

**RLSA POLICY CHART**

Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
<p><b>1.7</b></p>	<p>The range of Stewardship Credit Values is hereby established using the specific methodology set forth on the Stewardship Credit Worksheet (Worksheet), incorporated herein as Attachment A. This methodology and related procedures for SSA designation will also be adopted as part of the Stewardship Overlay District in the Collier County Land Development Code (LDC). Such procedures shall include but <del>not</del> be limited to the following: (1) All Credit transfers shall be recorded with the Collier County Clerk of Courts; (2) a covenant or perpetual restrictive easement shall also be recorded for each SSA, shall run with the land and shall be in favor of Collier County <u>and the Florida Fish and Wildlife Conservation Commission</u> <b>and one of the following:</b> Department of Environmental Protection, Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized statewide land trust; and (3) for each SSA, the Stewardship <u>Sending Area Credit</u> Agreement will identify the specific land management measures that will be undertaken and the party responsible for such measures.</p>	<p>The CCPC recommended <u>not</u> to delete: “Department of Environmental Protection, Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized statewide land trust;”</p>		<p>The range of Stewardship Credit Values is hereby established using the specific methodology set forth on the Stewardship Credit Worksheet (Worksheet), incorporated herein as Attachment A. This methodology and related procedures for SSA designation will also be adopted as part of the Stewardship Overlay District in the Collier County Land Development Code (LDC). Such procedures shall include but <del>not</del> be limited to the following: (1) All Credit transfers shall be recorded with the Collier County Clerk of Courts; (2) a covenant or perpetual restrictive easement shall also be recorded for each SSA, shall run with the land and shall be in favor of Collier County, <u>and the Florida Fish and Wildlife Conservation Commission</u>. <del>Department of Environmental Protection, Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized statewide land trust;</del> and (3) for each SSA, the Stewardship <u>Sending Area Credit</u> Agreement will identify the specific land management measures that will be undertaken and the party responsible for such measures.</p>

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*County Attorney – Final – 4/15/09*

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<p align="center"><b>2.2</b></p>	<p>Agriculture lands protected through the use of Stewardship Credits shall be designated as Stewardship Sending Areas (SSAs) as described in Policy 1.6. The protection measures for SSAs are set forth in Policies 1.6, 1.7, 1.10, and 1.17. <u>In addition to protecting agriculture activities in SSAs within FSA, HSA, and WRA, as further described in Policies 3.1, 3.2 and 3.3, additional incentives are desired to retain agriculture within Open Lands as an alternative to conversion of such lands using Baseline Standards as described in Policy 1.5. Open Lands are those lands not designated SSA, SRA, WRA, HSA, FSA, or public lands on the Rural Lands Stewardship Area Overlay Map. <b>Open Lands are those lands described in Policy 4.2.</b> Therefore, in lieu of using the Natural Resource Index on land designated Open, these lands shall be assigned two (2.0) Stewardship Credits per acre outside of the Area of Critical State Concern (ACSA), <b>as established by F.S. 380.055 as of March 3, 2009,</b> and two and sixth tenths (2.6) Credits per acre within the ACSC. All non-agriculture uses shall be removed and the remaining uses are limited to agriculture Land Use Levels 5, 6 and 7 on the Land Use Matrix. Each layer is discreet and shall be removed sequentially and cumulatively in the order presented in the Matrix. If a layer is removed, all uses and activities in that layer are eliminated and no longer available. Following approval of an Agricultural SSA, Collier County shall update the RLSA Zoning Overlay District Map to delineate the boundaries of the Agricultural SSA.</u></p>	<p>Agriculture lands protected through the use of Stewardship Credits shall be designated as Stewardship Sending Areas (SSAs) as described in Policy 1.6. The protection measures for SSAs are set forth in Policies 1.6, 1.7, 1.10, and 1.17. <u>In addition to protecting agriculture activities in SSAs within FSA, HSA, and WRA, as further described in Policies 3.1, 3.2 and 3.3, additional incentives are desired to retain agriculture within Open Lands as an alternative to conversion of such lands using Baseline Standards as described in Policy 1.5. Open Lands are those lands not designated SSA, SRA, WRA, HSA, FSA, or public lands on the Rural Lands Stewardship Area Overlay Map. Therefore, in lieu of using the Natural Resource Index on land designated Open, these lands shall be assigned two (2.0) Stewardship Credits per acre outside of the Area of Critical State Concern (ACSC), and two and sixth tenths (2.6) Credits per acre within the ACSC <b>or Open Lands determined to be primary panther habitat.</b> All non-agriculture uses shall be removed and the remaining uses are limited to agriculture Land Use Levels 5, 6 and 7 on the Land Use Matrix. Each layer is discreet and shall be removed sequentially and cumulatively in the order presented in the Matrix. If a layer is removed, all uses and activities in that layer are eliminated and no longer available. Following approval of an Agricultural SSA, Collier County shall update the RLSA Zoning Overlay District Map to delineate the boundaries of the Agricultural SSA.</u></p>	<p>The EAC agrees with the inclusion of agricultural credits. It is stated that the purpose of this plan is to preserve agriculture. The County should preserve its agricultural capacity in any way possible.</p>	<p>Agriculture lands protected through the use of Stewardship Credits shall be designated as Stewardship Sending Areas (SSAs) as described in Policy 1.6. The protection measures for SSAs are set forth in Policies 1.6, 1.7, 1.10, and 1.17. <u>In addition to protecting agriculture activities in SSAs within FSA, HSA, and WRA, as further described in Policies 3.1, 3.2 and 3.3, additional incentives are desired to retain agriculture within Open Lands as an alternative to conversion of such lands using Baseline Standards as described in Policy 1.5. Open Lands are those lands not designated SSA, SRA, WRA, HSA, FSA, or public lands on the Rural Lands Stewardship Area Overlay Map. Open Lands are those lands described in Policy 4.2. Therefore, in lieu of using the Natural Resource Index on land designated Open, these lands shall be assigned two (2.0) Stewardship Credits per acre outside of the Area of Critical State Concern (ACSC), and two and sixth tenths (2.6) Credits per acre within the ACSC. All non-agriculture uses shall be removed and the remaining uses are limited to agriculture Land Use Levels 5, 6 and 7 on the Land Use Matrix. Each layer is discreet and shall be removed sequentially and cumulatively in the order presented in the Matrix. If a layer is removed, all uses and activities in that layer are eliminated and no longer available. Following approval of an Agricultural SSA, Collier County shall update the RLSA Zoning Overlay District Map to delineate the boundaries of the Agricultural SSA.</u></p>

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<p align="center"><b>2.3</b></p>	<p>Within one (1) year from the effective date of these amendments, Collier County <del>will</del> <b>may</b> establish an Agriculture Advisory Council comprised of not less than five nor more than nine appointed representatives of the agriculture industry, to advise the BCC on matters relating to Agriculture. The Agriculture Advisory Council (AAC) will work to identify opportunities and prepare strategies to enhance and promote the continuance, expansion and diversification of agriculture in Collier County. The AAC will also identify barriers to the continuance, expansion and diversification of the agricultural industry and will prepare recommendations to eliminate or minimize such barriers in Collier County. <del>The AAC will also assess whether exceptions from standards for business uses related to agriculture should be allowed under an administrative permit process and make recommendations to the BCC.</del></p>	<p>The CCPC recommendation is to retain Policy 2.3 as currently written directly below:</p> <p>Within one (1) year from the effective date of these amendments, Collier County will establish an Agriculture Advisory Council comprised of not less than five nor more than nine appointed representatives of the agriculture industry, to advise the BCC on matters relating to Agriculture. The Agriculture Advisory Council (AAC) will work to identify opportunities and prepare strategies to enhance and promote the continuance, expansion and diversification of agriculture in Collier County. The AAC will also identify barriers to the continuance, expansion and diversification of the agricultural industry and will prepare recommendations to eliminate or minimize such barriers in Collier County. The AAC will also assess whether exceptions from standards for business uses related to agriculture should be allowed under an administrative permit process and make recommendations to the BCC.</p>	<p>The EAC voted to retain the sections calling for formation of an Agricultural Advisory Council.</p>	<p><del>Within one (1) year from the effective date of these amendments, Collier County will establish an Agriculture Advisory Council comprised of not less than five nor more than nine appointed representatives of the agriculture industry, to advise the BCC on matters relating to Agriculture. The Agriculture Advisory Council (AAC) will work to identify opportunities and prepare strategies to enhance and promote the continuance, expansion and diversification of agriculture in Collier County. The AAC will also identify barriers to the continuance, expansion and diversification of the agricultural industry and will prepare recommendations to eliminate or minimize such barriers in Collier County. The AAC will also assess whether exceptions from standards for business uses related to agriculture should be allowed under an administrative permit process and make recommendations to the BCC.</del></p>

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<p align="center"><b>3.11</b> (paragraphs 2 &amp; 3 only)</p>	<p>2. In certain locations, as generally illustrated in the RLSA Overlay Map, there may be opportunities to create, restore, and enhance a northern panther corridor connection and a southern panther corridor connection. <u>Should a property owner in a federally approved corridor designate the required property for such corridor, 2 Stewardship Credits shall be assigned for each acre of land so dedicated. Issuance of the 8 restoration implementation credits may be phased to coincide with a phased implementation process in accordance with the federal permit. The procedures shall be set forth in the LDC</u></p> <p>3. In order to address a significant loss in Southwest Florida of seasonal, shallow wetland wading bird foraging habitat, restoration of these unique habitats will be incentivized in the RLSAO. Dedication of any area inside an FSA, HSA, or WRA for such seasonal wetland restoration shall be rewarded with 2 additional Credits per acre. Should the landowner successfully complete the restoration, an additional 6 Credits per acre shall be awarded.</p> <p><u>Only one type of restoration shall be rewarded with these Credits for each acre designated for restoration and in no case shall greater than 10 Credits be awarded per acre.</u></p> <p>This policy does not preclude other forms of compensation for restoration which may be addressed through public-private partnership agreement such as a developer contribution agreement or stewardship agreement between the parties involved. <u>Also not precluded are various private and publicly funded restoration programs such as the federal Farm Bill conservation programs.</u> The specific process for assignment of additional restoration credits shall be included in the Stewardship District of the LDC.</p>	<p>2. In certain locations, as generally illustrated in the RLSA Overlay Map, there may be opportunities to create, restore, and enhance a northern panther corridor connection and a southern panther corridor connection. Should a property owner be <b>willing to dedicate land for the purpose of establishing and maintaining the northern or southern panther corridor, 2 additional Stewardship Credits shall be assigned for each acre of land so dedicated.</b> <b>Once an entire corridor meeting minimum criteria established for such corridor, is dedicated as SSA's and restoration of the entire corridor is completed by the land Owner(s), this shall be rewarded with 8 additional credits per acre.</b></p> <p>3. In order to address a significant loss in Southwest Florida of seasonal, shallow wetland wading bird foraging habitat, restoration of these unique habitats will be incentivized in the RLSAO. Dedication of any area inside an FSA, HSA, or WRA for such seasonal wetland restoration shall be rewarded with 2 additional Credits per acre. Should the landowner successfully complete the restoration, an additional 6 Credits per acre shall be awarded.</p> <p><u>Only one type of restoration shall be rewarded with these Credits for each acre designated for restoration and in no case shall greater than 10 Credits be awarded per acre.</u></p> <p>This policy does not preclude other forms of compensation for restoration which may be addressed through public-private partnership agreement such as a developer contribution agreement or stewardship agreement between the parties involved. <u>Also not precluded are various private and publicly funded restoration programs such as the federal Farm Bill conservation programs.</u> The specific process for assignment of additional restoration credits shall be included in the Stewardship District of the LDC.</p>	<p>It is the obligation of the County to protect primary panther habitat and to direct development away from this area. We are currently lacking the Panther Technical Review Team and the USFWS Habitat Conservation Plan for the RLSA that are directly applicable to this decision. Without these studies in hand, it seems prudent to direct development away from these areas. The following are areas where the EAC was able to reach consensus and make recommendations:</p> <p>(1) The panther corridors as shown on the Wilson Miller Transportation map do not appear to meet the currently recommended guidelines.</p> <p>(2) The more appropriately sized pathways will generate far more than 2300 credits mentioned in the Wilson Miller supporting documentation, therefore meaning many more panther corridor credits will be generated.</p> <p>(3) The Environmental Advisory Council recommends that lands within a Panther Corridor as designated by the United States Fish and Wildlife Service be awarded 2 bonus credits when they are placed in a Stewardship Sending Area (SSA) and an additional 8 bonus credits once all lands within the Corridor have been restored and placed in SSAs.</p>	<p>2. In certain locations, as generally illustrated in the RLSA Overlay Map, there may be opportunities to create, restore, and enhance a northern panther corridor connection and a southern panther corridor connection. Should a property owner be willing to dedicate land for the purpose of establishing and maintaining the northern or southern panther corridor, 2 additional Stewardship Credits shall be assigned for each acre of land so dedicated. <u>Should an owner also effectively complete the corridor restoration, this shall be rewarded with 8 additional Credits per acre.</u></p> <p>3. In order to address a significant loss in Southwest Florida of seasonal, shallow wetland wading bird foraging habitat, restoration of these unique habitats will be incentivized in the RLSAO. Dedication of any area inside an FSA, HSA, or WRA for such seasonal wetland restoration shall be rewarded with 2 additional Credits per acre. <u>Should the landowner successfully complete the restoration, an additional 6 Credits per acre shall be awarded.</u></p> <p><u>Only one type of restoration shall be rewarded with these Credits for each acre designated for restoration.</u></p> <p>This policy does not preclude other forms of compensation for restoration which may be addressed through public-private partnership agreement such as a developer contribution agreement or stewardship agreement between the parties involved. <u>Also not precluded are various private and publicly funded restoration programs such as the federal Farm Bill conservation programs.</u> The specific process for assignment of additional restoration credits shall be included in the Stewardship District of the LDC.</p>

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<p align="center"><b>3.15</b></p>	<p>Committee proposed revision to CCPC language:  <u>Any development on lands participating in the RLS Program shall be compatible with surrounding land uses. Within one year of the effective date of this Policy LDC regulations shall be implemented for outdoor lighting to protect the nighttime environment, conserve energy, and enhance safety and security.</u></p>	<p>CCPC initially proposed new policy:  <u>Any development shall be compatible with surrounding land uses. Within 1-year of the effective date of this policy LDC regulations shall be implemented for outdoor lighting using standards modeled from the Dark Sky (<a href="http://www.darksky.org">www.darksky.org</a>) program to protect the nighttime environment, conserve energy, and enhance safety and security.</u></p>		<p>None.</p>

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<p align="center"><b>4.2</b></p>	<p><del>(Committee recommended <u>no revision</u> to its originally recommended amendment and non acceptance of CCPC recommendation)</del></p> <p>All privately owned lands within the RLSA which meet the criteria set forth herein are eligible for designation as a SRA, except land delineated as a FSA, HSA, WRA or land that has been designated as a Stewardship Sending Area. Land proposed for SRA designation shall meet the suitability criteria and other standards described in Group 4 Policies. Due to the long-term vision of the RLSA Overlay, extending to a horizon year of 2025, and in accordance with the guidelines established in Chapter 163.3177(11) F.S., the specific location, size and composition of each SRA cannot and need not be predetermined in the GMP. In the RLSA Overlay, lands that are eligible to be designated as SRAs generally have similar physical attributes as they consist predominately of agriculture lands which have been cleared or otherwise altered for this purpose. Lands shown on the Overlay Map as eligible for SRA designation include approximately <del>74,500</del> <u>72,000</u> acres outside of the ACSC and <del>approximately 18,300</del> <u>15,000</u> acres within the ACSC. <del>Total SRA designation shall be a maximum of 45,000 acres.</del> <u>Total SRA designation shall be a maximum of 45,000 acres.</u> <del>Approximately 2% of these lands achieve an Index score greater than 1.2.</del> Because the Overlay requires SRAs to be compact, mixed-use and self sufficient in the provision of services, facilities and infrastructure, traditional locational standards normally applied to determine development suitability are not relevant or applicable to SRAs. Therefore the process for designating a SRA follows the <del>principles of the Rural Lands Stewardship Act as further described</del> <u>procedures set forth herein and the adopted RLSA Zoning Overlay District.</u></p>	<p>All privately owned lands within the RLSA which meet the criteria set forth herein are eligible for designation as a SRA, except land delineated as a FSA, HSA, WRA or land that has been designated as a Stewardship Sending Area. Land proposed for SRA designation shall meet the suitability criteria and other standards described in Group 4 Policies. Due to the long-term vision of the RLSA Overlay, extending to a horizon year of 2025, and in accordance with the guidelines established in Chapter 163.3177(11) F.S., the specific location, size and composition of each SRA cannot and need not be predetermined in the GMP. In the RLSA Overlay, lands that are eligible to be designated as SRAs generally have similar physical attributes as they consist predominately of agriculture lands which have been cleared or otherwise altered for this purpose. Lands shown on the Overlay Map as eligible for SRA designation include approximately <del>74,500</del> <u>72,000</u> acres outside of the ACSC and <del>approximately 18,300</del> <u>15,000</u> acres within the ACSC. <del>Total SRA designation shall be a maximum creation of 315,000 stewardship credits. of 45,000 acres.</del> <u>Approximately 2% of these lands achieve an Index score greater than 1.2.</u> Because the Overlay requires SRAs to be compact, mixed-use and self sufficient in the provision of services, facilities and infrastructure, traditional locational standards normally applied to determine development suitability are not relevant or applicable to SRAs. Therefore the process for designating a SRA follows the <del>principles of the Rural Lands Stewardship Act as further described</del> <u>procedures set forth herein and the adopted RLSA Zoning Overlay District.</u></p>	<p>The EAC discussed whether acres or credits should be capped and could not reach a consensus. What they did want to convey were the following concerns:</p> <ol style="list-style-type: none"> <li>(1) There are too many credits floating around in the revised Overlay – this could devalue existing credits.</li> <li>(2) There is a potential to generate more credits than would be used to entitle 45,000 acres of development.</li> <li>(3) There was a general consensus that to avoid an overload of development credits, changes to the GMP and LDC should be explored that would allow use of credits generated in the RLSA to be used in other unincorporated areas of the County or be applied to increase the density within developments beyond the currently approved base level.</li> </ol> <p><b>Comment on Policies 4.2, 5.1, 5.2, 5.3:</b> The RLSA has not focused enough effort on determining future water quality and availability. The EAC has concerns that the potential exists for adverse effects on water quality and availability for current users and that there will be a significant increase in County expense to provide potable water in the future.</p>	<p>All privately owned lands within the RLSA which meet the criteria set forth herein are eligible for designation as a SRA, except land delineated as a FSA, HSA, WRA or land that has been designated as a Stewardship Sending Area. Land proposed for SRA designation shall meet the suitability criteria and other standards described in Group 4 Policies. Due to the long-term vision of the RLSA Overlay, extending to a horizon year of 2025, and in accordance with the guidelines established in Chapter 163.3177(11) F.S., the specific location, size and composition of each SRA cannot and need not be predetermined in the GMP. In the RLSA Overlay, lands that are eligible to be designated as SRAs generally have similar physical attributes as they consist predominately of agriculture lands which have been cleared or otherwise altered for this purpose. Lands shown on the Overlay Map as eligible for SRA designation include approximately <del>74,500</del> <u>72,000</u> acres outside of the ACSC and <del>approximately 18,300</del> <u>15,000</u> acres within the ACSC. <del>Total SRA designation shall be a maximum of 45,000 acres.</del> <u>Approximately 2% of these lands achieve an Index score greater than 1.2.</u> Because the Overlay requires SRAs to be compact, mixed-use and self sufficient in the provision of services, facilities and infrastructure, traditional locational standards normally applied to determine development suitability are not relevant or applicable to SRAs. Therefore the process for designating a SRA follows the <del>principles of the Rural Lands Stewardship Act as further described</del> <u>procedures set forth herein and the adopted RLSA Zoning Overlay District.</u></p>

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<p align="center"><b>4.17</b></p>	<p>The BCC will review and approve SRA designation applications in accordance with the provisions of Policy 1.1.2 <b>of the Capital Improvement Element</b> of the GMP and public facilities pursuant to Policy 1.1 of the Capital Improvement Element in addition to the following: jails, law enforcement, emergency medical services, fire service, government buildings and libraries, for Category A public facilities. Final local development orders will be approved within a SRA designated by the BCC in accordance with the Concurrency Management System of the GMP and LDC in effect at the time of final local development order approval.</p>	<p>The BCC will review and approve SRA designation applications in accordance with the provisions of Policy 1.1.2 of the Capital Improvement Element of the GMP and public facilities pursuant to Policy 1.1 in addition to the following: jails, law enforcement, emergency medical services, fire service, government buildings and libraries, for Category A public facilities. Final local development orders will be approved within a SRA designated by the BCC in accordance with the Concurrency Management System of the GMP and LDC in effect at the time of final local development order approval.</p>		<p>Committee <u>initial</u> January, 2009 recommendation was for no change to Policy 4.17:</p> <p>The BCC will review and approve SRA designation applications in accordance with the provisions of Policy 1.1.2 of the Capital Improvement Element of the GMP for Category A public facilities. Final local development orders will be approved within a SRA designated by the BCC in accordance with the Concurrency Management System of the GMP and LDC in effect at the time of final local development order approval.</p>
<p align="center"><b>4.18</b></p>	<p>The SRA will be planned and designed to be fiscally neutral or positive to Collier County at the horizon year based on a cost/benefit fiscal impact analysis model acceptable to or as may be adopted by the County. The BCC may grant exceptions to this policy to accommodate affordable-workforce housing, as it deems appropriate. Techniques that may promote fiscal neutrality such as Community Development Districts, and other special districts, shall be encouraged. 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, and schools. Development phasing, developer contributions and mitigation, and other public/private partnerships shall address any potential adverse impacts to adopted levels of service standards.</p> <p><u>In the event that a SRA development generates surplus revenues to Collier County, Collier County may choose to allocate a portion of such surplus revenues to ensure that sufficient resources are available to allow Collier County to respond expeditiously to</u></p>	<p>The SRA will be planned and designed to be fiscally neutral or positive to Collier County at the horizon year based on a cost/benefit fiscal impact analysis model acceptable to or as may be adopted by the County. The BCC may grant exceptions to this policy to accommodate affordable-workforce housing, as it deems appropriate. Techniques that may promote fiscal neutrality such as Community Development Districts, and other special districts, shall be encouraged. 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, and schools. Development phasing, developer contributions and mitigation, and other public/private partnerships shall address any potential adverse impacts to adopted levels of service standards.</p> <p><b><u>In the event that a SRA development, including any related impacts to Collier County outside of those directly generated by the SRA, generates surplus revenues to Collier County; Collier County may choose to allocate a portion of such surplus revenues to ensure that sufficient resources are available to allow Collier County to respond expeditiously to economic opportunities and to compete effectively for high-value research,</u></b></p>		<p>The SRA will be planned and designed to be fiscally neutral or positive to Collier County at the horizon year based on a cost/benefit fiscal impact analysis model acceptable to or as may be adopted by the County. The BCC may grant exceptions to this policy to accommodate affordable-workforce housing, as it deems appropriate. Techniques that may promote fiscal neutrality such as Community Development Districts, and other special districts, shall be encouraged. 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, and schools. Development phasing, developer contributions and mitigation, and other public/private partnerships shall address any potential adverse impacts to adopted levels of service standards.</p> <p><u>It is recognized that SRA development in the RLSA may generate surplus revenues to Collier County, and Collier County may choose to allocate a portion of such surplus revenues to ensure that sufficient resources are available to allow Collier County to respond expeditiously to economic opportunities and to compete effectively for high-value research, development and commercialization, innovation, and alternative and</u></p>

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	<p><u>economic opportunities and to compete effectively for high-value research, development and commercialization, innovation, and alternative and renewable energy business projects.</u></p>	<p><u>development and commercialization, innovation, and alternative and renewable energy business projects.</u></p>		<p><u>renewable energy business projects.</u></p>
<p><b>4.23</b></p>	<p>Committee proposed alternative language from CCPC recommendations:</p> <p><u>Any development on lands in the RLS Program shall be compatible with surrounding land uses. Within one year of the effective date of this Policy LDC regulations shall be implemented for outdoor lighting to protect the nighttime environment, conserve energy, and enhance safety and security.</u></p>	<p>CCPC initially proposed new policy:</p> <p><u>Any development on lands not participating in the RLS program shall be compatible with surrounding land uses. Within 1-year of the effective date of this policy LDC regulations shall be implemented for outdoor lighting using standards modeled from the Dark Sky (<a href="http://www.darksky.org">www.darksky.org</a>) program to protect the nighttime environment, conserve energy, and enhance safety and security.</u></p>		<p>None.</p>
<p><b>5.5</b> (in part)</p>	<p>For those lands that are not voluntarily included in the Rural Lands Stewardship program non- agricultural development, excluding individual single family residences, shall be directed away from the listed species <u>and species of special local concern (SSLC)</u> and their habitats by complying with the following guidelines and standards. <u>A species of special local concern is defined as species that have been delisted but for which there remain federal, state and/or local protections and/or management plans specifying guidelines for their protection.</u></p> <p>1. A wildlife survey shall be required for all parcels when listed species <u>or SSLC</u> are known to inhabit biological communities similar to those existing on site or where listed species <u>or SSLC</u> are <u>utilizing</u> the site. The survey shall be conducted in accordance with the requirements of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) guidelines. The County shall notify the FFWCC and USFWS of the existence of any listed species <u>or SSLC</u> that may be discovered.</p>	<p>For those lands that are not voluntarily included in the Rural Lands Stewardship program, non-agricultural development, excluding individual single family residences, shall be directed away from the listed <u>species and species of special local concern (SSLC)</u> <u>(SSLC's to be defined in the LDC within 1-year of adoption of this policy)</u> and their habitats by complying with the following guidelines and standards:</p> <p>1. A wildlife survey shall be required for all parcels when listed species or SSLC's are known to inhabit biological communities similar to those existing on site or where listed species <u>or SSLC's</u> are <u>utilizing</u> the site. The survey shall be conducted in accordance with the requirements of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) guidelines. The County shall notify the FFWCC and USFWS of the existence of any listed species <u>or SSLC'S</u> that may be discovered.</p>	<p>Throughout this policy, it should read “listed and protected species” and a definition should be added.</p>	<p>For those lands that are not voluntarily included in the Rural Lands Stewardship program non-agricultural development, excluding individual single family residences, shall be directed away from the listed species and their habitats by complying with the following guidelines and standards:</p> <p>1. A wildlife survey shall be required for all parcels when listed species are known to inhabit biological communities similar to those existing on site or where listed species are <u>or protected species</u> are directly observed on the site. The survey shall be conducted in accordance with the requirements of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) guidelines. The County shall notify the FFWCC and USFWS of the existence of any listed species <u>or protected species</u> that may be discovered.</p>

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<p align="center"><b>5.6</b></p>	<p>For those lands that are not voluntarily included in the Rural Lands Stewardship program, Collier County shall direct non-agricultural land uses away from high functioning wetlands by limiting direct impacts within wetlands. A direct impact is hereby defined as the dredging or filling of a wetland or adversely changing the hydroperiod of a wetland. This policy shall be implemented as follows:</p> <p align="center">* * * * *</p> <p>3. FSAs, HSAs and WRAs, as provided in Policy 5.3, and the ACSC have stringent site clearing and alteration limitations, nonpermeable surface limitations, and requirements addressing surface water flows which protect wetland functions within the wetlands in those areas. Other wetlands within the RLSA are isolated or seasonal wetlands. These wetlands will be protected based upon the wetland functionality assessment described below, and the final permitting requirements of the South Florida Water Management District.</p> <p align="center">* * * * *</p> <p>f. Mitigation shall be required for direct impacts to wetland in order to result in no net loss of wetland functions.</p> <p>Mitigation Requirements:</p> <p>    i. “No net loss of wetland functions” shall mean that the wetland functional score of the proposed mitigation equals or exceeds the wetland functional score of the impacted wetlands. Priority shall be given to mitigation within FSA’s and HSA’s.</p> <p>    ii. Loss of storage or conveyance volume resulting from direct impacts to wetlands shall be compensated for by providing an equal amount of storage or conveyance capacity on site and</p>	<p>For those lands that are not voluntarily included in the Rural Lands Stewardship program, Collier County shall direct non-agricultural land uses away from high functioning wetlands by limiting direct impacts within wetlands. A direct impact is hereby defined as the dredging or filling of a wetland or adversely changing the hydroperiod of a wetland. This policy shall be implemented as follows:</p> <p align="center">* * * * *</p> <p>3. FSAs, HSAs and WRAs, as provided in Policy 5.3, and the ACSC have stringent site clearing and alteration limitations, nonpermeable surface limitations, and requirements addressing surface water flows which protect wetland functions within the wetlands in those areas. Other wetlands within the RLSA are isolated or seasonal wetlands. 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Protection shall be provided for preserved or created wetland or upland</p>		<p>For those lands that are not voluntarily included in the Rural Lands Stewardship program, Collier County shall direct non-agricultural land uses away from high functioning wetlands by limiting direct impacts within wetlands. A direct impact is hereby defined as the dredging or filling of a wetland or adversely changing the hydroperiod of a wetland. This policy shall be implemented as follows:</p> <p align="center">* * * * *</p> <p>3. FSAs, HSAs and WRAs, as provided in Policy 5.3, and the ACSC have stringent site clearing and alteration limitations, nonpermeable surface limitations, and requirements addressing surface water flows which protect wetland functions within the wetlands in those areas. Other wetlands within the RLSA are isolated or seasonal wetlands. 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*County Attorney – Final – 4/15/09*

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	<p>within or abutting the impacted wetland.</p> <p>iii. Protection shall be provided for preserved or created wetland or upland vegetative communities offered as mitigation by placing a conservation easement over the land in perpetuity, providing for initial exotic plant removal (Class I invasive exotic plants defined by the Florida Exotic Plan Council) and continuing exotic plant maintenance, or by appropriate ownership transfer to a state or federal agency along with sufficient funding for perpetual management activities.</p> <p>iv. <u>Exotics removal or maintenance may be considered acceptable mitigation for the loss of wetlands or listed species habitat if those lands are placed under a perpetual conservation easement with perpetual maintenance requirements.</u></p> <p><del>iv</del> v. Prior to issuance of any final development order that authorizes site alteration, the applicant shall demonstrate compliance with paragraphs (f) i, ii, and iii of this policy and SFWMD standards. If agency permits have not provided mitigation consistent with this policy, Collier County will require mitigation exceeding that of the jurisdictional agencies.</p>	<p>vegetative communities offered as mitigation by placing a conservation easement over the land in perpetuity, providing for initial exotic plant removal (Class I invasive exotic plants defined by the Florida Exotic Plan Council) and continuing exotic plant maintenance, or by appropriate ownership transfer to a state or federal agency along with sufficient funding for perpetual management activities.</p> <p>iv. <u>Exotics removal or maintenance may also be considered acceptable mitigation.</u></p> <p><del>iv</del> v. Prior to issuance of any final development order that authorizes site alteration, the applicant shall demonstrate compliance with paragraphs (f) i, ii, and iii of this policy and SFWMD standards. If agency permits have not provided mitigation consistent with this policy, Collier County will require mitigation exceeding that of the jurisdictional agencies.</p>		<p>mitigation by placing a conservation easement over the land in perpetuity, providing for initial exotic plant removal (Class I invasive exotic plants defined by the Florida Exotic Plan Council) and continuing exotic plant maintenance, or by appropriate ownership transfer to a state or federal agency along with sufficient funding for perpetual management activities.</p> <p>iv. <u>Exotics removal or maintenance may be considered acceptable mitigation for the loss of wetlands or listed species habitat if those lands are placed under a perpetual conservation easement with perpetual maintenance requirements.</u></p> <p><del>iv</del> v. Prior to issuance of any final development order that authorizes site alteration, the applicant shall demonstrate compliance with paragraphs (f) i, ii, and iii of this policy and SFWMD standards. If agency permits have not provided mitigation consistent with this policy, Collier County will require mitigation exceeding that of the jurisdictional agencies.</p>
5.7	<p><u>Any development not participating in the RLS Program shall be compatible with surrounding land uses. Within one year of the effective date of this Policy LDC regulations shall be implemented for outdoor lighting to protect the nighttime environment, conserve energy, and enhance safety and security.</u></p>	<p>CCPC recommendations for a new policy: <u>Any development on lands not participating in the RLS program shall be compatible with surrounding land uses. Within 1-year of the effective date of this policy, LDC regulations shall be implemented for outdoor lighting using standards modeled from the Dark Sky (www.darksky.org) program to protect the nighttime environment, conserve energy, and enhance safety and security.</u></p>	<p>There needs to be a more effective reference to lighting standards compatible with rural development in this policy as well as Group 4 policies on SRAs. The LDC will need to define appropriate luminosity as well as down-shielding guidance.</p>	<p><u>Any development on lands not participating in the RLS program shall be compatible with surrounding land uses. Outdoor lighting shall be reasonably managed to protect the nighttime environment, conserve energy, and enhance safety and security.</u></p>

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