

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 3<sup>rd</sup> 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 devices

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  
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  
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. 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 store17. 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

18. Justice, public order and safety

- Groups 9221 – Police protection  
9222 – Legal counsel and prosecution  
9229 – Public order and safety, not elsewhere classified

19. Meeting and banquet rooms20. 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  
5999– Miscellaneous retail stores, not elsewhere classified (excluding gravestone, tombstones, auction rooms, monuments, swimming pools, and sales barns)

21. 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

22. Offices and clinics of dentist (Group 8021)23. 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

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

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

28. Social services

- Groups 8322 – Individual and family social services (adult day care centers only)
- 8351 – Child day care services

29. Travel agencies (Group 4724)30. Veterinary services for animal specialties (Group 0742)31. Video tape rental (Group 7841, excluding adult oriented sales and rentals)

32. United states postal service (Group 4311, excluding major distribution centers)
33. 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
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 190,000 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:

- 1<sup>st</sup>/3<sup>rd</sup> 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:

- 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 is 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 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.
- 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.

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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

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