

Exhibit A

GOLDEN GATE AREA MASTER PLAN

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Policy 1.1.2:

The Estates Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

A. ESTATES – MIXED USE DISTRICT

- 1. Residential Estates Subdistrict
- 2. Neighborhood Center Subdistrict
- 3. Conditional Uses Subdistrict
- 4. Golden Gate Parkway Institutional Subdistrict
- 5. Golden Gate Parkway Mixed Use Subdistrict

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Policy 5.2.3:

Recognizing the existing residential nature of the land uses surrounding the planned I-75 interchange at Golden Gate Parkway, as well as the restrictions on conditional uses of the Conditional Uses Subdistrict of the Golden Gate Area Master Plan, there shall be no further commercial zoning for properties abutting Golden Gate Parkway between Livingston Road and Santa Barbara Boulevard. No new commercial uses shall be permitted on properties abutting streets accessing Golden Gate Parkway within the above-defined segment. This policy shall not apply to that existing portion of the Golden Gate Estates Commercial Infill District, which is located at the northwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard, and also shall not apply to the Golden Gate Parkway Mixed Use Subdistrict, which is located on the southwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard.

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A. Urban-Mixed Use District

1. Urban Residential Subdistrict

DENSITY RATING SYSTEM:

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

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b. **DENSITY BONUSES** – Density bonuses are discretionary, not entitlements, and are dependent upon meeting the criteria for each bonus provision and compatibility with surrounding properties, as well as the rezone criteria in the Land Development Code. The following densities per gross acre may be added to the base density. In no case shall the maximum permitted density exceed 16 residential dwelling units per gross acre.

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iii. **Affordable-workforce Housing Bonus**

As used in this density bonus provision, the term “affordable” shall be as defined in Chapter 420.9071, F.S. To encourage the provision of affordable-workforce housing within certain Districts and Subdistricts in the Urban Designated Area, and within the Golden Gate Parkway Mixed Use Subdistrict of the Estates Designation, a maximum of up to 8 residential units per gross acre may be added to the base density if the project meets the requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance #04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), and if the affordable-workforce housing units are targeted for families earning no greater than 150% of the median income for Collier County.

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2. **ESTATES DESIGNATION**

This designation is characterized by low density semi-rural residential lots with limited opportunities for other land uses. Typical lots are 2.25 acres in size. However, there are some legal non-conforming lots as small as 1.14 acres. Residential density is limited to a maximum of one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive of guesthouses, except as provided for in the Golden Gate Parkway Mixed Use Subdistrict. Multiple family dwelling units, duplexes, and other structures containing two or more principal dwellings, are prohibited in all Districts and Subdistricts except the Golden Gate Parkway Mixed Use Subdistrict.

Generally, the Estates Designation also accommodates future non-residential uses, including:

- Conditional uses and essential services as defined in the Lane Development Code, except as prohibited in the Neighborhood Center Subdistrict. Also, refer to the Conditional Uses Subdistrict.
- Parks, open space and recreational uses.
- Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance No. 04-41, adopted June 22, 2004, effective October 18, 2004) and consistent with locational requirements in Florida Statutes (Chapter 419.001 F.S.).

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

- Schools and school facilities in the Estates Designation north of I-75, and where feasible and mutually acceptable, co-locate schools with other public facilities, such as parks, libraries and community centers to the extent possible.
- Land uses permitted in the Golden Gate Parkway Mixed Use Subdistrict.

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**A. Estates – Mixed Use District**

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**5. Golden Gate Parkway Mixed Use Subdistrict**

The Golden Gate Parkway Mixed Use Subdistrict is approximately 20.71 acres and is located in the southwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard. The Golden Gate Parkway Mixed Use Subdistrict has been designated on the Golden Gate Area Future Land Use Map. See also the Golden Gate Parkway Mixed Use Subdistrict Map.

The purpose of this Subdistrict is to allow for commercial and residential uses in recognition of the unique characteristics of the surrounding area. The development standards contained in this Subdistrict are designed to ensure that uses within the Subdistrict will be compatible with nearby residential development, in addition to serving the commercial needs of the surrounding area and intersection. The intent of the Golden Gate Parkway Mixed Use Subdistrict is to allow for a mix of both retail and office uses to provide for shopping and personal services for the surrounding residential areas within a convenient travel distance. Residential multi-family land uses are permitted within this Subdistrict at a density provided for in 5.A, below, with an opportunity for higher density through the provision of affordable housing. Senior housing, including, but not limited to assisted living, nursing homes and group care units are not excluded from development in this Subdistrict.

- This Subdistrict also provides for a conversion of commercial intensity to residential density to allow design flexibility in regards to future market demand.

A rezoning is encouraged to be in the form of a Mixed Use Planned Unit Development (MPUD). Regulations for water management, uniform landscaping, signage, screening and buffering will be included in the MPUD ordinance to ensure compatibility with nearby residential areas.

The following criteria and standards shall regulate development within the Golden Gate Parkway Mixed Use Subdistrict:

A) Residential Density

- Residential Density shall be calculated from an acreage of 20.71 acres, and shall not exceed 3.55 dwelling units per acre unless affordable-workforce

housing is provided in the project, and/or if residential dwelling units are generated by reducing the commercial intensity below 100,000 square feet using the conversion ratio set forth in 5.B) below.

- A maximum of up to 8 residential units per gross acre may be added to the base density in accordance with the Affordable-Workforce Housing Density Bonus provision in the Density Rating System.
- In no case shall the maximum permitted density exceed 12 residential dwelling units per gross acre.

#### B) Limitation of Permitted Commercial Uses

- Commercial uses shall be limited to 100,000 square feet of gross leasable floor area. In no instance shall the commercial component of this Subdistrict be reduced below 22,000 square feet.
- Permitted commercial land uses shall be limited to those permitted and conditional uses set forth in the C-1, C-2, or C-3 Zoning Districts of the Collier County Land Development Code, Ordinance Number 04-41, as amended.
- A conversion of commercial intensity to residential density may occur at a ratio of 450 square feet of commercial intensity equaling 1 residential dwelling unit.
- Senior housing, including but not limited to assisted living, nursing care, and group care units may have a greater floor area ratio than 0.45, but shall not exceed 0.60. No portion of the floor area of any proposed senior housing land use shall be deducted from the commercial land use intensity of the Subdistrict. Each senior housing unit (rooms, not beds) shall equate to ¼ of a residential dwelling unit, and there shall be no more than 240 senior housing units permitted.

#### C) Development Standards

- Land uses abutting Estates zoned properties shall have a minimum setback of 25 feet plus one foot of setback for each one foot of building height. Where feasible, existing native vegetation shall be retained within this setback area, consistent with the GMP and LDC standards. Water retention/detention areas shall be allowed in this setback area provided that the area is left in a natural state, and drainage conveyance through the setback area shall be allowed, in order for stormwater to reach an external outfall.
- Shared parking shall be required with adjoining developments wherever practicable.
- Driveways and curb cuts shall be consolidated with adjoining developments, wherever practicable.
- Building heights shall be limited to two (2) story, with a maximum zoned height of forty-five (45) feet.
- Commercial uses shall encourage pedestrian traffic through placement of sidewalks, pedestrian walkways, and marked crosswalks within parking areas. Adjacent projects shall coordinate placement of sidewalks so that a continuous pathway through the Subdistrict is created.
- All commercial buildings within the Subdistrict shall utilize a common architectural theme.

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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

Golden Gate Parkway Mixed Use Subdistrict