-1S-31-1101-000-003
& 19-1S-31-1102-000-000

Mobile Hwy 
Location: Jamesville Road
Development Review #: 06090161

Project Description

Subdivision of a 358.41-acre parcel into 122 single-family residential lots along paved public streets in substantial conformance with the approved preliminary plat, and construction plan.

Development Review Committee (DRC) Recommendation

Having completed development review of the final plat application referenced herein in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final plat recommendation to the County Engineer:

☒ Approval ☐ Denial



Director, Development Services Department

2/8/12

Date

with attached conditions



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 8, 2012
RE: Bridlewood, ^{mobile Hwy} Jamesville Road

SPECIAL PROJECT CONDITIONS:

The following outstanding issues must be addressed before the Final Plat of Bridlewood can be recorded in the official records of Escambia County:

1. Submittal of the ECUA Acceptance letter
2. Submittal of the boundary survey
3. The final plat field check (Monuments, PCP's etc.) be verified and completed
4. Approval of Conversion of ERP by NFWFMD

RECOMMENDATION:

Upon the review & 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.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: GE Site Improvements
Location: 8301 Scenic Hwy
Development Review #: PSP120200011
Property Reference #s: 06-1S-29-1004-000-000

Future Land Use: MU-U
Zoning District: ID-1
Flood Zone: AE/VE
Airport/CRA: Scenic

PROJECT DESCRIPTION

Redevelopment of an existing parking lot to add approximately 199 new paved parking spaces. An on-site retention pond will be constructed to accommodate increased site impervious cover. Access will be utilized from an existing driveway.

Parking Spaces: 199
Potable Water: ECUA
Protected Trees to be removed: Yes

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

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 **GE Site 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

2/22/12

Date



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 22, 2012
RE: GE Site Improvements, 8301 Scenic Highway

RECOMMENDATION:

Upon the review & 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.

H. Jones

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Pensacola Glass Storage Building
Location: 3901 N. Palafox Street
Development Review #: PSP120100001
Property Reference #: 05-2S-30-1001-001-023

Future Land Use: C
Zoning District: C-2
Flood Zone: X
Palafox Redevelopment District

PROJECT DESCRIPTION

Development of a 1641 sq ft storage/warehouse building on an 1.36 acre parcel. Existing access will be utilized from Palafox Street and Clarinda Lane. The construction will be over an existing slab.

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

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
Mitigation Trees: 2

STANDARD PROJECT CONDITIONS

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

erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

SPECIAL PROJECT CONDITIONS

1. The Escambia County Environmental Health Division have reviewed the information you provided and request a minimum of an existing system check with the tank/tanks being pumped and certified will be required. Depending on the outcome of the existing system check, additional steps such as a modification or commercial operating permit may be needed to approve the system for the proposed addition/use.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Pensacola Glass Storage Building**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: February 29, 2012
RE: Pensacola Glass Storage, 3901 N Palafox Street

RECOMMENDATION:

Upon the review & 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 flourish extending to the right.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Klondike Baptist Church Parking
Location: 7201 Klondike Road
Development Review #: PSP120100004
Property Reference #s: 22-1S-31-4103-000-000

Future Land Use: MU-S
Zoning District: R-R
Flood Zone: X & AE
Airport/CRA: NA

PROJECT DESCRIPTION

Development of a 14,260 sq ft asphalt parking lot on a 11.83-acre parcel. Access will be utilized from a driveway on Klondike Road. An on-site retention pond will be expanded to accommodate the increased site impervious cover.

Total Parking Spaces: 61
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 3
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

ADDITIONAL INFORMATION:

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 **Klondike Baptist Church Parking, 7201 Klondike 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

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 7, 2012
RE: Klondike Baptist Church Parking, 7201 Klondike Road

RECOMMENDATION:

Upon the review & 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".

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Innerarity Point Baptist Church Addition
Location: 13801 Innerarity Point Rd
Development Review #: PSP120100005
Property Reference #s: 14-3S-32-1000-106-005

Future Land Use: MU-S
Zoning District: C-1
Flood Zone: X/AE
Airport/CRA: N/A

PROJECT DESCRIPTION

Development of a 3360 sq ft classroom addition to an existing church on a 4.84-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: Exists

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 **Innerarity Point Baptist Church 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

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 7, 2012
RE: Innerarity Point Baptist Church Classroom, 13801 Innerarity Point Rd

RECOMMENDATION:

Upon the review & 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 Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Greenridge Apartments
Location: 8712 N. Chemstrand Rd.
Development Review #: PSP110900104
Property Reference #s: 12-1S-30-4101-000-011

Future Land Use: MU-U
Zoning District: R-5
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Construction of a 9,690 sq. ft. 5 unit duplex development on a 1.44-acre parcel along an existing paved street, Chemstrand Road. A minimum of 20 parking spaces will be provided.

Parking Spaces: Provided
Potable Water: ECUA
Protected Trees to be removed: Two

Handicap Parking Space: Provided
Sanitary Sewer/Septic: Septic
Mitigation Trees: Provided

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 **Greenridge Apartments**, 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

3/7/12

Date



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 7, 2012
RE: Greenridge Apartments, 8712 N Chemstrand Road

RECOMMENDATION:

Upon the review & 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.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Spinghill Suites
Location: 487 Creighton Road
Development Review #: PSP111000115
Property Reference #s: 30-1S-30-6103-000-000

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

PROJECT DESCRIPTION

Development of a 15,796 sq ft Hotel (106 Guest Rooms) on a 3.67-acre parcel. Access will be utilized from a driveway on Creighton Road and Burgess Road. An existing on-site retention pond will accommodate the increased impervious area.

Total Parking Spaces: 99
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 4
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

Required vegetation and buffering will be established within site landscape areas and a total of (17) trees will be planted.

ADDITIONAL INFORMATION:

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 **Spinghill Suites, 487 Creighton 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

3/4/12

Date



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 14, 2012
RE: Springhill Suites, 487 Creighton Road

RECOMMENDATION:

Upon the review & 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", is written over the printed name.

Horace Jones, Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Pine Forest Estates Baptist Church Parking Lot
Location: 2550 W. Nine Mile Rd.
Development Review #: PSP110600070
Property Reference #s: 02-1S-31-1201-007-999

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

PROJECT DESCRIPTION

Development of a new paved parking lot with a new retention pond to an existing church on a 11.44-acre parcel. Access will be utilized from an existing driveway.

Parking Spaces: 52
Potable Water: ECUA
Protected Trees to be removed: One

Handicap Parking Spaces: Three
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 **Pine Forest Estates Baptist Church Parking Lot 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

3/21/12

Date



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 21, 2012
RE: Pine Forest Estates Baptist Church Parking Addition, 2550 W Nine Mile Rd

RECOMMENDATION:

Upon the review & 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 a horizontal line.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Penelli's Restaurant Building Addition
Location: 830 North Navy Boulevard
Development Review #: PSP120300023
Property Reference #: 52-2S-30-2501-010-002

Future Land Use: C
Zoning District: C-2
Flood Zone: X
C-3(OL) Warrington Commercial
Overlay District

PROJECT DESCRIPTION

Development of a 878 sq ft restaurant/cafeteria building addition on an 1.87-acre parcel to include pedestrian sidewalks. Access will be utilized from Coast Road.

Total Parking Spaces: 107
Potable Water: Peoples Water System
Protected Trees to be removed: None

Handicap Parking Spaces: 5
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 **Penelli's Restaurant Building 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

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 21, 2012
RE: Penelli's Restaurant Building Addition, 830 N Navy Blvd

RECOMMENDATION:

Upon the review & 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 Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Paint Mart
Location: 2525 Fairfield Drive
Development Review #: PSP120100008
Property Reference #s: 17-2S-30-1400-004-091

Future Land Use: C
Zoning District: C-2
Flood Zone: X
Airport/CRA: C-4(OL)

PROJECT DESCRIPTION

Development of a 2,000 sq ft warehouse on a .41-acre parcel. Access will be utilized from a driveway on West Hayes Street. An existing on-site retention pond will accommodate the increased impervious area.

Total Parking Spaces: 11
Potable Water: ECUA
Protected Trees to be removed: None

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

Required vegetation and buffering will be established within site landscape areas and one (1) tree will be planted.

ADDITIONAL INFORMATION:

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 **Paint Mart, 2525 Fairfield 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

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: March 28, 2012
RE: Paint Mart, 2525 Fairfield Drive

RECOMMENDATION:

Upon the review & 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.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Frontier Motors Parking Improvements
Location: 207 Yoakum Ct
Development Review #: PSP110500056
Property Reference #s: 46-1S-30-2001-014-022

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

PROJECT DESCRIPTION

Development of an existing used car lot to provide gravel parking, stormwater retention and required landscaping on a .53-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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Frontier Motors Parking 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

4/4/12

Date



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 4, 2012
RE: Frontier Motors Parking Improvements, 207 Yoakum Ct

RECOMMENDATION:

Upon the review & 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".

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: AutoZone Store No. 4949
Location: 4460 Mobile Highway
Development Review #: PSP110900106
Property Reference #: 34-2S-30-0041-002-002

Future Land Use: C
Zoning District: C-2 & C-1
Flood Zone: X
Brownsville Redevelopment
District

PROJECT DESCRIPTION

Development of a 15,166 sq ft commercial building on an 1.09-acre parcel. Access will be utilized from two existing internal driveways.

Total Parking Spaces: 40
Potable Water: ECUA
Protected Trees to be removed: Seven

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 **AutoZone Store No. 4949**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 4, 2012
RE: AutoZone-Mobile Hwy, 4460 Mobile Hwy

RECOMMENDATION:

Upon the review & 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".

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Tom Thumb #143 Parking Addition
Location: 5901 W Nine Mile Rd
Development Review #: PSP120300025
Property Reference #s: 07-1S-31-1101-000-003

Future Land Use: C
Zoning District: ID-CP
Flood Zone: X
Airport/CRA: AIPD-2

PROJECT DESCRIPTION

Development of a 3,821 sq ft parking addition on a 1.44-acre parcel. Access will be utilized from a driveway on W Nine Mile Road and Beulah Road. An existing on-site retention pond will accommodate the increased impervious area.

Total Parking Spaces: 35
Potable Water: ECUA
Protected Trees to be removed: None

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

Required vegetation and buffering will be established within site landscape.

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 **Tom Thumb #143 Parking Addition, 5901 W Nine Mile Rd**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 11, 2012
RE: Tom Thumb #143-Parking Addition, 5901 W Nine Mile Rd

RECOMMENDATION:

Upon the review & 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".

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Soundside Center Observation Wheel
Location: 4 Via DeLuna Drive
Development Review #: PSP120200022
Property Reference #s: 28-2S-26-1130-000-001
28-2S-26-1180-000-003

Future Land Use: MU-PB
Zoning District: CH-PB
Flood Zone: AE-13/VE-12
Exhibit A: (Lighting Plan)
Exhibit B: (Fish and Wildlife)

PROJECT DESCRIPTION

Development of a 180 foot tall Observation Wheel and amenities to support the amusement attraction on a 5.44-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: Provided
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) The Lighting Plan, attached as Exhibit A, shall be implemented as a condition of the Development Order.
- 2) *2.02.03. Other agency approvals may be required.* The applicant for any development order or permit is hereby notified that other agencies or entities may regulate, govern or impact a proposed development or application thereof. It is the applicant's responsibility to determine whether such other entity or agency has jurisdiction or responsibility over the property or use or activity proposed by the applicant. Applicants are advised to communicate with responsible parties associated with such entities or agencies.

- 3) *2.02.02. Issuance of permits.* The county administrator, or his designee, is hereby authorized to issue permits for development when such development conforms to the requirements of this Code. However, anytime this Code or other duly adopted regulations require approvals by local boards, agencies, or organizations prior to county approval, including but not limited to the Santa Rosa Island Authority, the LPA, the BOA or the BCC, such approvals shall be evidenced to the county in advance of the issuance of the requested permit. This section shall not be interpreted as prohibiting conditional approvals of preliminary subdivision plats, site plans, master plans or other similar plans or proposals requiring state or federal permits. However, no development activity may commence in areas regulated by state and federal agencies unless all required state and federal permits have been obtained and copies provided to the county administrator or his/her designee.
- 4) Regardless of the issuance of a building permit or pre-construction site work permit, an Escambia County land disturbance permit is required whenever sand, limestone, white dolomite or other construction aggregate is proposed to be imported onto or transferred on Perdido Key or Santa Rosa Island. A permit application shall be obtained from the Development Services Department.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Soundside Center Observation Wheel**, 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.

 *for Lori Kene*

Director, Development Services Department Date 4.18.12

Expo 60 Ventures, LLC

c/o Pacific Devco, 10845 Olive Blvd, Suite 306
St Louis, MO 63141

Mr. Tim Day
Environmental Manager
Escambia County Development Services Dept.
3363 West Park Place
Pensacola, FL 32505

Dear Mr Day,

Please let this letter serve as acknowledgment of acceptance from of telephone conversation today of the following conditions regarding the light on the wheel:

Lighting Plan:

- 1) Stadium lights will be turned off at 10:00 pm between May 1st and Sep 31st.***
- 2) All LED light's will be turned off at midnight between May 1st and Sep 31st.***
- 3) In the event a nest is spotted and monitored within a proximity to Wheel that is of concern to the County or its agents, the Stadium Lights and the Star LED lights will be turned off at 9:00 during the anticipated hatching window +/- 3 days.***
- 4) When the hatching of a nest in close proximity to the Wheel in imminent (hours) as determined by the "nest sitters" then all lights of the Wheel will be turned off as requested by the County or its agents. Direct communication shall be established between the nest sitters and the Wheel General Manager via cell phone or two-way radio.***
- 5) In the event of the unique environmental condition whereas there would be a substantial "glow" as a result of low cloud cover or heavy fog conditions between the months of May 1 and Sept 31 then we would agree to turn off the stadium lighting.***

Thanks for your help in advance and please let us know if there are any other questions regarding the same.

Sincerely,



Al Mers, Jr





IN REPLY REFER TO:

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Field Office
1601 Balboa Avenue
Panama City, FL 32405-3721
Tel. (850) 769-0552
Fax: (850) 763-2177

April 12, 2012

Mr. Julian B. Macqueen
Surf and Sand Development Park
113 Baybridge Professional Park
Gulf Breeze, FL 32561

Attn: T. Lloyd Kerr, Escambia County

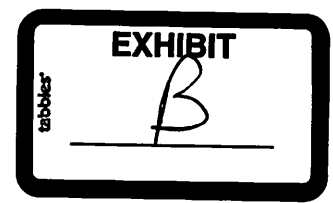
Re: FWS No. 04EF3000-2012-TA-0082
FWS No. 04EF3000-2012-CPA-0035
The 360 Pensacola Beach Project
Escambia County, Florida

Mr. Julian B. Macqueen:

The US Fish and Wildlife Service (Service) has anticipated a request from you concerning your proposed Pensacola beach project. As we understand it, a proposed Ferris wheel (Wheel) to be located on Pensacola Beach, a barrier island in Escambia County, Florida may warrant Service technical assistance. We are providing this letter to document our initial position regarding the proposed project based on the input we have access too. Our comments and technical assistance are provided in accordance with the Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1351 *et seq.*), the Migratory Bird Treaty Act of 1918 (MBTA) (16 U.S.C. 703-712), and the Model Lighting Ordinance for Marine Turtle Protection (F.A.C. 62B-55). In future correspondence with our office concerning this project, please reference the file numbers above.

The points of interest for the Service relate to potential lighting associated with the Wheel and the dimensions of the structure. Barrier islands, specifically, Santa Rosa Island is a beach used by nesting sea turtles which are protected under the Act. The area is also used year around by a multitude of waterbirds such as pelicans, cormorants, terns, the federally listed piping plover and state protected black skimmers, and snowy plovers. We also believe that many neotropical migrant songbirds move through the general area during spring and fall migrations.

Section 9 of the Act prohibits certain activities that directly or indirectly affect endangered species. These prohibitions apply to all individuals, organizations, and agencies subject to United States jurisdiction. Under the Act and regulations, it is illegal for any person subject to the jurisdiction of the United States to take (includes harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect; or to attempt any of these), import or export, ship in interstate or foreign



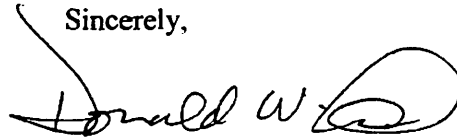
commerce in the course of commercial activity, or sell or offer for sale in interstate or foreign commerce any endangered fish or wildlife species and most threatened fish and wildlife species.

We would like to work with you on your project specifications to eliminate or minimize the "take" that is routinely attributed to high visibility lighting on Gulf coast barrier islands. We believe that the proposed project has a high probability to result in the "take" of sea turtles. We base this determination on the documented presence of nesting sea turtles on the island beaches and available data regarding the interaction of artificial lighting with sea turtles. Coverage for unavoidable take can be provided through the coordination process.

We also have concerns that construction of the Wheel at the described height will present potentially significant risk to migratory birds, especially if lighted. Under the provisions of the MBTA it is unlawful "by any means or manner to pursue, hunt, take, capture or kill and migratory bird except as permitted by regulations issued by the Service. The term "take is not defined in the MBTA, but the Service has defined it by regulation to mean to pursue, hunt, shoot, wound, kill, trap, capture or collect any migratory bird, or any part, nest or egg of any migratory bird covered by conventions or to attempt those activities.

If you have any questions about this letter, please do not hesitate to contact Jon Hemming, Deputy Supervisor, at extension 238.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald W. Imm". The signature is fluid and cursive, with a large loop at the end.

Dr. Donald W. Imm
Project Leader

cc:

Pacific Development, 10845 Olive Boulevard, Suite 306, St. Louise, MO
Mark Siner, Choctaw Engineering, Inc., 112 Truxton Ave., Fort Walton Beach, FL
Tim Day, CFM, Environmental Programs Manager, P.O. Box 1591, Pensacola, FL
Sandy MacPherson, National Sea Turtle Coordinator, USFWS, Jacksonville, FL
Cindy Brashear Fury, Supervisor, Migratory Bird Program, USFWS, Tallahassee, FL
Robin Trindell, Florida Sea Turtle Coordinator, FWCC, Tallahassee, FL
Dan Brown, Superintendent, GUIS National Seashore, Gulf Breeze, FL

Mr. Julian B. Macqueen

3

S:\Staff\Ben\Letters\The Retreat Clarification



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: April 18, 2012
RE: Soundside Center Observation Wheel, 4 Via Deluna Drive

RECOMMENDATION:

Upon the review & 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 extending to the right.
Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Majestic Oaks Apartments-Parking Improvements

Location: 7840 Lilac Lane

Development Review #: PSP111000109

Property Reference #: 18-1S-30-4203-000-001

Future Land Use: MU-U

Zoning District: R-5

Flood Zone: X

PROJECT DESCRIPTION

Construction of 56 parking spaces for an existing apartment complex on a 9.43-acre parcel. Access will be utilized from Lilac Lane and Atwood Drive.

Total Parking Spaces: 56

Potable Water: ECUA

Protected Trees to be removed: None

Existing Handicap Parking Spaces: 7

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 **Majestic Oaks Apartments-Parking 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 2, 2012
RE: Majestic Oaks Apartments-Parking Improvements, 7840 Lilac Ln

RECOMMENDATION:

Upon the review & 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 Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: First Baptist Church of Cantonment
Location: 118 Morris Ave
Development Review #: PSP120200015
Property Reference #s: 10-1N-31-4101-190-026
10-1N-31-4101-010-026

Future Land Use: MU-S
Zoning District: V-3
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

This proposed development is for the construction of a 2800 sqft modular bldg (portable classroom) to complement the existing church. Street frontage and buffering will be provided within the required site landscape areas.

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

Handicap Parking Spaces: Exist
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 **First Baptist Church of Cantonment**, 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

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department

FROM: Horace Jones, Division Manager

TO: T. Lloyd Kerr, AICP, Department Director

DATE: May 9th, 2012

RE: First Baptist Church of Cantonment, 118 Morris Ave

RECOMMENDATION:

Upon the review & 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 extending to the right.

Horace Jones, Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Bratt Elementary School Parent Pick-Up Loop
Location: 5721 North Highway 99
Development Review #: PSP120300026
Property Reference #: 10-5N-32-3104-000-000

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

PROJECT DESCRIPTION

Construction of a 46,394 sq ft asphalt loop drive on an 18.04-acre parcel to be used for parental drop-off and pick-up. Modification to the existing retention pond will occur to accommodate the existing and proposed impervious area. Existing access will be utilized.

Total Parking Spaces: 37
Potable Water: Central Water Works
Protected Trees to be removed: 1

Handicap Parking Spaces: 2
Sanitary Sewer: Town of Century
Mitigation Trees: Provided

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.
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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 **Bratt Elementary School Parent Pick-Up Loop**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 9th, 2012
RE: Bratt Elementary School Parent Pickup Loop, 5721 N Hwy 29

RECOMMENDATION:

Upon the review & 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", followed by a long horizontal line extending to the right.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Point Baptist Church Parking
Location: 13901 Innerarity Point Road
Development Review #: PSP111100122
Property Reference #: 14-3S-32-1900-019-007

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

PROJECT DESCRIPTION

Construction of twenty (20) grass parking spaces on an 0.25-acre parcel. The existing house and shed will be demolished. Access will be utilized from a concrete driveway on Monterey Avenue.

Total Parking Spaces: 20

Potable Water: N/A

Protected Trees to be removed: N/A

Existing Handicap Parking Spaces: 5

Sanitary Sewer/Septic: N/A

Mitigation Trees: N/A

Conditional Use Case CU-2012-06 was approved by the Board of Adjustment on March 21, 2012 to expand a place of worship parking in the R-3 zoning district.

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 **Point Baptist Church Parking**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 9th, 2012
RE: Point Baptist Church Parking, 13901 Innerarity Point Rd

RECOMMENDATION:

Upon the review & 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.


Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Pete Moore Vehicle Storage Improvements
Location: 106 N New Warrington Rd
Development Review #: PSP120100006
Property Reference #s: 37-2S-30-3000-001-001

Future Land Use: C
Zoning District: C-2
Flood Zone: X
Airport/CRA: C-3

PROJECT DESCRIPTION

Development of a paved vehicular storage area over an existing graveled parking storage area on a 4.05-acre parcel. Access will be utilized from existing driveways. Additional on-site retention will be constructed to accommodate the increased site impervious cover.

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

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 **Pete Moore Vehicle Storage 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department

FROM: Horace Jones, Division Manager

TO: T. Lloyd Kerr, AICP, Department Director

DATE: May 9th, 2012

RE: Pete Moore Volkswagen-Vehicle Storage Improvements,
106 N New Warrington Rd

RECOMMENDATION:

Upon the review & 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", written over a horizontal line.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: ESP Compressed Natural Gas Station
Location: 6722 Pine Forest Road
Development Review #: PSP111200129
Property Reference #s: 25-1S-31-4302-000-000,
25-1S-31-4303-000-000 & 25-1S-31-4303-000-003

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

Construction on an 10.91-acre parcel for a fast-fill/time-fill service station with two dispensers located on separate concrete pump islands and two 24' x 24' canopies for the same. Other amenities will include sidewalk connections; new parking lot; 8' and 6' chain link fences; and two retention ponds. Access will be utilized from two asphalt driveways on Pine Forest Road.

Total Parking Spaces: 90
Potable Water: ECUA
Protected Trees to be removed: 9

Existing Handicap Parking Spaces
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 36

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.
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 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.
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 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 **ESP Compressed Natural Gas Station**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 16, 2012
RE: ESP Compressed Natural Gas Station, 6722 Pine Forest Rd

RECOMMENDATION:

Upon the review & 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.

Horace Jones, Division Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Cutty Sark Package
Location: 3811 Mobile Hwy
Development Review #: PSP120300024
Property Reference #s: 34-2S-30-0680-002-068

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: X
Airport/CRA: C-4(OL)
Brownsville

PROJECT DESCRIPTION

Redevelopment of an existing package store to include, demolish current building and build new 5000sq ft building, reconfigure the access, restripe parking lot, remove 6,562 sq ft of asphalt and install landscaping and sidewalks on a 2.07-acre parcel.

Parking Spaces: 35
Potable Water: ECUA
Protected Trees to be removed: 6

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Septic
Mitigation Trees: 14

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.
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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 **Cutty Sark Package**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 16, 2012
RE: Cutty Sark Package, 3811 Mobile Hwy

RECOMMENDATION:

Upon the review & 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.

Horace Jones, Division Manger



RESOURCE EXTRACTION DEVELOPMENT ORDER with Concurrency Certification

Project: Brickton Borrow Pit
Location: 8800 N. Hwy 29
Development Review #: PSP120200016
Property Reference #s: 22-3N-31-3301-000-000
22-3N-31-3302-000-000
22-3N-31-3400-000-000

Future Land Use: RC
Zoning District: VAG-1/P
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Redevelopment of an existing borrow pit to expand its operation from 10-acres to 33.04-acres and to include the use of land clearing debris as fill in the reclamation plan.

Conditional Use CU-2012-07 was approved by the BOA on 4/23/2012 to expand the use of an existing borrow pit.

Conditional Use CU-2000-31 was approved by the BOA on 12/13/2000 to allow mineral extraction.

Parking Spaces: NA
Potable Water: NA
Protected Trees to be removed: NA

Handicap Parking Spaces: NA
Sanitary Sewer/Septic: NA
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. Prior to the issuance of any permit for LCD activities, the Board of County Commissioners must approve LCD reclamation of the site at a duly advertised public hearing.
2. Prior to any LCD activity, the applicant shall obtain all applicable permits from the Department of Solid Waste and FDEP, and provide proof of such permitting to the Department of Development Services.
3. All clearing and development activities shall be limited within the confines of the "continuous berm" as depicted on the site plan.
4. Additional authorization(s) may be required from federal, state, or local agencies to impact areas depicted as "vacant timberland" on the site plan.
5. All provision of the Escambia County Code of Ordinances as amended, including but not limited to Chapter 42, Article VIII, Borrow Pits and Reclamation , Chapter 86, Division 3, C&DD facilities, and the Land Development Code, Section 7.07.00, Standards Regulating Adverse Off-site impacts, shall apply and are conditions of site plan approval.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Brickton Borrow Pit**, 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 16, 2012
RE: Brickton Borrow Pit, 8800 N Highway 29

RECOMMENDATION:

Upon the review & 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 Manger



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: PCC-West Campus Gazebo Drive
Location: 1230 Perdido Manor Drive
Development Review #: PSP110500058
Property Reference #s: 03-2S-32-1000-001-005
03-2S-32-1000-002-005

Future Land Use: MU-S, MU-U
Zoning District: R-4, R-1
Flood Zone: AE 5, AE 6, X, VE 7
Airport/CRA: NA

PROJECT DESCRIPTION

Development area of 9.51 acres on two parcels totaling 92.93 acres. The project includes asphalt paving of an existing dirt/gravel road, a new boat launch, a sports field area with four sand volleyball courts, one soccer field, three badminton courts, five horseshoe pits, and one softball field. Access will be utilized from a Perdido Manor Drive. An existing on-site retention pond will accommodate the impervious area.

Total Parking Spaces: 16
Potable Water: NA
Protected Trees to be removed: 17

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: NA
Mitigation Trees: 39

Required vegetation and buffering will be established within site landscape areas and total of (39) trees will be planted.

ADDITIONAL INFORMATION:

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.
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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.
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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 Condition

"No development activity may commence in wetlands or other areas regulated by state and federal agencies unless all such required permits have been obtained and copies provided to the county, per LDC 2.02.02 and 7.13.03."

Development Review Committee (DRC) Final Determination

Having completed development review of the **PCC-West Campus Gazebo Drive, 1230 Perdido Manor 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

5/30/12

Date



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 30, 2012
RE: PCC-West Campus Gazebo Drive
1230 Perdido Manor Drive

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", is written over the printed name.

Horace Jones
Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Waffle House
Location: 3300 West Park Place
Development Review #: PSP111100121
Property Reference #s: 08-2S-30-1000-000-060

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

PROJECT DESCRIPTION

Development of a 1,875 sq ft (Waffle House) restaurant on a 0.60-acre parcel. Access will be utilized from a driveway on West Park Place. An existing on-site retention pond will accommodate the impervious area.

Total Parking Spaces: 31
Potable Water: ECUA
Protected Trees to be removed: None

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

Required vegetation and buffering will be established within site landscape areas and total of (9) trees will be planted.

ADDITIONAL INFORMATION:

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 **Waffle House, 3300 West Park Place**, 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

5/30/12

Date



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 30, 2012
RE: Waffle House
3300 West Park Place

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.

Horace Jones
Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Warrington Middle School-Technology Suite
Location: 450 S. Old Cory Field Road
Development Review #: PSP120200019
Property Reference #: 37-2S-30-1901-000-000
C-3(OL) Warrington Commercial Overlay District

Future Land Use: MU-U
Zoning District: R-2 & C-1
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 3,166 sq ft technology classroom addition and a 500 sq ft elevator addition to an exterior building on an 29.5-acre parcel. A new retention pond will be constructed to accommodate the increased impervious area. Existing access will be utilized.

Total Parking Spaces: Existing
Potable Water: Peoples Water Services
Protected Trees to be removed: N/A

Handicap Parking Spaces: Existing
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 **Warrington Middle School-Technology Suite**, 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

5/30/12

Date



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: May 30, 2012
RE: Warrington Middle School-Technology Suite
450 S Old Corry Field Road

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.


Horace Jones
Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Perdido Bay Tribe Greenhouse
Location: 3300 Beloved Path
Development Review #: PSP111100120
Property Reference #s: 34-2S-31-1000-000-000

Future Land Use: CON
Zoning District: R-2, SDD
Flood Zone: AE
Airport/CRA: AIPD-1 & APZ-2

PROJECT DESCRIPTION

Development of a 864 sq ft Green House on a 4.24-acre parcel. Access will be utilized from a driveway on Beloved Path. An existing on-site retention pond will accommodate the increased impervious area.

Total Parking Spaces: 10
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 1
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 **Perdido Bay Tribe Greenhouse, 3300 Beloved Path**, 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

! Pending Panel verification. 



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: June 6, 2012
RE: Perdido Bay Tribe Greenhouse, 3300 Beloved Path

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 above the printed name.

Horace Jones
Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Gross & Sons Paint and Body Addition
Location: 2708 W Hatton Street
Development Review #: PSP120500040
Property Reference #s: 17-2S-30-1400-007-071

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X
Airport/CRA: C-4 Overlay
Englewood Redevelopment

PROJECT DESCRIPTION

Development of a 1,750 sq ft addition to an existing paint and body shop, within the construction limits of a .10-acre lot on an overall parcel size of 2.05-acres. Access will be utilized from existing driveways.

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

Handicap Parking Spaces: NA
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.
-

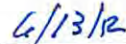
Development Review Committee (DRC) Final Determination

Having completed development review of the **Gross & Sons Paint and Body 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**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

ORGANIZATION: Development Services Department
FROM: Horace Jones, Division Manager
TO: T. Lloyd Kerr, AICP, Department Director
DATE: June 13, 2012
RE: Gross & Sons Paint and Body Addition

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 above the printed name.

Horace Jones
Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Scrap Inc., Picker Station Addition
Location: 1751 N. Green Street
Development Review #: PSP120600046
Property Reference #s: 16-2S-30-2300-003-002

Future Land Use: MU-U
Zoning District: ID-1
Flood Zone: X
Airport/CRA:
Brownsville
Englewood

PROJECT DESCRIPTION

Installation of a 1922 sq ft equipment addition on an 11.16-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: NA
Sanitary Sewer/Septic: Septic
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 **Scrap Inc., Picker Station 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 6/20/12
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: June 20, 2012
RE: Scrap, Inc – Picker Station

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 flourish extending to the right.

Horace Jones
Division Manager



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Islamic Center Activity Building-Parking Lot
Location: 3445 E. Johnson Avenue
Development Review #: PSP120300027
Property Reference #: 07-1S-29-1009-001-003

Future Land Use: MU-U
Zoning District: R-4
Flood Zone: X

PROJECT DESCRIPTION

Paving of an existing church parking lot on an 1.42-acre parcel; with a minimum of thirty-two (32) parking spaces will be provided. Existing access will be utilized.

Development Order No. 06070893 was issued on **August 23, 2006** to allow for the construction of 32-paved parking spaces with additional grass parking. The Development Order expired on February 23, 2008.

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

Handicap Parking Spaces: Existing
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 **Islamic Center Activity Building-Parking Lot**, 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: June 27, 2012
RE: Islamic Center Activity Building Center Parking Lot, PSP120300027

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 "HJ", 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: Genesis Oil Transfer Station
Location: 6125 Arthur Brown Road
Development Review #: PSP120300028
Property Reference #s: 11-4N-33-4100-000-000

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

PROJECT DESCRIPTION

Construction of a crude oil transfer station on a 9.98-acre parcel. Development consists of a 1500 sq ft administration building, a 100,000 barrel tank and associated piping, valves and pumps to transfer oil from rail cars to a pipeline.

Parking Spaces: Provided
Potable Water: Walnut Hill Water
Protected Trees to be removed: None

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Septic
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 CONDITIONS

1. The project will require a complete fire safety plan review by an independent third party plan reviewer. This reviewer will be mutually agreed upon by both Escambia County Fire Prevention and Genesis Energy. The contract for the review will be between Escambia County and the reviewer. All costs associated with the third party plan review will be at the expense of Genesis Energy.
2. The project will be reviewed to the requirements of the 2010 Florida Fire Prevention Code and all other applicable standards adopted by Florida Administrative Code Rule 69A-3.012.
3. Escambia County Office of Fire Prevention will make the final determination as to whether the requirements of the 2010 Florida Fire Prevention Code have been met.
4. Genesis Energy shall be made aware that any changes to the site plan required as part of the third party plan review will require approval through the development review committee (DRC) as required by 4.6.10 of the Escambia County Land Development (LDC).

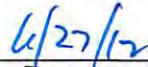
Development Review Committee (DRC) Final Determination

Having completed development review of the **Genesis Oil Transfer Station**, 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



June 25, 2012

T. Lloyd Kerr, AICP, Director
Escambia County Development Services Department
3363 West Park Place
Pensacola, FL 32505


Mr. Kerr:

This letter is in regards to PSP 120300028, Genesis Oil Transfer Station. The Office of Fire Prevention for Escambia County Fire ~ Rescue recommends approval of the development order for the above mentioned project with the following special conditions listed below.

Special Conditions

1. The project will require a complete fire safety plan review by an independent third party plan reviewer. This reviewer will be mutually agreed upon by both Escambia County Fire Prevention and Genesis Energy. The contract for the review will be between Escambia County and the reviewer. All costs associated with the third party plan review will be at the expense of Genesis Energy.
2. The project will be reviewed to the requirements of the 2010 Florida Fire Prevention Code and all other applicable standards adopted by Florida Administrative Code Rule 69A-3.012.
3. Escambia County Office of Fire Prevention will make the final determination as to whether the requirements of the 2010 Florida Fire Prevention Code have been met.
4. Genesis Energy shall be made aware that any changes to the site plan required as part of the third party plan review will require approval through the development review committee (DRC) as required by 4.6.10 of the Escambia County Land Development Code (LDC).

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: June 27, 2012
RE: Genesis Oil Transfer Station, PSP120300028

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 a faint, larger version of the Escambia County logo.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Kids Center
Location: 1503 W. Avery Street
Development Review #: PSP110600066
Property Reference #s: 30-2S-30-1001-009-044

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

PROJECT DESCRIPTION

Change of use of an existing residence to a center for children on a .26-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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Kids Center**, 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: *July 11*
John June 27, 2012
RE: Kids Center, PSP110600066

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: Dunkin Donuts-Navy
Location: 720 N Navy Blvd
Development Review #: PSP120600056
Property Reference #s: 52-2S-30-2501-000-008

Future Land Use: C
Zoning District: C-1
Flood Zone: X
Airport/CRA: C-3

PROJECT DESCRIPTION

Development of a 2,155 sq ft (Dunkin Donuts) restaurant and a 2,571 sq ft attached retail store on a 0.69-acre parcel. Access will be utilized from Navy Blvd.

Total Parking Spaces: 36
Potable Water: ECUA
Protected Trees to be removed: None

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

Required vegetation and buffering will be established within site landscape areas.

ADDITIONAL INFORMATION:

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 **Dunkin Donuts-Navy, 720 N Navy 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

 7/18/12

Date



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

The mission of the CRA is to enhance the quality of life within the County's Redevelopment Areas and Enterprise Zone by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements.

INTEROFFICE MEMORANDUM

TO: Horace Jones, Planning & Zoning, Division Manager

FROM: David Forte, Urban Planner II, Community Redevelopment Agency (CRA)

THRU: Eva A. Peterson, CRA Manager

DATE: Monday, July 16, 2012

RE: Development Review, July 18, 2012 final comparison – 720 Navy Blvd. – Dunkin Donuts – **Warrington Redevelopment District & C-3(OL)**
Warrington commercial overlay district

The Warrington Community Redevelopment Area Plan, originally adopted by the Board of County Commissioners in December of 1995, is intended to accomplish several key objectives to help revitalize and improve the Warrington Redevelopment District. These key objectives include appearance, citizen involvement, code compliance, infrastructure improvements, residential and commercial reinvestment, traffic calming and circulation, and zoning and land use administration.

CRA Comments:

The proposed project falls within the C-3(OL) Warrington commercial overlay district. The districts intent is "to provide an enhanced level of protection for land uses in those commercial corridors which (1) are located within the Warrington Redevelopment Area, and (2) provide primary access (gateways) to the two major military installations. This is an overlay district and the regulations herein expand upon the existing C-1 and/or C-2 zoning district regulations otherwise imposed on individual parcels within the commercial corridor." Below is an excerpt from the performance standards section of the district:

F. Performance standards.

1. *Building and sign design.* The choice of building materials, colors and building signage shall be compatible with the intent of this district and shall not have an adverse visual impact on surrounding properties of the two nearby Navy installations.

2. *Color and materials.* Colors shall be compatible with the general pattern existing on the commercial corridors within the Warrington area.

If you have any questions or concerns, please contact me at the following:

David Forte

Work: 850.595.3595

Cell: 850.554.8187

Email: dvforte@myescambia.com

Note: The CRA offers financial assistance grant programs to assist with projects that upgrade the appearance, property values, and economic activity within Escambia County's designated Redevelopment Districts. Please feel free to contact the CRA at 850.595.3217 for grant information on the Commercial Façade, Landscape and Infrastructure Grant Program and the Commercial Sign Grant Program.



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: July 18, 2012
RE: Dunkin Donuts, PSP120600056

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 cursive script, appearing to read "H. Jones".

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Hoffman Ice
Location: 12350 Gulf Beach Hwy
Development Review #: PSP120500041
Property Reference #s: 12-3S-32-2000-001-023

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

PROJECT DESCRIPTION

Development of a 49 sq ft (Ice Dispensing Machine) on a 0.16-acre parcel. Access will be utilized from a two-way driveway on Cartier Drive. Ingress/egress will consist of a two-way, full access driveway connected to Cartier Drive along with a one-way, exit only connected to Gulf Beach Highway.

Total Parking Spaces: 2
Potable Water: ECUA
Protected Trees to be removed: None

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

Required vegetation and buffering will be established within site landscape areas for a total of 5 trees along the road frontages.

ADDITIONAL INFORMATION:

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 **Hoffman Ice, 12350 Gulf Beach Hwy**, 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: July 25, 2012
RE: Hoffman Ice, PSP120500041

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 red 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: University Mall- Bldg. L North
Location: 7171 N. Davis Hwy
Development Review #: PSP120600054
Property Reference #s: 30-1S-30-3104-000-001

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

PROJECT DESCRIPTION

Addition of a 2,517 sq ft retail shop to the University Town Plaza development on an 23.18-acre parcel. Site improvements such as parking, landscaping and access requirements are part of the existing University Mall redevelopment.

Parking Spaces: Existing

Potable Water: ECUA

Protected Trees to be removed: None

Handicap Parking Spaces: Exists

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 **University Mall- Bldg L North 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: July 25, 2012
RE: University Mall Redevelopment – Bldg. L North, PSP120600054

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 red ink, appearing to read "H. Jones", is written over the recommendation text.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Escambia County Animal Shelter Addition
Location: 200 W. Fairfield Drive
Development Review #: PSP120700058
Property Reference #s: 06-2S-30-1002-000-001

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

PROJECT DESCRIPTION

Development of a 1,377 sq ft building addition on an 5.49-acre parcel. Access will be utilized from an existing driveway. No modifications to the existing stormwater system are proposed.

Parking Spaces: Existing

Potable Water: ECUA

Protected Trees to be removed: None

Handicap Parking Spaces: Exists

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

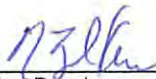
fully applicable and enforced.

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 **Escambia County Animal Shelter 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: August 1, 2012
RE: Escambia County Animal Shelter Addition, PSP120700058

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

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Dr. Virtusio Building Addition
Location: 2102 West Town Street
Development Review #: PSP120700059
Property Reference #: 09-2S-30-1100-001-150

Future Land Use: C
Zoning District: C-2
Flood Zone: X
Palafox Redevelopment Area

PROJECT DESCRIPTION

Construction of a 1,206 sq ft building addition and a 60 sq ft cover overhang to the west side of the building on an 0.35-acre parcel. Existing access will be utilized.

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

Handicap Parking Spaces: Existing
Sanitary Sewer/Septic: Septic
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 **Dr. Virtusio Building 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: August 8, 2012
RE: Dr. Virtusio Building Addition, PSP120700059

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", followed by a long horizontal line.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Oak Grove Graham Substation
Location: 3820 Hwy 99A
Development Review #: PSP120700064
Property Reference #s: 33-5N-32-1330-001-001

Future Land Use: RC
Zoning District: AG
Flood Zone: X
Airport/CRA: NA

PROJECT DESCRIPTION

Development of a Electrical Substation with a 240 sq ft (enclosed switch building) on a 9.31-acre parcel. Access will be utilized from Escambia County Road 99A.

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

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

ADDITIONAL INFORMATION:

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 **Oak Grove Graham Substation, 3820 Hwy 99A**, 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: August 15, 2012
RE: **Oak Grove Graham Substation**
3820 Hwy 99A

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", followed by a long horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HLJ:jdj



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Juanita Williams Dock & Kayak Launch
Location: 505 Edgewater Dr.
Development Review #: PSP120400036
Property Reference #s: 37-2S-30-1001-020-008

Future Land Use: Rec
Zoning District: R-2
Flood Zone: X/AE
CRA: Warrington

PROJECT DESCRIPTION

Development of a 202.5 ft boardwalk and dock on a 2.28-acre parcel. Access will be utilized from an existing driveway. No other improvements are proposed.

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

Handicap Parking Spaces: 2
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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Juanita Williams Dock & Kayak Launch**, 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

8-15-2012

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: August 15, 2012
RE: **Jaunita Williams Dock & Kayak Launch**
505 Edgewater Drive

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 dark ink, appearing to be "H. Jones", followed by a long, sweeping horizontal line that extends across the page.

Horace Jones, Division Manager
Development Services Department

HLJ:jdh



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Campus Quarters
Location: 9823 Utopia Drive

Development Review #: PSP120500044

Property Reference #s: 53-1S-30-3001-000-000,
53-1S-30-3001-000-001,
53-1S-30-3001-000-002,
53-1S-30-3001-000-003,
53-1S-30-3001-000-004,
53-1S-30-1000-003-001

Future Land Use: MU-U

Zoning District: R-4

Flood Zone: X

Airport/CRA: NA

PROJECT DESCRIPTION

Development of an 68,930 sq ft apartment complex that include six (6) apartment buildings, one (1) leasing office, one (1) maintenance building and amenities on a total of 8.33-acres. Access will be utilized from a driveway on Utopia Drive. An on-site retention pond will accommodate the impervious area.

Total Parking Spaces: 411

Potable Water: ECUA

Protected Trees to be removed: 96

Handicap Parking Spaces: 9

Sanitary Sewer/Septic: Sewer

Mitigation Trees: 84

Required vegetation and buffering will be established within site landscape areas and total of (84) trees will be planted.

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. All proposed improvements along Utopia Drive shall be complete prior to the occupancy of any structures associated with the Campus Quarters development.
2. The developer shall be responsible for a two-year warranty period from the date of the issuance of the Final Certificate of Occupancy for all improvements associated with Utopia Drive to be free from construction, design, material, and workmanship defects. The 18 inch concrete culvert under Utopia Drive shall remain private.
3. Prior to the issuance of a building permit, the developer shall provide \$15,450.00 in escrow for potential traffic calming. Said escrow will be held for eighteen (18) months after the issuance of the final Certificate of Occupancy and returned to the developer if county staff determines that traffic calming, according to current County Policy, is not required along any roadways negatively impacted by the Campus Quarters development.
4. The developer shall provide a survey with the as-built certification that depicts the right-of-way of Utopia Drive.

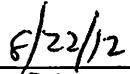
Development Review Committee (DRC) Final Determination

Having completed development review of the **Campus Quarters, 9823 Utopia 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: August 22, 2012
RE: Campus Quarters, PSP120500044

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

HLJ:jdh



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Arcadia ICR Group
Location: 3355 Addison Drive
Development Review #: PSP120700065
Property Reference #: 03-1S-29-1002-000-040

Future Land Use: I
Zoning District: ID-1
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 6,360 sq ft office building and a 4,500 sq ft warehouse building on an 1.44-acre parcel. All outside storage will be screened from view. A new retention pond will be constructed to accommodate the increased impervious area. Existing access will be utilized.

Total Parking Spaces: 27
Potable Water: ECUA
Protected Trees to be removed: N/A

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Arcadia ICR Group**, 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: September 5, 2012
RE: Arcadia ICR Group, 3355 Addison Dr

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:jdj



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Pur Spa
Location: 10437 Sorrento Plaza
Development Review #: PSP120700063
Property Reference #: 13-3S-31-1202-000-001

Future Land Use: C
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

Construction of 997 sq ft of paver stones and concrete sidewalks with a screen enclosure system for a courtyard spa and additional landscape on an 15.78-acre parcel. An Avigation Easement has been executed for development within AIPD-2. Existing access will be utilized.

Total Parking Spaces: Existing
Potable Water: Peoples Water Service
Protected Trees to be removed: N/A

Handicap Parking Spaces: Existing
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 **Pur Spa**, 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

9/5/12

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: September 5, 2012
RE: Pur Spa, 10437 Sorrento Plaza, Suite 206

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

HLJ:jdj



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Sandy Sansing Chevrolet-Temporary Trailers
Location: 6200 Pensacola Boulevard
Development Review #: PSP120800069
Property Reference #: 38-1S-30-3001-000-005

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

PROJECT DESCRIPTION

Temporary placement of a 2,820 sq ft manufactured building; a 720 sq ft manufactured building; and the construction of an 815 sq ft awning on a 12.56-acre parcel. Existing access will be utilized.

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

Handicap Parking Spaces: Existing
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 **Sandy Sansing Chevrolet-Temporary Trailers**, 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: September 5, 2012
RE: Sandy Sansing Chevrolet-Temporary Trailers, 6200 Pensacola Blvd

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:jdj



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Pensacola Auto Depot
Location: 6240 North W Street
Development Review #: PSP120400035
Property Reference #: 38-1S-30-3001-009-001

Future Land Use: I
Zoning District: ID-1
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Additional paving of an existing used car sales lot. Development consists of expanding the existing parking lot to include a 145' x 28' paved parking area and a 145' x 32' gravel parking area on an 1.1-acre parcel. Access will be utilized from an existing driveway.

Parking Spaces: Existing & Proposed
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 **Pensacola Auto Depot**, 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: September 12, 2012
RE: Pensacola Auto Depot, PSP120400035

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.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Twin Gables Retail Complex
Location: 7420 West Nine Mile Road
Development Review #: PSP110100009
Property Reference #s: 01-1S-32-4303-001-002

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

PROJECT DESCRIPTION

A development of a retail convenience store on a 0.30-acre parcel. Access will be utilized from a driveway on West Nine Mile Road. Parking and Landscaping was reduced per variance case V-2012-13 approved on October 10, 2012. The property was rezoned to R-6, case Z-2011-16 and approved by the BCC in November 2011.

Total Parking Spaces: 6
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
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 **Twin Gables Retail Complex, 7420 West 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

10/24/2

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: October 24, 2012
RE: Twin Gables Retail Complex, PSP110100009

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", is written over a horizontal line.

Horace Jones, Division Manager
Development Services Department

HJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Family Dollar-Saufley
Location: 5419 Sauflley Field Road
Development Review #: PSP111200124
Property Reference #: 02-2S-31-2101-000-008

Future Land Use: MU-S
Zoning District: R-6 & RR
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 8,320 sq ft retail building and three 4' x 6' dumpsters with enclosure on an 1.65-acre parcel. A retention pond will be constructed to accommodate the increased impervious area. An Avigation Easement has been approved for development in the Airfield Influence Planning District (AIPD-2). Access will be shared through existing points from Blue Angel Parkway and Sauflley Field Road.

Total Parking Spaces: 25
Potable Water: ECUA
Protected Trees to be removed: N/A

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

Conditional Use Case **CU-2012-03** was approved by the Board of Adjustments (BOA) on February 15, 2012, permitting an 8,320 square feet retail building on the portion of the property zoned R-6, in a district that exceeds the 6,000 maximum square feet in the Neighborhood Commercial and Residential zoning district.

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 **Family Dollar-Saufley**, 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: November 7th, 2012
RE: Family Dollar Store, 5419 Saufley Field Rd

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", written over a horizontal line.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: ECUA - Mobile Hwy Pumping Station
Location: 7630 Mobile Hwy
Development Review #: PSP120500037
Property Reference #s: 17-1S-31-4101-000-000

Future Land Use: Rec
Zoning District: R-6/R-2
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Development of a 3.45-acre parcel to include construction of a 2.0 million gallon water storage tank and booster pump station to provide potable water and fire service in the surrounding area. Access will be utilized from a proposed driveway. A stormwater pond will be constructed to accommodate the increased site impervious cover.

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

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **ECUA - Mobile Hwy Pumping Station**, 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: November 7th, 2012
RE: ECUA-Mobile Hwy Storage & Pumping Station, 7630 Mobile Hwy

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: Englewood Community Center Addition
Location: 2751 North "H" Street
Development Review #: PSP120900077
Property Reference #: 17-2S-30-5016-000-002

Future Land Use: Rec. & MU-U
Zoning District: R-4
Flood Zone: X
Englewood Redevelopment Area

PROJECT DESCRIPTION

Construction of a 1,307 sq ft addition to the existing community center on an 48.55-acre parcel. Existing access will be utilized.

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

Handicap Parking Spaces: Existing
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.
-

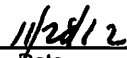
Development Review Committee (DRC) Final Determination

Having completed development review of the **Englewood Community 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: November 28, 2012
RE: Englewood Community Center Addition, 2751 N "H" Street

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", is written over the signature line.

Horace Jones, Division Manager
Development Services Department

HLJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Olive Road Oriental Massage
Location: 1530 E Olive Road
Development Review #: PSP120800066
Property Reference #s: 20-1S-30-2102-006-001

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

PROJECT DESCRIPTION

Development to change an existing residential home into a 2,953 sq.ft., massage business on a 0.79-acre parcel. Access will be utilized from a full access driveway on Olive Road.

Total Standard 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:

Required vegetation and buffering will be established within site landscape areas. A project Compatibility Analysis was submitted for Locational Criteria per article 7.20.03 of the LDC with approval from planning staff.

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 Oriental Massage, 1530 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

12/5/12

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: December 5, 2012
RE: Olive Road Oriental Massage, PSP120800066

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 horizontal line extending to the right.

Horace Jones, Division Manager
Development Services Department

HJ:kss



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Dollar General
Location: 2851 W. Fairfield Dr
Development Review #: PSP120900076
Property Reference #s: 16-2S-30-1001-020-001

Future Land Use: MU-S
Zoning District: ID-1
Flood Zone: X
Airport/CRA:
Englewood

PROJECT DESCRIPTION

Development of a 9,026 sq ft retail store on a 1.50-acre parcel. Access will be utilized from a proposed driveway on Fairfield Dr. On-site retention will be constructed to accommodate site impervious cover.

Parking Spaces: 36
Potable Water: ECUA
Protected Trees to be removed: 4

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
Mitigation Trees: 15

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 **Dollar General**, 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.

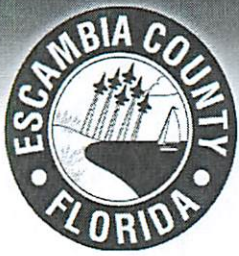
☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

12/12/12

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: December 12, 2012
RE: Dollar General-Fairfield Drive, PSP120900076

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: Raceway-Fairfield
Location: 2741 W Fairfield Drive
Development Review #: PSP120900073
Property Reference #s: 17-2S-30-1400-030-088

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

PROJECT DESCRIPTION

Development of a 2,822 sq.ft., Convenience Store / Service Station store on a 1.79-acre parcel. Access will be utilized from a full access driveway on 'W' Street, 'V' Street, and Baars Street.

Total Standard Parking Spaces: 20
Potable Water: ECUA
Protected Trees to be removed: 2

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 18

ADDITIONAL INFORMATION:

Required vegetation of 26 trees and buffering will be established within site landscape areas.

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 **Raceway-Fairfield, 2741 W Fairfield 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: December 19, 2012
RE: Raceway-Fairfield, PSP120900073

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 purple 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: Scenic Hills Substation Expansion
Location: 8721 Jernigan Rd
Development Review #: PSP120900075
Property Reference #s: 13-1S-30-2102-001-001
13-1S-30-2101-000-000

Future Land Use: MU-S
Zoning District: R-5
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Expanded development of an existing Gulf Power substation on a 5.3-acre site. The proposed plan includes constructing new gravel driveways, a 757 sq ft switch house and creating a new stormwater management system. Tree mitigation will be provided in the form of \$3500 into the county's tree restoration fund.

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

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.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Scenic Hills Substation Expansion**, 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: December 19, 2012
RE: Scenic Hills Substation Expansion, PSP120900075

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