

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:

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

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

- 7999 – Amusement and recreation services, not elsewhere classified, allowing only day camps, gymnastics instruction, judo/karate instruction, sporting goods rental and yoga instruction
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
 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
 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, excluding the following uses: airplane rental and leasing; coin operated machine rental and leasing; industrial truck rental and leasing; oil field equipment rental and leasing; oil well drilling equipment rental; leasing; toilets, portable – rental and leasing; and vending machines – rental only
 - 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. Communications

Groups 4812 – Radiotelephone communications
4841 – Cable and other pay television services

8. Construction special trade contractors (office use only, no on-site materials or 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

9. 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

10. Eating and drinking places (Group 5812, including only liquor service accessory to the restaurant use, no outdoor music or televisions, and no windows or walls open to the outside, except as required by code)11. 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

12. 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

13. 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

14. General merchandise stores

- Groups 5311 – Department stores
5331 – Variety stores
5399 – Miscellaneous general merchandise stores

15. 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 store

16. 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

17. Justice, public order and safety

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

18. Meeting and banquet rooms19. 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)

20. 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

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

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

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

26. 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

27. Social services

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

8351 – Child day care services

28. Travel agencies (Group 4724)

29. Veterinary services for animal specialties (Group 0742, excluding outside kenneling)

30. Video tape rental (Group 7841, excluding adult oriented sales and rentals)

31. United states postal service (Group 4311, excluding major distribution centers)

32. 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 (including water and wastewater plants) which shall be enclosed

b. Essential service facilities

c. Gazebos, statuary and other architectural features

d. Utilities, water and wastewater facilities and/or plants (all processing plants must
be enclosed)

e. Alcohol service for outdoor dining shall only be accessory to food service

c. Operational Standards

1. Outdoor music is prohibited

d. The following uses shall be prohibited:

1. Amusement and recreation services, not elsewhere classified (Group 7999, except those uses expressly listed above in a.1 are permitted)
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

- e. Development intensity shall be limited to 190,000 square feet of gross leasable floor area.
- f. No commercial use shall exceed fifteen thousand (15,000) square feet, except for a single grocery store use between twenty-seven thousand (27,000) and sixty thousand (60,000) square feet in size, a single commercial use of up to thirty thousand (30,000) square feet in size, and a single commercial use of up to twenty thousand (20,000) square feet in size.
- g. No building may exceed 30,000 square feet in size, except for the grocery anchored building with inline stores.
- h. 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 owner 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.
- i. 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.

This subdistrict includes a conceptual plan, which identifies the location of the permitted development area and required preserve area for this subdistrict. 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.

- j. 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:
 - 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 developer's 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
Mission Subdistrict
Estates Shopping Center Subdistrict
Estates Shopping Center Subdistrict Conceptual Plan