

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 8th Street NE west to the Corkscrew Canal. 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.

All development in the 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 development 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. The following limitation shall apply to Tract 71 only:
 1. Limitation of Uses – Uses shall be limited to the following:
 - Automobile Service Station;
 - Barber & Beauty Shops;
 - Convenience Stores;
 - Drug Stores;
 - Food Markets;

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

- 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 Clinic with no outside kenneling;
- f. The following limitations shall apply to Tracts 72, 89, 90, 107, 108, 125, 126, 127, and Tract 54:
1. Development intensity on Tracts 72, 89, 90, 107, 108, 125, 126, 127 and the west one-half of Tract 54 shall be limited to 360,950 square feet of floor area, of which no more than 285,950 square feet shall be retail development.
 2. Development intensity on the east one-half of Tract 54 shall be limited to 20,000 square feet of commercial development.
 3. The first phase of the project development, exclusive of the existing 20,000 sq. ft. of development on the east one-half of Tract 54, shall include a grocery anchor, with a minimum of 35,000 square feet of gross leasable floor area, prior to any certificates of occupancy being issued beyond 100,000 square feet of commercial development.
 4. Allowable uses shall be limited to the permitted and conditional uses of the C-4, General Commercial District in the Collier County Land Development Code in effect as of the effective date of the adoption of the amendment of this Subdistrict [Ordinance No. 2010 - _____, adopted July 28, 2010], except that the following uses shall be prohibited:
 - 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 a 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)
5. 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.
6. All buildings on Tracts 72, 89, 90, 107, 108, 125, 126 and 127 shall be developed with a unified architectural theme.
7. Excluding the commercial zoning on Tract 71 and the existing approved commercial zoning on the east one-half of Tract 54, any additional development in the Subdistrict shall be developed in phases. Phase I shall be limited to 100,000 square feet of gross leasable floor area. Subsequent phases shall not receive building permits until the Randall Boulevard/Immokalee Road intersection project, including the widening of the segment of Randall Boulevard abutting the Subdistrict, as shown on Exhibit "A" of the Developer Contribution Agreement adopted July 28, 2010 by the Board of County Commissioners, has commenced. No Certificates of Occupancy shall be issued for subsequent development phases until the Randall Boulevard/Immokalee Road intersection project is substantially complete.

CP-2008-2 Exhibit A per CCPC rec. - Adoption

G:\Comprehensive\COMP PLANNING GMP DATA\Comp Plan Amendments\2007-2008 Combined Cycle Petitions\2008 Cycle Petitions\CP-2008-2
Randall Blvd Com Subdistrict

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