

Exhibit B

**Corkscrew Crossing**  
**Property Development Regulations**

Development of this RPD will comply with the following Property Development Regulations:

**Single-Family**

Minimum Lot Area and Dimensions:

Area: 4,000 square feet  
Width: 40 feet  
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads  
20 feet from internal streets and access drives  
10 feet from internal streets and access drives (side load garage only)  
Side: 5 feet  
Rear: 20 feet  
Water body: Principal - 25 feet (measured from control elevation)  
Accessory -10 feet (measured from control elevation)  
Preserve: 20 feet from Wetlands: 30 feet from Pine Flatwoods  
Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194, except that accessory structures may be 0 feet from a lake, buffer or open space tract.

Maximum Lot Coverage: 60 percent  
Minimum Building Separation: 10 feet  
Maximum Building Height: 2-stories/35 feet  
Minimum Open Space: 10% per lot or parcel

**Townhouse**

Minimum Lot Area and Dimensions:

Area: 2,000 square feet (per unit)  
Width: 20 feet  
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads  
20 feet from internal streets and access drives  
Side: 0/6 feet (lesser setback for interior units)  
Rear: 20 feet  
Water body: 25 feet (measured from control elevation)  
Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods  
Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 60%  
Minimum Open Space: 10% per lot or parcel  
Minimum Building Separation: 12 feet  
Building Height: 2 stories/35 feet

**Two Family Attached (Twin Villa)**

Minimum Lot Area and Dimensions:

Area: 3,500 square feet (per unit)  
Width: 25/35 feet (25 feet where offset lot line is utilized)  
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads  
20 feet from internal streets and access drives  
Side: 0/5 feet (lesser setback for interior units)  
Rear: 20 feet  
Water body: 25 feet (measured from control elevation)  
Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods  
Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194, except that accessory structures may be 0 feet from a lake maintenance easement, buffer or open space tract.

Maximum Lot Coverage: 65%  
Minimum Open Space: 10% per lot or parcel  
Minimum Building Separation: 10 feet  
Maximum Building Height: 2-stories/35 feet

**Recreation Area/Clubhouse/Amenity Area**

Minimum Lot Area and Dimensions:

Area: 10,000 square feet  
Width: 100 feet  
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads  
20 feet from internal streets and access drives  
Side: 10 feet  
Rear: 20 feet  
Water body: 25 feet (measured from control elevation)  
Preserve: 20 feet from Wetlands: 30 feet from Pine Flatwoods  
Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 60%  
Minimum open space: 10% per lot or parcel  
Minimum Building Separation: 20 feet  
Height: 3 stories/45 feet

Consumption on-premises permitted indoor only. See conditions.