

Exhibit A

GOLDEN GATE AREA MASTER PLAN

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Policy 1.1.2

The Estates Future Land Use Designation of the GGAMP:

B. ESTATES - COMMERCIAL DISTRICT

- 1. Interchange Activity Center Subdistrict
- 2. Pine Ridge Road Mixed Use Subdistrict
- 3. Randall Boulevard Commercial Subdistrict
- 4. Commercial Western Estates Infill Subdistrict
- 5. Golden Gate Estates Commercial Infill Subdistrict
- 6. Immokalee Road/Oil Well Road Commercial Subdistrict

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B. Estates – Commercial District

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6. Immokalee Road/Oil Well Road Commercial Subdistrict

The Immokalee Road/Oil Well Road Commercial Subdistrict is located northwest of the intersection of Immokalee Road and Oil Well Road. The subdistrict is approximately 10.28 ± acres and consists of all of Tract 97, and Tracts 119 and 120, less right-of-way, Golden Gate Estates, Unit Number 36. The subdistrict allows commercial uses that will serve the needs of residents in the immediate and surrounding area. The following criteria will regulate development within the subdistrict:

- 1. A rezone of the property shall be encouraged in the form of a Planned Unit Development.
- 2. Allowed uses shall be those permitted and conditional uses in C-1, C-2 and C-3 zoning districts, including but not limited to financial institutions, pharmacies, medical office uses and hardware stores greater than 5,000 square feet. Alternatively, the site may be developed with Single Family dwellings or conditional uses(s), as allowed in the existing E-Estates zoning of the properties in the Subdistrict.
- 3. A maximum of 70,000 square feet of gross leasable floor will be allowed. This limitation does not apply if the Subdistrict is developed under the existing E – Estates zoning.
- 4. Drive-through establishments shall be limited to financial institutions with no more than three lanes and pharmacies with no more than two lanes. The drive-through areas shall be architecturally integrated with the rest of the building.

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

- 5. If developed for commercial use, or conditional use allowed under the E-Estates zoning district, a 75-foot wide buffer of retained native vegetation shall be provided along the western and southern boundary of the subdistrict, except that portion of the southern boundary adjacent to the excavation area to the south, to provide separation between these uses and Estates residential uses. No parking, water management, or accessory structures will be allowed in the buffer area. This buffer requirement only applies if the Subdistrict is developed with uses allowed in the C-1, C-2 or C-3 zoning districts, or with conditional uses allowed under the E-Estates zoning district.
- 6. Ingress and egress points may be located on either Immokalee Road or 33rd Avenue NE.

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FUTURE LAND USE MAP SERIES

Golden Gate Area Master Plan Study Areas
 Golden Gate Area Future Land Use Map
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Golden Gate Parkway Institutional Subdistrict
Immokalee Road/Oil Well Road Commercial Subdistrict

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