

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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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. Estates Shopping Center Subdistrict

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B. Estates – Commercial District

6. Estates Shopping Center Subdistrict – Recognizing the need to provide for centrally located basic goods and services within a portion Northern Golden Gate Estates, the Estates Shopping Center Subdistrict has been designated on the Golden Gate Area Future Land Use Map.

The Subdistrict is located at the NW corner of Golden Gate Boulevard and Wilson Boulevard westward to 3rd Street NW and extending northward to include the southern 180 feet of Tracts 142 and 106 of Unit 11 and the southern 255 feet of Tract 111 of Unit 11 of Golden Gate Estates, totaling approximately 41 acres.

The Estates Shopping Center Subdistrict is intended to provide convenient shopping, personal services and employment for the central areas of Northern Golden Gate Estates. Commercial development in this Subdistrict will reduce driving distances for many residents, assist in minimizing the road network required, and reduce traffic impacts in this area of Collier County.

All development in this Subdistrict shall comply with the following requirements and limitations:

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

a. Allowable Uses shall be limited to the following:

1. Amusement and recreation
Groups 7911 – Dance studios, schools and halls, excluding
 discotheques
 7991 – Physical fitness facilities
 7993 – Coin-operated amusement devises
 7999 – Amusement and recreation services, not elsewhere
 classified, including only day camps, gymnastics
 instruction, judo/karate instruction, sporting goods rental
 and yoga instruction (excludes NEC Recreational
 Shooting Ranges, Waterslides, etc.)
2. Apparel and accessory stores (no adult oriented sales)
Groups 5611 – Men’s and boys’ clothing and accessory stores
 5621 – Women’s clothing stores
 5632 – Women’s accessory and specialty stores
 5641 – Children’s and infants’ wear stores
 5651 – Family clothing stores
 5661 – Shoe stores
 5699 – Miscellaneous apparel and accessory stores
3. Automotive dealers and gasoline service stations
Groups 5531 – Auto and home supply stores
 5541 – Gasoline service stations, without repair
4. Automotive repair, services and parking (no outdoor repair/service. All
repairs/services to be performed by authorized automotive technician.)
Groups 7514 – Passenger car rental
 7534 – Tire retreading and repair shops, including only tire
 repair
 7539 – Automotive Repair Shops, Not Elsewhere Classified,
 including only minor service, lubricating and diagnostic
 service
 7542 – Carwashes, as an accessory to convenience stores only
5. Building materials, hardware, garden supply, and mobile home dealers
Groups 5231 – Paint, glass, and wallpaper stores
 5251 – Hardware stores
 5261 – Retail nurseries, lawn and garden supply stores
6. Business services
Groups 7334 – Photocopying and duplicating services
 7335 – Commercial photography
 7336 – Commercial art and graphic design
 7338 – Secretarial and court reporting services
 7342 – Disinfecting and pest control services
 7352 – Medical equipment rental and leasing
 7359 – Equipment rental and leasing, not elsewhere classified
 7371 – Computer programming services

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7372 – Prepackaged software
7373 – Computer integrated systems design
7374 – Computer processing and data preparation and processing services
7375 – Information retrieval services
7376 – Computer facilities management services
7379 – Computer related services, not elsewhere classified
7382 – Security systems services
7383 – News syndicates
7384 – Photofinishing laboratories
7389 – Business services, not elsewhere classified

7. Child day care services (Group 8351)
8. Communications
Groups 4812 – Radiotelephone communications
4841 – Cable and other pay television services
9. Construction special trade contractors (office use only, no on-site equipment storage)
Groups 1711 – Plumbing, heating and air-conditioning
1721 – Painting and paper hanging industry
1731 – Electrical work industry
1741 – Masonry, stone setting, and other stone work
1742 – Plastering, drywall, acoustical, and insulation work
1743 – Terrazzo, tile, marble, and mosaic work industry
1751 – Carpentry work
1752 – Floor laying and other floor work, not elsewhere classified industry
1761 – Roofing, siding, and sheet metal work industry
1771 – Concrete work industry
1781 – Water well drilling industry
1791 – Structural steel erection
1793 – Glass and glazing work
1794 – Excavation work
1795 – Wrecking and demolition work
1796 – Installation or erection of building equipment, not elsewhere
1799 – Special trade contractors, not elsewhere classified
10. Depository institutions
Groups 6021 – National commercial banks
6022 – State commercial banks
6029 – Commercial banks, not elsewhere classified
6035 – Savings institutions, federally chartered
6036 – Savings Institutions, not federally chartered
6061 – Credit unions, federally chartered
6062 – Credit unions, not federally chartered
6091 – Non-deposit trust facilities

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6099 – Functions related to depository banking, not elsewhere classified

11. Eating and drinking places (Group 5812, including only liquor service accessory to the restaurant use, no outdoor amplified music or televisions)
12. Engineering, accounting, research, management, and related services
 - Groups 8711 – Engineering services
 - 8712 – Architectural services
 - 8713 – Surveying services
 - 8721 – Accounting, auditing, and bookkeeping services
 - 8741 – Management services
 - 8742 – Management consulting services
 - 8743 – Public relations services
 - 8748– Business consulting services, not elsewhere classified
13. Executive, legislative, and general government, except finance
 - Groups 9111 – Executive offices
 - 9121 – Legislative bodies
 - 9131 – Executive and legislative offices combined
 - 9199 – General government, not elsewhere classified
14. Food stores
 - Groups 5411 – Grocery stores (minimum 27,000 square feet)
 - 5421 – Meat and fish (seafood) markets, including freezer provisioners
 - 5431 – Fruit and vegetable markets
 - 5441 – Candy, nut, and confectionery stores
 - 5451 – Dairy products stores
 - 5461 – Retail bakeries
 - 5499 – Miscellaneous food stores, including convenience stores with fuel pumps and carwash
15. General merchandise stores
 - Groups 5311 – Department stores
 - 5331 – Variety stores
 - 5399 – Miscellaneous general merchandise stores
16. Holding and other investment offices
 - Groups 6712 – Offices of bank holding companies
 - 6719 – Offices of holding companies, not elsewhere classified
 - 6722 – Management investment offices, open-end
 - 6726 – Unit investment trusts, face-amount certificate offices, and closed-end management investment offices
 - 6732 – Educational, religious, and charitable trusts
 - 6733 – Trusts, except educational, religious, charitable
 - 6792 – Oil royalty traders
 - 6794 – Patent owners and lessors
 - 6798 – Real estate investment trusts
 - 6799 – Investors, not elsewhere classified

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17. Home furniture, furnishings, and equipment stores
Groups 5712 – Furniture stores
 5713 – Floor covering stores
 5714 – Drapery, curtain, and upholstery stores
 5719 – Miscellaneous home furnishings stores
 5722 – Household appliance stores
 5731 – Radio, television, and consumer electronics stores
 5734 – Computer and computer software stores
 5735 – Record and prerecorded tape stores (no adult oriented sales)
 5736 – Musical instrument stores
18. Insurance carriers
Groups 6311 – Life insurance
 6321 – Accident and health insurance
 6324 – Hospital and medical service plans
 6331 – Fire, marine, and casualty insurance
 6351 – Surety insurance
 6361 – Title insurance
 6371 – Pension, health and welfare funds
 6399 – Insurance carriers, not elsewhere classified
 6411 – Insurance agents
19. Justice, public order and safety
Groups 9221 – Police protection
 9222 – Legal counsel and prosecution
 9229 – Public order and safety, not elsewhere classified
20. Meeting and banquet rooms
21. Miscellaneous retail (no adult oriented sales)
Groups 5912 – Drug stores and proprietary stores
 5921 – Liquor stores (accessory to grocery or pharmacy only)
 5932 – Used merchandise stores
 5941 – Sporting goods stores and bicycle shops
 5942 – Book stores
 5943 – Stationery stores
 5944 – Jewelry stores, including repair
 5945 – Hobby, toy, and game shops
 5946 – Camera and photographic supply stores
 5947 – Gift, novelty, and souvenir shops
 5948 – Luggage and leather goods stores
 5949 – Sewing, needlework, and piece goods stores
 5992 – Florists
 5993 – Tobacco stores and stands
 5994 – News dealers and newsstands
 5995 – Optical goods stores

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5999– Miscellaneous retail stores, not elsewhere classified
(excluding gravestone, tombstones, auction rooms,
monuments, swimming pools, and sales barns)

22. Non-depository credit institutions

Groups 6111 – Federal and federally-sponsored credit agencies
6141 – Personal credit institutions
6153 – Short-term business credit institutions, except
agricultural
6159 – Miscellaneous business credit institutions
6162 – Mortgage bankers and loan correspondents
6163 – Loan brokers

23. Offices and clinics of dentist (Group 8021)

24. Personal services

Groups 7212 – Garment pressing, and agents for laundries and
drycleaners
7221 – Photographic studios, portrait
7231 – Beauty shops
7241 – Barber shops
7251 – Shoe repair shops and shoeshine parlors
7291 – Tax return preparation services
7299 – Miscellaneous personal services, not elsewhere
classified, excluding massage parlors, Turkish baths and
escort services

25. Public finance, taxation, and monetary policy (Group 9311)

26. Real Estate

Groups 6512 – Operators of nonresidential buildings
6513 – Operators of apartment buildings
6514 – Operators of dwellings other than apartment buildings
6515 – Operators of residential mobile home sites
6517 – Lessors of railroad property
6519 – Lessors of real property, not elsewhere classified
6531 – Real estate agents and managers
6541 – Title abstract offices
6552– Land subdividers and developers, except cemeteries

27. Schools and educational services, not elsewhere classified (Group 8299)

28. Security and commodity brokers, dealers, exchanges, and services

Groups 6211 – Security brokers, dealers, and flotation companies
6221 – Commodity contracts brokers and dealers
6231 – Security and commodity exchanges
6282 – Investment advice
6289 – Services allied with the exchange of securities or
commodities, not elsewhere classified

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29. Social services
Groups 8322 – Individual and family social services (adult day care centers only)
8351 – Child day care services
30. Travel agencies (Group 4724)
31. Veterinary services for animal specialties (Group 0742)
32. Video tape rental (Group 7841, excluding adult oriented sales and rentals)
33. United states postal service (Group 4311, excluding major distribution centers)
34. Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (“BZA”) by the process outlined in the LDC.

b. Accessory Uses:

1. Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:
 - a. Utility buildings
 - b. Essential service facilities
 - c. Gazebos, statuary and other architectural features

c. The following uses shall be prohibited:

1. Amusement and recreation services, not elsewhere classified (Group 7999, NEC Recreational Shooting Ranges, Waterslides, etc.)
2. Air and water resource and solid waste management (Group 9511)
3. Business Services
Groups 7313 – Radio, television, and publishers’ advertising representatives
7331 – Direct mail advertising services
4. Correctional Institutions (Group 9223)
5. Drinking places (alcoholic beverages) (Group 5813)
6. Educational services
Groups 8211 – Elementary and secondary schools
8221 – Colleges, universities, and professional schools
8222 – Junior colleges and technical institutes
8231 – Libraries

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7. Health services
 - Groups 8062 – General medical and surgical hospitals
 - 8063 – Psychiatric hospitals
 - 8069 – Specialty hospitals, except psychiatric
8. Miscellaneous Retail
 - Groups 5921 – Liquor stores
 - 5961 – Catalog and mail-order houses
 - 5962 – Automatic merchandising machine operators
9. Personal services
 - Groups 7211 – Power Laundries, family and commercial
 - 7261 – Funeral service and crematories
10. Social services
 - Groups 8322 – Individual and family social services, excluding adult day care centers
 - 8361 – Residential care, including soup kitchens and homeless shelters

d. Development intensity shall be limited to 210,000 square feet of gross leasable floor area.

e. One grocery use will be a minimum of 27,000 square feet. With the exception of one grocery use, no individual user may exceed 30,000 square feet of building area.

f. Development within this Subdistrict shall be phased and the following commitments related to area roadway improvements shall be completed within the specified timeframes:

1. Right-of-Way for Golden Gate Boulevard Expansion and Right-of-Way for the Wilson Boulevard Expansion will be donated to the County at no cost within 120 days of a written request from the County.

2. The applicant will pay its fair share for the intersection improvements at Wilson Boulevard and Golden Gate Boulevard within 90 days of County request for reimbursement.

3. Until the intersection improvements at Golden Gate Boulevard and Wilson Boulevard are complete, the County shall not issue a Certificate(s) of Occupancy (CO) for more than 100,000 square feet of development. The applicant must obtain a C.O. for a grocery store as part of this 100,000 square feet, and the grocery store must be the first C.O. obtained.

g. Rezoning is encouraged to be in the form of a Planned Unit Development (PUD), and the rezone ordinance must contain development standards to ensure that all commercial land uses will be compatible with neighboring residential uses.

A conceptual plan, which identifies the location of the permitted development area and required preserve area for this subdistrict is attached. The preserve area depicted on the conceptual plan shall satisfy all comprehensive plan requirements for retained native vegetation, including but not limited to the requirements of Policy 6.1.1 of the CCME. A more detailed development plan must be developed and utilized for the required PUD rezoning.

h. Development standards, including permitted uses and setbacks for principal buildings shall be established at the time of PUD rezoning. Any future PUD rezone shall include at a minimum:

1. Landscape buffers adjacent to external rights-of-way shall be:
 - 1st/3rd Streets- Minimum 30' wide enhanced buffer
 - Wilson Boulevard- Minimum 25' wide enhanced buffer
 - Golden Gate Boulevard- Minimum 50' wide enhanced buffer
2. Except for the utility building, no commercial building may be constructed within 125 feet of the northern property boundary and within 300' of the 3rd Street NW boundary of this subdistrict.
3. Any portion of the Project directly abutting residential property (property zoned E-Estates and without an approved conditional use) shall provide, at a minimum, a seventy-five (75) feet wide buffer, except the westernmost 330' of Tract 106, which shall provide a minimum 20' wide buffer in which no parking uses are permitted. Twenty-five (25) feet of the width of the buffer along the developed area shall be a landscape buffer. A minimum of fifty (50) feet of the buffer width shall consist of retained or re-planted native vegetation and must be consistent with subsection 3.05.07.H of the Collier County Land Development Code (LDC). The native vegetation retention area may consist of a perimeter berm and be used for water management detention. Any newly constructed berm shall be revegetated to meet subsection 3.05.07.H 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:
 4. 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 is proven that such would have no adverse impact to the existing vegetation.
 5. 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 within 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.
 6. 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.

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A. Estates Mixed Use District

2) Neighborhood Center Subdistrict – Recognizing the need to provide basic goods, services and amenities to Estates residents, Neighborhood Centers have been designated on the Golden Gate Area Future Land Use Map. The Neighborhood Center designation does not guarantee that commercial zoning will be granted. The designation only provides the opportunity to request commercial zoning.

a) The Collier County Land Development Code shall be amended to provide rural design criteria to regulate all new commercial development within Neighborhood Centers.

b) Locations

Neighborhood Centers are located along major roadways and are distributed within Golden Gate Estates according to commercial demand estimates, (See Map 9). The centers are designed to concentrate all new commercial zoning, and conditional uses, as allowed in the Estates Zoning District, in locations where traffic impacts can be readily accommodated and to avoid strip and disorganized patterns of commercial and conditional use development. Four Neighborhood Centers are established as follows:

- Wilson Boulevard and Golden Gate Boulevard Center.
This center consists of ~~all four~~ three quadrants at the intersection of Wilson and Golden Gate Boulevards (See Map 10). The NE and SE quadrants of the Center consist of Tract 1 and 2, Unit 14, Tract 17, Unit 13 and the western half of Tract 18, Unit 13 Golden Gate Estates. The NE quadrant of Wilson and Golden Gate Boulevards is approximately 8.45 acres. The parcels within the NE quadrant shall be interconnected and share access to Golden Gate Boulevard and Wilson Boulevard to minimize connections to these two major roadways. The SE quadrant of Wilson and Golden Gate Boulevards is 7.15 acres, allows 5.00 acres of commercial development, and allocates 2.15 acres to project buffering and right-of-way for Golden Gate Boulevard and Wilson Boulevard. ~~The NW quadrant of the Center is approximately 4.98 acres in size and consists of Tract 144, Unit 11 of Golden Gate Estates.~~ The SW quadrant of the Center is approximately 4.86 acres in size and consists of Tract 125, Unit 12 of Golden Gate Estates.

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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
Estates Shopping Center Subdistrict

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