

EXHIBIT A

GOLDEN GATE AREA MASTER PLAN

2. ESTATES DESIGNATION [Page 26]

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B. Estates - Commercial District [Page 33]

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3) Randall Boulevard Commercial Subdistrict –

The Randall Boulevard Commercial Subdistrict, containing approximately 56.5 acres, is located on the south side of Randall Boulevard and Immokalee Road (CR-846), extending from 8<sup>th</sup> Street NE west to the Corkscrew Canal. The This Subdistrict is comprised of the following properties: Tracts 54, 55, 71, 72, 89, 90, 107, 108, 125, 126 and 127, Golden Gate Estates, Unit 23; and the East 165 feet of Tract 54, Golden Gate Estates, Unit 23. Recognizing the unique development pattern and characteristics of surrounding land uses, the This Randall Boulevard Commercial Subdistrict has been designated on the Golden Gate Area Future Land Use Map and the Randall Boulevard Commercial Subdistrict Map. See Map 14. It is the intent of this Subdistrict to provide commercial goods and services to the surrounding area. Development intensity in this Subdistrict shall not exceed 411,950 square feet of floor area.

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

a) The Criteria for the Subdistrict are as follows:

- a. All commercial development is encouraged to be in the form of a PUD.
- b. Projects directly abutting Estates zoned property shall provide, at a minimum, a 75-foot wide 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.
- c. Shared parking shall be required with adjoining developments whenever possible.
- d. Tract 55 shall only be utilized for native preservation and water management areas. The eastern boundary of Tract 55 shall contain, at a minimum, a 50-foot wide retained native vegetation buffer.
- e. Development intensity shall be limited to 360,950 square feet of floor area, of which no more than 315,950 square feet shall be retail development, on Tracts 72, 89, 90, 107, 108, 125, 126, 127, and the west one-half of Tract 54. Development intensity shall be limited to 20,000

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

square feet of floor area on the east one-half of Tract 54, and 31,000 square feet of floor area on Tract 71.

f. Allowable uses shall be limited to all permitted and conditional uses of the C-4, General Commercial District, in the Collier County Land Development Code, Ordinance No. 04-41, as amended, except that the following uses shall be prohibited:

b) ~~Limitation of Uses – Uses shall be limited to the following:~~

- ~~• Automobile Service Station;~~
  - ~~• Barber & Beauty Shops;~~
  - ~~• Convenience Stores;~~
  - ~~• Drug Stores;~~
  - ~~• Food Markets;~~
  - ~~• Hardware Stores;~~
  - ~~• Laundries – Self Service Only;~~
  - ~~• Parks, Public or Private~~
  - ~~• Post Offices and Professional Offices;~~
  - ~~• Repair Shops – Radio, TV, Small Appliances and Shoes;~~
  - ~~• Restaurants, including fast food restaurants but not drive-in restaurants~~
  - ~~• Shopping Center~~
  - ~~• Veterinary Clinics with no outside kenneling.~~
- Tire Dealers, Automotive Retail (Group 5531)
  - Automotive Parking (Group 7521)
  - Communication Services (Group 4899)
  - Drinking Places (Group 5813)
  - Fishing Piers (Group 7999)
  - Glass and Glazing work (Group 1793)
  - Health Services (Groups 8059-8069)
  - Specialty Outpatient Facilities (Group 8093)
  - Houseboat Rental, Lakes Operations, Party and Pleasure Boat rental (Group 7999)
  - Large Appliance repair service (Group 7623)
  - Marinas (group 4493 and 4499)
  - Miscellaneous Repair Services (Groups 7622-7641, 7699)
  - Liquor Store, unless operated by Grocery Retailer (Group 5921)
  - Used Merchandise Store (Group 5932)
  - Automatic Merchandising Machine Operators (Group 5962)
  - Direct Selling Establishment (Group 5963)
  - Escort Services, Massage Parlors, Tattoo Parlors, Turkish Baths, Wedding Chapels (Group 7299)
  - Betting Information Services, Bath Houses, Billiard Parlors, Bookies and Bookmakers, Cable lifts, Carnival Operation, Circus Companies, Fortune Tellers, Go-cart racing operation, Off-track betting, Ping Pong Parlors, Rodeo Animal Rentals, Rodeos, Shooting Ranges, Trapshooting Facilities (Group 7999)

- Parole offices, Probation offices, Public welfare centers, refugee services, settlement houses (Group 8322)
- Tow-in parking lots (Groups 7514, 7515, 7521)
- Animal Specialty Services (Group 0752)

g. At time of rezoning, consideration shall be given to imposing appropriate restrictions on the amount of development allowed in this Subdistrict prior to discontinuance and relocation of the Big Corkscrew Island Fire Station and Florida Division of Forestry fire tower uses.

h. [Placeholder for transportation mitigation requirements]