

**Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict
PL20170004005**

**Exhibit IV.B
Amendment Language**

**Revise the
GOLDEN GATE AREA MASTER PLAN**

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*** LIST OF MAPS** **46**

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Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict

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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

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OBJECTIVE 5.2:

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Policy 5.2.3:

Recognizing the residential nature of the land uses surrounding the I-75 interchange at Golden Gate Parkway, as well as the restrictions on conditional uses of the Conditional Uses Subdistrict of the Golden Gate Area Master Plan, there shall be no further commercial zoning for properties abutting Golden Gate Parkway between Livingston Road and Santa Barbara Boulevard. No new commercial uses shall be permitted on properties abutting streets accessing Golden Gate Parkway within the above-defined segment. This policy shall not apply to that existing portion of the Golden Gate Estates Commercial Infill Subdistrict, which is located at the northwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard, or the Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict located in the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway.

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LAND USE DESIGNATION DESCRIPTION SECTION

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2. ESTATES DESIGNATION

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B. Estates – Commercial District

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8. Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict

This Subdistrict consists of approximately 19+/- acres and is located at the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway. The purpose of this Subdistrict is to provide commercial land uses to serve the surrounding area and traveling public, and to provide for a full range of educational services, and related facilities.

- a. Allowable uses are limited to the permitted and conditional uses of the C-3, Intermediate Commercial Zoning District.
- b. The maximum non-educational commercial square footage permitted within the Subdistrict is 21,500 square feet of floor area.

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- c. The Subdistrict site shall be [or is encouraged to] rezoned to PUD, Planned Unit Development.

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FUTURE LAND USE MAP SERIES

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