

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:

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A. ESTATES – MIXED USE DISTRICT

- 1. Residential Estates Subdistrict
- 2. Neighborhood Center Subdistrict
- 3. Conditional Uses Subdistrict
 - f. Wilson Boulevard Conditional Uses Subdistrict
- 4. Golden Gate Parkway Institutional Subdistrict

2. ESTATES DESIGNATION

- A. Estates – Mixed Use District
- 3. Conditional Uses Subdistrict

[Pages 27-32]

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f) Wilson Boulevard Conditional Uses Subdistrict

This Subdistrict is located at the southeast corner of the Wilson Boulevard/Immokalee Road intersection. It is 5.17 acres in size and has approximately 660 feet of frontage on Wilson Boulevard and 330 feet of frontage on Immokalee Road. The intent of this Subdistrict is to allow uses of land that are permitted and conditional uses in the Estates Zoning District in the County Land Development Code. The development of this Subdistrict through the conditional use process will be governed by the following criteria:

- a. The maximum gross floor area of all uses shall be limited to 40,000 square feet.
- b. Driveways and curb cuts shall be limited to right-in/right-out turning movements only.
- c. 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.
- d. A twenty-five (25) foot wide landscape strip shall be provided along the entire frontage of both Immokalee Road and Wilson Boulevard
- e. Building heights shall be limited to two (2) stories and a maximum zoned height of thirty-five (35) feet.
- f. 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.

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FUTURE LAND USES MAP SERIES

[added next in order]

- Golden Gate Area Master Plan Study Areas
- Golden Gate Area Future Land Use Map
- High Density Residential Subdistrict 1989 Boundaries of Activity Center
- Downtown Center Commercial Subdistrict

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- Commercial Western Estates Infill Subdistrict
- Golden Gate Parkway Interchange Conditional Uses Area
- Golden Gate Parkway Institutional Subdistrict
- Wilson Boulevard Conditional Uses Subdistrict

CP-2007-1 Exhibit A post CCPC – David 12-11-09
 G:\Comprehensive\COMP PLANNING GMP DATA\Comp Plan Amendments\2007-2008 Combined Cycle Petitions\2007 Cycle Petitions\CP-2007-1 Wilson Blvd
 Commercial Subdistrict

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