



LAND DEVELOPMENT CODE AMENDMENT

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| <p>PETITION PL20220003445</p> <hr/> <p>ORIGIN Growth Management Plan (GMP)</p> <hr/> <p>HEARING DATES</p> <table border="0"> <tr> <td>Board</td> <td>TBD</td> </tr> <tr> <td>CCPC</td> <td>TBD</td> </tr> <tr> <td>DSAC</td> <td>11/02/2022</td> </tr> <tr> <td>DSAC-LDR</td> <td>09/21/2022</td> </tr> </table> | Board | TBD | CCPC | TBD | DSAC | 11/02/2022 | DSAC-LDR | 09/21/2022 | <p>SUMMARY OF AMENDMENT This Land Development Code (LDC) amendment shall update the Rural Land Stewardship Area Zoning Overlay District (RLSA District) Standards and Procedures to ensure consistency with the recently adopted changes that were made to the Rural Lands Stewardship Area Overlay in the Future Land Use Element (FLUE) of the GMP, pursuant to Ordinance 2021-28. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).</p> <p>LDC SECTIONS TO BE AMENDED</p> <table border="0"> <tr> <td>4.08.01</td> <td>Specific Definitions Applicable to the RLSA District</td> </tr> <tr> <td>4.08.04</td> <td>Implementation of Stewardship Credits</td> </tr> <tr> <td>4.08.05</td> <td>Baseline Standards</td> </tr> <tr> <td>4.08.06</td> <td>SSA Designation</td> </tr> <tr> <td>4.08.07</td> <td>SRA Designation</td> </tr> </table> | 4.08.01 | Specific Definitions Applicable to the RLSA District | 4.08.04 | Implementation of Stewardship Credits | 4.08.05 | Baseline Standards | 4.08.06 | SSA Designation | 4.08.07 | SRA Designation |
| Board | TBD | | | | | | | | | | | | | | | | | | |
| CCPC | TBD | | | | | | | | | | | | | | | | | | |
| DSAC | 11/02/2022 | | | | | | | | | | | | | | | | | | |
| DSAC-LDR | 09/21/2022 | | | | | | | | | | | | | | | | | | |
| 4.08.01 | Specific Definitions Applicable to the RLSA District | | | | | | | | | | | | | | | | | | |
| 4.08.04 | Implementation of Stewardship Credits | | | | | | | | | | | | | | | | | | |
| 4.08.05 | Baseline Standards | | | | | | | | | | | | | | | | | | |
| 4.08.06 | SSA Designation | | | | | | | | | | | | | | | | | | |
| 4.08.07 | SRA Designation | | | | | | | | | | | | | | | | | | |

ADVISORY BOARD RECOMMENDATIONS

| | | |
|--------------------------------------|-----------------|-------------|
| DSAC-LDR | DSAC | CCPC |
| <u>Approval with recommendations</u> | <u>Approval</u> | TBD |

BACKGROUND

In 1999, the State of Florida imposed a Final Order (Case No. ACC-99-002 and DOAH Case No. 98-0324GM) on Collier County, directing the County to perform a three-year Rural and Agricultural Assessment of the GMP to identify measures to protect agricultural areas, direct incompatible land uses away from wetlands and upland habitat, and to assess the growth potential of the County’s rural areas. The was to occur while discouraging urban sprawl, directing incompatible land uses away from critical habitat, and encouraging development that utilizes creative land use planning techniques. In 2002, the Board of County Commissioners (Board) established the Rural Lands Stewardship Area program under the FLUE of the GMP, pursuant to Ord. 2002-54. The objective was to create an incentive-based land use overlay system founded upon the principles of rural land stewardship as defined in Chapter 163.3177(11), F.S., now in Chapter 163.3248, F.S.

The Rural Lands Stewardship Area Zoning Overlay District (RLSA District) regulations were initially adopted into the LDC on June 16, 2003, pursuant to Ord. 2003-27. Subsequent amendments to the RLSA District in the LDC occurred in 2004, 2005, 2006, and 2010. The RLSA District includes important environmental and agricultural assets, most of which are on privately held land.

On February 10, 2015, the Board directed staff to initiate “restudies” of four GMP master plans, one of which being the RLSA. The RLSA restudy began in January 2018, culminating in the creation of an RLSA White Paper, which was presented to the Board in October 2019. At this meeting, the Board directed staff to (1) bring forward GMP amendments for the Rural Lands Stewardship Area Overlay in the FLUE, (2) develop a regional water partnership to address regional water matters, and (3) draft LDC amendments to address the characteristics of the Stewardship Receiving Area (SRA). A GMP amendment (PL20190002292) involving the RLSA Overlay in the FLUE was approved by the Board on July 13, 2021, pursuant to Ord. 2021-28. The changes to the administrative code are shown in Exhibit A and will require a separate resolution. This LDC amendment shall implement the updates that were made to the GMP last summer. The noteworthy LDC amendment changes are identified and summarized in Exhibit B. The pertinent GMP Policies are summarized in Exhibit C.



DSAC-LDR Subcommittee Recommendation: The DSAC-LDR Subcommittee recommended approval of this LDC amendment on September 21, 2022, subject to the following:

1. Wherever it states dark sky compliant lighting principles, the Subcommittee is not in favor of that terminology and to instead use the language from Policy 5.7 of the GMP, and that a future LDC amendment should be considered for lighting guidance in general.
2. Clarify the sentence on lines 16-18 on page 33 (LDC section 4.08.06 B.6.f.), which currently reads: “Only one type of restoration shall be rewarded with these Credits for each acre designated for restoration and in no case shall more than ten (10) Credits be awarded per acre,” and that staff would consider inserting a chart to makes it easier to follow.
3. Clarify the verbs on page 31 (i.e., received, awarded, assigned, rewarded) under restoration stewardship credits, to be made consistent to the extent necessary to understand the intent.
4. Include the walk-on changes to the LDC amendment, as presented by staff at the meeting.
5. Include the administrative code changes, provided the changes are consistent with what we just discussed.

FISCAL & OPERATIONAL IMPACTS

There are no fiscal or operational impacts to the County. Developers will be required to submit an SRA Mobility Plan.

GMP CONSISTENCY

The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: B) Summary of Proposed Changes; C) Policy Direction Chart; D) Ordinance 2021-28; E) Conservancy Letter and Backup; and F) Utter Email

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Amend the LDC as follows:

4.08.00 – RURAL LANDS STEWARDSHIP AREA ZONING OVERLAY DISTRICT STANDARDS AND PROCEDURES

4.08.01 – Specific Definitions Applicable to the RLSA District

As used in the RLSA District Regulations, the terms below shall have the following meanings, set forth below, to the exclusion of any meanings ascribed to such terms in section 1.08.00:

- A. Accessory dwelling unit. A dwelling unit that is supplemental and subordinate to a primary dwelling on the same premises, limited to 900 square feet.
- B. Baseline Standards. Baseline Standards are the allowable uses, density, intensity and other land development regulations assigned to land within the RLSA District by the GMP, Collier County Land development Regulations and Collier County Zoning Regulations in effect prior to July 25, 2000, and subject to the further provisions of section 4.08.05.
- C. Building Height. Refers to the vertical extent of a building. Building height is measured in Stories.
- D. Building Height to Street Width Ratio. The maximum height of the tallest building divided by the width of the street. The street width is the distance between two building façades.
- E. Civic and Institutional Uses. Structures developed for and/or used by established organizations or foundations dedicated to public service or cultural activities including the arts, education, government and religion.
- F. Compact Rural ~~De~~velopment (CRD). Compact Rural Development is a form of SRA that is intended to support and further Collier County's valued attributes of agriculture, natural resources, and economic diversity. The size of a CRD shall not exceed 300 acres. A CRD shall include uses associated with and needed to support research, education, convenience retail, tourism, or recreation. A CRD may include but is not required to have permanent residential housing and the services and facilities to support permanent residents. ~~Compact Rural developments are a form of SRA that provide flexibility with respect to the mix of uses and design standards, but shall otherwise comply with the standards of a Hamlet or Village. A CRD may include, but is not required to have permanent residential housing and the services and facilities that support permanent residents. An example of a CRD without permanent residential housing is an ecotourism village that would have a unique set of uses and support services different from a traditional residential village. It would contain transient lodging facilities and services appropriate to eco-tourists, but may not provide for the range of services necessary to support permanent residents.~~
- G. Context Zones. Areas that establish the use, intensity and diversity within a town, or village ~~or hamlet~~. Context zones specify permitted land uses, FARs, building height, setbacks, and other regulating elements to guide the establishment of the urban to rural continuum.
- H. Designation. Application of the SSA or SRA concepts through a formal application, review, and approval process as described in the RLSA District Regulations.

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- 1
2 I. FSA - Flow way Stewardship Area. Privately owned lands delineated on the RLSA Overlay
3 Map, which primarily include privately owned wetlands that are located within the Camp
4 Keais Strand and Okaloacoochee Slough. FSAs form the primary wetland flow way
5 systems in the RLSA District.
6
7 ~~J. Hamlet. Hamlets are a form of SRA and are small rural residential areas with primarily
8 single family housing and a limited range of convenience oriented services. Hamlets serve
9 as a more compact alternative to traditional five (5)-acre lot rural subdivisions currently
10 allowed in the Baseline Standards.~~
11
12 JK. HSA - Habitat Stewardship Area. Privately owned lands delineated on the RLSA Overlay
13 Map, which include both areas with natural characteristics that make them suitable habitat
14 for listed species and areas without these characteristics. These latter areas are included
15 because they are located contiguous to habitat with natural characteristics, thus forming
16 a continuum of landscape that can augment habitat values.
17
18 KL. Incidental Clearing. Clearing of no more than 1% of the area of an SSA, which is
19 conducted to accommodate the ability to convert from one Ag 1 use to another Ag 1 use
20 and which connects existing Ag 1 acres, squares up existing Ag 1 farm fields, or provides
21 access to or from Ag 1 areas.
22
23 LM. Landmark building. A prominent civic or institutional building that creates a significant
24 community feature, focal point, or terminating vista.
25
26 MN. Land Use - Land Cover Indices. One of the indices comprising the Natural Resource Index
27 Value of land, with values assigned based upon land use and land cover characteristics
28 as mapped using the Florida Land Use, Cover, and Forms Classification System
29 (FLUCFCS) (FDOT 1999). For purposes of assigning values, land use and land cover
30 codes are grouped as follows: Group 1 (Codes 617, 6172, 621, 6218, 6219, 624, 630,
31 641, 643); Group 2 (Codes 321, 411, 4119, 425, 434, 439, 428); Group 3 (211, 212, 213,
32 214, 221, 222, 241, 242, 243, 250, 260, 261, 310, 329, 330, 422, 510, 521, 523, 533, 534);
33 and Group 4 (all others).
34
35 NO. Land Use Layer (Layer). Permitted and conditional land uses within the Baseline
36 Standards that are of a similar type or intensity and that are grouped together in the same
37 column on the Land Use Matrix.
38
39 OP. Land Use Matrix (Matrix). The tabulation of the permitted and conditional land uses within
40 the Baseline Standards set forth in Section 4.08.06 B.4., with each Land Use Layer
41 displayed as a single column.
42
43 PQ. Listed Species Habitat Indices. One of the indices comprising the Natural Resource Index
44 Value, with values assigned based upon the habitat value of the land for listed species.
45 Index values are based on documentation of occupied habitat as established by the
46 intersect of documented and verifiable observations of listed species with land cover
47 identified as preferred or tolerated habitat for that species. Land mapped, using
48 FLUCFCS, as 310, 321, 411, 425, 428, 434, 617, 6172, 621, 6218, 6219, 624, and 630 is
49 deemed to be preferred or tolerated habitat for panthers for the purpose of assigning a
50 value for these indices. An intersection of at least one data point establishing the presence
51 of a listed species within a geographic information system (GIS) polygon of preferred or

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- 1 tolerated habitat for that species shall result in the entire polygon being scored as occupied
2 habitat.
3
- 4 Q. Micromobility. Any small, low-speed, human- or electric-powered transportation device,
5 including bicycles, scooters, electric-assist bicycles, electric scooters (a.k.a. e-scooters),
6 and other small, lightweight, wheeled conveyances.
7
- 8 R. Natural Resource Index (Index). A measurement system that establishes the relative
9 natural resource value of each acre of land by objectively measuring six different
10 characteristics of land and assigning an index factor based on each characteristic. The
11 sum of these six factors is the Index value for the land. The six characteristics measured
12 are: Stewardship Overlay Delineation, Proximity, Listed Species Habitat, Soils/Surface
13 Water, Restoration Potential, and Land Use/Land Cover.
14
- 15 S. Natural Resource Index Map Series (Index Maps). The Rural Lands Study Area Natural
16 Resource Index Map Series adopted as part of the GMP.
17
- 18 T. Natural Resource Index Value (Index Value). The sum of the values assigned to each
19 acre, derived through the calculation of the values assigned to each of the six (6)
20 characteristics included in the Index.
21
- 22 U. Neighborhood Edge. A defining Context Zone that includes the least intensity and diversity
23 within the town, ~~or~~ village ~~or hamlet~~. The zone is predominantly single-family residential
24 and recreational uses. The Neighborhood Edge may be used to provide a transition to
25 adjoining rural land uses.
26
- 27 V. Neighborhood General. A defining Context Zone that creates community diversity with the
28 inclusion of a mix of single and multi-family housing, neighborhood scale goods and
29 services, schools, parks and other recreational uses, and open space.
30
- 31 W. Neighborhood Goods and Services Zone. Zone located within the Neighborhood General
32 Context Zone. These zones are intended to provide convenient neighborhood scale retail
33 and office use within proximity to the residential uses in order to support community
34 walkability.
35
- 36 X. Open space. Open space includes active and passive recreational areas such as parks,
37 playgrounds, ball fields, golf courses, lakes, waterways, lagoons, flood plains, nature trails,
38 native vegetation preserves, landscape areas, public and private conservation lands,
39 agricultural areas (not including structures), and water retention and management areas.
40 Buildings shall not be counted as part of any open space calculation. Vehicular use
41 surface areas of streets, alleys, driveways, and off-street parking and loading areas shall
42 not be counted as part of any open space calculation.
43
- 44 Y. Park and ride site. Means a parking lot, garage, parking structure, or other off-street
45 parking area that constitutes either a principal or accessory use of the property and serves
46 a bus station/depot or a bus stop on a transit route whereby a user leaves their
47 automobile/vehicle and travels via bus, carpool, vanpool, or bicycle. A park and ride may
48 be a type of automobile parking establishment (SIC 7521).
49
- 50 ~~Z.~~ Pathway. A defined corridor for the primary use of non-motorized travel.
51

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- 1 AAZ. Post Secondary Institution Ancillary Uses. Any use or facility owned by a public or private
2 post secondary institution that is of a type commonly found on public or private post
3 secondary institution campuses.
4
- 5 BBA. Proximity Indices. One of the indices comprising the Natural Resource Index Value of land,
6 with values assigned based upon the proximity of the land to areas designated on the
7 RLSA Overlay Map as FSA, HSA, or WRA and to either public or private preserve lands.
8 No additional value shall be added under the Proximity Indices for land that is within an
9 FSA, HSA, WRA, or public or private preserve.
10
- 11 CCB. Restoration Potential Indices. One of the indices comprising the Natural Resource Index
12 Value of land, with values assigned based both upon the potential for restoration and the
13 historic use or character of the land as a large mammal corridor, connector wetlands and
14 flow way, wading bird habitat, or other listed species habitat.
15
- 16 DDC. Restoration Zone. Privately owned lands delineated on the RLSA Overlay Map that are
17 located within 500 feet of an FSA, but are not otherwise included in an HSA or WRA.
18
- 19 EE. RLSA District. Rural Lands Stewardship Area Zoning Overlay District. The area generally
20 depicted on the Future Land Use Map and specifically depicted on the Official Zoning Atlas
21 Map as the Rural Lands Stewardship Area Overlay, including lands within the Immokalee
22 Area Study boundary of the Collier County Rural and Agricultural Area Assessment
23 referred to in the State of Florida Administration Commission Final Order No. AC-99-002.
24 The RLSA District generally includes rural lands in northeast Collier County lying north
25 and east of Golden Gate Estates, north of the Florida Panther National Wildlife Refuge
26 and Big Cypress National Preserve, south of the Lee County Line, and south and west of
27 the Hendry County Line.
28
- 29 FF. RLSA Overlay Map. The map entitled "Collier County Rural & Agricultural Area
30 Assessment Stewardship Overlay Map," which identifies those areas delineated as FSA,
31 HSA, WRA, Restoration Zone, and Open.
32
- 33 GG. RLSA District Regulations. LDC Section 4.08.00.
34
- 35 HH. Soils/Surface Water Indices. One of the indices comprising the Natural Resource
36 Index Value of land, with values assigned based upon soil types classified using the
37 following Natural Soils Landscape Positions (NSLP) categories: Open Water and Muck
38 Depression Soils (NSLP Categories 1 and 5); Sand Depression Soils (NSLP Category 6);
39 Flats Soils (NSLP Category 7); and Non-Hydric Soils (NSLP Categories 8, 9, and 11).
40
- 41 IHH. Special Districts. An area dedicated for certain uses that cannot be incorporated into one
42 of the Context Zones. Special Districts provide for the inclusion of unique uses and
43 development standards not otherwise defined in a context zone.
44
- 45 JJ. SRA - Stewardship Receiving Area. A designated area within the RLSA District that has
46 been approved for the development of a ~~Hamlet, Village~~, Town, Village, or CRD and that
47 requires the consumption of Stewardship Credits.
48
- 49 KK. SSA - Stewardship Sending Area. A designated area within the RLSA District that has
50 been approved for the generation of Stewardship Credits in exchange for the elimination
51 of one or more Land Use Layers.

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1
2 ~~LLKK~~. Stewardship Sending Area Credit (SSA Credit). A transferable unit of measure generated
3 by an SSA and consumed by an SRA. Where SSA Credits were created from an SSA
4 approved prior to July 13, 2021, eight ~~Eight~~ credits are transferred to an SRA in exchange
5 for the development of one acre of land as provided in LDC ~~S~~section 4.08.06 B. Where
6 such SSA Credits were created from an SSA approved after July 13, 2021, 10 credits are
7 transferred to an SRA in exchange for the development of one acre of land as provided in
8 LDC section 4.08.06 B.
9

10 ~~MM~~. Stewardship Credit Database. A database maintained by the County that keeps track of
11 all of the credit transactions (generation of Credits through SSA designation and the
12 consumption of credits through SRA designation) approved by the County.
13

14 ~~NNMM~~. Stewardship Credit System. A system that creates incentives to protect and
15 preserve natural resources and agricultural areas in exchange for the generating and use
16 of credits to entitle compact forms of rural development. The greater the value of the
17 natural resources being preserved and the higher the degree of preservation, the greater
18 the number of credits that can be generated. Credits are generated through the
19 designation of SSAs and consumed through the designation of SRAs.
20

21 ~~OO~~. Stewardship Credit Worksheet. An analytical tool that manually describes the
22 Stewardship Credit calculation process including the Natural Resource Index and Land
23 Use Layer components. The worksheet can be used to document proposed changes to
24 the Index component during the SSA and SRA designation processes.
25

26 ~~PP~~. Stewardship Overlay Designation. One of the indices comprising the Natural Resource
27 Index Value of land, with values assigned based upon the designation of the land on the
28 RLSA Overlay Map as FSA, HSA, WRA, ~~or~~ ACSC, or Restoration Area, where Land Use
29 Layers 1 through ~~43~~ are eliminated ~~removed, Restoration-Zone~~. Land that is designated
30 as ACSC, as well as FSA, HSA, or WRA shall receive value for the designation with the
31 higher value but shall not receive value for both designations.
32

33 ~~QQ~~. Story. That portion of a building included between a floor which is calculated as part of the
34 building's habitable floor area and the floor or roof next above it.
35

36 ~~RR~~. Story, half. The designation of a space on the upper level of a building in which the
37 walls at the eaves are zero to four feet.
38

39 ~~SS~~. Town. Towns are a form of SRA and are the largest and most diverse form of SRA, with
40 a full range of housing types and mix of uses. Towns have urban level services and
41 infrastructure which support development that is compact, mixed use, human scale, and
42 provides a balance of land uses to reduce automobile trips and increase livability. Towns
43 are comprised of several Villages and/or neighborhoods that have individual identity and
44 character.
45

46 ~~TI~~. Town Center. A defining Context Zone that is intended to provide a wide range of uses,
47 including daily goods and services, culture and entertainment, and residential uses within
48 a Town. The Town Center is an extension of the Town Core, however the intensity is less
49 as the Town Center serves as a transition to surrounding neighborhoods.
50

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1 ~~UU~~FF. Town Core. A defining Context Zone within a Town. The Town Core is the most dense
2 and diverse Context Zone with a full range of uses. The Town Core is the most active area
3 within the Town with uses mixed vertically and horizontally.
4

5 ~~VV~~UU. Village. Villages are a form of SRA and are primarily residential communities with a
6 diversity of housing types and mix of uses appropriate to the scale and character of the
7 particular village. Villages are comprised of residential neighborhoods and shall include a
8 mixed-use village center to serve as the focal point for the community's support services
9 and facilities.
10

11 ~~WW~~VV. Village center. A defining Context Zone within a Village that is intended to provide
12 a wide range of uses including daily goods and services, culture and entertainment, and
13 residential uses.
14

15 XX. Walkability. The suitability for pedestrians to walk safely and comfortably within a
16 community or distinct neighborhood to a destination, generally within a quarter-mile radius.
17 Walkable communities are typically characterized by sidewalks and curbs and/or
18 roadways designed to protect pedestrians from moving traffic, including the use of street
19 trees separating the street from the sidewalk.
20

21 ~~YY~~WW. WRA - Water Retention Area. Privately owned lands delineated on the RLSA
22 Overlay Map, that have been permitted by the SFWMD to function as agricultural water
23 retention areas and that provide surface water quality and other natural resource value.
24

25 # # # # # # # # # # # # # #
26

4.08.04 - Implementation of Stewardship Credits

27
28
29 A. *Establishment of a Stewardship Credit Database.* As part of the initial implementation of
30 the RLSA Overlay, the County Manager or designee shall cause to be developed a
31 Stewardship Credit Database to track the generation (by SSAs) and consumption (by
32 SRAs) of Stewardship Credits within the RLSA District. The database shall be in an
33 electronic form that can be linked to the RLSA Overlay Map and can readily produce
34 reports that will afford convenient access to the data by the public. The database shall be
35 updated upon approval of an SSA or SRA Designation Application and Credit Agreement.
36

37 B. *Authorization to Establish a Stewardship Credit Trust.* As part of the implementation of
38 the RLSA Overlay, the County may elect to acquire Credits through a publicly funded
39 program. Should the County pursue this option, the County shall establish a Stewardship
40 Credit Trust to receive and hold Credits until such time as they are sold, transferred or
41 otherwise used to implement uses within SRAs. Nothing herein shall preclude the County
42 from permanently "retiring" those credits received or held.
43

44 C. *Density.* Except as provided in herein, there shall be no change to the underlying density
45 and intensity of permitted uses of land within the RLSA District, as set forth in the Baseline
46 Standards, until a property owner elects to utilize the provisions of the Stewardship Credit
47 System pursuant to the provisions of Section 4.08.04. No part of the Stewardship Credit
48 System shall be imposed upon a property owner without that owner's written consent. It is
49 the intent of the RLSA District Regulations that a property owner will be compensated
50 consistent with Policy 3.8 of the RLSA Overlay for the voluntary stewardship and

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1 protection of important agricultural and natural resources. The Baseline Standards will
2 remain in effect for all land not subject to the transfer or receipt of Stewardship Credits.
3

4 D. *Creation of Stewardship Credits/General.* Stewardship Sending Area Credits (Credits)
5 may be created from any lands within the RLSA District from which one or more Land Use
6 Layers are ~~eliminated removed~~. These lands will be identified as SSAs. All privately owned
7 lands within the RLSA District are candidates for designation as an SSA. Land becomes
8 designated as an SSA upon petition by the property owner seeking such designation as
9 outlined herein. A Stewardship Sending Area Credit Agreement shall be developed that
10 identifies those land uses, which have been ~~eliminated removed~~. Once land is designated
11 as an SSA and Credits or other compensation is granted to the owner, no increase in
12 density or additional uses that are not expressly identified in the Stewardship Sending
13 Area Agreement shall be allowed on such property.
14

15 E. *Transfer of Stewardship Credits/General.* Credits can be transferred only to lands within
16 the RLSA District that meet the defined suitability criteria and standards set forth in Section
17 4.08.07 A.1. and that have been designated as SRAs. The procedures for the
18 establishment and transfer of Credits and SRA designation are set forth herein.
19 Stewardship Credits will be exchanged for additional residential or non-residential
20 entitlements in an SRA on a per acre basis. SRA density and intensity will thereafter differ
21 from the Baseline Standards.
22

23 F. *Allocation of Stewardship Credits/General.* Stewardship Credits generated from one SSA
24 may be allocated to one or more SRAs, and an SRA may ~~utilize receive~~ Stewardship
25 Credits generated from one or more SSAs.
26

27 G. ~~Seven Five~~ Seven Year Comprehensive Review.
28

29 1. Many of the tools, techniques, and strategies of the RLSA Overlay are new,
30 innovative, and incentive-based, ~~and have yet to be tested in actual~~
31 ~~implementation. Consequently, by June 2008 and at such subsequent times as~~
32 ~~deemed appropriate by the BCC, the~~ The County shall prepare and submit to DCA
33 for review a comprehensive analysis of the RLSA Overlay every seven years,
34 beginning on July 13, 2021, to assess the participation and effectiveness of the
35 RLSA Overlay implementation in meeting the Goals, Objectives, and Policies of
36 the RLSA Overlay by utilizing the measures of review delineated in Policy ~~4.22~~
37 1.21 of the FLUE. The County shall encourage public participation in the review
38 process through publicly noticed workshops and meetings and through the
39 solicitation of public input.
40

41 2. Subsequent to the ~~seven-year June 2008~~ review, the RLSA Overlay and RLSA
42 District Regulations may be amended in response to the County's assessment and
43 evaluation of the participation in and effectiveness of the Stewardship Credit
44 System.
45

46 3. The value, exchange rate, and use of Stewardship Credits shall be governed by
47 the RLSA Overlay and RLSA District Regulations in effect at the time the SSA from
48 which those credits are generated is approved. The Restoration Stewardship
49 Credits shall be governed by the RLSA Overlay and RLSA District Regulations in
50 effect at the time that such Restoration Stewardship Credits are authorized by the
51 BCC.

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H. Stewardship Credit Cap. The total number of Stewardship Credits shall be capped at 404,000 to entitle no more than 45,000 acres of Stewardship Receiving Areas. Generating Stewardship Credits does not presume approval of Stewardship Receiving Areas.

4.08.05 - Baseline Standards

All lands within the RLSA District have been delineated on the RLSA Overlay Map. Unless and until designated as an SSA or SRA, lands within the RLSA District shall remain subject to the Baseline Standards.

- A. Purpose and intent. These Baseline Standards will remain in effect for all land within the RLSA District unless or until such land becomes subject to the transfer or receipt of Stewardship Credits, except as to those agricultural uses subject to sections ~~§§163.3162(3) and 163.3162(4)~~ and 823.14(6), Florida Statutes. The Baseline Standards are intended to protect water quality and quantity, maintain the natural water regime, and protect listed animal and plant species or species of special concern as defined by the Florida Fish and Wildlife Conservation Commission (FFWCC) and their habitats on land that has not been designated as an SSA or SRA. The opportunity to voluntarily participate in the Stewardship Credit Program, as well as the right to sell conservation easements or a fee or lesser interest in the land, shall constitute compensation for the loss of any development rights related to these standards.
- B. Applicability of code. Except as otherwise specifically provided in this section 4.05.00, those provisions of this Code in effect as of July 25, 2000, shall apply to all land within the RLSA District unless or until such lands become subject to the transfer or receipt of Stewardship Credits.
- C. Private lands delineated FSAs, HSAs, ~~and~~ WRAs, and Restoration Areas. Lands delineated FSA, HSA, ~~or~~ WRA, or Restoration Areas on the RLSA Overlay Map ~~overlay map~~ have been identified through data and analysis as having a higher quality natural resource value than those lands not delineated. Although any land within the RLSA District can be designated as an SSA, generally those lands delineated FSAs, HSAs, and WRAs are the most likely candidates for designation because of the higher credit values applied to lands with those delineations.
- D. Private lands delineated as open. Lands not otherwise classified as FSA, HSA, ~~or~~ WRA, or Restoration Areas are delineated as "open" on the RLSA Overlay Map ~~overlay map~~ and are generally of a lower natural resource quality. Open lands may be designated as either SSAs or SRAs.
- E. Area of critical state concern (ACSC). The RLSA District includes lands that are within the ACSC. Those ACSC lands are depicted on the RLSA Overlay Map ~~overlay map~~ and are eligible for designation as SRAs, subject to additional standards set forth in subsection 4.08.07 A.2. All ACSC regulations continue to apply to ACSC lands within the RLSA District regardless of designation.
- F. Public or private conservation lands. Those lands within the RLSA District that are held in public ownership or in private ownership as conservation lands may be delineated on the RLSA Overlay Map ~~overlay map~~ as FSA, HSA, or WRA but are not eligible for designation as either an SSA or SRA.

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- 1
- 2 G. No increase in density or intensity within the RLSA District is permitted beyond the
- 3 Baseline Standards except in areas designated as SRAs. Within SRAs, density and
- 4 intensity may be increased through the provisions of the Stewardship Credit System and,
- 5 where applicable, through the affordable housing density Bonus as referenced in the
- 6 density Rating System of the FLUE, and the density and intensity blending provision of
- 7 the Immokalee Area Master Plan.
- 8
- 9 H. Allowable uses. The permitted, accessory, and conditional uses allowed shall be those
- 10 set forth in LDC section 2.03.00 in effect as of July 25, 2000, with the following exceptions:
- 11
- 12 1. Residential Uses, General conditional uses, Earth Mining and Processing Uses,
- 13 and Recreational Uses (layers 1—4) as listed in the Matrix ~~at~~ in LDC section
- 14 4.08.00 shall be eliminated in all FSAs and designated Restoration Areas, as
- 15 provided in LDC section 4.08.00.
- 16
- 17 2. Conditional use essential services and governmental essential services, except
- 18 those necessary to serve permitted uses or for public safety as described in LDC
- 19 section 2.01.03 G.2, shall not be allowed in FSAs with an Index value of 1.2 or
- 20 less, as provided in section 4.08.00.
- 21
- 22 3. Directional-drilling techniques and/or previously cleared or disturbed areas shall
- 23 be utilized for oil and gas exploration and oil and gas field development and
- 24 production activities in FSAs and HSAs in order to minimize impacts to native
- 25 habitats, when determined to be practicable. This requirement shall be deemed
- 26 satisfied upon issuance of a state permit in compliance with the criteria established
- 27 in Chapters 62C-25 through 62C-30, F.A.C., regardless of whether the activity
- 28 occurs within the Big Cypress Watershed, as defined in section 377.42, F.S. Rule
- 29 ~~62C-30.001(2), F.A.C.~~ All applicable Collier County environmental permitting
- 30 requirements shall be considered satisfied by evidence of the issuance of all
- 31 applicable federal and/or state oil and gas permits for proposed oil and gas
- 32 activities in Collier County, so long as the state permits comply with the
- 33 requirements of Chapters 62C-25 through 62C-30, F.A.C. For those areas of
- 34 Collier County outside the boundary of the Big Cypress Watershed, the applicant
- 35 shall be responsible for convening the Big Cypress Swamp Advisory Committee
- 36 as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25
- 37 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil
- 38 and gas access roads shall be constructed and protected from unauthorized uses
- 39 according to the standards established in Rule 62-30.005(2)(a) 1 through 12,
- 40 F.A.C.
- 41
- 42 4. Asphaltic and concrete batch making plants shall be prohibited in areas mapped
- 43 as HSAs.
- 44
- 45 I. Standards applicable inside the ACSC. RLSA District lands within the ACSC shall be
- 46 subject to all ACSC regulatory standards, including those that strictly limit non-agricultural
- 47 clearing.
- 48
- 49 J. Standards applicable outside the ACSC. Except to the extent superseded ~~supereeded~~ by
- 50 L. or M. below, the following standards shall apply to all development within those areas
- 51 of the RLSA District that are outside of the ACSC, other than agricultural operations that

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fall within the scope of sections ~~§§163.3162(3)~~ ~~163.3162 (4)~~ and 823.14(6), F.S., and single family residential dwellings, unless or until such lands are subject to transmittal or receipt of Stewardship Credits:

1. A wildlife survey, as set forth in Chapter 10, shall be required for all parcels when listed species or Florida Endangered and Threatened Species, as defined by the FFWCC, are known to inhabit biological communities similar to those existing on site or where listed species or Florida Endangered and Threatened Species are directly observed on the site.
2. If listed species or Florida Endangered and Threatened Species, as defined by the FFWCC, are utilizing a site or indicated by evidence, such as denning, foraging, or other indications, the first priority shall be given to ~~are directly observed on the site of the project or are indicated by evidence, such as denning, foraging, or other indications, first priority shall be given to~~ preserving the habitat of such listed species or Florida Endangered and Threatened Species. ~~A~~ a minimum of 40% of native vegetation on site shall be retained, with the exception of clearing for agricultural ~~incidental~~ purposes.
3. If the wildlife survey indicates that listed species or Florida Endangered and Threatened Species, as defined by the FFWCC, are utilizing the site, or the site is capable of supporting and is likely to support listed species, a wildlife habitat management plan shall be prepared and submitted to the County.
 - a. The wildlife habitat management plan within the RLSA District shall include the following techniques to protect listed species or Florida Endangered and Threatened Species from the negative impacts of development:
 - ~~i. Open space and vegetation preservation requirements shall be used to establish buffer areas between wildlife habitat areas and areas dominated by human activities.~~
 - ii. Fencing, walls, other obstructions, or other provisions shall be used to minimize development impacts to the listed species or Florida Endangered and Threatened Species and to encourage wildlife to use wildlife corridors.
 - iii. Roadways crossings, underpasses, and signage shall be used where roads must cross wildlife corridors as determined by the authorities governing crossing locations.
 - b. The wildlife habitat management plan shall also incorporate the following:
 - i. A description of the techniques used to direct incompatible land uses away from listed species or Florida Endangered and Threatened Species and their habitats and to comply with the criteria identified in 1 and 2 above, as applicable.;
 - ii. Identification of appropriate lighting controls for permitted uses including, outdoor lighting that is designed to protect the nighttime environment, conserve energy, and enhance safety and security.

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and a consideration of the opportunity to utilize prescribed burning to maintain fire-adapted preserved vegetation communities and provide browse for white-tailed deer, consistent with the USFWS South Florida Multi-Species Recovery Plan, May 1999, except as recommended otherwise by the USFWS or FFWCC; ~~and~~

~~iii. If the development will be larger than 10 acres, a monitoring program.~~

iii. A description of provisions to minimize human and wildlife interactions based on the most current FFWCC guidelines and regulations on techniques to reduce human-wildlife contact, consistent with the baseline standards provided in LDC section 4.08.05 J.3.a. Low intensity land uses, such as lakes, parks, or passive recreation areas, vegetation preserves, and agriculture shall be used to establish buffer areas between wildlife habitat and areas dominated by human activities.

iv. The methods to be used for disseminating information to local residents, visitors, and businesses about the presence of wildlife and practices that enable coexistence and minimized interaction such as appropriate waste disposal practices.

v. Mitigation for impacting listed species or Florida Endangered and Threatened Species habitat shall be considered in the management plan, as appropriate.

vi. A monitoring program if the development will be greater than 10 acres.

c. The most current and completed data and local, state, and federal guidelines and regulations shall be utilized to prepare the required management plans. Management guidelines contained in publications used by the FFWCC and USFWS for technical assistance shall be used for developing required management plans, and the County shall consider any other techniques recommended by the FFWCC and the USFWS, consistent with LDC section 4.08.05 J.4. ~~The following references shall be used, as appropriate, to prepare the wildlife habitat management plan:~~

~~i. South Florida Multi-Species Recovery Plan, USFWS, 1999.~~

~~ii. Habitat Management Guidelines for the Bald Eagle in the Southeast Region, USFWS, 1987.~~

~~iii. Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations found on Lands Slated for Large Scale development in Florida, Technical Report No. 4, Florida Game and Fresh Water Fish Commission, 1987.~~

~~iv. Ecology and development-Related Habitat Requirements of the Florida Scrub Jay (Apelocoma coerulescens), Technical Report No.~~

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~~8, Florida Game and Fresh Water Fish Commission, 1991.v.Ecology and Habitat Protection Needs of the Southeastern American Kestrel (Falco Sparverius Paulus) on Large scale development Sites in Florida, Nongame Technical Report No. 13, Florida Game and Fresh Water Fish Commission, 1993.~~

~~d. The following species specific provisions shall be included within the wildlife habitat management plan if the wildlife survey indicates that the identified species utilizes the site or the site is capable of supporting and is likely to support such species:~~

~~i. Gopher tortoise. For parcels containing gopher tortoises (Gopherus polyphemus), priority shall be given to protecting the largest, most contiguous gopher tortoise habitat with the greatest number of active burrows, and for providing a connection to off site adjacent gopher tortoise preserves.~~

~~ii. Florida scrub jay. Habitat preservation for the Florida scrub jay (Aphelocoma coerulescens) shall conform to the guidelines contained in Technical Report No. 8, Florida Game and Fresh Water Fish Commission, 1991. A maintenance program shall be established, which shall specify appropriate fire or mechanical protocols to maintain the natural scrub community. A public awareness program to educate residents about the on site preserve and the need to maintain the scrub vegetation shall be developed. These requirements shall be consistent with the USFWS South Florida Multi-Species Recovery Plan, May 1999.~~

~~iii. Bald eagle. For the bald eagle (Haliaeetus leucocephalus), the required habitat management plans shall establish protective zones around the eagle nest restricting certain activities. The plans shall also address restricting certain types of activities during the nest season. These requirements shall be consistent with the USFWS South Florida Multi-Species Recover Plan, May 1999.~~

~~iv. Red-cockaded woodpecker. For the red-cockaded woodpecker (Picoides borealis), the required habitat protection plan shall outline measures to avoid adverse impacts to active clusters and to minimize impacts to foraging habitat. Where adverse effects cannot be avoided, measures shall be taken to minimize on-site disturbance and compensate or mitigate for impacts that remain. These requirements shall be consistent with the USFWS South Florida Multi-Species Recovery Plan, May 1999.v.Florida black bear. In areas where the Florida black bear (Ursus americanus floridanus) may be present, the management plans shall require that garbage be placed in bear-proof containers, at one or more central locations. The management plan shall also identify methods to inform local residents of the concerns related to interaction between black bears and humans. Mitigation for impacting habitat suitable for black bear shall be considered in the management plan.~~

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vi. ~~Panther. For projects located in Priority I or Priority II Panther Habitat areas, the management plan shall discourage the destruction of undisturbed, native habitats that are preferred by the Florida panther (*Felis concolor coryi*) by directing intensive land uses to currently disturbed areas. Preferred habitats include pine flatwoods and hardwood hammocks. In turn, these areas shall be buffered from the most intense land uses of the project by using low intensity land uses (e.g., parks, passive recreational areas, golf courses).~~

4. On property where the wildlife survey establishes that listed species or species of special concern, as defined by the FFWCC, are utilizing the site or where the site is capable of supporting listed species and such listed species can be anticipated to potentially occupy the site, the County shall, consistent with the RLSA Overlay of the GMP, consider and utilize recommendations and letters of technical assistance from the ~~FFWCC State of Florida Fish and Wildlife Conservation Commission~~ and recommendations from the U.S. Fish and Wildlife Service in issuing development orders. It is recognized that these agency recommendations, on a case-by-case basis may strengthen ~~change~~ the requirements contained herein and any such change shall be deemed consistent with this Code. However, no reduction of the wildlife protection standards herein will be considered as these constitute minimum standards for wildlife protection.

K. Golf course standards. Except as otherwise required by L. or M. below, all golf courses within the RLSA District that are not within an SRA shall be subject to the following requirements:

1. Golf courses shall be designed, constructed, and managed in accordance with the Audubon Cooperative Sanctuary Program (ACSP) for Golf Courses. The project shall demonstrate that the ACSP's Environment Management Practices for Golf Courses have been incorporated into the golf course design or operational procedure. Golf courses shall be designed, constructed, and managed in accordance with the Audubon Cooperative Sanctuary Program (ACSP) for Golf Courses ~~Audubon International's Gold Signature Program~~. The project shall demonstrate that the ACSP's Environment Management Practices for Golf Courses Principles for Resource Management required by the Gold Signature Program (Site Specific Assessment, Habitat Sensitivity, Native and Naturalized Plants and Natural Landscaping, Water Conservation, Waste Management, Energy Conservation & Renewable Energy Sources, Transportation, Greenspace and Corridors, Agriculture, and Building Design) have been incorporated into the golf course's design and operational procedures. In addition to addressing these requirements, golf courses shall meet the following specific criteria:

a. In order to prevent the contamination of soil, surface water and ground water by the materials stored and handled by golf course maintenance operations, golf courses shall comply with the Best Management Practices for Enhancement of Environmental Quality on Florida Golf Courses Maintenance Departments, prepared by the Florida Department of Environmental Protection, September 2012, as amended ~~May 1995~~.

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- b. To protect ground and surface water quality from fertilizer and pesticide usage, golf courses shall demonstrate the following management practices:
 - i. The use of slow release nitrogen sources;
 - ii. The use of soil and plant tissue analysis to adjust timing and amount of fertilization applications;
 - iii. The use of an integrated pest management program using both biological and chemical agents to control various pests;
 - iv. The coordination of pesticide applications with the timing and application of irrigation water; and
 - v. The use of ~~the procedure contained in IFAS Circular 1011, Managing Pesticides for Golf Course Maintenance and Water Quality Protection, May 1991 (revised 1995) to select~~ pesticides that will have a minimum adverse impact on water quality, in compliance with Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses, FDEP, September 2012, as amended.

- 2. To ensure water conservation, golf courses shall incorporate the following in their design and operation:
 - a. Irrigation systems shall be designed to use weather station information and moisture-sensing systems to determine the optimum amount of irrigation water needed considering soil moisture and evapotranspiration rates.
 - b. As available, golf courses shall utilize treated effluent reuse water consistent with Public Facilities Element of the Growth Management Plan (GMP), Sanitary Sewer Sub-Element Objective 4-4 and its policies.
 - c. Native plants shall be used exclusively except for special purpose areas such as golf greens, fairways, and building sites. Within these excepted areas, landscaping plans shall require that at least 75% of the trees and 50% of the shrubs be freeze-tolerant native Floridian species. At least 75% of the required native trees and shrubs shall also be drought tolerant species.

- 3. Stormwater management ponds shall be designed to mimic the functions of natural systems: by establishing shorelines that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. A Littoral shelf shall be established to provide a feeding area for water dependent avian species. The combined length of vertical and rip-rapped walls shall be limited to 25% of the shoreline. Credits to the site preservation area requirements, on an acre-to-acre basis, shall be given for littoral shelves that exceed these littoral shelf area requirements.

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- 1 L. Standards applicable in FSAs, HSAs, and WRAs that are outside of the ACSC. The
2 provisions of Chapters 3, 4, and 10 in effect as of July 25, 2000, shall apply to FSAs,
3 HSAs, and WRAs outside of the ACSC, with the following exceptions:
4
 - 5 1. Site clearing and alteration shall be limited to 20% of the property and
6 nonpermeable surfaces shall not exceed 50% of any such area.
7
 - 8 2. Except for roads and lakes, any nonpermeable surface greater than one acre shall
9 provide for release of surface water run off, collected or uncollected, in a manner
10 approximating the natural surface water flow regime of the surrounding area.
11
 - 12 3. Roads shall be designed to allow the passage of surface water flows through the
13 use of equalizer pipes, interceptor spreader systems or performance equivalent
14 structures.
15
 - 16 4. Revegetation and landscaping of cleared areas shall be accomplished with
17 predominantly native species and planting of undesirable exotic species shall be
18 prohibited.
19
- 20 M. Standards applicable to wetlands outside of FSAs, HSAs, WRAs, and the ACSC.
21 Wetlands located outside of FSAs, HSAs, WRAs, and the ACSC shall be preserved in
22 accord with the following criteria:
23
 - 24 1. The vegetative preservation requirement set forth in J.2. above shall first be met
25 through preservation of wetlands having a functionality assessment score of 0.65
26 or greater. Applicants shall establish the wetland functionality score of wetlands
27 using the South Florida Water Management District's Unified Wetland Mitigation
28 Assessment Method, F.A.C. 62-345. Upland vegetative communities may be
29 utilized to meet the vegetative, open space, and site preservation requirements
30 when the wetland functional assessment score of on-site wetlands is less than
31 0.65.
32
 - 33 2. Wetlands and contiguous upland buffers that are utilized by listed species or the
34 Florida Endangered and Threatened Species, as defined by the FFWCC, or
35 serving as corridors for the movement of listed species or Florida Endangered and
36 Threatened Species shall be preserved on site.
37
 - 38 3. Wetland flow way functions through the project shall be maintained.
39
 - 40 4. Ground water table drawdowns or diversions shall not adversely change the
41 hydroperiod of preserved wetlands on or off-site and detention and control
42 elevations shall be set to protect surrounding wetlands and be consistent with
43 surrounding land and project control elevations and water tables. In order to meet
44 these requirements, projects shall be designed in accordance with the current
45 SFWMD Basis of Review ~~Sections 4.2.2.4.6.11 and 6.12 of SFWMD's Basis of~~
46 ~~Review, January 2004.~~
47
 - 48 5. All direct impacts shall be mitigated for as required by applicable federal or state
49 agencies and in the same manner as set forth in section 4.06.04 of this Code.
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- 1 6. Single family residences shall follow the requirements contained within Policy 6.2.7
2 of the Conservation and Coastal Management Element of the GMP.
- 3
- 4 7. Appropriate buffering shall be provided to separate preserved wetlands from other
5 land uses. A minimum 50-foot vegetated upland buffer is required adjacent to a
6 natural water body and for other wetlands a minimum 25-foot vegetated upland
7 buffer adjacent to the wetland. A structural buffer, consisting of a stem-wall, a
8 berm, or a vegetative hedge with suitable fencing, may be used in conjunction with
9 a vegetative buffer that would reduce the vegetative buffer width by 50%. A
10 structural buffer shall be required adjacent to wetlands where direct impacts are
11 allowed. Wetland buffers shall conform to the following standards:
12
- 13 a. The buffer shall be measured landward from the approved jurisdictional
14 line.
- 15
- 16 b. The buffer zone shall consist of preserved native vegetation. Where native
17 vegetation does not exist, native vegetation compatible with the existing
18 soils and expected hydrologic conditions shall be planted.
- 19
- 20 c. The buffer shall be maintained free of Category I Exotics.
- 21
- 22 d. The following land uses are considered to be compatible with wetland
23 functions and are allowed within the buffer:
24
- 25 i. Passive recreational areas, boardwalks and recreational shelters;
- 26 ii. Pervious nature trails;
- 27 iii. Water management structures;
- 28 iv. Mitigation areas;
- 29
- 30 v. Any other conservation and related open space activity or use
31 which is comparable in nature with the foregoing uses.
- 32
- 33 8. Mitigation ~~r~~Requirements. Mitigation shall be required for direct impacts to
34 wetlands, such that the wetland functional score of the mitigation equals or
35 exceeds the wetland functional score of the impacted wetlands.
36
- 37 a. Priority shall be given to mitigation within FSAs and HSAs.
- 38
- 39 b. Loss of storage or conveyance volume resulting from direct impacts to
40 wetlands shall be compensated for by providing an equal amount of
41 storage or conveyance capacity on site and within or adjacent to the
42 impacted wetland.
- 43
- 44 c. Protection shall be provided for preserved or created wetland or upland
45 vegetative communities offered as mitigation by placing a conservation
46 easement over the land in perpetuity, providing for initial exotic plant
47 removal (Class I invasive exotic plants defined by the Florida Exotic Plant
48 Council) and continuing exotic plant maintenance, or by appropriate
49 removal (Class I invasive exotic plants defined by the Florida Exotic Plant
50 Council) and continuing exotic plant maintenance, or by appropriate
51 removal (Class I invasive exotic plants defined by the Florida Exotic Plant

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ownership transfer to a state or federal agency along with sufficient funding for perpetual management activities.

d. The removal of exotics may be considered as acceptable mitigation as determined by the County Manager or designee or by the applicable permitting agencies, as applicable.

9. Prior to issuance of any final development order that authorizes site alteration, the applicant shall demonstrate compliance with ~~paragraphs LDC section 4.08.05 M.8.a. through LDC section 4.08.05 M.8.d.~~ above, as applicable, and SFWMD standards. If state or federal agency permits have not provided mitigation consistent with ~~paragraphs LDC section 4.08.05 M.8~~ above, the County shall require mitigation exceeding that of the jurisdictional agencies.

10. Wetland preservation, buffer areas, and mitigation areas shall be identified or platted as separate tracts. In the case of a Planned Unit Development (PUD), these areas shall also be depicted on the PUD Master Plan. These areas shall be maintained free from trash and debris and from Category I Exotics. Land uses allowed in these areas shall be limited to those identified in LDC section 4.08.05 M.7.d. above.

N. Outdoor lighting. Any development proposed in the RLSA District shall be compatible with surrounding land uses and implement appropriate lighting controls for permitted uses, including outdoor lighting that is designed to protect and preserve the nighttime environment by minimizing light pollution and glare while reducing energy consumption and upholding safety and security. Except for when the County Manager or designee determines otherwise to protect the health, safety, and welfare, permanent outdoor lighting shall comply with the following:

1. All outdoor freestanding lighting facilities shall be limited to a maximum of 25 feet in height. This height limitation shall also be applicable to streetlights located within private and public rights-of-way. Any lighting from a non-residential use, excluding rights-of-way, and located within 50 feet of a residential property line shall be limited to 15 feet in height.

2. All off-street parking, loading, and other vehicular use areas shall utilize lighting fixtures that are fully shielded and directs lighting downward. This includes the top-level/roof areas of parking garages.

3. All lighting fixtures shall be fully shielded when affixed to walls of non-residential uses, multi-family buildings, and related accessory structures. Any mounted to soffits for these uses shall be recessed into the soffit or otherwise fully shielded.

4. Lighting shall not be aimed onto adjacent properties without consent, except in cases of shared parking, shared pedestrian pathways, coordinated development sites spanning multiple parcels, or to otherwise comply with LDC section 6.06.03.

5. Lighting used for outdoor athletic fields, courts, or tracks shall be shielded to the maximum extent possible to reduce glare, safety hazards, light trespass, and light pollution. These lights shall be extinguished within one hour at the end of active use.

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6. For pedestrian pathway lighting, if bollard-type lighting facilities are used, they shall be fully shielded and painted dark colors, such as black, dark gray, dark brown, or dark earth tones.

7. Pedestrian walkway lighting shall use shatterproof lamp coverings.

4.08.06 - SSA Designation

Lands within the RLSA District may be designated as SSAs subject to the following regulations:

A. Lands Within the RLSA_District that can be Designated as SSAs. Any privately held land within the RLSA District delineated on the RLSA Overlay Map as FSA, HSA, WRA, Restoration Area, or Open, may be designated as an SSA, including lands within the ACSC.

1. May be within an SRA Boundary. A WRA, whether designated as an SSA or not, may be contiguous to or surrounded by an SRA. Should a WRA be used to provide water retention for an SRA, the provisions of LDC section 4.08.06 A.4.b. shall apply.

2. FSA Delineated Lands.

a. In the case where lands delineated as FSA are designated as an SSA, at a minimum, Residential uses, General conditional uses, Earth Mining and Processing Uses, and Recreational Uses (layers 1-4) as listed in the Land Use Matrix shall be eliminated as permitted land uses.

b. Conditional use essential services and governmental essential services, other than those necessary to serve permitted uses or for public safety as described in LDC section 2.01.03 G.2., shall only be allowed in FSAs with a Natural Resource Stewardship Index value of 1.2 or less.

c. Directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized for oil and gas exploration and oil and gas field development, and production activities in FSAs in order to minimize impacts to native habitats when determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit requiring compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on June 16, 2005, regardless of whether the activity occurs within the Big Cypress Swamp as defined in section 377.42, F.S., ~~Rule 62C-30.001(2), F.A.C.~~ All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, FAC. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with the Florida Statutes and Florida Administrative Code ~~Chapter 62C-25 through 62C-30, F.A.C.~~ even

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1 if outside the defined Big Cypress Watershed. All oil and gas access roads
2 shall be constructed and protect from unauthorized uses according to the
3 standards established in Rule 62C-30.005(2)(a)1 through 12, FAC. Nothing
4 contained herein alters the requirement to obtain conditional use permits
5 for oil and gas field development and production activities. Directional-
6 drilling techniques and/or previously cleared or disturbed areas shall be
7 utilized for oil and gas exploration and oil and gas field development and
8 production activities in FSAs in order to minimize impacts to native habitats
9 when determined to be practicable. This requirement shall be deemed
10 satisfied upon issuance of a state permit requiring compliance with the
11 criteria established in the Florida Statutes and Florida Administrative Code
12 ~~Chapter 62C-25 through 62C-30, F.A.C.~~, as those rules existed on January
13 14, 2005, regardless of whether the FSA in which oil and gas exploration
14 and oil and gas field development and production activities is within the Big
15 Cypress Swamp as defined in section 377.42, F.S. ~~Rule 62C-30.001(2),~~
16 ~~F.A.C.~~ For those areas of Collier County outside the boundary of the Big
17 Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S.,
18 to assure compliance with the Florida Statutes and Florida Administrative
19 Code Chapter 62C-25 through 62C-30, F.A.C. even if outside the defined
20 Big Cypress Watershed. Nothing contained herein alters the requirement
21 to obtain conditional use permits for oil and gas field development and
22 production activities.

- 23
- 24 d. The elimination of the Earth Mining layer (Layer 3) shall not preclude the
25 excavation of lakes or other water bodies if such use is an integral part of
26 a restoration or mitigation program within an FSA.
- 27
- 28 e. Once land in an FSA is designated as an SSA, no expansion of Agriculture
29 Group 1 (Layer 5) or Agriculture Group 2 (Layer 7) and no conversion of
30 Agriculture Group 2 to Agriculture Group 1 shall be allowed beyond those
31 land uses in existence or allowed by applicable permits as of the date that
32 the SSA designation is approved other than incidental clearing as set forth
33 in f. below.
- 34
- 35 f. Incidental clearing is permitted, provided that the Ag 1 Land Use Layer has
36 been retained on the areas to be incidentally cleared and the Natural
37 Resource Index Value score has been adjusted to reflect the proposed
38 change in land cover. In the event said incidental clearing impacts lands
39 having a Natural Resource Index Value in excess of 1.2, appropriate
40 mitigation shall be provided.

41

42 3. HSA Delineated Lands.

- 43
- 44 a. In the case where lands delineated as HSA are designated as an SSA, at
45 a minimum, Residential Land Uses (Layer 1), as listed in the Matrix, shall
46 be eliminated.
- 47
- 48 b. General conditional uses, Earth Mining and Processing Uses, and
49 Recreational Uses shall be allowed only on HSA lands with a Natural
50 Resource Stewardship Index value of 1.2 or less.
- 51

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- c. In addition to the requirements imposed in the LDC for approval of a conditional use, uses listed in b. above will only be approved upon submittal of Environmental Data ~~an EIS~~ which demonstrates that clearing of native vegetation has been minimized, the use will not significantly and adversely impact listed species and their habitats and the use will not significantly and adversely impact aquifers. This demonstration shall be made by establishing the following:
- i. ~~(1)~~ Clearing of native vegetation shall not exceed 15% of the native vegetation on the parcel.
 - ii. ~~(2)~~ Priority shall be given to utilizing contiguous areas of previously cleared land before native vegetated areas.
 - iii. ~~(3)~~ Buffering to Conservation Land shall comply with LDC section ~~Section~~ 4.08.07 1.5.d.ii ~~J-6-10~~.
 - iv. ~~(4)~~ Stormwater Management design shall base water control elevations on seasonal high water elevations of adjacent wetlands to protect wetland hydroperiods in accord with the SFWMD Basis of Review.
 - v. ~~(5)~~ The area has a Listed Species Habitat Indices Value of 0.4 or less and no state or federal direct impact take permit is required for the use.
 - vi. ~~(6)~~ Activities that are the subject of an approved SFWMD Environmental Resource Permit or Consumptive Use Permit and that utilize best management practices designed to protect groundwater from contamination from allowable land uses are deemed not to significantly and adversely impact aquifers.
- d. As an alternative to the submittal of the Environmental Data required in LDC section 4.08.06 A.3.c. ~~an EIS~~, the applicant may demonstrate that such use is an integral part of a State or Federally approved restoration plan or mitigation program.
- e. Conditional use essential services and governmental essential services, other than those necessary to serve permitted uses or for public as described in LDC section 2.01.03 G.2. shall only be allowed in HSAs with a Natural Resource Stewardship Index value of 1.2 or less.
- f. Asphaltic and concrete batch making plants are prohibited in all HSAs.
- g. Directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized for oil and gas exploration and oil and gas field development, and production activities in HSAs in order to minimize impacts to native habitats when determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit requiring compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on June 16, 2005,

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1 regardless of whether the activity occurs within the Big Cypress Swamp as
2 defined in section 377.42, F.S. ~~Rule 62C-30.001(2), F.A.C.~~ All applicable
3 Collier County environmental permitting requirements shall be considered
4 satisfied by evidence of the issuance of all applicable federal and/or state
5 oil and gas permits for proposed oil and gas activities in Collier County, so
6 long as the state permits comply with the requirements of Chapter 62C-25
7 through 62C-30, FAC. For those areas of Collier County outside the
8 boundary of the Big Cypress Watershed, the applicant shall be responsible
9 for convening the Big Cypress Swamp Advisory Committee as set forth in
10 Section 377.42, F.S., to assure compliance with Chapter 62C-25 through
11 62C-30, F.A.C. even if outside the defined Big Cypress Watershed. All oil
12 and gas access roads shall be constructed and protected from
13 unauthorized uses according to the standards established in Rule 62C-
14 30.005(2)(a)1 through 12, FAC. Nothing contained herein alters the
15 requirement to obtain conditional use permits for oil and gas field
16 development and production activities.

- 17
- 18 h. Golf Course design, construction, and operation in any HSA shall comply
19 with the best management practices of Audubon Cooperative Sanctuary
20 ~~International's Gold~~ Program for Golf and the Florida DEP, ~~which standards~~
21 ~~shall be adopted by December 13, 2003.~~
- 22
- 23 i. Once land in an HSA is designated as an SSA, no expansion of Agriculture
24 Group 1 (Layer 5) or Agriculture Group 2 (Layer 7) and no conversion of
25 Agriculture Group 2 to Agriculture Group 1 shall be allowed beyond those
26 land uses in existence or allowed by applicable permits as of the date that
27 the SSA designation is approved other than incidental clearing as set forth
28 in j. below.
- 29
- 30 j. Incidental clearing is permitted, provided that the Ag 1 Land Use Layer has
31 been retained on the areas to be incidentally cleared and the Natural
32 Resource Index Value score has been adjusted to reflect the proposed
33 change in land cover. In the event said incidental clearing impacts lands
34 having a Natural Resource Index Value in excess of 1.2, appropriate
35 mitigation shall be provided.

36

37 4. WRA Delineated Lands.

- 38
- 39 a. In the case where lands delineated as WRA are designated as an SSA, at
40 a minimum, Residential Land Uses (Layer 1), as listed in the Matrix, shall
41 be eliminated as permitted land uses.
- 42
- 43 b. During permitting to serve new uses within an SRA, additions and
44 modifications to WRAs may be required, including but not limited to
45 changes to control elevations, discharge rates, storm water pre-treatment,
46 grading, excavation or fill. Such additions and modifications shall be
47 allowed subject to review and approval by the SFWMD in accordance with
48 best management practices. Such additions and modifications to WRAs
49 shall be designed to ensure that there is no net loss of habitat function
50 within the WRAs unless there is compensating mitigation or restoration in
51 other areas of the RLSA District that will provide comparable habitat

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function. Compensating mitigation or restoration for an impact to a WRA contiguous to the Camp Keais Strand or Okaloacoochee Slough shall be provided within or contiguous to that Strand or Slough.

- 5. Restoration Zone Delineated Lands. To further direct other uses away from and to provide additional incentive for the protection, enhancement, and restoration of the Okaloacoochee Slough and Camp Keais Strand, when lands within a Restoration Zone are designated as an SSA and at least Land Use Layers 1 through 4 are eliminated as permitted uses, such Restoration Zone shall receive a Stewardship Overlay Designation value of 0.6.

B. SSA Credit Generation - Stewardship Credit System. Stewardship Credits (Credits) are created from any lands within the RLSA District from which one or more Land Use Layers are eliminated ~~removed~~ and that are designated as SSAs. Once land is designated as an SSA and Credits or other compensation consistent with Policy 3.8 of the RLSA Overlay is granted to the owner, no increase in density or additional uses not expressly identified in the Stewardship Agreement shall be allowed on such property. A methodology has been adopted in the GMP for the calculation of credits based upon: 1) the Natural Resource Index Value of the land being designated as an SSA, and 2) the number of land use layers being eliminated.

- 1. Early Entry bonus credits. Early Entry bonus credits were ~~are hereby~~ established to encourage the voluntary designation of SSAs within the RLSA District. The bonus ~~shall be~~ was in the form of an additional one Stewardship Credit per acre of land designated as an SSA that is within an HSA located outside of the ACSC and one-half Stewardship Credit per acre of land designated as an SSA that is within an HSA located inside the ACSC.

- a. The early entry bonus was ~~shall be~~ available until January 30, 2009.
- ~~b. The early designation of SSAs and the resultant generation of Stewardship Credits do not require the establishment of SRAs or otherwise require the early use of Credits.~~
- be. Credits generated under the early entry bonus may be used after the termination of the bonus period.
- ~~d. The maximum number of Credits that can be generated under the early entry bonus is 27,000.~~
- ce. Early Entry bonus credits shall not be transferred into or otherwise used to entitle an SRA within the ACSC.

2. Agricultural Stewardship Area (ASA). Open Lands are eligible for designation as Agricultural Stewardship Areas. To qualify as an ASA, all non-agriculture uses shall be eliminated from the property and the remaining uses shall be limited to agricultural Land Use Layers 5, 6 and 7 on the Land Use Matrix. In lieu of applying the Natural Resource Index, lands designated as ASAs shall be awarded two (2.0) Stewardship Credits per acre.

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1 3. Panther Corridor Credits. As generally illustrated in the RLSA Overlay Map, there
2 may be opportunities to create, restore, and enhance a northern panther corridor
3 connection and a southern panther corridor connection. Should a property owner
4 in a federally approved corridor convey the required property for such corridor, or
5 restrict the use of the corridor to a panther corridor by restrictive covenant in favor
6 of the county, state, or federal government, then two Stewardship Credits shall be
7 awarded for each acre of land so dedicated. Should an owner also effectively
8 complete the corridor restoration, this shall be awarded with eight additional
9 Credits per acre of restored land upon demonstration that the restoration met
10 applicable success criteria as determined by the federal permit agency authorizing
11 said restoration. The awarding of the eight (8) restoration implementation credits
12 may be phased to coincide with a phased implementation process in accordance
13 with the federal permit.

14
15 4. Wetland Wading Bird Habitat Restoration Credits. Dedication of any area for
16 seasonal wetland restoration inside an FSA, HSA, or WRA shall be awarded two
17 (2) additional Credits per acre. The dedication shall be by conveyance or restrictive
18 covenant. Should the landowner successfully complete the restoration, an
19 additional eight (8) Credits per acre shall be awarded.

20 ~~5~~2. The Stewardship Credit Worksheet, adopted as Attachment "A" of the GMP RLSA
21 Goals, Objectives, and Policies, sets out the mathematical formula that shall be
22 used to determine the number of credits available for each acre of land being
23 considered for an SSA.
24

25
26 ~~6~~3. Natural Resource Indices and Values. A set of Natural Resource Indices has been
27 established as part of the Stewardship Credit Worksheet.

- 28 a. Natural Resource Indices.
 - 29 Stewardship Overlay Designation
 - 30
 - 31 Proximity Indices
 - 32
 - 33 Listed Species Habitat Indices
 - 34
 - 35 Soils/Surface Water Indices
 - 36
 - 37 Restoration Potential Indices
 - 38
 - 39 Land Use - Land Cover Indices
 - 40
- 41 b. Index Values. During the RLSA Study, based upon data and analysis, each
42 acre within the RLSA District was assigned a value for each Index except
43 for the Restoration Potential Index. The Restoration Potential Index is
44 assigned during the SSA designation process if appropriate, and credit
45 adjustments are made at that time.
- 46 c. Restoration Areas ~~Slough/Strand~~ Index Score Upgrade. An index score
47 upgrade is hereby established as an incentive for the protection,
48 enhancement and restoration of the Okaloacoochee Slough and Camp
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Keais Strand. All lands within 500 feet of the delineated FSAs that comprise the Slough or Strand that are not otherwise included in an HSA or WRA shall receive the same natural index score (0.6) that an HSA receives, if such property is designated as an SSA and retains only agricultural-~~recreational~~ and/or conservation, restoration, and natural resource layers of land use (Layers 5-8 on the Land Use Matrix).

d. Index Map. A Natural Resource Index Map adopted as a part of the RLSA Overlay, indicates the Natural Resource Stewardship Index Value for all land within the RLSA District. Credits from any lands designated as SSAs, shall be based upon the Natural Resource Index values in effect at the time of designation. At the time of designation, the Natural Resource Index Assessment required in Section 4.08.06 C.3. shall document any necessary adjustments to the index values reflected on the Index Map. Any change in the characteristics of land due to alteration of the land prior to the designation of an SSA that either increases or decreases any Index Value shall result in a corresponding adjustment in the credit value.

e. Restoration Potential Index Value. If the applicant asserts that the land being designated as an SSA has a Restoration Potential Index Value of greater than zero (0), an evaluation of the restoration potential of the land being designated shall be prepared by a qualified environmental consultant (per Chapter ~~340~~ of the LDC) on behalf of the applicant and submitted as part of the SSA Designation Application Package. In the event that restoration potential is identified, the appropriate Restoration Potential Index Value shall be determined in accord with the Credit Worksheet. The credit value of each acre to which the Restoration Potential Index Value is applied shall be recalculated by adding the Restoration Potential Index Value to that acre's total Index Value.

f. Restoration Stewardship Credits. Restoration Stewardship Credits are hereby established in addition to the Restoration Potential Index Value. In certain locations there may be the opportunity for flow way or habitat restoration such as locations where flow ways have been constricted or otherwise impeded by past activities or where additional land is needed to enhance wildlife corridors. Restoration Stewardship Credits shall be applied to an SSA subject to the following regulations: Credits shall only be approved for one type of restoration per acre and in no case shall more than 10 Credits be awarded per acre.

i. (4) Should a property owner dedicate land for restoration activities within an FSA or HSA, one (1) additional Stewardship Credit shall be awarded for each acre of land so dedicated and identified as Restoration I (R I) within each individually submitted SSA. Priority has been given to restoration within the Camp Keais Strand FSA or contiguous HSAs. Therefore, four (4) additional Stewardship Credits shall be generated for each acre of land dedicated by the applicant for restoration activities within any of the following areas: the Camp Keais Strand FSA, contiguous HSAs, or those portions of the Restoration Zone depicted on the RLSA Overlay Map that are contiguous to the Camp Keais Strand.

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ii. ~~(2)~~ Dedication of any area inside an FSA, HSA, or WRA for restoration of seasonal, shallow wetland wading bird foraging habitat, or designation of a panther corridor connection in a federally approved corridor is awarded two (2) Credits per acre of land so dedicated and identified as Restoration I (R I) within each individually submitted SSA. ~~Two (2) additional Stewardship Credits shall be generated for each acre of land dedicated for restoration activities within the Okaloacoochee Slough, contiguous HSAs, or those portions of the Restoration Zone depicted on that are contiguous to the Okaloacoochee Slough.~~

iii. ~~(3)~~ The actual implementation of restoration improvements is not required for the owner to receive such credits referenced in (1) and (2) above.

iv. ~~(4)~~ On lands ~~Lands~~ designated "Restoration," Land Use Layers 1 through 6 must be eliminated and allowable uses shall be limited ~~restricted~~ to Agriculture - Group 2 and conservation uses and all natural areas shall be maintained in their existing natural condition until such time as restoration activities occur. Upon completion of restoration, the land shall be managed in accordance with the applicable restoration permit conditions, which may impose further restriction on the allowed use of the property.

v. ~~(5)~~ Subject to the credit limitation in LDC section 4.08.06 B.6.f. above and after designation of restoration, if # the applicant ~~agrees to~~ completes the restoration identified as Restoration II (R II) on the restoration lands map, as submitted within the respective SSA, improvements and the eligibility criteria below are satisfied, ~~four (4)~~ additional Stewardship Credits shall be awarded when it is authorized at the time of SSA designation, but shall not become available for transfer until such time as it has been demonstrated that the restoration activities have met applicable success criteria as determined by the permitting or commenting agency authorizing ~~the said~~ restoration. The additional Credits shall be awarded for either Caracara habitat restoration at two Credits per acre, exotic control/burning at five Credits per acre, flow way restoration at five Credits per acre, native habitat restoration at seven Credits per acre, or panther corridor restoration improvements at eight Credits per acre. Should the landowner successfully complete the shallow wetland wading bird restoration, an additional eight Credits per acre shall be awarded upon demonstration that the restoration met applicable success criteria as determined by the permitting agency authorizing said restoration.

vi. One or more of the following eligibility criteria shall be used in evaluating an applicant's request for these additional Restoration Stewardship Credits:

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- 1 (a) FSA and/or HSA lands where restoration would increase the
- 2 width of flow way and/or habitat corridors along the Camp
- 3 Keais Strand or Okaloacoochee Slough so that, in the
- 4 opinion of the applicant's environmental consultant and
- 5 County environmental or natural resources staff, there will
- 6 be functional enhancement of the flow way or wildlife
- 7 corridor;
- 8
- 9 (b) FSA and/or HSA lands where restoration would increase the
- 10 width of flow way and/or habitat corridors within two miles of
- 11 existing public lands so that, in the opinion of the applicant's
- 12 environmental consultant and County environmental or
- 13 natural resources staff, there will be a functional
- 14 enhancement of the flow way or wildlife corridor;
- 15
- 16 (c) Documentation of state or federal listed species utilizing the
- 17 land or a contiguous parcel;
- 18
- 19 (d) Lands that could be restored and managed to provide
- 20 habitats for specific listed species (e.g., gopher tortoise, Big
- 21 Cypress fox squirrel, red-cockaded woodpecker, etc.), or;
- 22
- 23 (e) Occurrence of a land parcel within foraging distance from a
- 24 wading bird rookery or other listed bird species colony,
- 25 where restoration and proper management could increase
- 26 foraging opportunities (e.g., wood storks).
- 27

28 7.4. Land Use Layers ~~to be Eliminated~~. A set of Land Use Layers has been established

29 as part of the Stewardship Credit Worksheet and adopted as the Land Use Matrix

30 set forth below. Each Layer incorporates a number of the permitted or conditional

31 uses allowed under the Baseline Standards. Each Layer listed below has an

32 established credit value (percentage of a base credit) developed during the RLSA

33 Study. At the time of designation application, a landowner wishing to have ~~his/her~~

34 land designated as an SSA determines how many of the Land Use Layers are to

35 be ~~eliminated removed~~ from the designated lands. A Land Use Layer can only be

36 ~~eliminated removed~~ in its entirety (all associated activities/land use are ~~eliminated~~

37 ~~removed~~), and Layers shall be ~~eliminated removed~~ sequentially and cumulatively

38 in the order listed below.

- 39 a. Land Use Layers.
- 40
- 41 1 - Residential Land Uses
- 42
- 43 2 - General conditional uses
- 44
- 45 3 - Earth Mining and Processing Uses
- 46
- 47 4 - Recreational Uses
- 48
- 49 5 - Agriculture - Group 1
- 50
- 51

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- 6 - Agriculture - Support Uses
- 7 - Agriculture - Group 2
- 8 - Conservation, Restoration and Natural Resources

b. Land Use Matrix

see next page for Matrix

| <u>Layer 1</u> | <u>Layer 2</u> | <u>Layer 3</u> | <u>Layer 4</u> | <u>Layer 5</u> | <u>Layer 6</u> | <u>Layer 7</u> | <u>Layer 8</u> |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Residential Land Uses | General Conditional Uses | Earth Mining and Processing Uses | Recreational Uses | Agriculture Group 1 | Agriculture Support Uses | Agriculture Group 2 | Conservation, Restoration and Natural Resources |
| Single-family dwelling, incl. Mobile Home (P) | Family care facilities (P) | Excavation, extraction or earthmining and related processing and production (CU) | Golf courses and/or golf driving ranges (CU) | Crop raising; horticulture; fruit and nut production; groves; nurseries; improved pasture (P) | Farm labor housing (A) | Unimproved pasture and grazing, forestry (P) | Wildlife management, plant and wildlife conservancies, refuges and sanctuaries (P) |
| Mobile homes [(P) in MH Overlay; (A) as temporary use] | Collection and transfer sites for resource recovery (CU) | Asphaltic and concrete batch making plants (CU) | Sports instructional schools and camps (CU) | Animal breeding (other than livestock), raising, training, stabling or kenneling (P) | Retail sale of fresh, unprocessed agricultural products; grown primarily on the property (A) | Ranching; livestock raising (P) | Water management, groundwater recharge (P) |
| Private boathouses and docks on lake, canal or waterway lots (A) | Veterinary clinic (CU) | | Sporting and recreational camps (CU) | Dairying, beekeeping; poultry and egg production; milk production (P) | Retail plant nurseries (CU) | Hunting cabins (CU) | Restoration, mitigation (P) |
| Recreational facilities integral to residential development, e.g., golf course, clubhouse, community | Child care centers and adult day care centers | | | Aquaculture for native species (P) and non-native species (CU) | Packinghouse or similar agricultural processing of farm products produced | Cultural, educational, or recreational facilities and their related modes of transporting participants, | Water supply, wellfields (P); oil and gas exploration (P) |

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|------------------------------------------------------------------------------|---------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| center building and tennis facilities, parks, playgrounds and playfields (A) | | | | | on the property (A) | viewers or patrons; tour operations, such as, but not limited to airboats, swamp buggies, horses and similar modes of transportation (CU) | |
| Guesthouses (A) | Zoo, aquarium, aviary, botanical garden, or other similar uses (CU) | | | The commercial production, raising or breeding or exotic animals (CU) | Sawmills (CU) | Excavation and related processing incidental to Ag(A) | Boardwalks, nature trails (P) |
| | Churches and other places of worship (CU) | | | Wholesale reptile breeding and raising - non-venomous (P) and venomous (CU) | | | Natural resources not otherwise listed (P) |
| | Communications towers (P)(CU) | | | | | | Essential services (P and CU) |
| | Social and fraternal organizations (CU) | | | | | | Oil and gas field development and production (CU) |
| | Private landing strips for general aviation (CU) | | | | | | |
| | Cemeteries (CU) | | | | | | |
| | Schools (CU) | | | | | | |
| | Group care facilities, ALF (CU) | | | | | | |

- 1
- 2 Uses as listed in LDC- Rural Agricultural District
- 3
- 4 (P) principal use,
- 5 (a) accessory use,
- 6 (CU) conditional use
- 7

8 c. Any development proposed in the RLSA District shall be compatible with
 9 surrounding land uses and implement appropriate lighting controls for
 10 permitted uses, including outdoor lighting that is designed to protect the

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nighttime environment, conserve energy, and enhance safety and security.
Except for when the County Manager or designee determines otherwise to
protect the health, safety, and welfare, permanent outdoor lighting shall
comply with the criteria listed in LDC section 4.08.05 N.

85. Matrix Calculation. The maximum number of credits generated through designation as an SSA is established in a matrix calculation that multiplies each Natural Resource Index Value by the value of each Land Use Layer, thereby establishing a credit value for each acre in the RLSA District ~~district~~ ~~Overlay~~, weighted by the quality of its natural resources. As Land Use Layers are ~~eliminated removed~~, the sum of the percentages of those Layers ~~eliminated removed~~ is multiplied by the Natural Resource Index Values to determine the Stewardship Credits to be generated by each acre being designated as an SSA.

C. SSA Designation Application Package. A request to designate lands(s) within the RLSA District as an SSA shall be made pursuant to the regulations of this Section. An SSA Application Package shall include the following:

1. SSA Designation Application. A landowner or his/her agent, hereafter "applicant," shall submit a request for the designation of SSA for lands within the RLS District to the County Manager or his designee, on an approved application form. The application shall be accompanied by the documentation as required by this Section.
2. Application Fee. An application fee shall accompany the application.
3. Natural Resource Index Assessment. The applicant shall prepare and submit as part of the SSA Designation Application a report entitled Natural Resource Index Assessment that documents the Natural Resource Index Value scores. The Assessment shall include a summary analysis that quantifies the number of acres by Index Values, the level of conservation being proposed, and the resulting number of Credits being generated. The Assessment shall:
 - a. Verify that the Index Value scores assigned during the RLSA Study are still valid through recent aerial photography or satellite imagery, agency-approved mapping, or other documentation, as verified by field inspections.
 - b. ~~If~~ ~~if~~ this Assessment establishes that the Index Value scores assigned during the RLSA Study are no longer valid, document the Index Value of the land as of the date of the SSA Designation Application.
 - c. Establish the suggested "Restoration Potential" Index Value for any acres as appropriate and provide evidence/documentation supporting the suggested Index Value;
 - d. Quantify the acreage of agricultural lands, by type, being preserved;
 - e. Quantify the acreage of non-agricultural acreage, by type, being preserved;
 - f. Quantify the acreage of all lands by type within the proposed SSA that have an Index Value greater than 1.2; and

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- g. Quantify all lands, by type, being designated as SSA within the ACSC, if any.
4. Support Documentation. In addition, the following support documentation shall be provided for each SSA being designated:
- a. Legal description, including sketch or survey;
 - b. Acreage calculations, e.g., acres of FSAs, HSAs, and WRAs, etc., being put into the SSA;
 - c. RLSA Overlay Map delineating the area of the RLSA District being designated as an SSA;
 - d. Aerial photograph(s) having a scale of one (1) inch equal to at least 200 feet when available from the County, otherwise, a scale of at least one (1) inch equal to 400 feet is acceptable, delineating the area being designated as an SSA;
 - e. Natural Resource Index Map of area being designated as an SSA;
 - f. FDOT Florida Land Use Cover and Forms Classification System (FLUCFCS) map(s) delineating the area being designated as an SSA on an aerial photograph having a scale of one (1) inch equal to at least 200 feet when available from the County, otherwise, a scale of at least one (1) inch equal to 400 feet is acceptable;
 - g. Listed species occurrence map(s) from United States Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission (FFWCC) ~~Florida Fish Wildlife Conservation Commission~~, and Florida Natural Areas Inventory, delineating the area being designated as an SSA;
 - h. United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) Soils map(s) delineating the area being designated as an SSA;
 - i. Documentation to support a change in the related Natural Resource Index Value(s), if appropriate; and
 - j. Calculations that quantify the number of acres by Index Values, the level of conservation being offered, and the resulting number of credits being generated.
5. SSA Credit Agreement. Any landowner petitioning to have all or a portion of land owned within the RLSA District designated as an SSA and who is to obtain SSA credits for the land so designated shall enter into a SSA Credit Agreement with the County. SSA Credit Agreements entered into by and between a landowner and the County shall contain the following:

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- 1 a. The number of acres, and a legal description of all lands subject to the SSA
2 Credit Agreement;
- 3
- 4 b. A map or plan (drawn at a scale of 1"= 500') of the land subject to the
5 agreement which depicts any lands designated FSAs, HSAs, or WRAs and
6 the acreage of lands so designated;
- 7
- 8 c. A narrative description of all land uses, including conditional uses, if any,
9 that shall be eliminated ~~removed~~ from the land upon approval of the SSA
10 Credit Agreement;
- 11
- 12 d. Calculations that support the total number of SSA credits that result from
13 the Natural Resource Index Assessment;
- 14
- 15 e. A copy of the Stewardship easement, (or deed if a fee simple transfer is
16 proposed) applicable to the land, which shall be granted in perpetuity and
17 shall be recorded by the County upon approval of the SSA Credit
18 Agreement;
- 19
- 20 f. Land management measures;
- 21
- 22 g. Provisions requiring that, upon designation of land as an SSA, the owner
23 shall not seek or request, and the County shall not grant or approve, any
24 increase in density or any additional uses beyond those specified in the
25 SSA Credit Agreement on the land;
- 26
- 27 h. Provisions requiring that, upon designation of land within either an FSA or
28 an HSA as an SSA, the owner shall not thereafter seek or request, and the
29 County shall not thereafter grant or approve any expansion or conversion
30 of agricultural land uses in violation of sections 4.08.06 A.2 and A.3.;
- 31
- 32 i. Provisions regarding and ensuring the enforceability of the SSA Credit
33 Agreement; and
- 34
- 35 j. If applicable, the number of credits to be granted for restoration
36 (Restoration Credits), together with the following information:
37
 - 38 i. ~~(1)~~ A legal description of lands to be designated for restoration;
 - 39
 - 40 ii. ~~(2)~~ A map depicting the land being designated as SSA, with the
41 lands to be dedicated for restoration, but which the applicant makes
42 no commitment to undertake restoration, identified as Restoration I
43 ("R I"); and the lands dedicated for restoration and for which the
44 applicant has committed to carry out the restoration identified as
45 Restoration II ("R II");
 - 46
 - 47 iii. ~~(3)~~ The number of Restoration Credits to be granted for the
48 lands designated R I and R II;
 - 49
 - 50 iv. ~~(4)~~ A Restoration Analysis and Report, which shall include a
51 written evaluation of the restoration area's existing

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ecological/habitat value and the necessary restoration efforts required to reestablish original conditions; enhance the functionality of wetlands or wildlife habitat; or remove exotics so as to enhance the continued viability of native vegetation and wetlands; and

v. ~~(5)~~ When the restoration is to be undertaken by the applicant, a Restoration Plan that addresses, at a minimum, the following elements:

- ~~(a)~~ Restoration goals or species potentially affected;
- ~~(b)~~ Description of the work to be performed;
- ~~(c)~~ Identification of the entity responsible for performing the work;
- ~~(d)~~ Work Schedule;
- ~~(e)~~ Success Criteria; and
- ~~(f)~~ Annual management, maintenance and monitoring.

6. Public Hearing for Credit Agreement. The SSA Credit Agreement shall be approved by a resolution of the BCC at an advertised public meeting by majority vote.

7. Recording of SSA Memorandum. Following approval by the County, an SSA Memorandum shall be prepared and recorded in the public records, together with the following portions or exhibits of the SSA Credit Agreement as attachments:

- a. The legal description of the lands subject to the SSA Credit Agreement and the number of SSA Credits assigned to the land designated as SSA, including lands designated for restoration, if any, and the Restoration Credits assigned to such land;
- b. The Stewardship Easement ~~easement~~ Agreement on the SSA lands, describing the land uses remaining on the land;
- c. A summary of the Restoration Plan, if restoration is to be undertaken by the applicant, to include the elements set forth in Section 4.08.06 C.5.

8. Conditional Stewardship Easement ~~easement~~ Agreement ~~or Deed~~. ~~The applicant shall prepare and submit a Stewardship Easement ~~easement~~ Agreement in all cases except when the property is being deeded in fee simple to a "conservation/preservation agency."~~

a. The applicant shall prepare and submit a Conditional Stewardship Easement Agreement with the SSA application in all cases except when the property is being deeded in fee simple to a conservation land trust accredited by the Land Trust Accreditation Commission.

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b. Upon the initial approval of an SSA, a Conditional Stewardship Easement with the SSA Application shall be established for a term of five years (hereinafter referred to as "Conditional Period"). All conditions and restrictions shall be full force during the Conditional Period.

~~c.a.~~ The Conditional Stewardship Easement Agreement shall impose a restrictive covenant or grant a perpetual restrictive easement that shall be recorded for each SSA. The Conditional Stewardship Easement shall run with the land and ~~shall~~ be in favor of Collier County and FFWCC and include one or more of the following: Florida DEP, Florida Department of Agriculture and Consumer Services, SFWMD, or a ~~recognized~~ land trust accredited by the Land Trust Accreditation Commission.

~~d.b.~~ The Conditional Stewardship Easement ~~easement~~ Agreement shall identify the specific land management measures that will be undertaken and the party responsible for such measures.

~~e.e.~~ In the event that the land being designated as an SSA is being transferred to a conservation entity by fee simple title, a deed shall be submitted in lieu of the Conditional Stewardship Easement ~~easement~~ Agreement.

~~f.d.~~ Termination of the Conditional Stewardship Easement shall be done in compliance with LDC section 4.08.06 F. and in conjunction with the County Attorney's Office.

D. SSA Application Review Process.

1. Pre-application Conference with County Staff. Prior to the submission of a formal application for SSA designation, the applicant shall attend a pre-application conference with the County Manager or his designee and other county staff, agencies, and officials involved in the review and processing of such applications and related materials. If an SRA designation application is to be filed concurrent with an SSA application, only one pre-application conference shall be required. This pre-application conference should address, but not be limited to, such matters as:

- a. Conformity of the proposed SSA with the goals, objectives, and policies of the GMP;
- b. Review of the Stewardship Credit Worksheet and Natural Resource Index Assessment for the property;
- c. Identification of the recognized entity to be named in the covenant or perpetual restrictive easement, and;
- d. Identification of the proposed land management measures that will be undertaken and the party responsible for such measures.

2. Application Package Submittal and Processing Fees. The required number of copies of each SSA Application and the associated processing fee shall be

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1 submitted to the County Manager or his designee. The contents of said application
2 package shall be in accordance with Section 4.08.06 C.
3

4 3. Application Deemed Sufficient for Review. Within fifteen (15) working days of
5 receipt of the SSA Application, the County Manager or his designee shall advise
6 the applicant in writing that the application is complete and sufficient for agency
7 review or advise what additional information is needed to find the application
8 sufficient. If required, the applicant shall submit additional information. Within ten
9 (10) working days of receipt of the additional information, the County Manager or
10 his designee shall advise the applicant in writing that the application is complete,
11 or, if additional or revised information is required, the County manager shall again
12 inform the applicant what information is needed, and the timeframe outlined herein
13 shall occur until the application is found sufficient for review.
14

15 4. Review by County Reviewing Agencies: Once the SSA application is deemed
16 sufficient, the County Manager or his designee will distribute it to specific County
17 staff for their review.
18

19 5. Designation Review. Within sixty (60) days of receipt of a sufficient application,
20 county staff shall review the submittal documents and provide written comments,
21 questions, and clarification items to the applicant. If deemed necessary by county
22 staff or the applicant, a meeting shall be held to resolve outstanding issues and
23 confirm public hearing dates.
24

25 6. Designation Report. Within ninety (90) days from the receipt of a sufficient
26 application, county staff shall prepare a written report containing their review
27 findings and a recommendation of approval, approval with conditions or denial.
28 This timeframe may be extended upon written agreement by the applicant.
29

30 E. SSA Application Approval Process.

31
32 1. Public Hearing. The BCC shall hold an advertised public hearing on the proposed
33 resolution approving an SSA Application and SSA Credit Agreement. Notice of the
34 Board's intention to consider the Application and proposed SSA Credit Agreement
35 shall be given at least fifteen (15) days prior to said hearing by publication in a
36 newspaper of general circulation in the County. A copy of such notice shall be kept
37 available for public inspection during regular business hours of the Office of Clerk
38 to the BCC. The notice of proposed hearing shall state the date, time and place of
39 the meeting, the title of the proposed resolution, and the place or places within the
40 County where the proposed resolution and agreement may be inspected by the
41 public. The notice shall provide a general description and a map or sketch of the
42 affected land and shall advise that interested parties may appear at the meeting
43 and be heard with respect to the proposed resolution. The BCC shall review the
44 staff report and recommendations and, if it finds that all requirements for
45 designation have been met, shall, by resolution, approve the application. If it finds
46 that one or more of the requirements for designation have not been met, it shall
47 either deny the application or approve it with conditions mandating compliance with
48 all unmet requirements. Approval of such resolution shall require a majority vote
49 by the BCC.
50

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- 1 2. Legal Description. Following the BCC's approval of the SSA Application and SSA
- 2 Credit Agreement, a legal description of the land designated SSA, the SSA credits
- 3 granted, and the Stewardship easement applicable to such lands, shall be
- 4 provided to the Collier County Property Appraiser and the applicant, and shall be
- 5 recorded within thirty (30) days by the applicant in the public records.
- 6
- 7 3. Update the RLSA Overlay Map and Official Zoning Atlas. The Official Zoning Atlas
- 8 shall be updated to reflect the designation of the SSA. Sufficient information shall
- 9 be included on the updated zoning maps so as to direct interested parties to the
- 10 appropriate public records associated with the designation, including but not
- 11 limited to Resolution number and SSA Designation Application number. The RLSA
- 12 Overlay Map shall be updated to reflect the SSA designation during a regular
- 13 growth management cycle no later that twelve months from the effective date of
- 14 the Stewardship Sending Area Credit Agreement ~~SSA Agreement~~.
- 15

F. Permanent Stewardship Easement and extensions and terminations of Conditional Stewardship Easement Agreements.

- 16
- 17
- 18
- 19 1. Permanent Stewardship Easement. The Conditional Stewardship Easement shall
- 20 become permanent and be recorded in the Public Land Records if any of the
- 21 following occurs:
- 22
- 23 a. The Stewardship Credits from the SSA have been assigned to entitle an
- 24 approved SRA and such SRA has received all necessary, final, and non-
- 25 appealable development orders, permits, or other discretionary approvals,
- 26 which are necessary to commence construction, including Final
- 27 Subdivision Plat and/or Site Development Plan approval but excluding
- 28 building permits. If Stewardship Credits from the SSA have been assigned
- 29 to more than one SRA, then the receipt of all necessary governmental final
- 30 and non-appealable development orders, permits, or other discretionary
- 31 approvals necessary to commence construction of any SRA shall
- 32 automatically cause the Stewardship Easement to become permanent.
- 33
- 34 b. The owner of the SSA lands sells or transfers Stewardship Credits to
- 35 another person, entity, or Stewardship Credit Trust, and such owner
- 36 receives the Stewardship Credits from the sale or transfer of the credits
- 37 with or without consideration due from the sale or transfer of Conditional
- 38 Stewardship Credits. However, this expressly excludes the following:
- 39
- 40 i. A sale or transfer of the Stewardship Credits ancillary to the sale or
- 41 transfer of the underlying fee title to the SSA lands.
- 42
- 43 ii. An instance when a landowner establishes an SSA for a specific
- 44 SRA, whether the SRA is owned or developed by a separate or
- 45 related entity, and the Stewardship Credits are transferred as
- 46 required by GMP, LDC, or SRA approval.
- 47
- 48 c. The owner of the SSA lands receives other compensation from local, state,
- 49 federal, or private revenues, in exchange for the preservation of the SSA
- 50 lands.
- 51

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d. The owner does not record a Notice of Termination in accordance with LDC section 4.08.06 F.3. within 180 days of the expiration date as extended in the Conditional Easement Agreement.

2. Extension of Conditional Period.

a. The owner may extend the Conditional Period for one additional year, by providing written notice to the County Manager or designee prior to the expiration of the Conditional Period.

b. If a challenge and/ or appeal of a necessary development order, permit, or other discretionary approval is filed, and before the Conditional Stewardship Easement becomes permanent in accordance with LDC section 4.08.06 F.1., and the challenge or appeal is not resolved such that the construction may commence under terms acceptable to the owner of the SSA lands, the owner of the SSA lands may record a Notice of Termination within 180 days of the final disposition of the challenge or appeal.

3. Termination of Conditional Stewardship Easement Agreements.

a. The owner of SSA lands may terminate the Stewardship Easement by recording a Notice of Termination within 180 days before the last day of the Conditional Period and before the Conditional Stewardship Easement becomes a Permanent Stewardship Easement in accordance with LDC section 4.08.06 F.

b. In the event that the Stewardship Credits from an SSA have been used to obtain one or more SRA approvals, but none of the foregoing events has occurred during the Conditional Period, then the Notice of Termination shall also provide for termination of any SRAs that have been assigned credits from the SSA, unless the SRA owner has obtained sufficient Stewardship Credits from another source and such Stewardship Credits have been applied to the SRA. In the event that a Notice of Termination does terminate an SRA, the owner of the SRA lands shall join in the Notice of Termination.

c. Upon the recording of such Notice of Termination, the Stewardship Easement and corresponding Stewardship Sending Area Credit Agreement shall expire and terminate, the Stewardship Credits generated by the SSA shall cease to exist, the rights and obligations set forth in the Stewardship Easement shall no longer constitute an encumbrance on the property, and the SSA Memorandum shall be revised accordingly. The owner of the SSA lands shall provide a copy of the Notice of Termination to the County.

d. Once a Stewardship Easement is terminated, all benefits, rights, privileges, restrictions, and obligations associated with the SSA shall be null and void, and the land shall be governed by its underlying classification, free and clear of any encumbrance from the Stewardship Easement and SSA Credit Agreement.

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e. If requested by the owner of the SSA lands, Collier County and the other grantees under the Stewardship Easement shall provide a written release and termination of easement and credit agreements for recording in the public records within 15 days of request from the owner of the SSA lands.

f. Collier County shall update the Official Zoning Atlas Map to reflect the termination of any SSA or SRA.

GF. SSA Amendments. Collier County shall consider an amendment to an approved SSA in the same manner described in this Section for the designation of an SSA. Amendment(s) to approved SSAs shall only be considered if the application eliminates ~~removes~~ one or more additional Land Use Layers from the existing SSA. Under no circumstances shall Land Use Layers, once eliminated ~~removed~~ as part of an SSA designation, be added back to the SSA. The application to amend the SSA may be submitted as part of an application to designate a new SSA provided such lands are contiguous to the previously approved SSA and are under the same ownership.

4.08.07 - SRA Designation

SRA designation is intended to encourage and facilitate uses that enable economic prosperity and diversification of the economic base of the RLSA District, and encourage development that utilizes creative land use planning techniques and facilitates a compact form of development to accommodate population growth by the establishment of SRAs. Stewardship Credits generated from SSAs are exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis as set forth herein. Density and intensity within the RLSA District shall not be increased beyond the Baseline Standards except through the provisions of the Stewardship Credit System, the affordable housing density Bonus as referenced in the density Rating System of the FLUE, and the density and intensity blending provision of the Immokalee Area Master Plan. The procedures for the establishment and transfer of Credits and SRA designation are set forth herein. Credits can be transferred only to lands within the RLSA District that meet the defined suitability criteria and standards set forth herein. Land becomes designated as an SRA on the date that the SRA Credit Agreement becomes effective pursuant to Section 4.08.07 D.1~~2~~⁴. Any change in the residential density or non-residential intensity of land use on a parcel of land located within an SRA shall be specified in the resolution, which shall reflect the total number of transferable Credits assigned to the parcel of land.

A. Lands Within the RLSA District that can be Designated as SRAs. All privately owned lands within the RLSA District that meet the suitability criteria contained herein may be designated as SRA, except lands delineated on the RLSA Overlay Map as FSA, HSA, or WRA, or lands already designated as an SSA. WRAs may be located within the boundaries of an SRA and may be incorporated into an SRA Master Plan to provide water management functions for properties within such SRA, subject to all necessary permitting requirements. If all or part of the WRA provides stormwater quality treatment for an SRA, the pro rata acreage of the WRA shall be required to consume SRA credits but shall not be included within the SRA acreage.

1. Suitability Criteria. The following suitability criteria are established to ensure consistency with the Goals, Objectives, and Policies of the RLSA Overlay.

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- 1 a. An SRA must contain sufficient suitable land to accommodate the planned
- 2 development. Any development proposed in the RLSA District shall be
- 3 compatible with surrounding land uses and implement appropriate lighting
- 4 controls for permitted uses, including outdoor lighting that is designed to
- 5 protect and preserve the nighttime environment by minimizing light
- 6 pollution and glare while reducing energy consumption and upholding
- 7 safety and security. Except for when the County Manager or designee
- 8 determines otherwise to protect the health, safety, and welfare, permanent
- 9 outdoor lighting shall comply with the criteria listed in LDC section 4.08.05
- 10 N.
- 11
- 12 b. Residential, commercial, manufacturing/light industrial, group housing, and
- 13 transient housing, institutional, civic and community service uses within an
- 14 SRA shall not be sited on lands that receive a Natural Resource Index value
- 15 of greater than 1.2.
- 16
- 17 c. Conditional use essential services and governmental essential services,
- 18 with the exception of those necessary to serve permitted uses and for
- 19 public safety, as described in LDC section 2.01.03 G.2. shall not be sited
- 20 on land that receives a Natural Resource Index value of greater than 1.2,
- 21 regardless of the size of the land or parcel.
- 22
- 23 d. Lands or parcels that are greater than one acre and have an Index Value
- 24 greater than 1.2 shall be retained as open space and maintained in a
- 25 predominantly natural vegetated state.
- 26
- 27 e. Open space shall also comprise a minimum of thirty-five percent of the
- 28 gross acreage of an individual SRA Town ~~or~~ Village, ~~or these CRDs~~
- 29 ~~exceeding 100 acres.~~ Gross acreage includes only that area of
- 30 development within the SRA that requires the consumption of Stewardship
- 31 Credits.
- 32
- 33 ~~f. As an incentive to encourage open space, open space on lands within an~~
- 34 ~~SRA located outside of the ACSC that exceeds the required thirty-five~~
- 35 ~~percent retained open space shall not be required to consume Stewardship~~
- 36 ~~Credits.~~
- 37
- 38 ~~fg.~~ An SRA may be contiguous to an FSA or HSA, but shall not encroach into
- 39 such areas, and shall buffer such areas as described in Section 4.08.07
- 40 ~~1.5-6.~~ An SRA may be contiguous to, or encompass a WRA. However, if
- 41 all or part of the WRA provides stormwater quality treatment for an SRA,
- 42 the prorata acreage of the WRA that is used to meet the water quality
- 43 treatment water volume shall be required to consume SRA credits, but shall
- 44 be included within the SRA acreage.
- 45
- 46 ~~gh.~~ The SRA must have either direct access to a County collector or arterial
- 47 road or indirect access via a road provided by the developer that has
- 48 adequate capacity to accommodate the proposed development in
- 49 accordance with accepted transportation planning standards.
- 50

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h. An SRA shall provide direct vehicular and pedestrian connections to the County's arterial/collector roadway network as shown on the Metropolitan Planning Organization (MPO) Long Range Transportation Needs Plan.

i. The SRA shall include a Mobility Plan in accordance with LDC section 4.08.07 D.10. that includes vehicular, bicycle/pedestrian, public transit, internal circulators, and other modes of travel/movement within and between SRAs and areas of outside development and land uses. Strategies shall encourage the use of mass transit services such as bus subsidies, route sponsorship, or other incentives.

j. Any mitigation measures required to offset an SRA's traffic impacts, including but not limited to provisions for the construction and/or permitting of wildlife crossings, environmental mitigation credits, right-of-way dedication(s), water management and/or fill materials that may be needed to expand the existing or proposed roadway network, public utilities, or parks, shall be memorialized in a developer contribution agreement. Mitigation measures shall be considered within the area of significant influence of the project traffic on existing or proposed roadways.

2. SRAs Within the ACSC. SRAs are permitted within the ACSC subject to limitations on the number, size, location, and form of SRA described herein. Nothing within this Section shall be construed as an exemption of an SRA from any and all limitations and regulations applicable to lands within the ACSC. Lands within the ACSC that meet all SRA suitability criteria shall also be restricted such that credits used to entitle an SRA in the ACSC must be generated exclusively from SSAs within the ACSC. No early entry bonus credits generated prior to the termination of the bonus period can be used to entitle an SRA within the ACSC.

a. The only forms of SRAs allowed in the ACSC east of the Okaloacoochee Slough shall be ~~Hamlets and~~ CRDs of 100 acres or less, and the only forms of SRAs allowed in the ACSC west of the Okaloacoochee Slough shall be CRDs and Villages ~~and CRDs~~ of not more than 300 acres ~~and Hamlets. Not more than 1,000 acres of SRA development in the form of Villages or CRDs. Provided, however, two SRAs, consisting of any combination of Villages or CRDs of not more than 500 acres each,~~ exclusive of any lakes created prior to June 30, 2002, the effective date of this amendment as a result of mining operations, shall be allowed in areas that have a frontage on State Road 29 and which ~~that, as of the effective date of the RLSA Overlay,~~ had been predominantly cleared as a result of Ag Group I (Layer 5) or Earth Mining or Processing Uses (Layer 3).

b. The Town form of an SRA shall not be located within the ACSC.

B. Establishment and Transfer of Stewardship Credits. The procedures for the establishment and transfer of Credits and SRA designation are set forth herein. Stewardship Credits will be exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis, as described in Section 4.08.07 B.2. Stewardship density and intensity will thereafter differ from the Baseline Standards.

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1. Transfer of Credits. The transfer or use of Stewardship Credits shall only be in a manner as provided for herein.
 - a. Stewardship Credits generated from any SSA may be transferred to entitle any SRA, except where the SRA is within the ACSC, in which case only Stewardship Credits that have been generated from an SSA within the ACSC can be used to entitle such SRA. No early entry bonus credits generated prior to the termination of the bonus period can be used to entitle an SRA within the ACSC.
 - b. Credits can be transferred only to lands within the RLSA District that meet the defined suitability criteria and standards set forth herein.
 - c. Stewardship Credits may be transferred between different parcels or within a single parcel, subject to compliance with all applicable provisions of these policies. Residential clustering shall only occur within the RLSA District through the use of the Stewardship Credit System, and other forms of residential clustering shall not be permitted.
 - d. Stewardship Credits may be acquired from any credit holder and transferred to an SRA subject to the limitations contained in this Section.
 - e. Stewardship Credits may be acquired from a Stewardship Credit Trust established pursuant to Section 4.08.04 B., and transferred to an SRA subject to the limitations contained in this Section.

2. Stewardship Credit Exchange. Stewardship Credits shall be exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis at a rate of eight (8) Stewardship Credits per gross acre where credits were created for an SSA submitted for review or approved prior to July 13, 2021, and a rate of ten (10) Stewardship Credits per gross acre for SSA/Credits where such Credits were created from any other SSA. Lands within an SRA greater than one acre, with Index Values of greater than 1.2, shall be retained as open space and maintained in a predominantly natural, vegetated state. ~~Any such lands within an SRA located outside of the ACSC exceeding the required thirty five (35) percent shall not be required to consume Stewardship Credits.~~

3. Public Benefit Uses. The acreage within an SRA devoted to a public benefit use shall not be required to consume Stewardship Credits ~~and~~ but shall ~~not~~ count toward the maximum acreage limits of an SRA unless such public benefit uses were approved as part of an SRA approved prior to July 13, 2021, in which case such public benefit uses shall continue to be excluded from the maximum acreage limitation pursuant to the policy in effect at the time of approval. For the purpose of this Section, public benefit uses are limited to the following: affordable housing, public schools (preK-12), and public or private post-secondary institutions and ancillary uses, Post-Secondary Institution Ancillary Uses, community parks exceeding the minimum requirement, ~~of 200 square feet per dwelling unit,~~ municipal golf courses, regional parks, and other governmental facilities ~~excluding essential services as defined in the LDC.~~

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- 1 4. Mixed Land Use Entitlements. In order to promote compact, mixed use
2 development and provide the necessary support facilities and services to residents
3 of rural areas, the SRA designation and the transfer of the Stewardship Credits
4 allows for a full range of uses, accessory uses and associated uses that provide a
5 mix of services to and are supportive to the residential population of an SRA and
6 the RLSA District. SRAs are intended to be mixed use and shall be allowed the full
7 range of uses permitted by the Urban Designation of the FLUE, as modified by
8 Policies 4.7, 4.7.1, 4.7.2, 4.7.3, 4.7.4 and RLSA Overlay Attachment C. Depending
9 on the size, scale, and character of an SRA, it shall be designed to include an
10 appropriate mix of retail, office, recreational, civic, governmental, and institutional
11 uses, in addition to residential uses.
12
- 13 5. Towns and Villages shall be the preferred locations for business and industry,
14 including environmental research, agricultural research, aviation and aerospace,
15 health and life sciences, corporate headquarters, computer hardware, software
16 and services, information technology, manufacturing, research and development,
17 wholesale trade and distribution and similar uses, including Florida Qualified
18 Target Industries.
- 19
- 20 6. Affordable Housing. To address the accommodation of Affordable Housing in a
21 Town or Village, the SRA applicant shall utilize one of the following options:
22
- 23 a. Affordable Housing Land Reservation.
24
- 25 i. Reservation of one or more site(s) within the SRA or within a
26 proximal SRA in the RLSA District with densities and development
27 standards that accommodate Affordable Housing residential uses
28 at a minimum density of 10 units per acre, for acquisition by Collier
29 County, a community land trust, a private developer, or any other
30 affordable housing provider.
- 31
- 32 ii. The aggregate acreage of such site(s) shall be equal to or greater
33 than two and one-half percent (2.5%) of the gross area of the SRA.
- 34
- 35 iii. The acreage of land reserved for Affordable Housing will be
36 considered as a Public Benefit Use.
- 37
- 38 iv. The County shall verify the site(s) is/are appropriate and approve
39 the site(s) at time of SRA approval.
- 40
- 41 v. Affordable Housing units shall be excluded from the Traffic Impact
42 Statement or trip cap for the SRA in which they are located.
- 43
- 44 b. Alternatives proposed by the SRA Applicant. Other options may be
45 proposed by the SRA applicant and approved by the BCC to address
46 housing affordability in the subject SRA.
- 47
- 48 C. Forms of SRA developments. SRA developments are a compact form of development,
49 which accommodate and promote uses that utilize creative land use planning techniques.
50 SRAs shall be used to facilitate the implementation of innovative planning and flexible
51 development strategies described in section 163.3248~~§163.3177 (11)~~, F.S. ~~and Rule 9J-~~

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5-006(5)(f), F.A.C. These planning strategies and techniques are intended to minimize the conversion of rural and agricultural lands to other uses while discouraging urban sprawl, protecting environmentally sensitive areas, maintaining the economic viability of agricultural and other predominantly rural land uses, and, providing for the cost-efficient delivery of public facilities and services. Only the following four specific forms of rural development in SRAs are permitted within the RLSA District.

1. Towns. Towns are the largest and most diverse form of SRA, with a full range of housing types and mix of uses. Towns have urban level services and infrastructure which support development that is compact, mixed use, human scale, and provides a balance of land uses to reduce automobile trips and increase livability. The mixture of land uses shall accommodate services that would increase internal capture and reduce trip length and long-distance travel. Towns shall be greater than 1,500 acres but not more than 5,000 acres ~~not less than 1,000 acres or more than 4,000 acres~~ and are comprised of several villages and/or neighborhoods that have individual identity and character. Towns shall have a mixed-use town center that will serve as a focal point for community facilities and support services. Towns shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. The Town transportation network shall be based upon a Mobility Plan in accordance with LDC section 4.08.07 D.10. and shall include a transfer station or park and ride area that is appropriately located within the Town to serve the connection point for internal and external public transportation. Towns shall have at least one community park with a minimum size of 200 square feet per dwelling unit in the Town, subject to Level of Service Requirements. Towns shall also have parks or public green spaces within neighborhoods. Towns shall include both community and neighborhood scaled retail and office uses, in a ratio as provided in Section 4.08.07 ~~1~~.1. Towns may also include those compatible corporate office, research and development companies, and light industrial uses, such as those included in Policy 4.7.4 permitted in the Business Park and Research and Technology Park Subdistricts of the FLUE. Towns shall be the preferred location for the full range of schools, and to the extent possible, schools and parks shall be located adjacent to each other to allow for the sharing of recreational facilities. Towns shall not be located within the ACSC.

2. Villages. Villages are ~~primarily residential~~ communities with a diversity of housing types and mix of uses appropriate to the scale and character of the particular village. Villages shall be greater than 300 acres but not more than 1,500 acres, except that if any portion is designated ACSC, the maximum size shall be no more than 1,000 acres ~~not less than 100 acres or more than 1,000 acres~~. Villages are comprised of residential neighborhoods and shall include a mixed-use village center to serve as the focal point for the community's support services and facilities. Villages shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. Villages shall have parks or public green spaces within neighborhoods. Villages shall include neighborhood scaled retail and office uses, in a ratio as provided in Section 4.08.07 ~~1~~.1. Villages may contain appropriately scaled uses that are permitted in CRDs. Villages are an appropriate location for a full range of schools. To the extent possible, schools and parks shall be located adjacent to each other to allow for the sharing of recreational facilities. The Village form of rural land development is permitted within the ACSC subject

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to the limitations of Section 4.08.07 A.2. Villages greater than 500 acres shall require a Mobility Plan in accordance with LDC section 4.08.07 D.10., to include either a transfer station or park-and-ride area that is appropriately located within the village to serve as the connection point for internal and external public transportation.

~~3. Hamlets. Hamlets are small rural residential areas with primarily single family housing and limited range of convenience-oriented services. Hamlets shall be not less than 40 or more than 100 acres. Hamlets will serve as a more compact alternative to traditional five acre lot rural subsections currently allowed in the Baseline Standards. Hamlets shall have a public green space for neighborhoods. Hamlets include convenience retail uses, in a ratio as provided in Section 4.08.07 J.1. Hamlets may be an appropriate location for pre-K through elementary schools. The Hamlet form of rural land development is permitted within the ACSC subject to the limitations of Section 4.08.07 A.2.~~

34. Compact Rural developments (CRDs). Compact Rural development (CRD) is a form of SRA that is a maximum of 300 acres and intended to support and further Collier County's valued attributes of agriculture, natural resources, and economic diversity. Primary CRD uses shall be those associated with and needed to support research, education, convenience retail, tourism or recreation ~~will provide flexibility with respect to the mix of uses and design standards, but shall otherwise comply with the standards of a Hamlet or Village.~~ A CRD may include, but is not required to have permanent residential housing and the services and facilities that support permanent residents. The number of residential units shall be equivalent with the demand generated by the primary CRD use but shall not exceed two units per gross acre. Except as described above, a CRD ~~shall~~ will conform to the characteristics ~~of a Village or Hamlet~~ as set forth in Section 4.08.07 ~~J.1.~~ based on the size of the CRD. As residential units are not a required use, those goods and services that support residents such as retail, office, civic, governmental and institutional uses shall also not be required. However for any CRD that does include permanent residential housing, the proportionate support services listed above shall be provided in accordance with the standards for the most comparable form of SRA as described in Section 4.08.07 C.2. or 3.

~~a. Size of CRDs limited. There shall be no more than five (5) CRDs of more than 100 acres in size.~~

a. CRDs within the ACSC. The CRD form of rural land development is permitted within the ACSC subject to the limitations of Section 4.08.07 A.2.

~~45.~~ Proportion of ~~Hamlets and~~ CRDs to Villages and Towns. In order to maintain the correct proportion of ~~Hamlets and~~ CRDs of 300 ~~400~~ acres or less to the number of Villages and Towns approved as SRAs, not more than five (5) ~~of any combination of Hamlets and~~ CRDs of 300 ~~400~~ acres or less may be approved prior to the approval of a Village or Town. In order to maintain that same proportion thereafter, not more than five ~~(5)~~ additional ~~of any combination of Hamlets and~~ CRDs of 300 ~~400~~ acres or less may be approved prior to ~~for~~ each subsequent Village or Town approved.

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~~6. SRA as Part of a development of Regional Impact (DRI). SRAs are permitted as part of a DRI subject to the provisions of § 380.06, F.S. and the RLSA District Regulations.~~

~~a. An SRA Designation Application may be submitted simultaneously with a Preliminary development agreement application that occurs prior to a DRI Application for development Approval (ADA). In such an application, the form of SRA development shall be determined by the characteristics of the DRI project, as described in the ADA.~~

~~b. The DRI may encompass more than a single SRA Designation Application. It is the intent of this Section to allow for the future designations of SRAs within a DRI as demonstrated by the DRI phasing schedule.~~

~~c. A DRI applicant is required to demonstrate that:~~

~~(1) The applicant has the necessary Stewardship Credits to entitle the DRI as part of subsequent SRA Designation Applications, or~~

~~(2) The applicant owns or has a contract with an owner of enough land that would qualify as SSAs to entitle the DRI as part of subsequent SRA Designation Applications, or has the ability to obtain the necessary Stewardship Credits to entitle the entire DRI as part of subsequent SRA Designation Applications.~~

D. SRA Designation Application Package. A Designation Application Package to support a request to designate land(s) within the RLSA District as an SRA shall be made pursuant to the regulations of the RLSA District Regulations. The SRA Application Package shall include the following:

1. SRA Designation Application. An application shall be submitted by a landowner or his/her agent, hereafter "applicant," to request the designation of an SRA within the RLSA District. The Application shall be submitted to the County manager or his designee, on a form provided. The application shall be accompanied by the documentation as required by this Section.

2. Application Fee. An application fee shall accompany the application.

3. Natural Resource Index Assessment. An assessment that documents the Natural Resource Index Value scores shall be prepared and submitted as part of the SRA Application. The Assessment shall include an analysis that quantifies the number of acres by Index Values. The Assessment shall:

a. Identify all lands within the proposed SRA that have an Index Value greater than 1.2;

b. Verify that the Index Value scores assigned during the RLSA Study are still valid through recent aerial photography or satellite imagery or agency-approved mapping, or other documentation, as verified by field inspections;

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- 1 c. If the Index Value scores assigned during the RLSA Study are no longer
- 2 valid, document the current Index Value of the land.
- 3
- 4 d. Quantify the acreage of agricultural lands, by type, being converted;
- 5
- 6 e. Quantify the acreage of non-agricultural acreage, by type, being converted;
- 7
- 8 f. Quantify the acreage of all lands by type within the proposed SRA that have
- 9 an Index Value greater than 1.2;
- 10
- 11 g. Quantify the acreage of all lands, by type, being designated as SRA within
- 12 the ACSC, if any; and
- 13
- 14 h. Demonstrate compliance with the Suitability Criteria contained in Section
- 15 4.08.07 A.1.
- 16
- 17 4. Natural Resource Index Assessment Support Documentation. Documentation to
- 18 support the Natural Resource Index Assessment shall be provided for each SRA
- 19 being designated to include:
- 20
- 21 a. Legal Description, including sketch or survey;
- 22
- 23 b. Acreage calculations of lands being put into the SRA, including acreage
- 24 calculations of WRAs (if any) within SRA boundary but not included in SRA
- 25 designation, and if all or part of the WRA provides stormwater quality
- 26 treatment for the SRA, the pro rata acreage of the WRA shall be required
- 27 to consume SRA credits but shall not be included within the SRA acreage;
- 28
- 29 c. RLSA Overlay Map delineating the area of the RLSA District being
- 30 designated as an SRA;
- 31
- 32 d. Aerial photograph delineating the area being designated as an SRA;
- 33
- 34 e. Natural Resource Index Map of area being designated as an SRA;
- 35
- 36 f. FLUCFCS map(s) delineating the area being designated as an SRA;
- 37
- 38 g. Listed species map(s) delineating the area being designated as an SRA;
- 39
- 40 h. Soils map(s) delineating the area being designated as an SRA, and;
- 41
- 42 i. Documentation to support a change in the related Natural Resource Index
- 43 Value(s), if appropriate.
- 44
- 45 5. SRA Master Plan. A Master Plan shall be prepared and submitted by the applicant
- 46 as part of the SRA Application for Designation of an SRA. The SRA Master Plan
- 47 shall be consistent with the requirements of Section 4.08.07 G.
- 48
- 49 6. SRA Development Document. A Development Document shall be prepared and
- 50 submitted by the applicant as part of the SRA Application for Designation of an

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- 1 SRA. The SRA Development Document shall be consistent with the requirements
- 2 of Section 4.08.07 H.
- 3
- 4 7. SRA Public Facilities Impact Assessment Report. An Impact Assessment Report
- 5 shall be prepared and submitted by the applicant as part of the SRA Application
- 6 for Designation of a SRA. The SRA Impact Assessment Report shall address the
- 7 requirements of Section 4.08.07 ~~JK~~.
- 8
- 9 8. SRA Economic Assessment Report. An Economic Assessment Report shall be
- 10 prepared and submitted by the applicant as part of the SRA Application for
- 11 Designation of an SRA. The SRA Economic Assessment Report shall address the
- 12 requirements of Section 4.08.07 ~~KL~~.
- 13
- 14 9. Stewardship Credit Use and Reconciliation Application. A Credit Use and
- 15 Reconciliation Application shall be submitted as part of an SRA Designation
- 16 Application in order to track the transfer of credits from SSA(s) to SRA(s). The
- 17 Stewardship Credit Use and Reconciliation Application shall be in a form provided
- 18 by the County Manager, or his designee. The application package shall contain
- 19 the following:
- 20
- 21 a. The legal description of, or descriptive reference to, the SRA to which the
- 22 Stewardship Credits are being transferred;
- 23
- 24 b. Total number of acres within the proposed SRA and the total number of
- 25 acres of the proposed SRA within the ACSC (if any);
- 26
- 27 c. Number of acres within the SRA designated "public use" that do not require
- 28 the redemption of Stewardship Credits in order to be entitled (does not
- 29 consume credits);
- 30
- 31 d. Number of acres of "excess" open spaces within the SRA that do not
- 32 require the consumption of credits;
- 33
- 34 e. Number of acres of WRAs inside the SRA boundary but not included in the
- 35 SRA designation, and if all or part of the WRA provides stormwater quality
- 36 treatment for an SRA, the pro rata acreage of the WRA shall be required
- 37 to consume SRA credits but shall not be included within the SRA acreage;
- 38
- 39 f. Number of acres within the SRA that consume Credits;
- 40
- 41 g. The number of Stewardship Credits being transferred (consumed by) to the
- 42 SRA and documentation that the applicant has acquired or has a
- 43 contractual right to acquire those Stewardship Credits;
- 44
- 45 h. An accounting acreage associated with Credits that were created from an
- 46 SSA submitted for review or approved prior to July 13, 2021, under the
- 47 eight (8) credit allocation and the acreage associated with Credits created
- 48 from any other SSA under the ten (10) credit allocation; ~~Number of acres~~
- 49 to which credits are to be transferred (consumed) multiplied by eight (8)
- 50 Credits / acre equals the number of Credits to be transferred (consumed);
- 51

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- i. A descriptive reference to one (1) or more approved or pending SSA Designation Applications from which the Stewardship Credits are being obtained. Copies of the reference documents, e.g., SSA Stewardship Credit Agreement, etc., shall be provided, including:
 - i. ~~(1)~~ SSA application number;
 - ii. ~~(2)~~ Pending companion SRA application number;
 - iii. ~~(3)~~ SSA Designation Resolution (or Resolution Number);
 - iv. ~~(4)~~ SSA Credit Agreement (Stewardship Sending Area Credit Agreement);
 - v. ~~(5)~~ Stewardship Credits Database Report.
- j. A descriptive reference to any previously approved Stewardship Credit Use and Reconciliation Applications that pertain to the referenced SSA(s) from which the Stewardship Credits are being obtained; and
- k. A summary table in a form provided by Collier County that identifies the exchange of all Stewardship Credits that involve the SRA and all of the associated SSAs from which the Stewardship Credits are being obtained.

10. SRA Mobility Plan.

- a. An SRA mobility plan shall be submitted by the applicant as part of the SRA designation. It shall include:
- b. Applicability. Regardless of development size, each mobility plan shall be required to address the elements found in the mobility plan checklist.
- c. Mobility plan checklist. The mobility plan checklist provides a framework for which mobility elements are identified and detailed. Along with the writeup on each mobility element, the checklist shall be included in the text portion of the required mobility plan.

Table 1. Mobility Plan Checklist

| <u>Mobility Plan Checklist</u> | | |
|--------------------------------|----------------------|-----------------------------------|
| <u>Mobility Strategy</u> | <u>Accommodated?</u> | <u>Described Strategy Details</u> |
| <u>Pedestrian</u> | | |
| <u>Micromobility</u> | | |
| <u>Bicycle</u> | | |
| <u>Public Transit</u> | | |
| <u>Vehicular</u> | | |

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| | | |
|----------------------------------------------|--|--|
| <u>School Connectivity</u> | | |
| <u>Internal Circulators and Connectivity</u> | | |
| <u>External Connectivity</u> | | |
| <u>LRTP Roadway and Pathway Needs</u> | | |
| <u>LRTP Transit Needs</u> | | |

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d. Mobility map elements.

- i. Pedestrian. Each SRA shall be designed to accommodate pedestrians to encourage mobility and promote internal and external circulation. Each SRA shall provide an interconnected continuous sidewalk and multi-use pathway network. This sidewalk and pathway network shall provide a high-level of connectivity between land uses, which include, but are not limited to neighborhoods/residential areas, town cores, village centers, employment centers, public uses, green/open spaces, and commercial areas. The SRA shall utilize traffic calming strategies and recommendations as identified by the Neighborhood Traffic Management Program (NTMP) to improve safety and comfortably for the pedestrian in turn increasing the overall walkability, as applicable. All constructed sidewalks and multi-use pathways shall be built in accordance with LDC section 6.06.02.
- ii. Micromobility. SRAs shall encourage the use of micromobility infrastructure such as but not limited to charging stations or mobility corrals or hubs within the development, as applicable. If charging stations, shared bike, or mobility corrals/hubs are incorporated into the project, a reduction in three required parking spaces per charging station or corral/hub from the total required parking space requirement may be utilized. It is encouraged that all multi-use pathways, roadways, and sidewalks be constructed to accommodate micromobility.
- iii. Bicycle.
 - a) Each SRA shall ensure that a comfortable and safe environment for bicycling is provided.
 - b) Each SRA shall provide protected, buffered, or separated bicycling lanes on roadways with travel speeds that exceed 30 m.p.h. Bicycle lanes may utilize various separation types, including but not limited to bollards, delineator posts, solid barriers, raised medians or lanes, parked vehicles, other types of infrastructure, or a combination thereof, as determined by the County Manager or designee.

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c) Local roadways and urban centers within the SRA may utilize shared travel lanes.

iv. Public Transit. Public transit shall be considered an integral part of the transportation system and fully integrated into the road network. All transit plans and enhancements shall be planned for and designed in accordance with the MPO Long Range Transportation Plan (LRTP) and coordinated with Collier Area Transit (CAT), to ensure proposed transit system enhancements are appropriate and needed. All transit stations and stops, as well as park-and-ride facilities, shall follow all county design standards and regulations, as applicable. All Towns or Villages shall have a Transit Station or a Park-and-Ride Facility.

v. Vehicular. All development shall comply with LDC section 4.04.00 and street system design standards in section 6.06.00 of the LDC. It is encouraged to integrate innovative intersections within the development which allow for effective multimodal use with a high emphasis on safety.

vi. School connectivity. SRAs that are required to include a school site, shall in coordination with Collier County Public School planning staff, connect the site to the transportation system. All sidewalks and multiuse pathways shall ultimately connect to the school site, allowing students from residential and mixed-use areas to access the school. The school site shall be a main destination and fully integrated into the sidewalk and multiuse pathway network.

vii. Internal circulators. Each SRA street system shall be designed in such a manner to allow for optimum internal vehicular circulation. Gated and non-gated neighborhoods shall have multiple internal access connections if the neighborhood has direct access to a collector and arterial street. Direct connection between neighborhoods is encouraged to reduce traffic congestion at neighborhood entrances and enhance internal circulation. The use of cul-de-sacs shall be minimized to greatest extent possible when designing neighborhood street systems as to encourage walkability and circulation.

viii. External connectivity. External connections between adjacent towns, villages, and CRD's shall be identified on the mobility plan. These shall include sidewalks, multiuse pathways, transit, and vehicular access. The applicant shall work with County transportation planning staff and identify needs within the LRTP to establish connections that further the County's transportation needs, future plans, and increase connectivity.

ix. LRTP roadway and pathway needs. SRAs shall work with the MPO and County transportation planning staff to identify roadway and pathway needs as presented within the LRTP. Each SRA shall

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address how their proposal enhances the County roadway and pathway network.

x. LRTP transit needs. SRAs shall work with the MPO and Collier Area Transit (CAT) staff to identify transit system needs. Each SRA shall address how their proposal enhances the overall transit system.

e. Additional information. Each mobility plan shall include a mobility plan graphic as part of the SRA Master Plan.

11. Wildlife plan. To be provided.

12~~10~~. Conditional SRA Designation. If at the time of the approval of the SRA Designation Application, the applicant has not acquired the number of credits needed to entitle the SRA, then the SRA Designation approval shall be conditional. The applicant shall have sixty (60) days from the date of the conditional approval to provide documentation of the acquisition of the required number of Stewardship Credits. If the applicant does not provide such documentation within sixty (60) days, the conditional SRA Designation approval shall be null and void. The Stewardship Credit Use and Reconciliation Application shall be amended to accurately reflect the transfer of credits that occurred following the conditional approval of the SRA.

13~~11~~. SRA Credit Agreement.

a. Any applicant for designation of an SRA shall enter into an SRA Credit Agreement with the County.

b. The SRA Credit Agreement shall contain the following information:

i. ~~(1)~~ The number of SSA credits the applicant for an SRA designation is utilizing and which shall be applied to the SRA land in order to carry out the plan of development on the acreage proposed in the SRA development Documents;

ii. ~~(2)~~ A legal description of the SRA land and the number of acres;

iii. ~~(3)~~ The SRA master plan depicting the land uses and identifying the number of residential dwelling units, gross leasable area of retail and office square footage and other land uses depicted on the master plan;

iv. ~~(4)~~ A description of the SSA credits that are needed to entitle the SRA land and the anticipated source of said credits;

v. ~~(5)~~ The applicant's acknowledgement that development of SRA land may not commence until the applicant has recorded an SRA Credit Agreement Memorandum with the Collier County Clerk of Courts; and

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- vi. ~~(6)~~ The applicant's commitments, if any, regarding conservation, or any other restriction on development on any lands, including wetlands, within the SRA, as may be depicted on the SRA Master Plan for special treatment.
- c. The SRA Credit Agreement shall be effective on the latest of the following dates:
- i. ~~(4)~~ The date that the County approves the SRA Application;
 - ii. ~~(2)~~ The date that documentation of the applicant's acquisition of the Stewardship Credits to be utilized for the SRA is found by the County to be sufficient; or
 - iii. ~~(3)~~ Five (5) working days after the date on which the applicant submits documentation of the acquisition of the Stewardship Credits to be utilized, if the County fails to make a sufficiency determination prior to that date.
- d. Following approval of the SRA Application, the applicant shall record a SRA Credit Agreement Memorandum, which shall include the following:
- i. ~~(4)~~ A cross reference to the recorded SSA Credit Agreement Memorandum or Memoranda for the SSA lands from which the credits being utilized are generated and identification of the number of credits derived from each SSA; and
 - ii. ~~(2)~~ A a legal description of the SRA lands.
- e. If the development provided for within an SRA constitutes, or will constitute, a development of regional impact ("DRI") pursuant to sections § 380.06 and 380.0651, F.S., and if the applicant has obtained a preliminary development agreement ("PDA") from the Florida Department of Community Affairs for a portion of the SRA land, the applicant may request the County to enter into a Preliminary SRA Credit Agreement for those Stewardship Credits needed in order to develop the PDA authorized development. Commencement of the PDA authorized development may not proceed until the applicant has recorded a Preliminary SRA Credit Agreement Memorandum. The Preliminary SRA Credit Agreement and Preliminary SRA Credit Agreement shall include the same information and documentation as is required for an SRA Credit Agreement and an SRA Credit Agreement Memorandum.
- E. SRA Application Review Process.
- 1. Pre-Application Conference with County Staff: Prior to the submission of a formal application for SRA designation, the applicant shall attend a pre-application conference with the County Manager or his designee and other county staff, agencies, and officials involved in the review and processing of such applications and related materials. If an SRA designation application will be filed concurrent with an SSA application, only one pre-application conference shall be required.

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This pre-application conference should address, but not be limited to, such matters as:

- a. Conformity of the proposed SRA with the goals, objectives, and policies of the GMP;
- b. Consideration of suitability criteria described in LDC section 4.08.07 A.1. and other standards of this Section;
- c. SRA master plan compliance with all applicable policies of the RLSA District Regulations, and demonstration that incompatible land uses are directed away from FSAs, HSAs, WRAs, and Conservation Lands;
- d. Assurance that applicant has acquired or will acquire sufficient Stewardship Credits to implement the SRA uses~~r~~ and;
- e. Consideration of impacts, including environmental and public infrastructure impacts.

- 2. Application Package Submittal, Processing Fees, and Review. The required number of SRA Applications and the associated processing fee shall be submitted to the County Manager or his designee. The contents of said application package shall be in accordance with LDC section 4.08.07 D. The review and approval of the application shall be in accordance with section 125.022, Florida Statutes.
- 3. Public notice and required hearings shall be as established in LDC section 10.03.06 M.

F. SRA Application Approval Process.

- 1. Public Hearings Required. The BCC shall review the staff report and recommendations and the recommendations of the EAC and CCPC, and the BCC shall, by resolution, approve, deny, or approve with conditions the SRA Application only after advertised public notices have been provided and public hearings held in accordance with LDC section 10.03.06 M.
- 2. Update Stewardship Credits Database. Following the effective date of the approval of the SRA, the County shall update the Stewardship Credits Database used to track both SSA credits generated and SRA credits consumed.
- 3. Update the Official Zoning Atlas and the RLSA Overlay Map. Following the effective date of the approval of the SRA, the County shall update the Official Zoning Atlas to reflect the designation of the SRA. Sufficient information shall be included on the updated maps so as to direct interested parties to the appropriate public records associated with the designation, e.g., Resolution number, SRA Designation Application number, etc. The RLSA Overlay Map shall be updated to reflect the SRA designation during a regular GMP amendment cycle, no later than twelve months from the effective date of the SRA Credit Agreement.

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4. SRA Amendments. Amendments to the SRA shall be considered in the same manner as described in this Section for the establishment of an SRA, except as follows:
- a. Waiver of Required SRA Application Package Component(s). A waiver may be granted by the County Manager or his designee, if at the time of the pre-application conference, in the determination of the County Manager or designee, the original SRA Designation Application component(s) is (are) not materially altered by the amendment or an updated component is not needed to evaluate the amendment. The County Manager or designee shall determine what application components and associated documentation are required in order to adequately evaluate the amendment request.
 - b. Substantial changes. Any substantial change(s) to an SRA Master Plan or Development Document shall require the review and recommendation of the Planning Commission and approval by the Board of County Commissioners as an SRA amendment prior to implementation. Applicants shall be required to submit and process a new application complete with pertinent supporting data, as set forth in the Administrative Code. For the purpose of this section, a substantial change shall be deemed to exist where:
 - i. ~~(1)~~ A proposed change in the boundary of the SRA;
 - ii. ~~(2)~~ A proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development;
 - iii. ~~(3)~~ A proposed decrease in preservation, conservation, recreation or open space areas within the development not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;
 - iv. ~~(4)~~ A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation nor open spaces), or a proposed relocation of nonresidential land uses;
 - v. ~~(5)~~ A substantial increase in the impacts of the development which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;
 - vi. ~~(6)~~ A change that will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;
 - vii. ~~(7)~~ A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

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viii. ~~(8)~~ A change that will bring about a relationship to an abutting land use that would be incompatible with an adjacent land use;

ix. ~~(9)~~ Any modification to the SRA master plan or SRA document which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses;

x. ~~(10)~~ Any modification in the SRA master plan or SRA document which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 4.08.07.

c. Insubstantial change determination. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved SRA Development Document or master plan shall be based upon an evaluation of LDC subsection 4.08.07 F.4.b., above and shall require the review and approval of the Hearing Examiner or Planning Commission. The approval shall be based on the findings and criteria used for the original application and be an action taken at a regularly scheduled meeting.

i. ~~(1)~~ The applicant shall provide the Planning and Zoning Department Director documentation which adequately describes the proposed changes as described in the Administrative Code.

d. Approval of Minor Changes by County Manager or Designee. County Manager shall be authorized to approve minor changes and refinements to an SRA Master Plan or Development Document upon written request of the applicant. Minor changes and refinements shall be reviewed by appropriate County staff to ensure that said changes and refinements are otherwise in compliance with all applicable County ordinances and regulations prior to the County Manager or designee's consideration for approval. The following limitations shall apply to such requests:

i. ~~(1)~~ The minor change or refinement shall be consistent with the RLSA Overlay, the RLSA District Regulations, and the SRA development Document's amendment provisions.

ii. ~~(2)~~ The minor change or refinement shall be compatible with contiguous land uses and shall not create detrimental impacts to abutting land uses, water management facilities, and conservation areas within or external to the SRA.

iii. ~~(3)~~ Minor changes or refinements, include but are not limited to:

~~(a)~~ Reconfiguration of lakes, ponds, canals, or other water management facilities where such changes are consistent with the criteria of the SFWMD and Collier County;

~~(b)~~ Internal realignment of rights-of-way, other than a relocation of access points to the SRA itself, where water management

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1 facilities, preservation areas, or required easements are not
2 adversely affected; and

3
4 (c) Reconfiguration of parcels when there is no encroachment
5 into the conservation areas or lands with an Index Value of
6 1.2 or higher.

7
8 e. Relationship to Subdivision or site Development Approval. Approval by the
9 County Manager or designee of a minor change or refinement may occur
10 independently from, and prior to, any application for subdivision or Site
11 Development Document approval. However, such approval shall not
12 constitute an authorization for development or implementation of the minor
13 change or refinement without first obtaining all other necessary County
14 permits and approvals.

15
16 G. Master Plan. To address the specifics of each SRA, a master plan of each SRA will be
17 prepared and submitted to Collier County as a part of the petition for designation as an
18 SRA. The master plan will demonstrate that the SRA complies with all applicable GMP
19 policies and the RLSA District and is designed so that incompatible land uses are directed
20 away from lands identified as FSAs, HSAs, WRAs, and Conservation Lands on the RLSA
21 Overlay Map.

22
23 1. *Master Plan Requirements.* A master plan shall accompany an SRA Designation
24 Application to address the specifics of each SRA. The master plan shall
25 demonstrate that the SRA is designed so that incompatible land uses are directed
26 away from lands identified as FSAs, HSAs, WRAs and Conservation Lands on the
27 RLSA Overlay Map. The plan shall be designed by an urban planner who
28 possesses an AICP certification, together with at least one of the following:

- 29
30 a. A professional engineer (P.E.) with expertise in the area of civil engineering
31 licensed by the State of Florida;
- 32
33 b. A qualified environmental consultant per Chapter 10 of the LDC; or c. A
34 practicing architect licensed by the State of Florida.

35
36 2. *Master Plan Content.* At a minimum, the master plan shall be consistent with the
37 County's then-adopted Long Range Transportation Plan (LRTP) and Access
38 Management procedures and include the following elements:

- 39
40 a. The title of the project and name of the developer;
- 41
42 b. Scale, date, north arrow;
- 43
44 c. Location map that identifies the relationship of the SRA to the entire RLSA
45 District, including other designated SRAs;
- 46
47 d. Boundaries of the subject property, all existing roadways within and
48 adjacent to the site, watercourses, easements, section lines, and other
49 important physical features within and adjoining the proposed
50 development;

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- 1 e. Identification of all proposed tracts or increments within the SRA such as,
- 2 but not limited to: residential, commercial, industrial, institutional,
- 3 conservation/ preservation, lakes and/or other water management
- 4 facilities, the location and function of all areas proposed for dedication or
- 5 to be reserved for community and/or public use, and areas proposed for
- 6 recreational uses including golf courses and related facilities;
- 7
- 8 f. Identification, location and quantification of all wetland preservation, buffer
- 9 areas, and open space areas;
- 10
- 11 g. The location and size (as appropriate) of all proposed drainage, water,
- 12 sewer, and other utility provisions;
- 13
- 14 h. The location of all proposed major internal rights of way and pedestrian
- 15 access ways;
- 16
- 17 i. Typical cross sections for all arterial, collector, and local streets, public or
- 18 private, within the proposed SRA;
- 19
- 20 j. Identification of any WRAs that are contiguous to or incorporated within the
- 21 boundaries of the SRA, and any part of a WRA that provides stormwater
- 22 quality treatment for ~~an~~ the SRA.; and
- 23
- 24 k. A Wildlife Management Plan for minimizing human and wildlife interactions,
- 25 including the baseline standards techniques provided in LDC section
- 26 4.08.05 J.3.a; and
- 27
- 28 ~~l~~k. Documentation or attestation of professional credentials of individuals
- 29 preparing the master plan.
- 30
- 31 m. A mobility plan graphic.
- 32
- 33 H. Development Document. Data supporting the SRA Master Plan, and describing the SRA
- 34 application, shall be in the form of a Development Document that shall consist of the
- 35 information listed below, unless determined at the required pre-application conference to
- 36 be unnecessary to describe the development strategy.
- 37
- 38 1. The document shall be prepared by an urban planner who possesses an AICP
- 39 certification, together with at least one of the following:
- 40
- 41 a. A professional engineer (P.E.) with expertise in the area of civil engineering
- 42 licensed by the State of Florida;
- 43
- 44 b. A qualified environmental consultant per Chapter 10 of the LDC or c.A
- 45 practicing landscape architect licensed by the State of Florida.
- 46
- 47 2. The document shall identify, locate, and quantify the full range of uses, including
- 48 accessory uses that provide the mix of services to, and are supportive of, the
- 49 residential population of an SRA or the RSLA District, and shall include, as
- 50 applicable, the following:
- 51

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- 1 a. Title page to include name of project;
- 2
- 3 b. Index/table of contents;
- 4
- 5 c. List of exhibits;
- 6
- 7 d. Statement of compliance with the RSLA Overlay and the RLSA_District
- 8 Regulations;
- 9
- 10 e. General location map showing the location of the site within the boundaries
- 11 of the RLSA Overlay Map and in relation to other designated SRAs and
- 12 such external facilities as highways;
- 13
- 14 f. Property ownership and general description of site (including statement of
- 15 unified ownership);
- 16
- 17 g. Description of project development;
- 18
- 19 h. Legal description of the SRA boundary, and for any WRAs encompassed
- 20 by the SRA;
- 21
- 22 i. The overall acreage of the SRA that requires the consumption of
- 23 Stewardship Credits and proposed gross density for the SRA;
- 24
- 25 j. Identification of all proposed land uses within each tract or increment
- 26 describing: acreage; proposed number of dwelling units; proposed density
- 27 and percentage of the total development represented by each type of use;
- 28 or in the case of commercial, industrial, institutional or office, the acreage
- 29 and maximum gross leasable floor area within the individual tracts or
- 30 increments;
- 31
- 32 k. Design standards for each type of land use proposed within the SRA.
- 33 Design standards shall be consistent with the Design Criteria contained in
- 34 ~~Section~~ 4.08.07 J.;
- 35
- 36 l. The Development Document, including any amendments, may request
- 37 deviations from the LDC. The Development Document application shall
- 38 identify all proposed deviations and include justification and any proposed
- 39 alternatives. See LDC section 4.08.07 1.7.J-8 for the deviation requirements
- 40 and criteria.
- 41
- 42 m. The proposed schedule of development, and the sequence of phasing or
- 43 incremental development within the SRA, if applicable;
- 44
- 45 n. A Natural Resource Index Assessment as required in Section 4.08.04 C.3.;
- 46
- 47 o. The location and nature of all existing or proposed public facilities (or sites),
- 48 such as schools, parks, fire stations and the like;
- 49
- 50 p. A plan for the provision of all needed utilities to and within the SRA;
- 51 including (as appropriate) water supply, sanitary sewer collection and

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- 1 treatment system, stormwater collection and management system,
- 2 pursuant to related county regulations and ordinances;
- 3
- 4 q. Typical cross sections for all arterial, collector, and local streets, public or
- 5 private, within the proposed SRA;
- 6
- 7 r. Agreements, provisions, or covenants, which govern the use,
- 8 maintenance, and continued protection of the SRA and any of its common
- 9 areas or facilities;
- 10
- 11 s. Development commitments for all infrastructure;
- 12
- 13 t. When determined necessary to adequately assess the compatibility of
- 14 proposed uses within the SRA to existing land uses, their relationship to
- 15 agriculture uses, open space, recreation facilities, or to assess requests for
- 16 deviations from the Design Criteria standards, the County Manager or
- 17 designee may request schematic architectural drawings (floor plans,
- 18 elevations, perspectives) for all proposed structures and improvements, as
- 19 appropriate;
- 20
- 21 u. Development Document amendment provisions; ~~and~~,
- 22
- 23 v. An inventory of historic or cultural resources identified within the RLSA
- 24 District, and in conjunction with the Florida Division of Historic Resources,
- 25 an assessment of their historic or cultural significance in accordance with
- 26 LDC section 2.03.07 E., and proposed strategies to promote educational
- 27 and public awareness regarding those significant resources; and
- 28
- 29 w. Documentation or attestation of professional credentials of individuals
- 30 preparing the development document.
- 31

~~i. DRI Master Plan. If applicable, the DRI master plan shall be included as part of the SRA Designation Application. The DRI master plan shall identify the location of the SRA being designated, and any previously designated SRAs within the DRI.~~

j. Design Criteria. Criteria are hereby established to guide the design and development of SRAs to include innovative planning and development strategies as set forth in ~~§§ section 163.3248-163.3177 (11), F.S. and Chapter 9J-5.006(5) (I), F.A.C.~~ The size and base density of each form of SRA shall be consistent with the standards set forth below. The maximum base residential density as specified herein for each form of SRA may only be exceeded through the density blending process as set forth in density and intensity blending provision of the Immokalee Area Master Plan or through the affordable housing density bonus as referenced in the Density Rating System of the Future Land Use Element. The base residential density is calculated by dividing the total number of residential units in an SRA by the acreage therein that is entitled through Stewardship Credits. The base residential density does not restrict net residential density of parcels within an SRA. The location, size and density of each SRA will be determined on an individual basis, subject to the regulations below, during the SRA designation review and approval process.

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1. SRA Characteristics. Characteristics for SRAs designated within the RLSA District have been established in the Goals, Objectives, and Policies, of the RLSA Overlay. All SRAs designated pursuant to this Section shall be consistent with the characteristics identified on the Collier County RLSA Overlay SRA Characteristics Chart and the design criteria set forth in 2. through 56. below.
 - a. SRA Characteristics Chart consists of the following Tables: A - Town, B - Village, C ~~Hamlet, D.1~~ Compact Rural Development: ~~100 Gross Acres or Less, and D.2~~ Compact Rural Development: ~~Greater than 100 Gross Acres~~.

Table A – Town

| Typical Characteristics | Town (Towns are prohibited within the ACSC, per LDC section 4.08.07 A.2.b.) | |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Size (Gross Acres) | 4,000—4,000 <u>Greater than 1,500 but no more than 5,000</u> acres | |
| Residential Units (DUs) per gross acre base density | 1—4 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in of <u>of</u> the FLUE of the GMP .) | |
| | <i>Required Uses</i> | <i>Uses Allowed But Not Required</i> |
| Residential Housing Styles | Full range of single family and multi-family housing types, styles, lot sizes | |
| Maximum Floor Area Ratio or Intensity <u>per use</u> | Retail & Office - .5 | Manufacturing/Light Industrial <u>and Research and Development Companies</u> - .45 |
| | Civic/Governmental/Institution - .6 | Group Housing - .45 |
| | | Transient Lodging - 26 upa net |
| Goods and Services | Town Center with Community and Neighborhood Goods and Services in Town and Village Centers: Minimum 65-170 SF gross building area per DU; Corporate Office, Manufacturing and Light Industrial and research companies. | Corporate Office, Manufacturing and Light Industrial <u>and Research and Development Companies</u> |

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| Typical Characteristics | Town (Towns are prohibited within the ACSC, per LDC section 4.08.07 A.2.b.) | |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------|
| Water and Wastewater | Centralized or decentralized community treatment system | Interim Well and Septic |
| Recreation and Open Space | Community Parks (200 SF/DU), <u>subject to level of service requirements</u> | Active Recreation/Golf Courses |
| | Parks & Public Green Spaces w/n Neighborhoods | |
| | Lakes | |
| | Open Space Minimum 35% of SRA | |
| Civic, Governmental and Institutional Services | Wide Range of Services - minimum 15 SF <u>of gross land area</u> /DU | Full Range of Schools |
| Transportation | Auto - interconnected system of collector and local roads; required connection to collector or arterial | |
| | Interconnected sidewalk and pathway system | |
| | County Transit Access area <u>station or a park and ride facility</u> | |

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Table B – Village

| Typical Characteristics | Village |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size (Gross Acres) | <u>Greater than 300 acres but not more than 1,500 acres, except that if any portion is designated ACSC, the maximum size shall be no more than 1,000 acres</u> 100-1,000 acres (Villages within the ACSC are subject to location and size limitations per LDC section 4.08.07.A.2. and are subject to Chapter 28-25, FAC.) |
| Residential Units (DUs) per gross acre base density | 1—4 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density |

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|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Typical Characteristics | Village | |
| | blending provision, per RLSA Policy <u>policy</u> 4.7 of in the FLUE of the <u>GMP.</u>) | |
| | <i>Required Uses</i> | <i>Uses Allowed But Not Required</i> |
| Residential Housing Styles | Diversity of single family and multi-family housing types, styles, lot sizes | |
| Maximum Floor Area Ratio or Intensity <u>per use</u> | Retail & Office - .5 | Group Housing - .45 |
| | Civic/Governmental/Institution - .6 | Transient Lodging - 26 upa net |
| Goods and Services | Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 <u>53</u> SF gross building area per DU | <u>Corporate Office, Manufacturing and Light Industrial and Research and Development Companies: appropriately scaled</u> |
| Water and Wastewater | Centralized or decentralized community treatment system | Interim Well and Septic |
| Recreation and Open Space | Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross acres) | Active Recreation/Golf Courses |
| | Lakes | |
| | Open Space Minimum 35% of SRA | |
| Civic, Governmental and Institutional Services | Moderate Range of Services - minimum 10 SF/DU | Full Range of Schools |
| Transportation | Auto - interconnected system of collector and local roads; required connection to collector or arterial | Equestrian Trails |

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| Typical Characteristics | Village | |
| | Interconnected sidewalk and pathway system | County Transit Access |
| | <u>County Transit station or a park and ride facility</u> | |

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Table C – Hamlet

| Typical Characteristics | Hamlet | |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Size (Gross Acres) | 40—100 acres (Hamlets within the ACSC are subject to location and size limitations per LDC section 4.08.07.A.2. and are subject to Chapter 28-25, FAC.) | |
| Residential Units (DUs) per gross-acre base density | $\frac{1}{2}$ —2 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.) | |
| | <i>Required Uses</i> | <i>Uses Allowed But Not Required</i> |
| Residential Housing Styles | Single Family | Limited Multi-family |
| Maximum Floor Area Ratio or Intensity | | Civic/Governmental/Institution —.6 |
| | Retail & Office —.5 | Group Housing —.45 |
| | | Transient Lodging — 26 upa net |
| Goods and Services | Convenience Goods and Services: Minimum 10 SF gross building area per DU | |
| Water and Wastewater | Individual Well and Septic System | Centralized or decentralized community treatment system |
| Recreation and Open Space | Public Green Space for Neighborhoods (minimum 1% of gross acres) | |

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|------------------------------------------------|-------------------------------------------|----------------------------------|
| Typical Characteristics | Hamlet | |
| Civic, Governmental and Institutional Services | | Limited Services |
| | | Pre-K through Elementary Schools |
| Transportation | Auto—interconnected system of local roads | Equestrian Trails |
| | Pedestrian Pathways | |

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Table C D.1 - Compact Rural Development—~~300~~400 Gross Acres or Less ~~In-Size~~

| | | |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Typical Characteristics | Compact Rural Development— 300 <u>400</u> Gross Acres or Less | |
| | (Compact Rural developments within the ACSC are subject to location and size limitations, LDC section 4.08.07.A.2. of this Code, and are subject to Chapter 28-25, FAC.) | |
| Residential Units (DUs) per gross acre base density | <u>If residential,</u> ½—2 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.) | |
| | <i>Required Uses</i> | <i>Uses Allowed But Not Required</i> |
| Residential Housing Styles | | Single Family and limited multi-family (Those CRDs that include single or multi-family residential uses shall include proportionate support services.) |
| Maximum Floor Area Ratio or Intensity <u>per use</u> | | Retail & Office* - .5 |
| | <u>Business, industry and uses associated with and needed to support research, education, tourism or recreation - .6</u> | Civic/Governmental/Institution - .6 |
| | | Group Housing - .45 |
| | | Transient Lodging - 26 upa net |

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| | | |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Typical Characteristics | Compact Rural Development— 300-400 Gross Acres or Less | |
| Goods and Services | Convenience Goods and Services: Minimum 10 SF gross building area per DU <u>Business, industry and uses associated with and needed to support research, education, convenience retail, tourism, or recreation, appropriately scaled</u> | <u>Convenience Goods and Services*: Minimum 10 SF gross building area per DU</u> |
| Water and Wastewater | Individual Well and Septic System | Centralized or decentralized community treatment system |
| Recreation and Open Space | Public Green Space for Neighborhoods (minimum 1% of gross acres) | <u>Public Green Space for Neighborhoods (minimum 1% of gross acres)*</u> <u>Open Space Minimum 35% of SRA*</u> |
| Civic, Governmental and Institutional Services | | Limited Services |
| | | Pre-K through Elementary Schools |
| Transportation | Auto - interconnected system of local roads | Equestrian Trails |
| | Pedestrian Pathways | <u>County Transit station or a park and ride facility</u> |

* In conjunction with residential units proposed within the CRD.

~~**Table D.2 – Compact Rural Development – Greater Than 100 Gross Acres In Size**~~

| | |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Typical Characteristics | Compact Rural Development – Greater Than 100 Gross Acres |
| | (Compact Rural developments within the ACSC are subject to location and size limitations, LDC section 4.08.07.A.2. of this Code, and are subject to Chapter 28-25, FAG.) |

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|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Units (DUs) per gross acre base density | 1—4 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.) | |
| | <i>Required Uses</i> | <i>Uses Allowed But Not Required</i> |
| Residential Housing Styles | | Single Family and limited multi-family (Those CRDs that include single or multi-family residential uses shall include proportionate support services.) |
| Maximum Floor Area Ratio or Intensity | | Retail & Office—.5 |
| | | Civic/Governmental/Institution—.6 |
| | | Group Housing—.45 |
| | | Transient Lodging—.26 upa net |
| Goods and Services | Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU | |
| Water and Wastewater | Centralized or decentralized community treatment system | Interim Well and Septic System |
| Recreation and Open Space | Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross acres) | Active Recreation/Golf Courses |
| | Lakes | |
| | Open Space Minimum 35% of SRA | |
| Civic, Governmental and Institutional Services | | Moderate Range of Services—minimum 10 SF/DU |
| | | Pre-K through Elementary Schools |

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| | | |
|---------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Transportation | Auto—interconnected system of collector and local roads; required connection to collector or arterial | Equestrian Trails |
| | Interconnected sidewalk and pathway system | County Transit Access |

1
2 b. Streets within SRAs shall be designed in accord with the cross-sections set
3 forth in Figures 1—18 below, as more specifically provided in J.2 through
4 J.5. Alternatively, Collier County Transportation Services may approve
5 additional cross-sections as needed to meet the design objectives.
6 Deviations from the cross sections set forth in Figures 1—18 may be
7 requested in the SRA Development Document or an amendment to the
8 SRA Development Document. Please see LDC section 4.08.07 ~~1.7, 1.8~~
9 for the deviation requirements and criteria.

10 i. ~~(1)~~ Figure 1: Town Core/Center-

11 * * * * * * * * * * * * *

12 ii. ~~(2)~~ Figure 2: Town Core/Center-

13 * * * * * * * * * * * * *

14 iii. ~~(3)~~ Figure 3: ~~alley:~~ Town Core/Center-

15 * * * * * * * * * * * * *

16 iv. ~~(4)~~ Figure 4: Town Core/Center

17 * * * * * * * * * * * * *

18 v. ~~(5)~~ Figure 5: Neighborhood General

19 * * * * * * * * * * * * *

20 vi. ~~(6)~~ Figure 6: Neighborhood General

21 * * * * * * * * * * * * *

22 vii. ~~(7)~~ Figure 7: Neighborhood General-

23 * * * * * * * * * * * * *

24 viii. ~~(8)~~ Figure 8: Neighborhood General-

25 * * * * * * * * * * * * *

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- 5
- 6 ix. ~~(9)~~ Figure 9: Neighborhood Edge-
- 7
- 8 * * * * * * * * * * * * *
- 9
- 10 x. ~~(10)~~ Figure 10: Neighborhood General-
- 11
- 12 * * * * * * * * * * * * *
- 13
- 14 xi. ~~(11)~~ Figure 11: Neighborhood Edge-
- 15
- 16 * * * * * * * * * * * * *
- 17
- 18 xii. ~~(12)~~ Figure 12: Neighborhood Edge
- 19
- 20 * * * * * * * * * * * * *
- 21
- 22 xiii. ~~(13)~~ Figure 13: Collector street: Neighborhood Edge-
- 23
- 24 * * * * * * * * * * * * *
- 25
- 26 xiv. ~~(14)~~ Figure 14: Neighborhood Edge-
- 27
- 28 * * * * * * * * * * * * *
- 29
- 30 xv. ~~(15)~~ Figure 15: Neighborhood Edge-
- 31
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- 34 xvi. ~~(16)~~ Figure 16: Neighborhood Edge-
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- 36 * * * * * * * * * * * * *
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- 38 xvii. ~~(17)~~ Figure 17: Neighborhood Edge-
- 39
- 40 * * * * * * * * * * * * *
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- 42 xviii. ~~(18)~~ Figure 18: Neighborhood Edge-
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- 44 * * * * * * * * * * * * *

- 2. *Town Design Criteria.*
 - a. General design criteria.
 - i. Shall be compact, pedestrian-friendly and mixed-use;
 - ii. Shall create an interconnected street system designed to disperse and reduce the length of automobile trips;

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- iii. Shall offer a range of housing types and price levels to accommodate diverse ages and incomes; Accessory dwelling unit shall not count towards the total approved number of units, provided that the total number of units does not exceed the maximum density allowed by the GMP.
- iv. Shall include school sites that are sized and located to enable children to walk or bicycle to them;
- v. Shall provide a range of open spaces including neighborhood and community parks, squares and playgrounds distributed throughout the community;
- vi. Shall include both community and neighborhood scaled retail and office uses;
- vii. Shall have urban level services and infrastructure which supports development that is compact, including water management facilities and related structures, lakes, community and neighborhood parks, trails, temporary construction, sales and administrative offices for authorized contractors and consultants, landscape and hardscape features, fill storage, and site filling and grading, which are allowed uses throughout the community.
- viii. Shall be designed in a progressive rural to urban continuum with the greatest density, intensity and diversity occurring within the Town Core, to the least density, intensity and diversity occurring within the Neighborhood Edge;
- ix. Shall provide sufficient transition to the adjoining use, such as active agriculture, pasture, rural roadway, etc., and compatibility through the use of buffering, open space, land use, or other means;
- x. Shall include a minimum of three Context Zones: Town Core, Town Center and Neighborhood General, each of which shall blend into the other without the requirements of buffers;
- xi. May include the Context Zone of Neighborhood Edge; and
- xii. Shall allow signs typically permitted in support of residential uses including for sale, for rent, model home, and temporary construction signs. Specific design and development standards shall be set forth in the SRA document for such signs permitted in residential areas or in conjunction with residential uses.
- xiii. To the extent that section 5.05.08 is applicable within the Urban designated area, SRA Architectural Design Standards shall comply with the provisions of section 5.05.08, unless additional or different design standards that deviate from section 5.05.08, in whole or part, are submitted to the County as part of the SRA Development Document or any amendment to the SRA Development Document.

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See LDC section 4.08.07 ~~1.7.J.8~~ for the deviation requirements and criteria.

xiv. To the extent that section 4.06.00 is applicable within the Urban designated area, SRA Landscape Design and Installation Standards shall comply with the provisions of section 4.06.00, unless additional or different design and installation standards that deviate from section 4.06.00, in whole or in part, are submitted to the County as part of the SRA Development Document or any amendment to the SRA Development Document. Please see LDC section 4.08.07 ~~1.7.J.8~~ for the deviation requirements and criteria.

b. Transportation Network.

i. The transportation network shall provide for a high level of mobility for all travelers ~~residents~~ through a design that ~~respects the pedestrian and~~ accommodates a variety of travel modes ~~the automobile~~.

ii. The transportation network shall be designed in an interconnected system of streets, sidewalks, and pathways.

iii. A transfer station or park and ride area shall be appropriately located within the Town to serve the connection point for internal and external public transportation.

iv. The SRA shall include vehicular, bicycle/pedestrian, public transit, internal circulators, and other modes of travel/movement within and between SRAs and areas outside development and land uses.

v. Any mitigation measures required to offset an SRA's traffic impacts, such as provisions for the construction and/or permitting of wildlife crossings, environmental mitigation credits, right of way dedication(s), water management and/or fill materials which may be needed to expand the existing or proposed roadway network, shall be memorialized in a developer contribution agreement. Actions shall be considered within the area of significant influence of the project traffic on existing or proposed roadways.

c. Open space and Parks.

i. Towns shall have a minimum of 35 percent ~~%~~ open space.

ii. Towns shall have community parks that include sports fields and facilities with a minimum level of services of 200 square feet per dwelling unit in the Town, subject to level of service requirements.

iii. Towns shall have passive or active parks, playgrounds, public plazas or courtyards as appropriate within each ~~C~~context ~~Z~~zone.

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- d. Context Zones. Context ~~Z~~ones are intended to guide the location of uses and their intensity and diversity within a Town~~r~~, and provide for the establishment of the urban to rural continuum.
- i. Town Core. The Town Core shall be the civic center of a Town. It is the most dense and diverse zone, with a full range of uses within walking distance. The Core shall be a primary pedestrian zone with buildings positioned near the right-of-way, wide sidewalks shall be shaded through streetscape planting, awnings and other architectural elements. Parking shall be provided on street and off street in the rear of buildings within lots or parking structures. Signage shall be pedestrian scale and designed to complement the building architecture. The following design criteria shall apply within the Town Core, with the exception of civic or institutional buildings, which shall not be subject to the building height, building placement, building use, parking, and signage criteria below, but, instead, shall be subject to specific design standards set forth in the SRA development Document and approved by the BCC that address the perspective of these buildings' creating focal points, terminating vistas and significant community landmarks.
- a) Uses - commercial, retail, office, civic, institutional, light industrial and manufacturing, essential services, residential, parks and accessory uses. Such uses may occur in shared use buildings or single use buildings.
 - b) The total building area within each block shall not exceed a floor area ratio of 3.
 - c) Retail and offices uses per block shall not exceed a floor area ratio of 0.5.
 - d) Civic uses per block shall not exceed a floor area ratio of 0.6.
 - e) Light industrial and manufacturing uses per block shall not exceed a floor area ratio of 0.45.
 - f) The density of transient lodging uses shall not exceed 26 dwelling units per Town Core gross acre.
 - g) The maximum building height shall be 6 stories, excluding roofs and architectural features.
 - h) There shall be no minimum lot size.
 - i) The maximum block perimeter shall be 2,500 feet.
 - j) Minimum setbacks from all property boundaries shall be 0 feet and the maximum setback from the front boundary shall be 10 feet. The maximum setback from the front boundary

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- 1 may be increased in order to create public spaces such as
- 2 plazas and courtyards.
- 3
- 4 k) Overhead encroachments such as awnings, balconies,
- 5 arcades and the like, shall maintain a clear distance of 9 feet
- 6 above the sidewalk and 15 feet above the street.
- 7
- 8 l) Seating for outdoor dining shall be permitted to encroach
- 9 into the public sidewalks and shall leave a minimum 6-foot
- 10 clear pedestrian way between the outdoor dining and the
- 11 streetscape planting area.
- 12
- 13 m) Buildings within the Town Core shall be made compatible
- 14 through similar massing, volume, frontage, scale and
- 15 architectural features.
- 16
- 17 n) The majority of parking spaces shall be provided off-street
- 18 in the rear of buildings, or along the side (secondary
- 19 streets), organized into a series of small bays delineated by
- 20 landscape islands of varied sized. A maximum spacing
- 21 between landscape islands shall be ten (10) spaces.
- 22 Landscape islands and tree diamonds shall have a
- 23 minimum of one tree. Parking is prohibited in front of
- 24 buildings, except within the right-of-way. Parking structures
- 25 fronting on a primary street shall either include ground floor
- 26 retail or have a minimum ten (10) foot wide landscaped area
- 27 at grade, including one tree per five (5) square feet of
- 28 landscaped area. Parking structures fronting on a
- 29 secondary street shall have a minimum ten (10) foot wide,
- 30 densely landscaped area at grade, including one tree per
- 31 250 square feet of landscaped area or 25 linear feet on
- 32 center. The amount of required parking shall be
- 33 demonstrated through a shared parking analysis submitted
- 34 with an SRA designation application. Parking shall be
- 35 determined utilizing the modal splits and parking demands
- 36 for various uses recognized by ITE, ULI or other sources or
- 37 studies. The analysis shall demonstrate the number of
- 38 parking spaces available to more than one use or function,
- 39 recognizing the required parking will vary depending on the
- 40 multiple functions or uses in close proximity which are
- 41 unlikely to require the spaces at the same time. The shared
- 42 parking analysis methodology will be determined and
- 43 agreed upon by the County Transportation staff and the
- 44 applicant during the pre-application meeting. The shared
- 45 parking analysis shall use the maximum square footage of
- 46 uses proposed by the SRA development document.
- 47
- 48 o) Streets shall adhere to LDC section 4.08.07 ~~1~~.1.b. and
- 49 Figures 1, 2, 3, or 4. At a minimum all proposed streets shall
- 50 include sidewalks on both sides of the street, parallel to the
- 51 right-of-way, and a five (5) foot streetscape area between

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the back of curb and the sidewalk. In these areas, sidewalk protection such as root barriers, a continuous tree pit, and/or structural soils shall be provided. streets shall maintain a minimum average building height to street width ratio of 1:1, excluding landmark buildings.

- p) Landscaping minimums within the Town Core shall be met by providing landscaping within parking lots as described, and by providing a streetscape area between the sidewalk and curb at a minimum of five (5) feet in width, with trees planted forty (40) feet on-center. The five-foot minimum wide of planting area may be reduced to three (3) feet if sidewalk protection such as root barriers, continuous tree pits, and/or structural soils are provided. The street tree pattern may be interrupted by architectural elements such as arcades and columns.
- q) General signage standards. Signage requirements shall be as provided for in section 5.06.00, the "Collier County Sign Code."

ii. Town Center. The Town Center shall provide a wide range of uses including daily goods and services, culture and entertainment, within walking distance. Like the Town Core, the Town Center is the primary pedestrian zone, designed at human scale to support the walking environment. It is the Main street area of the Town. buildings shall be positioned near the right-of-way line, wide sidewalks shall be shaded by street trees and architectural elements. The following design criteria shall apply within the Town Center, with the exception of civic or institutional buildings, which shall not be subject to the height, building placement, building use, parking, and signage criteria below, but, instead, shall be subject to specific design standards that address these buildings' creating focal points, terminating vistas, and significant community landmarks and that are set forth in the SRA development Document and approved by the BCC.

- a) Commercial, retail, office, civic, institutional, light industrial and manufacturing, essential services, parks, residential and schools and accessory uses shall be permitted. These uses may occur in shared use buildings or single use buildings.
- b) The floor area ratio for the total building area within each block shall not exceed 2.
- c) The floor area ratio for retail and office uses per block shall not exceed 0.5.
- d) The floor area ratio for civic uses per block shall not exceed 0.6.

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- e) The floor area ratio for light industrial and manufacturing uses per block shall not exceed 0.45.
 - f) The maximum density for transient lodging shall be 26 dwelling units per Town Center gross acre.
 - g) The maximum building height shall be 5 stories, excluding roofs and architectural features.
 - h) The minimum lot area shall be 1,000 square feet.
 - i) The maximum block perimeter shall be 2,500 feet.
 - j) The minimum setbacks shall be 0 from all property boundaries and the maximum setback shall be 10 feet from the front right of way line.
 - k) Overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of 9 feet above the sidewalk and 15 feet above the street.
 - l) Seating for outdoor dining shall be permitted to encroach the public sidewalks and shall leave a minimum 6-foot clear pedestrian way between the outdoor dining and the streetscape planting area.
 - m) Buildings within the Town Center shall be made compatible through similar massing, volume, frontage, scale and architectural features.
 - n) Streets shall adhere to LDC section 4.08.07 ~~1~~.1.b. and Figures 1, 2, 3, or 4. At a minimum all proposed streets must include sidewalks on both sides of the street, parallel to the right-of-way, and a 5 Ft. streetscape area between the back of curb and the sidewalk. streets shall maintain a minimum average building height to street width ratio of 1:1, excluding landmark buildings.
 - o) Parking space requirements and design are the same as in the Town Core.
 - p) Landscape minimums are the same as in the Town Core.
 - q) Signage requirements are the same as in the Town Core.
- iii. Neighborhood General. Neighborhood General is predominately residential with a mix of single and multi-family housing. Neighborhood scale goods and services, schools, parks and open space diversify the neighborhoods. The interconnected street pattern is maintained through the Neighborhood General to

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disperse traffic. Sidewalks and streetscape support the pedestrian environment. The following design criteria shall apply within Neighborhood General:

- a) Residential, neighborhood scale goods and services, civic, institutional, parks, schools and accessory uses shall be permitted.
- b) The maximum allowable building height shall be 3.5 stories.
- c) The maximum block perimeter shall be 3500 feet, except that a larger block perimeter shall be allowed where an alley or pathway provides through access, or the block includes water bodies or public facilities.
- d) The SRA Development Document shall set forth the development standards for all allowable types of single-family development, which shall, at a minimum, adhere to the following:
 - i) The minimum lot area shall be 1,000 square feet.
 - ii) Parking space requirements and design are the same as in the Town Core, inclusive of garage spaces, with an additional parking space required if an accessory dwelling unit is built.
 - iii) Landscaping shall include a minimum of sixty (60) square feet of shrub planting per lot, on lots that are 3,000 square feet or less in area; eighty (80) square feet on lots that are greater than 3,000 square feet but less than 5,000 square feet in area; and 100 square feet for lots 5,000 square feet or larger in area. Plantings shall be in identified planting areas, raised planters, or planter boxes in the front of the dwelling, with, at a minimum, turf grass for the remainder of the property.
- e) Multi-family residential uses shall adhere to the following:
 - i) Lots shall be a maximum of 4 acres.
 - ii) Front and side yard setbacks shall be a minimum of 10 feet and rear yard setbacks shall be a minimum of 20 feet for the primary structure and 5 feet for any accessory structures.
 - iii) Porches, stoops, chimneys, bays canopies, balconies and overhangs may encroach into the front yard a maximum of 3 ft. 6 in and a maximum of 3 Ft. into side yards, but no element may encroach

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- into a side yard such that the distance to the property line from the encroaching element is less than 3 Ft. 2 In., except that overhangs may encroach no more than 2 Ft. into any yard.
- iv) Parking space requirements and design are the same as in the Town Core.
 - v) A minimum of 100 Sq. Ft. of shrub planting shall be required for each 2,000 Sq. Ft. of building footprint, and one tree shall be required for each 4,000 Sq. Ft. of lot area, inclusive of street trees, with such plantings in planting areas, raised planters, or planter boxes in the front of the building and a minimum of turf grass for the remainder of the property.
- f) Non-residential uses shall adhere to the following:
- i) All such uses shall be located at intersection corners or street bends and shall not be permitted at mid-block locations;
 - ii) If the non-residential use is a restaurant, grocery store, or convenience store, it shall be located on an alley loaded site;
 - iii) The minimum distance between non-residential uses shall be 1,000 feet, as measured along the street frontage at the right-of-way line;
 - iv) The maximum square footage per use shall be 3,000 square feet and per location shall be 15,000 square feet;
 - v) The use shall have a minimum lot area of not less than the size of the smallest adjacent lot.
 - vi) The minimum setbacks shall be as follows: 0 feet from the front property boundary, a distance from the side property boundary that is equal to the setback of the adjacent property, and a minimum of 20 feet from the rear property boundary for the principal structure and 5 feet from the rear property boundary for any accessory structures.
 - vii) Parking space requirements and design are the same as in the Town Core, with on-street parking provided only along the lot street frontage. No off-street parking shall be permitted between the front façade and the front property line. No off-street

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parking shall be permitted between the side façade and the street side property line for corner lots. All off-street parking shall be screened from the street and adjacent property by wall, fence and/or landscaping.

viii) Landscaping shall include a minimum of 100 Sq. Ft. of shrub planting per 2,000 Sq. Ft. of building footprint, and one tree per 4,000 Sq. Ft. of lot area, inclusive of street trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the building. Minimum of turf grass for the remainder of the property.

g) General signage requirements shall be as provided for in LDC section 5.06.00.

h) Signage within Neighborhood Goods and Service Zones shall be as provided for in section 5.06.00.

i) Streets shall adhere to LDC section 4.08.07 ↓.1.b and Figures 5, 6, 7, 8, or 10. At a minimum all proposed streets must include sidewalks on both sides of the street, parallel to the right-of-way, and a 5 Ft. streetscape area between the back of curb and the sidewalk.

iv. Neighborhood Edge (optional). Neighborhood Edge is predominately a single-family residential neighborhood. This zone has the least intensity and diversity within the Town. The mix of uses is limited. Residential lots are larger and more open space is evident. The Neighborhood Edge may be used to provide a transition to adjoining rural land uses. The following standards shall apply with the Neighborhood Edge:

a) The permitted uses within the Neighborhood Edge are residential, parks, open space, golf courses, schools, essential services, and accessory uses.

b) Building heights shall not exceed 2 stories.

c) Lots shall have a minimum area of 5,000 square feet with lot dimensions and setbacks to be further defined with the SRA development Document.

d) The perimeter of each block may not exceed 5,000 feet, unless an alley or pathway provides through access, or the block includes water bodies or public facilities.

e) Parking space requirements and design are the same as in the Town Core, inclusive of garage spaces, with provision

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for an additional parking space if an accessory dwelling unit is built.

f) Landscaping shall include a minimum of 100 Sq. Ft. of shrub planting per lot, with plantings in planting areas, raised planters, or planter boxed in the front of the dwelling and a minimum of turf grass for the remainder of the property.

g) Streets shall adhere to LDC section 4.08.07 ~~1d.1.b.~~ and to Figures 9, 11, 12, 13, 14, 15, 16, 17, or 18. At a minimum all proposed streets must include a 10-foot pathway on one side of the street with an 8-foot streetscape area between the edge of curb and the pathway.

v. Special District (optional). The Special District is intended to provide for uses and development standards not otherwise provided for within the ~~C~~context ~~Z~~zones. Special Districts would be primarily single use districts, such as universities, business parks, medical parks and resorts that require unique development standards to ensure compatibility with surrounding neighborhoods. The location of Special Districts shall be illustrated on the SRA Master Plan, and uses and development standards shall be defined in detail within the SRA development application for review by Collier County staff. Special Districts could be for uses such as Universities, business or industrial parks, retirement communities, resorts, etc.

3. Village Design Criteria.

a. General criteria.

i. Villages are comprised of residential neighborhoods and shall include a mixed-use village center to serve as the focal point for the community's support services and facilities.

ii. Villages shall be designed in a compact, pedestrian-friendly form.

iii. Create an interconnected street system designed to disperse and reduce the length of automobile trips.

iv. Offer a range of housing types and price levels to accommodate diverse ages and incomes. Accessory dwelling units shall not count towards the maximum allowed density.

v. Be developed in a progressive rural to urban continuum with the greatest density, intensity and diversity occurring within the village center, to the least density, intensity and diversity occurring within the Neighborhood Edge.

vi. The SRA document shall demonstrate the urban to rural transition occurring at the Villages limits boundary provides sufficient transition to the adjoining use, such as active agriculture, pasture,

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- 1 rural roadway, etc., and compatibility through the use of buffering,
2 open space, land use, or other means.
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5 vii. Shall allow signs typically permitted in support of residential uses
6 including for sale, for rent, model home and temporary
7 constructions signs. Specific design and development standards
8 shall be set forth in the SRA document for such signs permitted in
9 residential areas or in conjunction with residential uses.
10
11 viii. To the extent that LDC section 5.05.08 is applicable within the
12 Urban designated area, SRA Architectural Design Standards shall
13 comply with the provisions of section 5.05.08, unless additional or
14 different design standards that deviate from section 5.05.08, in
15 whole or part, are submitted to the County no later than when the
16 first SRA Site Development Document is submitted for approval.
17
18 ix. To the extent that LDC section 4.06.00 is applicable within the
19 Urban designated area, SRA Landscape Design and Installation
20 Standards shall comply with the provisions of section 4.06.00,
21 unless additional or different design and installation standards that
22 deviate from LDC section 4.06.00, in whole or in part, are submitted
23 to the County no later than when the first SRA Site Development
24 Document is submitted for approval.
25
26 b. Transportation Network. The transportation network for a Village shall
27 adhere to the same standards provided for within a Town in accordance
28 with LDC section 4.08.07 1.2.b.
29
30 c. Parks. A Village shall provide a range of active and passive parks, squares
31 and playgrounds as appropriate to be located within each ~~C~~context Zzone
32 and Special District.
33
34 d. Context Zzones.
35
36 i. General.
37
38 a) Villages shall be designed to include a minimum of two
39 Context Zones: Village Center and Neighborhood General.
40
41 b) Each Zone shall blend into the other without the
42 requirements of buffers.
43
44 c) Villages may include the Context Zone of Neighborhood
45 Edge.
46
47 d) Villages may include Special Districts to accommodate uses
48 that require use specific design standards not otherwise
49 provided for within the ~~C~~context Zzones.
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51 e) The SRA Master Plan shall designate the location of each
~~C~~context Zzone and each Special District. The village center

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- 1 shall be designated in one location. Neighborhood General,
2 Neighborhood Edge and Special District may be designated
3 in multiple locations.
- 4
- 5 f) Context ~~Z~~ zones are intended to guide the location of uses
6 and their intensity and diversity within a Village, and provide
7 for the establishment of the urban to rural continuum.
- 8
- 9 ii. Village center.
- 10 a) The allowable uses within a village center are commercial,
11 manufacturing/light industrial, research and development
12 businesses, retail, office, civic, institutional, essential
13 services, parks, residential and schools and accessory
14 uses.
- 15
- 16 b) Uses may occur in shared use buildings or single use
17 buildings.
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- 20 c) The floor area ratio of any use shall not exceed 2 for the
21 total building area within each block, shall not exceed 0.5 for
22 retail and office uses per block shall not exceed 0.6 for civic
23 uses per block, manufacturing/light industrial, and research
24 and development businesses shall not exceed 0.45 per
25 block.
- 26
- 27 d) Transient Lodging - 26 dwelling units per village center
28 gross acre
- 29
- 30 e) Maximum building height - 5 Stories, excluding roofs and
31 architectural features.
- 32
- 33 f) Minimum lot area: 1,000 SF
- 34
- 35 g) Block Perimeter: 2,500 Ft. max
- 36
- 37 h) Front setbacks - 0 to 10 feet from the right-of-way line
- 38
- 39 i) Side setbacks - 0 feet
- 40
- 41 j) Rear setbacks - 0 feet
- 42
- 43 k) Overhead encroachments such as awnings, balconies,
44 arcades and the like, must maintain a clear distance of 9
45 feet above the sidewalk and 15 feet above the street.
- 46
- 47 l) Seating for outdoor dining shall be permitted to encroach
48 the public sidewalks and shall leave a minimum 6-foot clear
49 pedestrian way between the outdoor dining and the
50 streetscape planting area.
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- m) The design of civic or institutional buildings shall not be subject to the specific standards of this subsection which regulate building height, building placement, building use, parking, and signage but, instead, shall be subject so specific design standards that address the perspective of these buildings' creating focal points, terminating vistas, and significant community landmarks and that are set forth in the SRA Development ~~development~~ Document and approved by the BCC.
- n) Buildings within the village center shall be made compatible through similar massing, volume, frontage, scale and architectural features.
- o) Streets shall adhere to 1.1.b. and Figures 1, 2, 3, or 4. At a minimum all proposed streets shall include sidewalks on both sides of the street, parallel to the right-of-way, and a 5 Ft. streetscape area between the back of curb and the sidewalk. Streets ~~streets~~ shall maintain a minimum average building height to street width ratio of 1:1, excluding landmark buildings.
- p) General parking criteria
- i) On-street parking spaces within the limits of the front property line, as projected into the right-of-way, shall count towards the required number of parking spaces.
 - ii) The majority of parking spaces shall be provided off-street in the rear of buildings, or along the side (secondary streets). Parking is prohibited in front of buildings.
 - iii) Parking areas shall be organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be 10 spaces. Landscape islands shall have a minimum of one canopy tree.
 - iv) Parking lots shall be accessed from alleys, service lanes or secondary streets.
- q) The majority of parking spaces shall be provided off-street in the rear of buildings, or along the side (secondary streets), organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be 10 spaces. Landscape islands and tree diamonds shall have a minimum of one tree. Parking is prohibited in front of buildings, except within the right-of-way. Parking lots shall be accessed from alleys,

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service lanes or secondary streets. Parking structures fronting on a primary street shall include ground floor retail. Parking structures fronting on a secondary street shall have a minimum 10 Ft. wide, densely landscaped area at grade, including one tree per 250 square feet of landscaped area or twenty-five (25) lineal feet on-center. The amount of required parking shall be demonstrated through a shared parking analysis submitted with an SRA designation application. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.

- r) Landscaping minimums within the village center shall be met by providing landscaping within parking lots as described, and by providing a streetscape area between the sidewalk and curb at a minimum of 5 Ft. in width. In these areas, sidewalk protection such as root barriers, continuous three pits, and/or structural soils shall be provided. Trees shall be planted forty (40) feet on-center. The street tree pattern may be interrupted by architectural elements such as arcades and columns.
- s) Signage standards within the village center shall comply with those provided in the Town Center.
- iii. Neighborhood General. Design standards for the Neighborhood General within a Village shall be the same as defined within a Town.
- iv. Neighborhood Edge (optional). Design standards for the Neighborhood Edge within a Village shall be the same as defined within a Town.
- v. Special District (optional). The Special District is intended to provide for uses and development standards not otherwise provided for within the Ccontext Zzones. Uses and development standards shall be defined in detail within the SRA development application for review by Collier County staff.

~~4. Hamlet Design Criteria.~~

~~a. General.~~

- ~~i. Hamlets are small rural residential areas with primarily single-family housing and limited range of convenience-oriented services.~~

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~~ii. Hamlets may include the Context Zones of Neighborhood General and Neighborhood Edge.~~

~~iii. Non-residential uses shall be provided in one location, such as a crossroads, and designed to incorporate the community green.~~

~~b. Open spaces and parks. At a minimum, Hamlets shall provide a public green equal to a minimum of 1% of the total Hamlet gross acreage.~~

~~c. Context Zones. Context Zones are intended to guide the location of uses and their intensity and diversity within a Hamlet, and provide for the establishment of the urban to rural continuum.~~

~~i. Neighborhood General. Neighborhood General is predominately residential with a mix of single and multi-family housing. Neighborhood scale goods and services, schools, parks and open space diversify the neighborhoods. The street grid is maintained through the Neighborhood General to disperse traffic. Sidewalks and streetscape support the pedestrian environment. The design criteria applicable within Neighborhood General are as follows:~~

~~a) Uses residential, neighborhood scale goods and services, civic, institutional, parks and schools.~~

~~b) Building height 3.5 Stories~~

~~c) Block Perimeter: 3500 Ft. max. The maximum may be greater if an alley or pathway provides through access, or the block includes water bodies or public facilities.~~

~~d) For single-family residential uses:~~

~~i) Minimum lot area: 1,000 SF~~

~~ii) Setbacks and encroachments to be defined in the SRA development Document~~

~~iii) Parking space requirements and design are the same as in the Town Core, with provision for an additional parking space if an accessory dwelling unit is built.~~

~~iv) Landscaping Minimum of 60 Sq. Ft. of shrub planting per lot. Plantings shall be in planting areas, raised planters, or planter boxed in the front of the dwelling. Minimum of turf grass for the remainder of the property.~~

~~e) For multi family residential uses:~~

~~i) Maximum lot area: 4 acres.~~

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- ~~ii) Front yard setbacks 10 Ft.~~
- ~~iii) Minimum side yard setbacks 10 Ft.~~
- ~~iv) Minimum rear yard setbacks 20 Ft. for primary structure, 5 Ft. for accessory structures~~
- ~~v) Encroachments: Porches, stoops, chimneys, bays canopies, balconies and overhangs may encroach into the front yard 3 Ft. 6 In. These same elements may encroach 3 Ft. into side yards but no element may encroach into a side yard such that the distance to the property line from the encroaching element is less than 3 Ft. 2 In. except that overhangs may encroach 2 Ft. into any yard.vi) Parking space requirements and design are the same as in the Town Core.~~
- ~~vii) Landscaping Minimum of 100 Sq. Ft. of shrub planting per 2,000 Sq. Ft. of building footprint, and on tree per 4,000 Sq. Ft. of lot area, inclusive of street trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the building. Minimum of turf grass for the remainder of the property.~~
- ~~f) Non residential uses:

 - ~~i) Location: at intersection corner. Mid block locations are not allowed.~~
 - ~~ii) Maximum square footage per use is 5,000.~~
 - ~~iii) Maximum square footage per location is 20,000.~~
 - ~~iv) Min. lot area: No less than the min. lot area of the smallest adjacent lot.~~
 - ~~v) Front setbacks Equal to the smallest utilized setback of the adjacent lot~~
 - ~~vi) Side setbacks Equal to the smallest utilized setback of the adjacent lot~~
 - ~~vii) Rear setbacks minimum 20 feet for the principal structure and 5 feet for any accessory use~~
 - ~~viii) Parking. Parking space requirements and design are the same as in the Town Core. On street parking must be provided along the lot street frontage. No~~~~

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~~off-street parking shall be permitted between the front façade and the front property line. All off-street parking shall be screened from the street and adjacent property by wall, fence and/or landscaping.~~

~~ix) — Landscaping. Minimum of 100 Sq. Ft. of shrub planting per 2,000 Sq. Ft. of building footprint, and on tree per 4,000 Sq. Ft. of lot area, inclusive of street trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the building. Minimum of turf grass for the remainder of the property.~~

~~x) — Signage within Neighborhood General shall comply with the standards provided in the Town Neighborhood General.~~

~~xi) — Streets shall adhere to J.1.b. and Figures 5, 6, 7, 8, or 10. At a minimum all proposed streets must include sidewalks on both sides of the street, parallel to the right-of-way, and a 5-foot streetscape area between the back of curb and the sidewalk.~~

~~ii. — Neighborhood Edge. Neighborhood Edge is predominately a single-family residential neighborhood. This zone has the least intensity and diversity. The mix of uses is limited. Residential lots are larger and more open space is evident. The Neighborhood Edge may be used to provide a transition to adjoining rural land uses.~~

~~a) — Uses — residential, parks, golf courses, schools, essential services~~

~~b) — Building height — 2 Stories~~

~~c) — Minimum lot area 5000 square feet~~

~~d) — Setbacks to be further defined within the SRA development Document~~

~~e) — Block Perimeter: 5000 feet max. The maximum may be greater if an alley or pathway provides through access, or the block includes water bodies or public facilities.~~

~~f) — Parking. Parking space requirements and design are the same as in the Town Core. Provision shall be made for an additional parking space if an accessory dwelling unit is built.~~

~~g) — Landscaping. Minimum of 100 Sq. Ft. of shrub planting per lot. Plantings shall be in planting areas, raised planters, or~~

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~~planter boxed in the front of the dwelling. Minimum of turf grass for the remainder of the property.~~

~~h) Streets shall adhere to J.1.b and Figures 9, 11, 12, 13, 14, 15, 16, 17, or 18. At a minimum all proposed streets must include a 10-foot pathway on one side of the street with an 8-foot streetscape area between the edge of curb and the pathway.~~

45. Compact Rural Development ~~development~~ Criteria.

a. General criteria.

i. Compact Rural Development ~~development~~ (CRD) is a form of SRA that is a maximum of 300 acres and intended to support and further Collier County's valued attributes of agriculture, natural resources, and economic diversity ~~will provide flexibility with respect to the mix of uses and development standards, but shall otherwise comply with the design standards of a Hamlet or Village.~~

ii. Primary CRD uses shall be those associated with and needed to support agriculture, natural resources, research, education, convenience retail, tourism, or recreation.

~~iii. Permanent~~ Permanent A CRD may include, but is not required to have ~~permanent~~ residential housing and the services and facilities that support permanent residents.

~~iv. Except as described above, a CRD will conform to the design standards of a Village or Hamlet as set forth herein based on the size of the CRD.~~ As residential units are not a required use, those goods and services that support residents such as retail, office, civic, governmental and institutional uses shall also not be required, however for any CRD that does include permanent residential housing, the proportionate support services shall be provided in accordance with LDC section 04.08.07 I.1.

b. Transportation Network ~~Example~~. An example of a CRD is an ecotourism village that would have a unique set of uses and support services different from a traditional residential village. It would contain transient lodging facilities and services appropriate to eco-tourists, but may not provide for the range of services that necessary to support permanent residents.

i. The transportation network shall provide for a high level of mobility for all travelers through a design that accommodates a variety of travel modes.

ii. The transportation network shall be designed in an interconnected system of local roads and pathways.

c. Parking.

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- i. Parking for non-residential uses may be provided on-street, off-street, and within parking structures.
- ii. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.
- d. Landscaping and buffering. Landscaping and buffering shall be provided in accordance with LDC section 4.06.00, except a Type B Buffer shall also be required around the perimeter of the CRD in accordance with LDC section 4.06.02, unless additional or different design standards that deviate from LDC section 4.06.02, in whole or part, approved by the County as part of the SRA Development Document or any amendment to the SRA Development Document.
- e. General signage standards. Signage requirements shall be as provided for in LDC section 5.06.00.
- f. Open space.
 - i. For CRDs that include residential:
 - a) A minimum of 35 percent of the CRD must be provided as open space within the CRD; and
 - b) A minimum of one percent of the CRD shall be provided as public green within neighborhoods.
 - ii. For CRDs with only non-residential uses, a minimum of 30 percent of the CRD must be provided as open space within the CRD.
- g. Primary non-residential CRD uses shall adhere to the following:
 - i. Non-residential uses are limited to business, industry, and uses associated with and needed to support agriculture, natural resources, research, education, convenience retail, tourism, or recreation.
 - ii. Civic, institutional, and governmental uses are permitted.
 - iii. Uses may occur in shared use buildings or single use buildings.
 - iv. See LDC section 4.08.07.I, Table C. for maximum floor area ratios.
 - v. The maximum building height shall be 4 stories, excluding roofs and architectural features.

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- vi. Setbacks and allowable encroachments shall be further defined within the SRA Development Document.
- h. Residential and supporting non-residential uses shall adhere to the following:
 - i. If permanent residential housing is included in the CRD, the number of residential units shall be limited to be equivalent with the demand generated by a maximum of two (2) units per acre.
 - ii. Retail and office uses may be permitted in conjunction with residential uses in the CRD but shall not exceed a floor area ratio of 0.5.
 - iii. Convenience goods and services may be permitted in conjunction with residential uses in the CRD but shall be built at a minimum of 10 square feet of gross building area per residential dwelling unit within the CRD. Such uses shall be located at intersection corners or street bends and shall not be permitted at mid-block locations.
 - iv. The maximum building height shall be 3 stories, but no greater than 35 feet.
 - v. Residential uses in the CRD shall be located abutting residentially zoned land where feasible.
 - vi. Setbacks and allowable encroachments shall be based upon the most similar residential zoning district to the proposed residential use found in LDC section 04.02.01. For non-residential support services, the minimum setbacks shall be consistent with the least restrictive setbacks of the adjoining property.

56. Design Criteria Common to SRAs.

- a. Parcels of one (1) acre or more, with a Natural Resource Index rating greater than 1.2, must be preserved as open space and maintained in a predominantly naturally vegetated state, except the infrastructure necessary to serve the permitted uses may be exempt from this restriction if such infrastructure is designed to minimize the impacts to any such areas.
- b. A minimum of thirty-five (35) percent of the SRA land designated as Town or Village shall be kept in open space.
- c. SRA design shall demonstrate that ground water table draw down or diversion will not adversely impact the hydroperiods of adjacent FSA, HSA, WRA or Conservation Land and will not adversely affect the water use rights of either adjacent developments or adjacent agricultural operations and will comply with the SFWMD Basis of Review. Detention and control elevations shall be established to protect natural areas and be consistent with surrounding land and project control elevations and water tables.

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- d. Where an SRA adjoins an FSA, HSA, WRA or existing public or private conservation land delineated on the RLSA Overlay Map, best management and planning practices shall be applied to minimize adverse impacts to such lands. Best management practices shall include the following:
 - i. The perimeter of each SRA shall be designed to provide a transition from higher density and intensity uses within the SRA to lower density and intensity uses on adjoining property. The edges of SRAs shall be well defined and designed to be compatible with the character of adjoining property. Techniques such as, but not limited to setbacks, landscape buffers, and recreation/open space placement may be used for this purpose.
 - ii. Open space within or contiguous to an SRA shall be used to provide a buffer between the SRA and any adjoining FSA, HSA, or existing public or private conservation land delineated on the RLSA Overlay Map. Open ~~open~~ space contiguous to or within 300 feet of the boundary of an FSA, HSA, or existing public or private conservation land may include: natural preserves, lakes, golf courses provided no fairways or other turf areas are allowed within the first 200 feet, passive recreational areas and parks, required yard and set-back areas, and other natural or man-made open space. Along the west boundary of the FSAs and HSAs that comprise Camp Keais Strand, i.e., the area south of Immokalee Road, this open space buffer shall be 500 feet wide and shall preclude golf course fairways and other turf areas within the first 300 feet.
- e. Where a WRA is incorporated into the stormwater system of an SRA, the provisions of LDC section 4.08.06 A.4.b. ~~Section 4.08.04 A.4.b.~~ apply.
- f. Where existing agricultural activity adjoins an SRA, the design of the SRA must take this activity into account to allow for the continuation of the agricultural activity and to minimize any conflict between agriculture and SRA uses.
- g. An SRA proposed to adjoin lands designated as Open Lands shall provide the opportunity for direct vehicular and pedestrian connections from said areas to the County's arterial/collector roadway network as shown on MPO's Long Range Transportation Needs Plan.
- h. Public and private roads within an SRA shall be maintained by the SRA it serves.
- i. To the extent required to mitigate an SRA's traffic impacts, actions may be taken to include, but shall not be limited to, provisions for the construction and/or permitting of wildlife crossing, environmental mitigation credits, right of way dedication(s), water management and/or fill material which may be needed to expand the existing or proposed roadway network. Any such actions to offset traffic impacts shall be memorialized in a developer's contribution agreement. These actions shall be considered within the area

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of significant influence of the project traffic on existing or proposed roadways that are anticipated to be expanded or constructed.

67. Infrastructure Required. An SRA shall have adequate infrastructure available to serve the proposed development, or such infrastructure must be provided concurrently with the demand as identified in Chapter 6 of the LDC. The level of infrastructure required will depend on the type of development, accepted civil engineering practices, and the requirements of this Section.

a. The capacity of infrastructure serving the SRA must be demonstrated during the SRA designation process in accordance with the provisions in Chapter 6 of the LDC in effect at the time of SRA designation.

b. Infrastructure to be analyzed will include facilities for transportation, potable water, wastewater, irrigation water, stormwater management, and solid waste.

c. Centralized or decentralized community water and wastewater utilities are required in Towns and, Villages, ~~and those CRDs exceeding 100 acres in size~~. Centralized or decentralized community water and wastewater utilities shall be constructed, owned, operated and maintained by a private utility service, the developer, a Community development District, other special districts the Immokalee Water Sewer Service District, Collier County Water and Sewer District, or other governmental entity. This Section shall not prohibit innovative alternative water and wastewater treatment systems such as decentralized community treatment systems provided that they meet all applicable regulatory criteria.

d. Individual potable water supply wells and septic systems, limited to a maximum of 100 acres of any Town or, Village ~~or CRD~~ are permitted on an interim basis until services from a centralized/decentralized community system are available.

e. Individual potable water supply wells and septic systems ~~are permitted in Hamlets and~~ may be permitted in CRDs ~~of 100 acres or less in size~~.

78. Requests for Deviations from the LDC. The SRA Development Document or any amendments to the SRA Development Document may provide for nonprocedural deviations from the LDC, provided that all of the following are satisfied:

a. The deviations are consistent with the RLSA District Overlay; and

b. It can be demonstrated that the proposed deviation(s) further enhance the tools, techniques and strategies based on principles of innovative planning and development strategies, as set forth in §§section 163.3248~~163.3177 (11)~~, F.S.

JK. SRA Public Facilities Impact Assessments. Impact assessments are intended to identify methods to be utilized to meet the SRA generated impacts on public facilities and to evaluate the self-sufficiency of the proposed SRA with respect to these public facilities. Information provided within these assessments may also indicate the degree to which the

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SRA is consistent with the fiscal neutrality requirements of Section 4.08.07 ~~K~~L. Impact assessments shall be prepared in the following infrastructure areas:

1. Transportation. A transportation impact assessment meeting the requirements of Chapter 10 of the LDC or its successor regulation or procedure, shall be prepared by the applicant as component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package.

a. In addition to the standard requirements of the analyses required above, the transportation impact assessment shall specifically consider, to the extent applicable, the following issues related to the highway network:

i. ~~(1)~~ Impacts to the level of service of impacted roadways and intersections, comparing the proposed SRA to the impacts of conventional Baseline Standard development;

ii. ~~(2)~~ Effect(s) of new roadway facilities planned as part of the SRA Master Plan on the surrounding transportation system; and

iii. ~~(3)~~ Impacts to agri-transport issues, especially the farm-to-market movement of agricultural products.

iv. Consistency with the County's then-adopted Long Range Transportation Plan (LRTP) and Access Management procedures.

v. Any mitigation measures required to offset an SRA's traffic impacts, such as provisions for the construction and/or permitting of wildlife crossings, environmental mitigation credits, right of way dedication(s), water management and/or fill materials which may be needed to expand the existing or proposed roadway network, shall be memorialized in a developer contribution agreement. Actions shall be considered within the area of significant influence of the project traffic on existing or proposed roadways.

b. The transportation impact assessment, in addition to considering the impacts on the highway system, shall also consider vehicular, bicycle/pedestrian, public transit, internal circulators, and other modes of travel/movement within and between SRAs and areas outside development and land uses ~~public transportation (transit) and bicycle and pedestrian issues to the extent applicable.~~

c. No SRA shall be approved unless the transportation impact assessment required by this Section has demonstrated through data and analysis that the capacity of County/State collector or arterial road(s) serving the SRA to be adequate to serve the intended SRA uses in accordance with Chapter 6 of the LDC in effect at the time of SRA designation.

2. Potable Water. A potable water assessment shall be prepared by the applicant as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall illustrate how the applicant will conform to either Florida Administrative Code for private and limited

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use water systems, or for Public Water Systems. In addition to the standard requirements of the analyses required above, the potable water assessment shall specifically consider, to the extent applicable, the disposal of waste products, if any, generated by the proposed treatment process. The applicant shall identify the sources of water proposed for potable water supply.

3. Irrigation Water. An irrigation water assessment shall be prepared by the applicant as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall quantify the anticipated irrigation water usage expected at the buildout of the SRA. The assessment shall identify the sources of water proposed for irrigation use and shall identify proposed methods of water conservation.

4. Wastewater. A wastewater assessment shall be prepared by the applicant as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall illustrate how the applicant will conform to either Standards for Onsite Sewage Treatment and Disposal Systems, contained in Florida Administrative Code for systems having a capacity not exceeding 10,000 gallons per day or for wastewater treatment systems having a capacity greater than 10,000 gallons per day. In addition to the standard requirements of the analyses required above, the wastewater assessment shall specifically consider, to the extent applicable, the disposal of waste products generated by the proposed treatment process.

5. Solid waste. A solid waste assessment shall be prepared by the applicant as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall identify the means and methods for handling, transporting and disposal of all solid waste generated including but not limited to the collection, handling and disposal of recyclables and horticultural waste products. The applicant shall identify the location and remaining disposal capacity available at the disposal site.

6. Stormwater Management. A stormwater management impact assessment shall be prepared by the applicant as a component of an Impact Assessment Report that is submitted as a part of an SRA Designation Application Package. The stormwater management impact assessment shall, at a minimum, provide the following information:

a. An exhibit showing the boundary of the proposed SRA including the following information:

- i. ~~(1)~~ The location of any WRA delineated within the SRA;
- ii. ~~(2)~~ A generalized representation of the existing stormwater flow patterns across the site including the location(s) of discharge from the site to the downstream receiving waters;
- iii. ~~(3)~~ The land uses of adjoining properties and, if applicable, the locations of stormwater discharge into the site of the proposed SRA from the adjoining properties.

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- b. A narrative component to the report including the following information:
 - i. ~~(1)~~ The name of the receiving water or, if applicable, FSA or WRA to which the stormwater discharge from the site will ultimately outfall;
 - ii. ~~(2)~~ The peak allowable discharge rate (in cfs/acre) allowed for the SRA per Collier County Ordinance No. 90-10 or its successor regulation;
 - iii. ~~(3)~~ If applicable, a description of the provisions to be made to accept stormwater flows from surrounding properties into, around, or through the constructed surface water management system of the proposed development;
 - iv. ~~(4)~~ The types of stormwater detention areas to be constructed as part of the surface water management system of the proposed development and water quality treatment to be provided prior to discharge of the runoff from the site; and
 - v. ~~(5)~~ If a WRA has been incorporated into the stormwater management system of an SRA, the report shall demonstrate compliance with provisions of Section 4.08.04 A.4.b.

- 7. Public Schools. The applicant shall coordinate with the Collier County School Board to provide information and coordinate planning to accommodate any impacts that the SRA has on public schools. As part of the SRA application, the following information shall be provided:
 - a. School Impact Analysis (SIA) for a determination of school capacity only (refer to section 10.04.09 for SIA requirements); and
 - b. The potential for locating a public educational facility or facilities within the SRA, and the location(s) of any site(s) that may be dedicated or otherwise made available for a public educational facility.

KL. SRA Economic Assessment. An Economic Assessment meeting the requirements of this Section shall be prepared and submitted as part of the SRA Designation Application Package. At a minimum, the analysis shall consider the following public facilities and services: transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, emergency medical services, fire, and schools. Development phasing and funding mechanisms shall address any adverse impacts to adopted minimum levels of service pursuant to Chapter 6 of the LDC.

- 1. Demonstration of Fiscal Neutrality. Each SRA must demonstrate that its development, as a whole, will be fiscally neutral or positive to the Collier County tax base. This demonstration will be made for each unit of government responsible for the services listed above, using one of the following methodologies:
 - a. Collier County Fiscal Impact Model. The fiscal impact model officially adopted and maintained by Collier County.

DRAFT

Text underlined is new text to be added
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b. Alternative Fiscal Impact Model. If Collier County has not adopted a fiscal impact model as indicated above, the applicant may develop an alternative fiscal impact model using a methodology approved by Collier County. The BCC may grant exceptions to this policy of fiscal neutrality to accommodate affordable or workforce housing.

2. Imposition of Special Assessments. If the Report identifies a negative fiscal impact of the project to a unit of local government referenced above, the landowner will accede to a special assessment on his property to offset such a shortfall or in the alternative make a lump sum payment to the unit of local government equal to the present value of the estimated shortfall. The BCC may grant a waiver to accommodate affordable housing.

3. Special Districts Encouraged in SRAs. The use of community development districts (CDDs), Municipal Service Benefit Units (MSBUs), Municipal Service Taxing Units (MSTUs), or other special districts shall be encouraged in SRAs. When formed, the special districts shall encompass all of the land designated for development in the SRA. Subsequent to formation, the special district will enter into an Interlocal Agreement with the County to assure fiscal neutrality. As outlined above, if the monitoring reveals a shortfall of net revenue, the special district will impose the necessary remedial assessment on lands in the SRA.

L.M. The BCC may, as a condition of approval and adoption of an SRA development, require that suitable areas for parks, schools, and other public facilities be set aside, improved, and/or dedicated for public use. When the BCC requires such a set aside for one or more public facilities, the set aside shall be subject to section 2.03.06, in the same manner as are public facility dedications required as a condition of PUD rezonings.

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Exhibit B – Summary of Proposed Changes

- Updating obsolete code references of the Florida Statutes and Florida Administrative Code and properly referencing the Florida Fish and Wildlife Conservation Commission (FFWCC) throughout the RLSA provisions.
- **Creating new outdoor lighting standards to protect and preserve the nighttime environment by minimizing light pollution and glare while reducing energy consumption and upholding safety and security** ~~Requiring compliance with “dark sky” lighting principles as a baseline standard~~, to conform with GMP Policies 3.15, 4.23, and 5.7.
- Removing Hamlets as an allowable form of SRA development, to conform with GMP Policy 4.7.

LDC section 4.08.01

- Amending the definitions that are specific to the RLSA, by creating new definitions for *Agricultural Stewardship area (ASA)* and *Walkable*, redefining *Compact Rural Development (CRD)*, deleting *Hamlet*, and updating *Stewardship Credits*, to conform to GMP Policies 2.2, 4.7.3 and 4.19 and the Community Character Plan.

LDC section 4.08.04

- Changing the required comprehensive review of stewardship credits from 5 years to 7 years, as well as establishing a Stewardship Credit Cap at 404,000 to entitle no more than 45,000 acres of Stewardship Receiving Areas (in LDC section 4.08.04), to conform with GMP Policies 1.21 and 1.22.

LDC section 4.08.05

- Including Restoration Areas so they have the same restrictions as FSAs, to conform to GMP Policy 5.1.
- Prohibiting conditional use essential services and governmental essential services, except those described in LDC section 2.01.03 G.2., to conform to GMP Policy 5.1.
- Exempting “agricultural purposes” from the 40% native vegetation preserve requirement in the RLSA for sites having evidence of species of special concern and changing the method for determining if such species are present by deleting the “directly observed” requirement and relying solely upon evidence, such as denning, foraging, or other indications, to conform with GMP Policy 5.5.
- Deleting open space and vegetation preservation requirements as a means for establishing buffer areas between human and wildlife habitats, to conform with GMP Policy 5.5.
- Updated wildlife habitat management plan requirements to include determination within each SRA by the authority having jurisdiction over wildlife crossing locations to conform with GMP Policy 5.4.
- Updating wildlife habitat management plan requirements to include provisions to minimize human and wildlife interactions and strategies for disseminating information to residents and visitors to encourage the responsible coexistence with such wildlife, to conform with GMP Policies 4.5 and 5.5.
- Updating the monitoring program requirements for sites 10 acres or larger, to utilize the current guidelines of the FFWCC and USFWS and deleting the existing references in the LDC, to conform with GMP Policy 5.5.
- Updating the wildlife protection standards to further stipulate that the County will not consider any recommendations from the FFWCC or USFWS that reduces the minimum standards for wildlife protection, to conform with GMP Policy 5.5.3.
- Updating the golf course standards by requiring that golf courses be designed in accordance with the

Exhibit B – Summary of Proposed Changes

Audubon Cooperative Sanctuary Program for Golf and requiring the use of pesticides follow Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses, FDEP, to conform to GMP Policy 3.7.

- Including upland buffers that are contiguous to wetlands to be considered for preservation, to conform with GMP Policy 5.6.
- Allows the removal of exotic plant species to be an acceptable form of wetland mitigation, to conform with GMP Policy 5.6.
- Requiring compliance with SFWMD standards prior to the issuance of a development order, to conform with GMP Policy 5.6.

LDC section 4.08.06

- Updating SSA to prohibit conditional use and governmental essential services, other than those necessary to service permitted uses or public safety within Restoration Areas, to conform to GMP Policy 5.1.
- Changing EIS to “Environmental Data,” in HSA Delineated Lands, to conform to GMP Policy 3.7.
- Updating Restoration Area Delineated Lands by referencing the appropriate layers in the GMP Policy 5.1.
- Updating SSA Credit Generation to accurately reference SSA Credit Agreement in GMP Policy 1.6.
- Deleting language that refers to earning early entry bonus credits since the availability period to award bonus credits has ended.
- Adding provisions for Agricultural Stewardship Area in Open Lands to include two Stewardship Credits per acre in lieu of using the NRI, to conform to GMP Policy 2.2.
- Adding provisions for Panther Corridor Credits, to conform to GMP Policy 3.11.2.
- Adding provisions for Wetland Wading Bird Habitat Restoration Credits, to conform to GMP Policy 3.11.3.
- Updating Restoration Areas Index Score Upgrade to reference Layers 5-8 on the Land use Matrix, to conform to GMP Policy 3.12.
- Restricting only one type of restoration shall be rewarded toward Restoration Stewardship and allowing up to 10 credits per acre, to conform to GMP Policies 3.11 and 3.11.4.
- Adding 1 additional Stewardship Credit per acre for lands identified as Restoration I and 2 additional credits per acre for the dedication of lands inside an FSA, HAS, or WRA. A landowner who successfully completes restoration shall be awarded up to eight additional credits, to conform to GMP Policies 3.11.1 through 3.11.3.
- Removing “Aquaculture for native species and non-native species” from the Land Use Matrix under the SSA, because it was stricken from the Land Use Matrix in the GMPA approved in July 2021.
- Updated SSA Easement Agreement by capitalizing “Easement” and specifying easement shall be in favor of Collier County and the FFWCC, to conform to GMP Policies GMP 1.6 and 1.7.
- Creating a conditional period of 5 years when a stewardship easement is established in the SSA, to conform to GMP Policy 1.6.1.

LDC section 4.08.07

- Adding a provision that if all or part of the WRA provides stormwater quality treatment for an SRA,

Exhibit B – Summary of Proposed Changes

the pro rata acreage of the WRA shall be required to consume SRA credits but shall not be included within the SRA acreage, to conform to GMP Policies 3.13, 4.2, and 4.9. This will be reflected in the requirements for Master Plan Content.

- Updating SRA to prohibit conditional use and governmental essential services, unless such service is deemed necessary for public safety or to minimize impacts to natural resources, to conform to GMP Policy 4.9. Infrastructure necessary to serve permitted uses may be exempt from this restriction, if designs seek to minimize the extent of impacts to any such areas.
- Deleting the 35% minimum open space requirement for “those CRDs exceeding 100 acres,” to conform with GMP Policy 4.10.
- Requiring an SRA to include land uses that reduce vehicle trip lengths and long distance travel, to conform to GMP Policy 4.6.
- Requiring direct pedestrian/vehicular connections from an SRA to a County arterial or collector roadway (when lands adjoin), to conform to GMP Policy 4.14.
- Requiring a Mobility Plan in an SRA, including strategies to encourage mass transit, to conform to GMP Policy 4.6.
- Adding mitigation provisions to offset the traffic impacts of an SRA, to conform to GMP Policy 4.14.
- Modifying Stewardship Credit Exchange provisions by allowing a total of 10 stewardship credits per gross acre that may be used where such credits were created from other SSAs and to exempt infrastructure deemed necessary for public safety and minimize impacts to natural resources on lands having a Natural Resource Index value of greater than 1.2, to conform with GMP Policies 4.9 and 4.19. Deleting “Any such lands within an SRA located outside of the ACSC exceeding the required thirty-five (35) percent shall not be required to consume Stewardship Credits,” to conform to GMP Policy 4.10.
- Updating Public Benefit Uses provisions to require them to count toward the maximum acreage limits of an SRA (except those approved prior to July 13, 2021) but not counting against the consumption of Stewardship Credits in an SRA, to conform to GMP Policy 4.20. In addition, affordable housing will now be considered as a public benefit use.
- Updating Mixed Land Use Entitlement provisions to indicate Towns and Villages shall be “the preferred locations for business and industry, including environmental research, agricultural research, aviation and aerospace, health and life sciences, corporate headquarters, computer hardware, software and services, information technology, manufacturing, research and development, wholesale trade and distribution and similar uses, including Florida Qualified Target Industries,” to conform to GMP Policy 4.7.4.
- Adding affordable housing provisions to an SRA, to conform to GMP Policy 4.7.5.
- Increasing the minimum size of a Town from 1,000 acres 1,500 acres and the maximum size from 4,000 acres to 5,000 acres, requiring the Town transportation network be based on an internal mobility plan, requiring a transfer station or park-and-ride area, and including research and development companies as allowable uses, to conform to GMP Policies 4.6 and 4.7.1.
- Increasing the minimum size of a Village from 100 acres to 300 acres and the maximum size shall be 1,000 acres (in the ACSC) and 1,500 acres (outside the ACSC), requiring an internal mobility plan when Villages are greater than 500 acres, which includes a transfer station or park-and-ride, to conform to GMP Policy 4.7.2
- Increasing the maximum allowable size of Compact Rural Development from 100 acres to 300 acres,

Exhibit B – Summary of Proposed Changes

updating the purpose and intent of a CRD, and limiting the number of dwelling units to be equivalent to the demand generated by the primary CRD use (and no greater than 2 d/u per acre), and stipulating that no more than five CRDs may be approved prior to the approval of a Village or Town, to conform to GMP Policy 4.7.3.

- Updating Stewardship Credit Use and Reconciliation Application to indicate, “An accounting acreage associated with Credits that were created from an SSA submitted for review or approved prior to July 13, 2021, under the eight (8) credit allocation and the acreage associated with Credits created from any other SSA under the ten (10) credit allocation,” to conform to GMP Policy 4.19.
- Updating SRA Designation Application Package to include “SRA Mobility Plan,” which includes vehicular, bicycle/pedestrian, public transit, internal circulators, and other modes of travel/movement within and between SRAs and areas of outside development and land uses. The Mobility Plan shall provide mobility strategies such as bus subsidies, route sponsorship, or other incentives to encourage the use of mass transit services. The Mobility Plan shall also consider the needs identified in the MPO Long Range Transportation Needs Plan, and plan land uses to accommodate services that would increase internal capture and reduce trip length and long-distance travel. Such development strategies are recognized as methods of discouraging urban sprawl, encouraging alternative modes of transportation, increasing internal capture, and reducing vehicle miles traveled.
- Updating Master Plan content to include consistency with Long Range Transportation Plan and Access Management procedures and to require a Wildlife Management Plan, to conform to GMP Policy 4.5.
- Updating Development Document to include an inventory of historic or cultural resources, to conform to GMP Policy 4.22.
- Deleting the provision for SRAs as an allowable part of a Development of Regional Impact.
- Updating Town Characteristic Chart to (1) indicate a proposed minimum and maximum acreages, (2) indicate the maximum FAR is based on a “per use” basis and that research companies be assigned a maximum FAR of 0.45, (3) increase the minimum Goods and Services from 65 square feet to 170 square feet of gross building area per dwelling unit and include “Research and Development companies” as an allowable use under this category [to conform to GMP Policies 4.7.1 and 4.7.4], (4) amend community parks under Recreation and Open Space by indicating “subject to level of service requirements” [to conform to GMP Policy 4.7.1], (5) update Civic, Governmental and Institutional Uses to specify a minimum of 15 square feet of gross land area is required per each dwelling unit, and (6) include a transfer station or park-and-ride as a required use under Transportation [to conform to GMP Policy 4.7.1].
- Updating Village Characteristic Chart to (1) indicate the minimum acreage be 300 acres and a maximum of 1,000 acres inside the ACSC and 1,500 acres outside the ACSC [to conform to GMP Policy 4.7.2], (2) indicate the maximum FAR is based on a “per use” basis, (3) increase the minimum Goods and Services from 25 square feet to 53 square feet of gross building area per dwelling unit and include “Corporate Office, Manufacturing and Light Industrial, and Research and Development companies: appropriately scaled” as an allowed use under Goods and Services [to conform to GMP Policies 4.7.2 and 4.7.4], and (4) include a transfer station or park-and-ride as a required use and delete “county transit access” as an allowable use under Transportation.
- Updating CRD Chart to (1) change the maximum acreage from 100 acres to 300 acres, (2) delete the note regarding density, (3) indicate the maximum FAR is based on a “per use” basis and that “Business, industry and uses associated with and needed to support research, education, tourism or recreation be a required use with a maximum FAR of 0.6,” (4) stipulate that retail and office uses are allowed “in

Exhibit B – Summary of Proposed Changes

conjunction with residential units proposed within the CRD,” (5) include “Business, industry and uses associated with and needed to support research, education, convenience retail, tourism or recreation, appropriately scaled” as a required use under Goods and Services [to conform to GMP Policies 4.7.2 and 4.7.3] and that “Convenience Goods and Services*: Minimum 10 SF gross building area per DU” in conjunction with residential units proposed within the CRD be an allowable use under the same category, (6) delete public green space for neighborhoods but include a minimum open space of 30% of the SRA as a required use, (7) include “Public Green Space for Neighborhoods* (minimum 1% of gross acres)” and “Open Space Minimum 35% of SRA*” “in conjunction with residential units proposed within the CRA” as an allowable use under Recreation and Open Space, and (8) allowing “County Transit station or a park and ride facility” as an allowing use under the Transportation category.



- Adding new standards to CRDs relative to parking, landscaping, signage, open space, and uses. The new parking standard, which indicates, “Parking for non-residential uses may be provided on-street, off-street, and within parking structures” was modeled after the Babcock Mixed Use Residential Commercial (MURC) Subdistrict in Charlotte County, Florida. In addition, new standards, which are duplicated in the Village Center criteria, include parking requirements based on modal splits and demands from reputable industry leaders, such as the ITE, ULL, or other source or study. The new sign standards were modeled after the Town Core criteria. The standards relative the uses were modeled upon Table  and the Babcock MURC. The new maximum building height of 4 stories was developed as a comprise between the old Hamlet limitation (3.5 stories) and the Village Center limitation (5 stories). The new setbacks standards were developed using the old Hamlet Neighborhood Edge criteria. The new standards relative to residential and supporting non-residential uses were developed by using Table  and the old Town Neighborhood General criteria from Hamlets. The maximum building height of 3 stories was derived as a compromise between old Hamlet criteria (3.5 stories) and RSF-1 and RSF-2 standards (35 feet). The “Residential uses in the CRD shall be located abutting residentially zoned lands where feasible” reflects strategic opportunity signs subdistricts standards in a newly proposed and independent GMP amendment.
- Updating Design Criteria Common to SRAs relative to infrastructure, vehicular and pedestrian connections, roads and signalized intersections, and the mitigation of traffic impacts are being added, to conform to GMP Policy 4.14.
- Updating SRA Public Facilities Impact Assessments by requiring consistency between the LRTP and Access Management procedures, to conform to GMP Policy 4.5 and adding mitigation measures, to conform to GMP Policy 4.14. Updating the transportation impact assessment to consider the inclusion of mobility strategies, to conform to GMP Policy 4.6.

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|---------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Goal | Recommended amendment | Housekeeping revisions | Same |
| Objective | Recommended amendment | Housekeeping revisions | Same |
| Group 1 | Unchanged | n/a | Same |
| Policy 1.1 | Recommended amendment | n/a | Same |
| Policy 1.2 | Unchanged | n/a | Same |
| Policy 1.3 | Unchanged | Housekeeping revisions | Same |
| Policy 1.4 | Unchanged | n/a | Same |
| Policy 1.5 | Recommended amendment | Housekeeping revisions | Same |
| Policy 1.6 | Recommended amendment | Housekeeping: revise references to Stewardship <u>Sending Area Credit</u> Agreement throughout 4.08.00. <i>note: reference to EAR based amendment process</i> | Periodically updating the Future Land Use Map to indicate SSAs now done periodically as initiated by the County. Ensure all references to Stewardship <u>Sending Area Credit</u> Agreement are updated as noted. |
| Policy 1.6.1 | Recommended new policy | Add language introducing new concept of a 5-year “Conditional Period” and Conditional Stewardship Easement for Sending Areas (SSAs) subject to terms and conditions for termination or conversion to a Permanent Stewardship Easement. | Same |
| Policy 1.7 | Recommended amendment | Revision to specify that SSA easement is to be in favor of Collier County <u>and the Florida Fish and Wildlife Conservation Commission</u> . | Same |
| Policy 1.8 | Unchanged | n/a | Same |
| Policy 1.9 | Unchanged | n/a | Same |
| Policy 1.10 | Unchanged | n/a | Same |
| Policy 1.11 | Unchanged | n/a | Same |

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|------------------------------------|----------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1.12 | Unchanged | n/a | Same |
| Policy 1.13 | Unchanged | Housekeeping revisions | Same |
| Policy 1.14 | Recommended amendment (renumber) | Housekeeping revisions | Same |
| Policy 1.15 | Unchanged | n/a | Same |
| Policy 1.16 | Unchanged | Housekeeping revisions – <i>note: reference to F.S. and 9J-5</i> | Same |
| Policy 1.17 | Unchanged | n/a | Same |
| Policy 1.18 | Unchanged | n/a | Same |
| Policy 1.19 | Unchanged | n/a | Same |
| Policy 1.20 | Unchanged | n/a | Same |
| Old Policy 1.21 | Recommended amendment | n/a | Policy deleted. |
| Old Policy 1.22 New Policy 1.21 | Recommended amendment | n/a – <i>note: reference to horizon year of 2025; reference to DCA and EAR process</i> | Changed review cycle to every 7 years (vs 5 years). Horizon year deleted. References to DEO/DCA stricken since state review is not required. Bullet 8 deleted. (n/a no reference in LDC) Language added that additional review measures be considered at the direction of the BCC. (n/a no reference in LDC) |
| New Policy 1.22 | n/a | n/a | New policy added capping the number of Stewardship Credits and acreage. |
| Group 2 | Recommended amendment | n/a | Same |
| Policy 2.1 | Recommended amendment | n/a | Same |

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 2.2 | Recommended amendment | Insert language introducing new option to designate an Agricultural SSA in Open Lands, with 2 Stewardship Credits per acre outside of ACSC and 2.6 Credits per acre within the ACSC in lieu of using the NRI. | Policy was revised to assign 2.0 Credits for any Agricultural Stewardship Area in Open Lands regardless of location (2.6 Credits per acre deleted). Added the sentence: "SSA's created under this Policy will be known as an Agricultural Stewardship Area (ASA)." Add definition to LDC. Revised to state: "Following approval of an Agricultural Stewardship Area, Collier County shall <u>periodically</u> update..." (n/a no reference in LDC) |
| Policy 2.3 | Recommended deletion | n/a – eliminates the Agriculture Advisory Council | Removed "Within one (1) year from the effective date of these amendments," (n/a no reference in LDC) |
| Policy 2.4 | Recommended deletion | n/a | Same |
| Policy 2.5 | Renumber | n/a | Same |
| Policy 2.6 | Renumber | n/a | Same |
| Group 3 | Unchanged | n/a | Same |
| Policy 3.1 | Unchanged | n/a (acreages of FSAs, range and average Index score of FSA land) | Same |
| Policy 3.2 | Recommended amendment | n/a (acreages of HSAs, cleared agricultural fields in HSAs & average Index score of HSA land and vegetated areas) | Same |
| Policy 3.3 | Unchanged | n/a (acreages of WRAs, range and average Index score of WRA land) | Same |
| Policy 3.4 | Unchanged | n/a | Same |
| Policy 3.5 | Unchanged | n/a | Same |
| Policy 3.6 | Unchanged | n/a | Same |

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|--------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 3.7 | Recommended amendment | n/a (references golf courses in HSAs complying with Audubon) | Change "EIS" to "Environmental Data". Reference to "International's Gold Program" updated to "Cooperative Sanctuary Program (ASCP)". |
| Policy 3.8 | Unchanged | n/a | Same |
| Policy 3.9 | Recommended amendment | Revise list of Ag 1 group activities: aquaculture [<u>limited to Open Land designation only</u>] | Recommended language aquaculture [<u>limited to Open Land designation only</u>] was not adopted so it is not added to the LDC. |
| Policy 3.10 | Unchanged | n/a | Same |
| Policy 3.11 | Recommended amendment | Revise Restoration Stewardship Credits language per the species specific restoration credits, including: "The specific process for assignment of additional restoration Credits shall be included in the Stewardship District of the LDC." | Additional Stewardship Credits for designating land for restoration activities within a FSA or HSA revised <u>one</u> additional Credit for each acre. Credits for exotic control/burning revised to <u>five</u> per acre, flow way restoration revised to <u>five</u> per acre, and native habitat restoration revised to <u>seven</u> per acre. Language added to assign <u>eight</u> additional Credits for each acre that completes panther corridor restoration improvements. Policy states that procedures shall be set forth in the LDC. Credits for successful completion of restoration of shallow wetland wading bird foraging habitat revised to <u>eight</u> per acre. Changed "caracara restoration" to "caracara habitat restoration" in LDC. |

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|-------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Reorganize section in the LDC to identify the assignment of credits for lands dedicated for restoration separately from credits for owner-completed restoration, Restoration I and Restoration II identified on the Restoration Lands Map. |
| Policy 3.12 | Unchanged | n/a | Same |
| Policy 3.13 | Recommended amendment | Update multiple code references to WRAs in SRAs to reflect new policy: "If the WRA provides water treatment and retention exclusively for a SRA, the acreage of the WRA shall be included in the SRA." | This was updated to include a prorata acreage of a WRA if "all or part" of it is within the SRA and used to meet water quality treatment volume and reference to the section of the SFWMD handbook. |
| Policy 3.14 | Unchanged | n/a | Same |
| Policy 3.15 | n/a | n/a | Language added that any development on lands participating in the RLSA Overlay shall be compatible with surrounding land uses and regulations shall be implemented for outdoor lighting to protect the nighttime environment, conserve energy, and enhance safety and security. |
| Group 4 | Unchanged | n/a | Same |
| Policy 4.1 | Unchanged | n/a | Same |
| Policy 4.2 | Recommended amendment | n/a - Revisions to acreages eligible for SRA designation, and new policy defining maximum SRA area of 45,000 acres. | This was updated to allow WRAs providing stormwater quality treatment for an SRA then the acreage of the WRA used for treatment for the SRA shall be included in the SRA. Horizon year deleted. (n/a no reference in LDC) Updated F.S. references (n/a no reference in LDC) |

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 4.3 | Recommended amendment | n/a – deleted: LDC to establish the procedures and submittal requirements for designation as a SRA, to include provisions for consideration of impacts, including environmental and public infrastructure impacts, and provisions for public notice of and the opportunity for public participation in any consideration by the BCC of such a designation. | Policy was not deleted. (No change to LDC is required) |
| Policy 4.4 | Unchanged | n/a | Revised to allow for delineation of SRA boundaries on the adopted Overlay Map by amendment as “periodically <u>initiated by the County</u> ”, rather than at the time of EAR amendments. (n/a – There are no LDC regulations detailing when the Overlay may be updated.) |
| Policy 4.5 | Recommended amendment | Add criteria for SRA Master Plan consistency with LRTP, Transportation Element Policy 3.7, and Access Management standards. Add Master Plan requirement of a Management Plan for minimizing human-wildlife interactions including specified techniques. | Compliance with County Build-out Vision Plan has been removed. Language revised to add “...<u>Florida Fish and Wildlife Conservation Commission</u> guidelines and regulations...” |
| Policy 4.6 | Recommended amendment | Add SRA requirement for a mobility plan for within and between SRAs and areas outside development and land uses. Also plan land uses that would increase internal capture, and reduce trip length. <i>note: reference to F.S. and 9J-5</i> | Compliance with County Build-out Vision Plan has been removed. |
| Policy 4.7 | Recommended amendment | Eliminate numerous references in LDC to Hamlets as a form of SRA. <i>note: reference to F.S. and 9J-5</i> | References to Hamlet need to be stricken. Added new Compact Rural Development (CRD) development standards. |

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|--------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 4.7.1 | Recommended amendment | Town size adjusted to 1,500 – 5,000 acres; add that Towns include an internal mobility plan and include a transfer station or a park and ride area; add <u>research, development companies</u> as allowable use. | Revised to add “subject to Level of Service requirements” regarding park size. |
| Policy 4.7.2 | Recommended amendment | Village size adjusted to 1,500 acres outside the ACSC. | Language stricken that referred to villages as “primarily residential” communities. Village size adjusted to not less than 300 acres and up to 1,000 acres inside the ACSC and up to 1,500 acres outside the ACSC. |
| Policy 4.7.3 | Recommended deletion | Elimination of Hamlets | References to Hamlet need to be stricken. Added new Compact Rural Development (CRD) development standards. |
| Old Policy 4.7.4 New Policy 4.7.3 | Recommended amendment (renumbered) | CRD purpose updated to support agriculture, natural resources and economic diversity. Uses shall be associated with research, education, tourism or recreation. Housing up to 2 du/ gross acre, and maximum CRD size of 100 acres. | Convenience retail was added to the list of primary CRD uses. Maximum size of CRD revised from 100 acres to 300 acres. |
| New Policy 4.7.4 | Recommended new policy (renumbering) | Add business and industry permitted uses in Urban areas, Towns and Villages, including research, corporate headquarters, technology, manufacturing, distribution, etc. | Language added: “The business and industry use allowed includes, but is not limited to, those as defined as Florida Qualified Target Industries. The appropriate scale and compatibility of these uses within a Town or Village will be addressed during SRA application process.” Add including <u>Florida Qualified Target Industries.</u> ” |

Exhibit C – GMP Policy Direction Chart

| Policy | 5-Year Review Recommendation | 2019 Proposed LDC Revision | Updated LDC Revision based on 2021 Adopted GMP |
|--------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| New Policy 4.7.5 | n/a | n/a | New policy added regarding accommodation of Affordable Housing in a Town or Village, providing for several options. |
| Policy 4.8 | Unchanged | n/a | Updated to strike language stating “without requiring the WRA to be designated as a SRA”. (n/a no reference in LDC) |
| Policy 4.9 | Recommended amendment | Additional allowance for development in SRA lands with NRI score over 1.2: <u>Infrastructure necessary to serve permitted uses may be exempt from this restriction, provided that designs seek to minimize the extent of impacts to any such areas.</u> | Language added to allow SRAs in WRAs if it “...is being used to provide water quality treatment...” (refer to Policy 3.13) |
| Policy 4.10 | Recommended amendment | Delete reference to SRA location <i>outside of ACSC</i> for relief from consuming Stewardship Credits for open space in excess of 35%. | Entire sentence was deleted, not just reference to “outside of ACSC”. |
| Policy 4.11 | Unchanged | n/a | Same |
| Policy 4.12 | Unchanged | n/a | Same |
| Policy 4.13 | Unchanged | n/a | Same |
| Policy 4.14 | Recommended amendment | Additional criteria for transportation network, access, interconnection, maintenance, and mitigation for traffic and environmental impacts of roadways. | Compliance with County Build-out Vision Plan has been removed. |
| Policy 4.15.1 | Recommended amendment | n/a | Same |
| Policy 4.15.2 | Unchanged | n/a | Same |
| Policy 4.15.3 | Unchanged | n/a | Same |
| Policy 4.16 | Recommended amendment | n/a | Same |
| Policy 4.17 | Unchanged | n/a | Same |

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|------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 4.18 | Recommended amendment | n/a – recognizing potential for surplus revenues, which County may allocate for economic development purposes | Same |
| Policy 4.19 | Recommended amendment | Update to reflect vested Credit calculation for SRA development at 8 Credit ratio, and updated calculation to 10 Credits per acres | No change except revised to include GMP adoption date. |
| Policy 4.20 | Recommended amendment | Public benefit uses changed to <i>count</i> toward max. acreage, but <i>not count</i> against consumption of Stewardship Credits. | Additional exception added if the public benefit use was approved as part of an SRA approved prior to the date of the adoption of the ordinance. Affordable housing was added as a listed public benefit. Update LDC to refer to LDC definition of affordable housing. |
| Policy 4.21 | Recommended amendment | n/a | same |
| New Policy 4.22 | Recommended new policy | Add provisions for addressing historic or cultural resources identified through the SRA designation process. | Added references to LDC section regarding historic or culturally significant resources. |
| New Policy 4.23 | n/a | n/a | Language added that any development on lands participating in the RLSA Overlay shall be compatible with surrounding land uses and regulations shall be implemented for outdoor lighting to protect the nighttime environment, conserve energy, and enhance safety and security. |
| Group 5 | Unchanged | n/a | Same |
| Policy 5.1 | Recommended amendment | Add that designated Restoration Zones are subject to same use restriction as FSAs, and that conditional uses are no longer allowed in FSAs. | “Restoration Zones” changed to “Restoration Areas:” Added references to LDC section 2.01.03.G.S to clarify |

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|------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | conditional use essential services |
| Policy 5.2 | Unchanged | n/a | Same |
| Policy 5.3 | Unchanged | n/a | Same |
| Policy 5.4 | Recommended amendment | Map of wildlife crossings to be developed and used for planning purposes. Add master plan or design criteria requiring applicant to show compliance with the wildlife crossing map | A Wildlife Management Plan is required. Updated to state that crossings will be determined by the authority having jurisdiction over wildlife crossing locations. |
| Policy 5.5 | Recommended amendment | Addition of “or protected species” Add reference to use of most current and complete guidelines and regulations for preparing wildlife management plans. Delete specific document references. Add requirement that management plans shall include provisions for minimizing human and wildlife interactions... Delete species-specific standards. Add language asserting wildlife protection policies may be strengthened through FWCC and FWS technical assistance, but not reduced. | The phrase “or protected species” was not adopted. Instead, “species of special local concern (SSC), as defined by Florida Fish and Wildlife Conservation Commission...”. Update LDC to use this language. Sentence that ties open space and vegetation preservation requirements to the establishment of buffer areas was deleted. Update LDC to strike language. |
| Policy 5.6 | Recommended amendment | Add reference to preserve of upland buffers contiguous to wetlands. Add that exotics removal may be acceptable as mitigation. | Change “wetlands permits” to “Environmental Resource Permit”. (n/a – no LDC reference) The phrase “or protected species” was not adopted. Instead, “species of special local concern (SSC), as defined by Florida Fish and Wildlife Conservation Commission...”. Update LDC to use this language. |

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| | | | <p>Remove reference to September 1997, and add “as amended”. (n/a – no LDC reference)</p> <p>Change “EIS” to “Environmental Data”.</p> <p>Update paragraph reference and reference to “SFWMD standards”.</p> |
| Policy 5.7 | Recommended new policy | <p>Add that development outside the RLS program must be compatible with surrounding land uses.</p> <p>Add that outdoor lighting shall be managed.</p> | <p>Language added that any development not participating in the RLSA program shall be compatible with surrounding land uses and regulations shall be implemented for outdoor lighting to protect the nighttime environment, conserve energy, and enhance safety and security.</p> |
| Policy 5.8 | Recommended new policy | <p>Add provisions for addressing historic or cultural resources identified within the RLSA.</p> | <p>This policy was not adopted in this section. See Policy 4.22</p> |