

## **EXHIBIT A**

### **3001 SB CPUD PERMITTED USES**

A maximum of 21,500 square feet of gross commercial floor area shall be permitted within the CPUD. The uses are subject to the trip cap identified in Exhibit F, Section 3.a of this PUD. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

#### **A. Principal Uses:**

1. All permitted and Conditional Uses permitted in C-1 through C-3 Zoning Districts.
2. Any other commercial use or professional services, which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated purely with activities conducted in an office.
3. 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") or the Hearing Examiner.

#### **B. Prohibited Uses:**

1. Any use that would be subject to regulation under Ordinance No. 91-83 and any amendment or successor ordinances thereto regulating sexually oriented businesses.
2. 7363 – Help Supply Services, only : Labor pools; Manpower pools
3. 7389 – Business Services, Not Elsewhere Classified, only: automobile recovery services; automobile repossession service; bondspersons; gas systems, contract conversion from manufactured to natural gas; metal slitting and shearing on a contract or fee basis; repossession service; solvent recovery service on a contract or fee basis.
4. 7993 – Coin-Operated Amusement Devices, only: Gambling Establishments primarily operating coin-operated machines; Gambling machines, coin-operated; Slot machines.
5. Homeless shelter, as defined by the LDC.
6. Soup kitchens, as defined by the LDC.
7. 8063 – Psychiatric Hospitals.

8. 8069 – Specialty Hospitals, Except Psychiatric, only: alcoholism rehabilitation hospitals; drug addiction rehabilitation hospitals; rehabilitation hospitals drug addiction and alcoholism; tuberculosis and other respiratory illness hospitals.
9. 8322 – Individual and Family Social Services, only: alcoholism counseling, nonresidential; crisis center; crisis intervention centers; hotlines; offender rehabilitation agencies; offender self-help agencies; outreach programs; parole offices; probation offices; public welfare centers; referral services for personal and social problems; refugee services; self-help organizations for alcoholic and gamblers; settlement houses.
10. 8399 – Social Services, Not Elsewhere Classified, only Social service information exchanges: e.g., alcoholism, drug addiction.
11. 9223 – Correctional Institutions.

C. Accessory Uses:

1. Uses and structures that are accessory and incidental to the permitted uses within this CPUD document.
2. Water management facilities to serve the project such as lakes.
3. Open space uses and structures such as, but not limited to, boardwalks, nature trails, gazebos and picnic areas.
4. Any other accessory and related use that is determined to be comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this CPUD as determined by the BZA or the Hearing Examiner.

## EXHIBIT B

### 3001 SB CPUD DEVELOPMENT STANDARDS

The table below sets forth the development standards for land uses within the 3001 SB CPUD. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat.

#### I. COMMERCIAL USES:

	PRINCIPAL USES	ACCESSORY USES
<b>MINIMUM LOT AREA</b>	25,000 Sq. Ft.	N/A
<b>AVERAGE LOT WIDTH</b>	100 ft.	N/A
<b>MINIMUM YARDS (External)</b>		
From Golden Gate Parkway ROW	50 ft.	15 ft. (1)
From Santa Barbara Boulevard ROW	50 ft.	15 ft.
From Western PUD Boundary	25 ft.	15 ft.
From Southern PUD Boundary	25 ft.	20 ft.
<b>MINIMUM YARDS (Internal)</b>		
Internal Drives/ROW	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Side	10 ft.	10 ft.
Lakes (measured from control elevation)	20 ft.	20 ft.
<b>MIN. DISTANCE BETWEEN STRUCTURES</b>	1/2 the sum of building heights	10 Ft.
<b>MAXIMUM HEIGHT</b>		
Zoned	30 ft.	30 ft.
Actual	35 ft.	35 ft.
<b>MINIMUM FLOOR AREA (ground floor)</b>	1,000 sq. ft.	N/A
<b>MAXIMUM GROSS COMMERCIAL AREA</b>	21,000 sq. ft.	N/A

NOTE: (1) Excludes signage



## SITE SUMMARY

TOTAL SITE AREA: 6.38± ACRE

COMMERCIAL	4.86± AC (76%)
WATER MANAGEMENT	0.75± AC (12%)
LANDSCAPE BUFFERS	0.77± AC (12%)

COMMERCIAL: MAXIMUM 21,500 S.F.

### OPEN SPACE:

REQUIRED: 30%  
PROVIDED: 30%

### PRESERVE:

REQUIRED: 0.21 ACRES (1.42 NATIVE VEGETATION X 0.15)  
PROVIDED: THE APPLICANT PROPOSES TO SATISFY THE MINIMUM NATIVE VEGETATION PRESERVATION REQUIREMENT OFF SITE IN ACCORDANCE WITH COLLIER COUNTY LDC SECTION 3.05.07.H.1.F.

## NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. THE SITE CONTAINS NO NATIVE VEGETATION COMMUNITIES AND NO ORIGINAL NATIVE TREES REMAIN; THEREFORE NO NATIVE VEGETATION PRESERVATION IS REQUIRED.

## DEVIATIONS (SEE EXHIBIT E)

1. BUFFER REQUIREMENTS
2. CANOPY SIGN AREA
3. CANOPY SIGN LOCATION

### LEGEND



**GradyMinor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects  
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266  
Bonita Springs: 239.947.1144 [www.GradyMinor.com](http://www.GradyMinor.com) Fort Myers: 239.690.4380

G. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, Florida 34134

3001 SB CPUD

EXHIBIT C  
MASTER PLAN NOTES

SCALE:  
1" = 300'  
JOB CODE:  
BCSBGG  
DATE:  
DECEMBER 2018  
FILE NAME:  
BCSBGG-EXHC-MCP  
SHEET 2 OF 2

## EXHIBIT D

### 3001 SB CPUD LEGAL DESCRIPTION

TRACT 113 AND THE NORTH 150 FEET OF TRACT 114, GOLDEN GATE ESTATES, UNIT NO. 30, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 58, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LESS AND EXCEPT A PORTION THEREOF BEING FURTHER DESCRIBED AS FOLLOWS:

THE SOUTH 22.5 FEET OF THE NORTH 72.5 FEET LESS THE EAST 53 FEET THEREOF AND THE WEST 34 FEET OF THE EAST 87 FEET LESS THE NORTH 72.5 FEET THEREOF OF TRACT 113, AND THE WEST 34 FEET OF THE EAST 87 FEET OF THE NORTH 150 FEET OF TRACT 114, GOLDEN GATE ESTATES, UNIT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 58, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AND

THE WEST 46 FEET OF THE EAST 133 FEET OF THE NORTH 150 FEET OF TRACT 114, GOLDEN GATE ESTATES, UNIT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 58, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AND

ALL THAT PART OF TRACT 113, GOLDEN GATE ESTATES, UNIT 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 58, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 113, A POINT ON THE EAST LINE OF SECTION 29, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89° 31' 51" WEST 87.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH TRACT LINE SOUTH 89° 31' 51" WEST 46.00 FEET; THENCE LEAVING SAID SOUTH TRACT LINE NORTH 00° 07' 35" WEST 205.72 FEET; THENCE NORTH 60° 50' 30" WEST 78.86 FEET; THENCE SOUTH 89° 31' 37" WEST 368.67 FEET; THENCE SOUTH 00° 28' 19" EAST 8.00 FEET; THENCE SOUTH 89° 31' 37" WEST 277.90 FEET TO THE WEST LINE OF SAID TRACT 113; THENCE ALONG SAID WEST TRACT LINE NORTH 00° 28' 12" WEST 40.84 FEET; THENCE LEAVING SAID WEST TRACT LINE NORTH 89° 31' 51" EAST 761.56 FEET; THENCE SOUTH 00° 07' 35" EAST 277.50 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 72.5 FEET OF SAID TRACT 113, AND THE EAST 87 FEET (LESS THE NORTH 72.5 FEET) OF TRACT 113, AND THE EAST 87 FEET OF THE NORTH 150 FEET OF TRACT 114, GOLDEN GATE ESTATES, UNIT NO. 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 58, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

## **EXHIBIT E**

### **3001 SB CPUD DEVIATIONS FROM THE LDC**

**DEVIATION 1:** Relief from LDC Section 4.06.02, Buffer Requirements, which requires a 15' wide Type 'B' landscape buffer between commercial and residential (Estates zoned) parcels, to allow a 10' wide Type 'A' buffer.

**DEVIATION 2:** Relief from LDC Section 5.05.05.C.2.b., Canopy Sign Area, which limits the maximum sign area for the canopy to one twelve (12) square foot corporate logo to allow one fifty (50) square foot corporate logo on the north canopy front façade facing Golden Gate Parkway and two thirty (30) square foot corporate logo signs on the side facades facing east to Santa Barbara Boulevard and west facing the adjacent commercial parcel, if a convenience store with fuel pumps is developed on the easternmost tract within the PUD.

**DEVIATION 3:** Relief from LDC Section 5.05.05.C.2.b, Canopy Sign Location, which only allows canopy signs on the canopy face that is adjacent to a right-of-way to allow a canopy sign on the west side of the fuel canopy not adjacent to a right-of-way, if a convenience store with fuel pumps is developed on the easternmost tract within the PUD.

## **EXHIBIT F**

### **3001 SB CPUD DEVELOPMENT COMMITMENTS**

#### **1. PUD MONITORING**

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is BCHD Partners III, LLC, 2600 Golden Gate Parkway, Naples, FL 34105. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

#### **2. MISCELLANEOUS**

- a. All other applicable state or federal permits must be obtained before commencement of the development.
- b. Pursuant to Section 125.022(5) F.S., Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

#### **3. TRANSPORTATION**

- a. The PUD shall be limited to a maximum of 375 p.m. peak hour two-way trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

#### **4. PLANNING**

- a. Permitted uses within the PUD shall qualify for a parking reduction of up to 40% over that required in the LDC when it can be demonstrated that autonomous vehicles (AV) will be in general use. The reduction may occur concurrent with SDP approval or after SDP approval as an amendment to an approved PUD.