

Exhibit A

GOLDEN GATE AREA MASTER PLAN

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B. Estates – Commercial District

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3. **Randall Boulevard Commercial Subdistrict –**

It is the intent of this Subdistrict to provide commercial goods and services to the surrounding area. The Randall Boulevard Commercial Subdistrict has been designated on the Golden Gate Area Future Land Use Map. The Subdistrict is comprised of the following properties: Tracts 71, 72, 89, 90, 107, 108, 125, 126 and 127, Golden Gate Estates, Unit 23; and ~~the East 465 feet of Tracts 54 & 55,~~ Golden Gate Estates, Unit 23. See ~~Map 14~~ the Randall Boulevard Commercial Subdistrict Map.

- a) The Criteria for the subdistrict are as follows:
 - All commercial development is encouraged to be in the form of a PUD.
 - Projects directly abutting Estates zoned property shall provide, at a minimum, a 75-foot buffer of retained native vegetation in which no parking or water management uses are permitted; except that, when abutting conditional uses no such buffer is required. Tract 55 shall provide, at a minimum, a 50-foot buffer of retained native vegetation in which no water management uses are permitted on its eastern boundary. Tract 55 shall only be utilized for purposes of native preservation and water management areas.
 - Shared parking shall be required with adjoining developments whenever possible.

- b) Limitation of Uses - Uses shall be limited to the following:
 - Automobile Service Station;
 - Barber & Beauty Shops;
 - Convenience Stores;
 - Drug Stores;
 - Food Markets;
 - Hardware Stores;
 - Laundries - Self Service Only;
 - Parks, Public or Private
 - Post Offices and Professional Offices;
 - Repair Shops - Radio, TV, Small Appliances and Shoes;
 - Restaurants, including fast food restaurants but not drive-in restaurants

Words underlined are added; words ~~struck through~~ are deleted.
 Row of asterisks (***) denotes break in text.

- Shopping Center, as defined in the Land Development Code comprised of uses consistent with those identified in this section.
- Veterinary Clinics with no outside kenneling.
- Permitted and conditional uses allowed in the C-4 zoning district shall also be allowed except the for following:
 - Tire Dealers, Automotive Retail (Group 5531)
 - Automotive Parking (Group 7521)
 - Communication Services (Group 4899)
 - Drinking Places (Group 5813)
 - Fishing Piers (Group 7999)
 - Glass and Glazing work (Group 1793)
 - Health Services (Groups 8059-8069)
 - Specialty Outpatient Facilities (Group 8093)
 - Houseboat Rental, Lakes Operations, Party and Pleasure Boat rental (Group 7999)
 - Large Appliance repair service (Group 7623)
 - Marinas (group 4493 and 4499)
 - Miscellaneous Repair Services (Groups 7622-7641, 7699)
 - Liquor Store, unless operated by Grocery Retailer (Group 5921)
 - Used Merchandise Store (Group 5932)
 - Automatic Merchandising Machine Operators (Group 5962)
 - Direct Selling Establishment (Group 5963)
 - Escort Services, Massage Parlors, Tattoo Parlors, Turkish Baths, Wedding Chapels (Group 7299)
 - Betting Information Services, Bath Houses, Billiard Parlors, Bookies and Bookmakers, Cable lifts, Carnival Operation, Circus Companies, Fortune Tellers, Go-cart racing operation, Off-track betting, Ping Pong Parlors, Rodeo Animal Rentals, Rodeos, Shooting Ranges, Trapshooting Facilities (Group 7999)
 - Parole offices, Probation offices, Public welfare centers, refugee services, settlement houses (Group 8322)
 - Tow-in parking lots (Groups 7514, 7515, 7521)
 - Animal Specialty Services (Group 0752)

c) Site design and architectural treatments:

- All or part of Tracts 54, 71, 72, 89, 90, 107, 108, 125, 126 and 127 shall at time of zoning provide information and conceptual design materials indicating the style and general architectural design of buildings.
- The focus of proposed design elements shall be to capture the rural nature of the surrounding area in the features and design of the project where practicably possible.