

SECTION II

PROJECT DEVELOPMENT

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2.05 PROJECT DENSITY

The total acreage of the Marco Shores property is approximately 314.7 acres. The maximum number of dwelling units to be built on the total acreage is ~~4580~~ 1,670. The number of dwelling units per gross acres is approximately ~~5.0~~ 5.3. The density on individual parcels of land throughout the project will vary according to the type of dwelling units placed on each parcel of land.

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SECTION IV

MULTI-FAMILY

4.01 PURPOSE

The purpose of this Section is to set forth the regulation for the area designated on Exhibit E, Site Plan, as Multi-Family.

4.02 MAXIMUM DWELLING UNITS

A maximum number of ~~4580~~ 1,670 dwelling units may be constructed subject to stipulations in attached Exhibit J.

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4.07 REGULATIONS FOR RESIDENTIAL PARCEL TWO A

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4.07.07 OFF-STREET PARKING

~~Principal uses shall provide a minimum of two parking spaces per dwelling unit for multi-family use. Parking for group housing for seniors shall be in accordance with the LDC.~~

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SECTION VII

DEVELOPMENT COMMITMENTS

Words underlined are additions; words ~~struck through~~ are deletions

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7.09 AIRPORT DISCLOSURE AND PERMITTING

A. The developer, successor or assign of Marco Shores Unit One, Tracts N and P acknowledges the property’s proximity to the Marco Island Executive Airport and the potential for noises created by and incidental to the operation of the airport. Notice shall be provided to potential homeowners and/or residents through the provision of the following disclosure statement on any plat, and in association documents for condominium, property owner and homeowner associations, or lease documents:

“The Marco Island Executive Airport is located less than one mile to the east of (insert plat/condominium/development, as appropriate). Owners and/or residents can expect recurrent noises and disturbances created by, and incidental to, the operation of the airport.”

B. The developer, successor or assign of Marco Shores Unit One, Tracts N and P shall provide a copy of the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) at time of Site Development Plan (SDP) submittal, in accordance with LDC Section 4.02.06.