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Schedule of Deviations & Justifications

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Deviations Approved per Z-02-072 & Z-12-004 & Z-13-020

Deviation #1 from LDC Sec. 34-1954(d)(1), which restricts model homes to a time limitation of three (3) years, to allow model homes through the build out of the project.

Deviation #5 from LDC Sec. 10-291(3) (Access to Street), which requires two (2) or more means of ingress and egress to residential development of at least five (5) acres in size; to allow one (1) means of ingress and egress for those development parcels that are surrounded by golf course, water body, conservation areas, or any combination thereof.

Deviation #6 from LDC Sec. 10-296(b), Table 3, which requires a right-of-way width of 35 feet for two-way closed drainage, rear lot drainage or inverted crown; to allow a right-of-way width to coincide with the back of curb for local private roads.

Deviation #7 from LDC Sec. 10-296(d), Table 4(7)c), which requires asphaltic concrete, to allow for cement concrete or decorative pavers within private local roadways within Miromar Lakes.

Deviation #14 from LDC Sec. 10-415(a), which requires that open space be calculated as a percentage of development area; to allow open space based on the areas of development excluding that portion of the development consisting of the existing mining lakes, as approved by Resolution Z-99-029 with the following condition:

The entire acreage of the existing minimum lakes located east of Ben Hill Griffin Parkway is exempt from open space requirements. These lakes may not be used to satisfy open space requirements on the site. This deviation is APPROVED for the entire project.

Deviation #16 from LDC Sec. 10-415(b), which requires 50 percent of the required open space to incorporate existing indigenous vegetation; to allow all of the required indigenous vegetation to be provided in the conservation areas shown on the MCP and to permit all of the restored vegetation within the wetland slough to count toward the required indigenous vegetation requirement. This deviation was approved by Resolution Z-99-029 with the condition that existing indigenous preservation requirement be met within the Conservation Area shown on the MCP last revised August 16, 1999. This deviation is approved for the 534-acre addition to the project subject to the following condition:

In conjunction with an application for local development order approval, the developer must submit a detailed invasive exotic removal and replanting plan for the Division of Environmental Sciences' Staff review and approval. The developer must delineate on the local development order plans a minimum of 111 acres of indigenous preservation and 47.7 acres of restoration consistent with the MCP.

Deviation #18 from LDC Sec. 10-418(a)(2)b, which requires a minimum number of native wetland herbaceous plants per linear foot of lake shoreline; to allow required plants in compliance with the Lake Management Plan and Lake Shoreline Planting Plan approved by Zoning Resolution No. Z-99-029, provided that herbaceous plant requirements per LDC Sec. 10-418 are calculated on the entire length of the lake shoreline, including bulkhead portions. The developer may substitute wetland trees and shrubs for up to 50 percent of the total number of herbaceous plants required, at a ratio of 1 tree or 2 shrubs for 10 herbaceous plants.

Deviation #20 from LDC Sec. 34-2194(c)(1)(a) revised and approved, but limited to 5,527 linear feet of lake frontage within the areas delineated on the MCP. In addition, a compensatory littoral zone must be provided as pocket marshes instead of a 5-foot-wide linear littoral shelf, per Sec. 10-418(3)(a). The compensatory pocket marsh area must be a minimum 0.50 acres of marsh planted with a minimum of our native wetland plants and providing a 50 percent coverage at time of planting (herbaceous plants must be a minimum 2-inch linear; shrubs and grasses must be a minimum 1-gallon container size; trees must be a minimum 3-gallon size). The compensatory pocket marsh area must be provided along the shoreline of Tract C-2. Additionally, the total amount of linear feet of lake frontage that utilizes the zero-foot setback, plus any rip-rap installed for shoreline erosion control cannot exceed 20 percent or 11,504 linear feet of shoreline.

Requested Deviations

1. Deviation from LDC Section 10-328(a), which prohibits lake maintenance easements from being located within the limits of a platted single-family residential lot; to allow for lake maintenance easements within the limits of the platted single-family lots within the subject tract.

JUSTIFICATION: The Applicant is proposing to locate the required lake maintenance easements (LMEs) within the single family lots as shown the attached final plan. This design standard is vested for this development, and is requested to ensure the consistency and continuity of development with the overall community.

The Peninsula tract is surrounded by existing lakes and has a defined development footprint. This developable area was designed and constructed prior to the LDC amendment that prohibited the placement of LMEs within single family lots. Therefore, the Applicant is encumbered with spatial constraints based upon a development footprint constructed in good faith based upon the existing regulations at the time. These existing conditions warrant the requested deviation.

From a safety and maintenance standpoint, there are extensive deed restrictions in place to ensure the LMEs are available for maintenance as intended by the LDC. All principal and accessory structures are regulated by a 20' water body setback that further ensures access to

the easements. Moreover, all development within the project is regulated by the Lake Management Plan and approved per Z-99-029, Exhibit J, to ensure proper lake function, maintenance of littoral vegetation, prevention of lake bank erosion, and removal of exotic and nuisance plants.

For these reasons, the requested deviation will not negatively impact public health, safety or welfare and will uphold the intent of the LDC.

Please note this deviation was approved for Peninsula Phase IV pursuant to ADD2014-00102.

2. Deviation from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 4:1 where turf reinforcement mat is proposed, and a minimum ratio of 2:1 where rip-rap shoreline is proposed.

JUSTIFICATION: As noted above, the subject tract is located within a large-scale master-planned community that is partially built-out. The proposed 4:1 lake bank slope is vested for this development, and will comply with previous approvals. Similarly, rip-rap shoreline has been permitted in previous phases of the development as proposed.

As noted above, the overall Peninsula tract has a defined development footprint constrained by the existing recreational lakes, which were constructed with a 4:1 lake bank slope prior to the LDC amendment to 6:1 slopes. Therefore, continuation of the 4:1 lake bank slope through the entirety of the subject property is integral to upholding the design established prior to the LDC amendment.

Additionally, the Applicant has deed restrictions and a lake management plan in place to ensure the proper function and maintenance of the lakes. As shown on the enclosed final plan, turf reinforcement mats are proposed in certain areas to mitigate lake bank erosion, in addition to 4,076 enhanced littoral plantings, which are provided in excess of the LDC requirements. Where 2:1 lake bank slopes are shown, rip-rap is proposed to mitigate erosion. The proposed rip-rap shoreline for Miromar Lakes Peninsula Phase IV will consist of 9,200 +/- LF, and the proposed littoral compensatory area will consist of 5,100 +/- SF as depicted on the "Proposed Lake 5 & 6 Shoreline" table on the FPA Plans.

Therefore, the requested deviation will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC.

Please note this deviation was approved for Peninsula Phase IV pursuant to ADD2014-00102.

3. Deviation from LDC Section 34-1744(b)(2)(a)(i), which allows a maximum height of 3 feet for fences or walls located between a street right-of-way or easement and the minimum required street setback line, to allow a maximum height of 8 feet for decorative fences and walls located at the entry to residential dwelling units for lots 23-33.

JUSTIFICATION: The Applicant is proposing decorative entry features to enhance the access points to single-family units within Phase IV as shown on the enclosed Final Plan. The proposed fences and walls will meet the required setbacks set forth in LDC Section 34-1744 as shown on the typical residential driveway detail. The fences and walls front along a private street internal to the master-planned community, and will not impact public health, safety or welfare. The additional height will provide for residential privacy in this exclusive enclave neighborhood, and it will provide for architectural features such as columns, cupolas, parapets, etc...The fences and walls will be constructed to present the finished side of the fence or wall to the adjacent internal right-of-way. Fences and walls within the same development tract will demonstrate a unified architectural theme in a manner that enhances the project.

Please note this deviation was approved for Peninsula Phase IV pursuant to ADD2014-00102.

4. Deviation from LDC Section 10-418(3), which allows riprap revetments or other similar hardened shoreline structures to comprise up to 20 percent of an individual lake shoreline, but cannot be used adjacent to single-family residential uses, to allow for riprap to be adjacent to single-family residential uses within all proposed lots with the exception of lots 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32.

JUSTIFICATION: The above deviation is requested due to the unique size and configuration of Lake Como, which results in significant wave action and subsequent erosion along the subject property's shorelines. The proposed rip-rap will help to mitigate erosion as implemented through the community-wide lake management plan and maintained by the HOA and master developer. While this deviation has not been explicitly requested in past FPA applications, there is rip-rap adjacent to the single-family residential uses throughout the community, as reviewed and approved by County Staff. Examples of this include the Sorrento and Portofino tracts within the Peninsula portion of the project. Proper instruction will be provided to future homeowners on those lots via the HOA documents and deed restrictions. Additionally, the proposed rip-rap is in compliance with the maximum allowable hardened shoreline set forth in Deviation 20 of the MPD zoning resolution, as amended. Therefore, the requested deviation will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC.

Please note this deviation was approved for Peninsula Phase IV pursuant to ADD2014-00102.

5. Deviation from LDC Section 10-296(p)(1), which requires dead-end streets to be closed at one end by a circular turnaround for vehicles, to allow a dead-end at the south terminus of Via Lugano Court.

JUSTIFICATION: This deviation is requested solely for the south terminus of Via Lugano Court, as shown on the enclosed final plan. The proposed dead-end street is in compliance with the NFPA and is less than the 150-foot length. The dead-end segment serves 2 single-family dwellings, or 3% of proposed units within the FPA boundary. This deviation and street design has been approved within other development tracts in Miromar Lakes, including Via Savona Court and Vivaldi Court. Additionally, the developer will install signage at the nearest

intersection to notify vehicles and emergency responders of the dead-end. For these reasons the design will not impact public health, safety or welfare.

6. Deviation from LDC Section 34-1954(b)(2), which requires model homes to be connected to water and sewer prior to use as a model, to allow Lots 6, 46-48 to be developed as dry models.

JUSTIFICATION: The Applicant is requesting approval of this deviation internal to a private, gated community. Approval of this deviation will help to facilitate marketing and sales of this new single-family enclave in response to market demand.

It is understood that the prohibition on dry models is to avoid speculative building practices that have taken place in other areas of the county, and to ensure model homes have adequate on-site facilities for fire protection, visitors and employees.

Fire protection will be provided prior to combustibles being on-site - a condition that has been supported for other dry models previously developed in the MPD/DRI.

In term of facilities for employees and visitors, the models are not staffed and will not contain sales offices. The dry models will only be utilized for touring by potential buyers. Sales agents are located in centralized sales facility that contain bathroom facilities for employees, patrons and visitors.

Miromar Development Corporation is an established developer with a solid track record of creating quality communities. Miromar also partners with a limited list of approved builders, which further ensures speculative building practices are not employed. As outlined above, this request will not negatively impact public health, safety or welfare.