

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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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.

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

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.).
- 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.
- Commercial uses as allowed in specific subdistricts.

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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 comprises approximately 20.71 acres and is located at the southwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard. The purpose of this Subdistrict is to allow for a mix of commercial, residential and institutional uses.

This Subdistrict is intended to allow for a mix of both retail and office uses so as to provide opportunities for shopping and personal services for on-site residential development as well as for the surrounding residential areas within a convenient travel distance. The development standards contained in this Subdistrict are designed to ensure that all development allowed within this Subdistrict will be compatible with adjacent and nearby residential development.

Residential multi-family land uses are allowed within this Subdistrict at a density set forth in paragraph a. below. Senior housing, including, but not limited to assisted living facilities, nursing homes and group care units, are also specifically allowed in this Subdistrict.

No new conditional uses may be pursued adjacent to the Subdistrict boundaries, and the existence of this Subdistrict may not be used as justification for future changes to the GGAMP to provide for new commercial, or mixed use development opportunities, given the historic non-residential use of the Subdistrict lands.

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

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

a. Residential Density

1. Residential density shall be calculated on the total site acreage of 20.71± acres.
2. The residential density shall not exceed 3.55 dwelling units per acre (74 units).
3. Base density shall be reduced if senior housing is constructed, as set forth in paragraph b.3., below.
4. The minimum allowed density is 2.0 units per gross acre (41 total dwelling units).
5. Only multi-family dwelling units are allowed in this Subdistrict.

b. Limitation of Commercial Uses

1. Commercial uses shall be limited to a maximum of 60,000 square feet of gross leasable floor area, of which no more than 40,000 square feet of gross leasable floor area may be developed as retail commercial land uses.
2. 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 No. 04-41, as amended, except as prohibited in paragraph d., below.
3. The floor area ratio for senior housing, including, but not limited to, assisted living, nursing care, and group care units shall not exceed 0.60. The floor area of senior housing development shall be excluded from the commercial floor area limitations in paragraph b.1., above. For each senior housing unit (room, not beds) constructed, ¼ of a dwelling unit shall be deducted from the density allowed in a.2., above. A maximum of 240 senior housing units is allowed.

c. Rezone

1. To promote a cohesive plan of development, the entire site shall be rezoned to a single Mixed Use Planned Unit Development (MPUD). Regulations for water management, uniform landscaping, signage, screening and buffering shall be included in the MPUD ordinance to ensure compatibility with adjacent and nearby residential areas.

d. Development Standards

1. Commercial development directly abutting residential property (property zoned E-Estates and without an approved conditional use) shall provide, at a minimum, a seventy-five (75) foot buffer, or a fifty (50) feet wide buffer in which no parking uses are permitted. Twenty (20) feet of the width of the buffer along the developed area shall be a landscape buffer. A minimum of thirty (30) feet of the buffer width shall consist of retained native vegetation and must be consistent with subsection 3.05.07H. of the LDC. If the fifty (50) foot buffer alternative is proposed for all, or a portion of the western and

southern boundaries of the Subdistrict, then a six (6') foot, architecturally finished solid fence/wall shall be installed within the required buffer in a location that provides the greatest screening, of land uses developed in this Subdistrict, of the existing Estates residences to the west and south. The native vegetation retention area may consist of a perimeter berm and be used for water management detention. Any newly constructed berm shall be re-vegetated to meet subsection 3.05.07H. of the LDC (native vegetation replanting requirements). Additionally, in order to be considered for approval, use of the native vegetation retention area for water management purposes shall meet the following criteria:

- (a) There shall be no adverse impacts to the native vegetation being retained. The additional water directed to this area shall not increase the annual hydro-period unless it proven that such would have no adverse impact to the existing vegetation.
 - (b) If the project requires permitting by the South Florida Water Management District, the project shall provide a letter or official document from the District indicating that the native vegetation with the retention area will not have to be removed to comply with water management requirements. If the District cannot or will not supply such a letter, then the native vegetation retention area shall not be used for water management.
 - (c) If the project is reviewed by Collier County, the County engineer shall provide evidence that no removal of native vegetation is necessary to facilitate the necessary storage of water in the water management area.
2. Projects shall provide a 25-foot wide landscape buffer abutting the external right-of-way. The buffer shall contain two staggered rows of trees that shall be spaced no more than 30 feet on center, and a double row hedge at least 24 inches in height at time of planting and attaining a minimum of three feet height within one year. A minimum of 50% of the 25-foot wide buffer area shall be comprised of a meandering bed of shrubs and ground cover other than grass. Existing native trees must be retained with this 25-foot wide buffer area to aid in achieving this buffer requirement; other existing native vegetation shall be retained, where possible, to aid in achieving this buffer requirement. Water retention/detention areas shall be allowed in this buffer area if left in natural state, and drainage conveyance through the buffer area shall be allowed if necessary to reach an external outfall. For that portion of this Subdistrict lying within the Corridor Management [zoning] Overlay (CMO), the more stringent requirements of this paragraph and the CMO shall apply.
 3. Shared parking shall be required with adjoining developments wherever practicable. To the greatest extent possible, internal parking and driveways shall be located between the Subdistrict's residential and commercial structures in order to minimize noise and lights on adjacent Estates Zoned properties.
 4. Driveways and curb cuts shall be consolidated with adjoining developments, wherever practicable.
 5. Building heights shall be limited to two (2) stories, with a maximum zoned height of thirty-five (35) feet.

6. Commercial uses shall encourage pedestrian traffic through the 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.
7. All commercial buildings within this Subdistrict shall utilize a common architectural theme.
8. All lighting shall be architecturally designed and limited to a height of twenty-five (25) feet. Such lighting shall be shielded from neighboring residential land uses. This theme shall be applicable to both building design and signage.
9. All commercial buildings shall have tile roofs, "Old Style Florida" metal roofs, or decorative parapet walls above the roofline. The buildings shall be finished in light subdued colors, except for decorative trim.
10. If the project is submitted as a PUD, it shall provide a functional public open-space component. Such public open-space shall be developed as a green space within a pedestrian-accessible courtyard, as per Section 4.06.03B.3 of the LDC, as in effect at the time of the PUD approval.
11. The following principal permitted uses are prohibited;

- (a) Drinking Places (5813) and Liquor Stores (5921)
- (b) Mail Order Houses (5961)
- (c) Merchandizing Machine Operators (5962)
- (d) Power Laundries (7211)
- (e) Crematories (7261) (Does not include non-crematory Funeral Parlors)
- (f) Radio, TV Representatives (7313) and Direct Mail Advertising Services (7331)
- (g) NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
- (h) General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty Hospitals (8069)
- (i) Libraries (8231)
- (j) Correctional Institutions (9223)
- (k) Waste Management (9511)
- (l) Homeless Shelters and Soup Kitchens.

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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