

**EXHIBIT B**

**BAUMGARTEN MPUD  
DEVELOPMENT STANDARDS**

The tables below set forth the development standards for land uses within the Baumgarten MPUD. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat.

**I. MIXED- USE:**

|  | <b>PRINCIPAL USES</b>           |               | <b>ACCESSORY USES</b> |               |
|--|---------------------------------|---------------|-----------------------|---------------|
| <b>MINIMUM LOT AREA</b>                  | 10, 000 Sq. Ft.                 |               | N/A                   |               |
| <b>AVERAGE LOT WIDTH</b>                 | 100 ft.                         |               | N/A                   |               |
| <b>MINIMUM YARDS (External)</b>          |                                 |               |                       |               |
| From Immokalee Road ROW                  | 25 ft.                          |               | SPS                   |               |
| From Collier Boulevard ROW               | 25 ft.                          |               | SPS                   |               |
| From Eastern Project Boundary***         | 25 ft.                          |               | 15 ft.                |               |
| From Southern Project Boundary           | 200 ft. Minimum                 |               | 200 ft. Minimum       |               |
| <b>MINIMUM YARDS (Internal)</b>          |                                 |               |                       |               |
| Internal Drives/ ROW                     | 10 ft.                          |               | 10 ft.                |               |
| Rear                                     | 10 ft.                          |               | 10 ft.                |               |
| Side                                     | 10 ft.                          |               | 10 ft.                |               |
| Lakes (measured from control elevation)  | 25 ft.                          |               | 20 ft.*               |               |
| Preserve                                 | 25 ft.                          |               | 10 ft.                |               |
| <b>MIN. DISTANCE BETWEEN STRUCTURES</b>  | 1/2 the sum of building heights |               | 10 ft.                |               |
| <b>MAXIMUM HEIGHT***</b>                 | <b>ZONED</b>                    | <b>ACTUAL</b> | <b>ZONED</b>          | <b>ACTUAL</b> |
| Retail Buildings                         | 45 ft.                          | 65 ft.        | 35 ft.                | 45 ft.        |
| Office Buildings and Hotel/ Motel        | 55 ft.                          | 65 ft.        | 35 ft.                | 45 ft.        |
| <b>MINIMUM FLOOR AREA (ground floor)</b> | 1,000 700 sq. ft. **            |               | N/A                   |               |
| <b>MAXIMUM GROSS COMMERCIAL AREA</b>     | 270,000 sq. ft.                 |               | N/A                   |               |

\* No structure may be located closer than 20 feet to the control elevation of a lake (allowing for the required minimum 20-foot wide lake maintenance easement).

\*\* Per principal structure. Kiosk vendor, concessions, and temporary or mobile sales structures shall be permitted to have a minimum floor area of twenty-five (25) square feet and shall be subject to the accessory structure standards set forth in the LDC.

\*\*\* Any building located 50 feet of the eastern PUD boundary is limited to a maximum zoned height of 35 ft. and a maximum actual height of 45 ft. No dumpster enclosure permitted within 105 feet of the eastern PUD boundary.

Note: Residential dwellings may be constructed above retail or office use.