

| ZONING DATA | | | |
|---|---|--|---------------------------------------|
| ZONING : URM | USE: SFR | UPLAND | SUBMERGED ENVIRONMENTALLY SENSITIVE * |
| GROSS PROJECT AREA | 1,099,524 SQ.FT. = 25.2416 ACRES | 21.60 ACRES | 1.99 ACRES 1.65 ACRES |
| TOTAL NUMBER OF UNITS | 285 | * DEED OF CONSERVATION DOC. #1769057 BOOK #2442 PAGE 2318 INCLUDES 0.28 ACRES OF BUFFER AREA | |
| GROSS DENSITY | 13.20 UNITS PER NET ACRE | | |
| BUILDING HEIGHT | 35'-0" MAXIMUM FROM ADJACENT COR | | |
| OPEN LANDSCAPE AREA REQUIRED | 102,000 SQUARE FEET | | |
| OPEN LANDSCAPE AREA PROVIDED | 154,938 SQUARE FEET | | |
| PARKING SPACES PROVIDED PER UNIT (WITHIN THE BUILDING ENVELOPE) | 2 SPACES PER UNIT | | |
| ADDITIONAL PARKING SPACES PROVIDED | 60 SPACES (7 HC 12'X18', 53 STD 9'X18') | | |
| MINIMUM SETBACKS PROVIDED PER UNIT: (TO DRIP EDGE) | | | |
| FRONT: 5'-0" | | | |
| REAR: 5'-0" | | | |
| INTERIOR SIDE 5'-0" | | | |
| SIDE STREET 5'-0" | | | |
| OVERALL PROPERTY SETBACKS: | | | |
| OVERSEAS HIGHWAY LANDSCAPE BUFFER: 20'-0" | | | |
| WEST LANDSCAPE BUFFER: 20'-0" | | | |
| ALTERED SHORELINE SETBACK: 20'-0" | | | |
| INTERIOR N.E.: 72'-0" | | | |

DEVIATIONS FROM PREVIOUSLY APPROVED PLAN

1. THE TENNIS COURT/BASKETBALL COURT WILL REMAIN AT THEIR EXISTING LOCATION AND WILL NOT BE RELOCATED.
2. THE INDIVIDUAL UNITS HAVE BEEN RECONFIGURED TO BE NEARLY ALL THE SAME SIZE.
3. APPROVED ROADWAYS HAVE BEEN MODIFIED TO PROVIDE BETTER EMERGENCY ACCESS. THE MINIMUM ONE-WAY ROAD WITH IS NOW PROPOSED AT TWENTY FEET (20 FT) IN LIEU OF 18 FT PER THE APPROVED PLAN.
4. THE EXISTING GUARDHOUSE AND OFFICE WILL BE REPLACED BY A NEW GUARDHOUSE AND OFFICE IN THE SAME LOCATION.
5. THE EXISTING MAINTENANCE STRUCTURE WILL BE REPLACED BY A NEW ONE IN THE SAME LOCATION.
6. THERE WILL BE ADDITIONAL COMMON AREA PARKING SCATTERED THROUGHOUT THE COMMUNITY.
7. THIS PROPOSED PLAN PROVIDES FOR INCREASED OPEN AREA AND GREEN SPACE OVER THE APPROVED PLAN. PLEASE REFER TO THE OPEN AREA CALCULATIONS AND THE LANDSCAPING PLAN.
8. THE DESIGN OF AND CONSTRUCTION OF THE INDIVIDUAL HOMES WILL BE REGULATED BY A SET OF ARCHITECTURAL DESIGN STANDARDS AND USE REGULATIONS AND THIS WILL BE ENFORCED THROUGH THE USE OF A MANDATORY ARCHITECTURAL REVIEW PROCESS AND APPROVAL PRIOR TO SUBMISSION FOR A BUILDING PERMIT. REFER TO THE ATTACHED ARCHITECTURAL DESIGN CRITERIA AND USE REGULATIONS FOR REVIEW PROCEDURES.

PHASING SCHEDULE

- REVISED PHASE I: DEMOLITION OF ALL EXISTING MOBILE HOMES (COMPLETED ON DECEMBER 31, 2010.)
- REVISED PHASE II: REBUILDING OF LAND BASED INFRASTRUCTURE INCLUDING WATER, SEWER, PAVING AND DRAINAGE AND ELECTRIC FOR READY TO BUILD 285 UNITS TO BE COMPLETED WITHIN 18 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.
- REVISED PHASE III: REBUILDING OF MARINA SLIPS: TO BE COMPLETED 24 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.
- REVISED PHASE IV: REBUILDING GUARDHOUSE AND OFFICE BUILDING: TO BE COMPLETED 24 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.
- REVISED PHASE V: REBUILDING OF SINGLE FAMILY HOMES: TO BE COMPLETED 60 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.

REQUEST FOR MODIFICATION OF CONDITIONS APPROVED PURSUANT TO PCR NO. P35-07

- CONDITION 2 SHALL BE MODIFIED TO READ AS FOLLOWS:
- THE APPLICANT SHALL MEET THE COMPLIANCE SCHEDULE AS SET FORTH BELOW:
- REVISED PHASE I: DEMOLITION OF ALL EXISTING MOBILE HOMES (COMPLETED ON DECEMBER 31, 2010.)
- REVISED PHASE II: REBUILDING OF LAND BASED INFRASTRUCTURE INCLUDING WATER, SEWER, PAVING AND DRAINAGE AND ELECTRIC FOR READY TO BUILD 285 UNITS TO BE COMPLETED WITHIN 18 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.
- REVISED PHASE III: REBUILDING OF MARINA SLIPS: TO BE COMPLETED 24 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.
- REVISED PHASE IV: REBUILDING GUARDHOUSE AND OFFICE BUILDING: TO BE COMPLETED 24 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.
- REVISED PHASE V: REBUILDING OF SINGLE FAMILY HOMES: TO BE COMPLETED 60 MONTHS FROM DATE OF FINAL DEVIATION APPROVAL.
- BOCC MAY REVIEW THIS REVISED PHASING PLAN AND, UPON IT'S REVIEW WILL REFER THIS MATTER FOR CONSIDERATION BY THE CIRCUIT COURT IN CASE NO. 96-260-CA-P OF THE SIXTEENTH JUDICIAL CIRCUIT FOR IT'S APPROVAL OF THE REVISED PHASING PLAN. SAID COURT HAS ACCEPTED JURISDICTION OVER THE DEVELOPMENT AGREEMENT, ITS IMPLEMENTATION AND ENFORCEMENT AND HAS ENTERED PRIOR ORDERS AND INJUNCTIONS CONCERNING THE PHASING OF THE DEVELOPMENT AGREEMENT.
- CONDITION 3 SHALL BE MODIFIED TO READ AS FOLLOWS:
- THE CONDITIONAL USE PERMIT SHALL BE VALID UNTIL AUGUST 21, 2016 SO AS TO EXPIRE ON THE SAME DATE AS THE DEVELOPMENT AGREEMENT.
- CONDITION 10 SHALL BE MODIFIED TO READ FOLLOWS:
- PRIOR TO THE ISSUANCE OF A C.O. ANY NEW SINGLE FAMILY PERMANENT RESIDENTIAL DWELLING UNIT SHALL BE EQUIPPED WITH THE FOLLOWING TO SUPPORT ENERGY CONSERVATION STANDARDS PURSUANT TO MCC 9-5-326:
- a. ENERGY EFFICIENT APPLIANCES
 - b. ULTRA EFFICIENT AND LOW FLOW WATER FIXTURES
 - c. ENERGY EFFICIENT WINDOWS
 - d. A HIGH R FACTOR INSULATION PLAN
 - e. SUPER EFFICIENT WATER HEATERS
 - f. METAL ROOFS
- CONDITION 13 SHALL BE MODIFIED TO READ AS FOLLOWS:
- ALL HOMES SHALL BE BUILT WITH A CEILING IN THE UNDERSTORY PARKING AREA WITH NO LESS THAN ONE (1) HOUR FIRE RATING TO ALLOW BOATS AND MOTOR VEHICLES TO BE STORED BENEATH THE ELEVATED HOMES. ANY AT GRADE STORAGE AREAS SHALL BE ONE HOUR FIRE RATED.

GENERAL NOTES

- UTILITIES HAVE BEEN DESIGNED AND WILL BE LOCATED PER PKAA AND PKEC DESIGN CRITERIA
- THERE ARE NO NEW ENCROACHMENTS BY PRINCIPAL STRUCTURES ON THE SHORELINE SETBACK AREA EXCEPT FOR THE EXISTING MARINA GRILL/FUB BUILDING

THIS SITE PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. FINAL APPROVAL BY THE MONROE COUNTY FIRE DEPARTMENT WITH RESPECT TO THE ROAD WIDTHS AND FIRE EQUIPMENT TURNING RADI.
2. FINAL APPROVAL BY THE MONROE COUNTY PLANNING DEPARTMENT AND PLANNING COMMISSION.
3. COORDINATION WITH CIVIL ENGINEERING DESIGN AND DRAWINGS.
4. THIS SITE PLAN AND THE ATTACHED GUIDELINES AND USE REGULATIONS WERE APPROVED BY A MAJORITY OF SHAREHOLDERS ON SEPTEMBER 13, 2011 BY A VOTE OF 105 FOR, 3 AGAINST.



PROPOSED SITE PLAN

SCALE 1"= 50'

ATLANTIC OCEAN