

GENERAL DEVELOPMENT PLAN

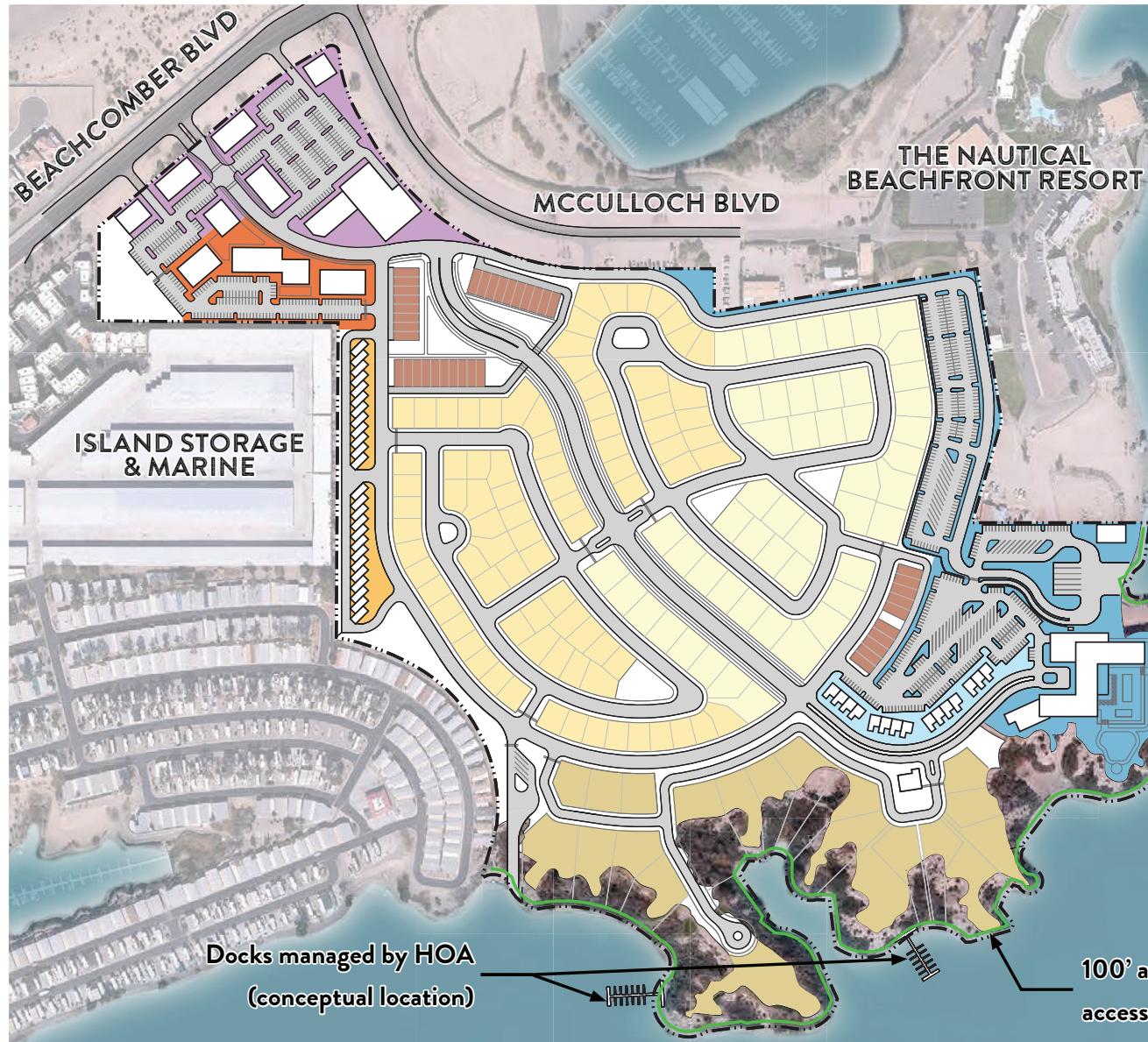


EXHIBIT A

COMMERCIAL	GSF: 67,100 SF (MAX)
RESORT	TOTAL: 200 ROOMS (MAX)
RESORT VILLAS	TOTAL: 15 (MAX)
MULTI-FAMILY	TOTAL: 90 (MAX)
TOWNHOMES	TOTAL: 38 (MAX)
SMALL LOTS	TOTAL: 84 (MAX)
MEDIUM LOTS	TOTAL: 50 (MAX)
LARGE LOTS	TOTAL: 21 (MAX)
BOAT GARAGES	TOTAL: 25 (MAX)

100' AVERAGE (15' MINIMUM) SHORELINE
ACCESS AND PRESERVATION EASEMENT

*Product counts and types are
approximate and subject to change.

**Lighthouses will remain intact in
their current locations

Docks managed by resort
(conceptual location)

100' average (15' minimum) shoreline
access and preservation easement

1" = 300'

All diagrams, images, and text in this document are conceptual and subject to change.

EXHIBIT B (PAGE 1 OF 2)

Land Use Categories for Waterfront Planned Development										Existing I-B District Uses	Use-Specific Standards in Development Code
	Small Lot Residential	Medium Lot Residential	Large Lot Residential	Townhome Residential	Multi-Family Residential	Resort Villas	Resort	Commercial Area	Self-Storage Units		
Land Use Category											
RESIDENTIAL USES											
Dwelling, single-family detached	P	P	P							A	14.02.03.G.4.g
Dwelling, single-family attached				P	P	P					14.03.03.A.2
Dwelling, two-family					P						
Dwelling, co-housing					P						
Dwelling, live/work					P						14.03.03.A.3
Dwelling, multi-family					P						14.03.03.A.4
Dwelling, vacation rental	P	P	P	P	P	P				P	14.03.03.A.5
Residential care facility	C	C	C	C	C						14.03.03.A.9
PUBLIC AND INSTITUTIONAL USES											
Clubs, lodges, and private meeting halls							P				
Community centers							P	P			
Day care facility										P	14.03.03.B.3
Library, museum, or gallery							P			P	
Open space, park, or playground	P	P	P	P	P	P	P	P	P	P	14.03.03.B.6
Public safety facility							P	P		P	
Religious facility	P	P	P	P	P	P	P	P	P		
Water-related facility							P			P	14.03.03.B.7
Public utility facility, major		C	C		P		P	P	P		
Public utility facility, minor	P	P	P	P	P	P	P	P	P	P	14.03.03.B.8
COMMERCIAL USES											
Animal grooming and care							P				
Community gardens	P	P	P	P	P	P	P	P	P	P	14.03.03.C.3
Restaurant							P	P		P	14.03.03.C.6
Hotels, motels, and conference facilities							P			P	14.03.03.C.8
Resort							P			P	
Offices								P			
Medical offices and clinics								P			
Personal services								P		A	14.03.03.C.9
Self-storage (mini-storage)								P			14.03.03.C.10
Indoor recreation or entertainment							P	P		P	
Outdoor recreation or entertainment							P			P	
Studio								P		P	
Theaters and auditorium							P	P		P	
Alcohol beverage sales							P	P		P	14.03.03.C.14
General retail, small								P		A	14.03.03.C.16
General retail, large								P			14.03.03.C.16
Car Wash									A		
Light watercraft rental							P			C	Rental only
Marina			C			P				P	
Marine equipment sales and rental						P	P				Sales and Rental only
Parking facility						P	P			P	

EXHIBIT B (PAGE 2 OF 2)

Land Use Categories for Waterfront Planned Development										Existing I-B District Uses	Use-Specific Standards in Development Code
	Small Lot Residential	Medium Lot Residential	Large Lot Residential	Townhome Residential	Multi-Family Residential	Resort Villas	Resort	Commercial Area	Self-Storage Units		
INDUSTRIAL USES											
Recycling, small collection facility							A	A			A
ACCESSORY USES											
Accessory automated teller machine (ATM)								A			A
Accessory drive-in or drive-through											A
Accessory dwelling unit	A	A	A	A							A 14.03.03.E.1
Accessory home occupation	A	A	A	A	A						14.03.03.E.2
Accessory navigational use			A				A				14.03.03.E.3
Accessory outdoor dining							A	A			A 14.03.03.E.4
Accessory outdoor retail sales								A			A 14.03.03.E.5
Accessory residential care home	A	A	A	A	A						14.03.03.E.6
Accessory structure, not for occupancy	A	A	A	A	A	A	A	A			A 14.03.03.E.7
Accessory swimming pools	A	A	A	A	A	A	A				A 14.03.03.E.8
Accessory water related use			A				A				A
Accessory use, other customary for the specific use itself	A	A	A	A	A	A	A	A	A		A
Accessory Boat Docks			A				A				
Backyard Fowl	A	A	A	A	A						14.03.03.E.9
Temporary Uses											
Temporary construction office or yard	T	T	T	T	T	T	T	T	T		T 14.03.03.F.1
Temporary event or sales	T	T	T	T	T	T	T	T	T		T 14.03.03.F.2
Temporary real estate sales office	T	T	T	T	T	T	T	T	T		T 14.03.03.F.3
Temporary use, other customary	T	T	T	T	T	T	T	T	T		T 14.03.03.F.4

EXHIBIT C

Dimensional Standards for Waterfront Planned Development										
GENERAL DEVELOPMENT PLAN LAND USE CATEGORY	SMALL LOT RESIDENTIAL	MEDIUM LOT RESIDENTIAL	LARGE LOT RESIDENTIAL	TOWNHOME RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	RESORT VILLAS	RESORT	COMMERCIAL AREA	SELF STORAGE AREA	ISLAND BODY BEACH ZONE (CURRENT DEVELOPMENT CODE REQUIREMENTS FOR COMPARISON)
LOTS AND DENSITY										
MIN. AREA (SF.)	5,200	5,200	5,200	1,750	N/A	1,750	N/A	N/A	N/A	Public: 1 acre New subdivision: 1 acre
MIN. WIDTH (FT.)	65	65	65	25	N/A	25	N/A	N/A	N/A	Public: N/A New subdivision: 60 ft.
MIN. DEPTH (FT.)	80	80	80	70	N/A	70	N/A	N/A	N/A	Public: N/A New subdivision: 120 ft.
MIN-MAX. DENSITY (DUS/ACRE)	[1]	[1]	[1]	[1]	N/A	N/A	N/A	N/A	N/A	N/A
MIN. AREA OF DWELLING UNIT (SQ. FT.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX. LOT COVERAGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING SETBACKS AND FRONTAGE										
MIN. FRONT YARD (FT.)										
MIN. BUILDING SETBACK [2]	15	15	15	15	10	15	10	10	20	General: 20 Adjacent to McCulloch: 50
MIN. SIDE YARD (FT.)										
GENERAL INTERIOR	5	5	5	0	0	0	0	0	0	10
CORNER LOT	10	10	10	10	10	10	10	10	10	20
REVERSE CORNER LOT	15	15	15	15	15	15	10	10	10	N/A
MIN. REAR YARD (FT.)										
GENERAL	10	10	10	10	10	10	10	10	10	N/A
REVERSE CORNER LOT	10	10	10	10	10	10	10	10	10	N/A
MAX. BUILDING HEIGHT (FT.)										
PRIMARY BUILDING										
GENERAL	36 [4]	36 [4]	36 [4]	36 [4]	48	36 [4]	48	40	36	40
Accessory Structure										
GENERAL [3]	15	15	15	15	15	15	15	15	15	40

[1] Only one primary dwelling unit is permitted per lot.

[2] In residential areas, garages, carports, or any structure used to park vehicles that face a front yard street must be set back 5 additional feet from the listed front yard setback, not including the dwelling itself. On a reverse corner lot, the front yard is defined by the shorter of the two street frontages, but the additional 5-foot garage setback is required from any "front" or "side" street that the lot's parking structure faces.

[3] Detached accessory structures may be built up to 5 feet from the side and rear property lines.

[4] Height Exceptions of Code Section 14.04.02.B.2 (Table 4.01-5) only apply for the "Solar Collector" and "Flagpoles and Institution Towers or Steeples" entries in the marked General Development Plan Land Use Categories. No other exceptions apply.