

EXHIBIT B

Proposed Sheridan Stationside Village TOD Development Standards

Sheridan Stationside Village

Acreage: Approximately 40.36 gross acres

General Location: Bound on the north by Sheridan Street, on the south by Taft Street, on the east by I-95 and the west by the CSX Railroad.

Maximum Density and Intensity of Uses:

| | |
|-----------------|---|
| Office: | 299,000 sq ft |
| Commercial: | 300,000 sq ft |
| Hotel: | 150 rooms |
| Transportation: | 280,000 sq. ft. (793 space parking garage for Tri-Rail) |
| Residential: | 1,050 units |

Public Park: 6 acre minimum

- Notes:
1. Sheridan Stationside Village is directly served by a Tri-Rail Station.
 2. Pursuant to Agreement between Sheridan Stationside Village Associates and FDOT, 793 parking spaces are obligated for the Tri-Rail Station.
 3. The minimum non-residential FAR is 1.0.
 4. Prior to the issuance of building permits for more than 500 residential units, a minimum of 100,000 ~~75,000~~ square feet of commercial (retail and/or office) square footage must be under construction. ~~Prior to the issuance of building permits for more than 1,000 residential units, a minimum of 200,000 square feet of commercial (retail and/or office) square footage must be under construction.~~
 5. The Sheridan Stationside Village TOD is designated as highly suitable for increased threshold intensity.

(Coding: Words in ~~struck-through~~ type are deletions from existing law; words underscored are additions; words underlined and ~~struck-through~~ type are reinserted into text; words underlined and ~~double-struckthrough~~ were proposed to be added at first reading but are now proposed to be deleted from text).