Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
Policy No. 1.7	Committee Response/Recommendation 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 no <u>not</u> 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</u> Wildlife Conservation Commission <u>and one of</u> <u>the following:</u> 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.	CCPC Language The CCPC recommended not to delete: "Department of Environmental Protection, Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized statewide land trust;"	EAC Comment	Original Committee Proposal 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 no <u>not</u> 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; and the Florida Fish and Wildlife Conservation <u>Commission</u> . Department of Agriculture and <u>Consumer Services</u> , 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.

		RLSA POLICY	CHARI	County Attorney – Final – 4/15/09
Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
2.2	Agriculture lands protected through the use of		The EAC agrees with the inclusion of agricultural	Agriculture lands protected through the use of
	Stewardship Credits shall be designated as	Stewardship Credits shall be designated as	credits. It is stated that the purpose of this plan is	Stewardship Credits shall be designated as
	Stewardship Sending Areas (SSAs) as	Stewardship Sending Areas (SSAs) as described in	to preserve agriculture. The County should	Stewardship Sending Areas (SSAs) as described in
	described in Policy 1.6. The protection	Policy 1.6. The protection measures for SSAs are	preserve its agricultural capacity in any way	Policy 1.6. The protection measures for SSAs are
	measures for SSAs are set forth in Policies	set forth in Policies 1.6, 1.7, <u>1.10</u> , and 1.17. <u>In</u>	possible.	set forth in Policies 1.6, 1.7, <u>1.10</u> , and 1.17. <u>In</u>
	1.6, 1.7, <u>1.10</u> , and 1.17. <u>In addition to</u>	addition to protecting agriculture activities in		addition to protecting agriculture activities in
	protecting agriculture activities in SSAs	SSAs within FSA, HSA, and WRA, as further		SSAs within FSA, HSA, and WRA, as further
	within FSA, HSA, and WRA, as further	described in Policies 3.1, 3.2 and 3.3, additional		described in Policies 3.1, 3.2 and 3.3, additional
	described in Policies 3.1, 3.2 and 3.3,	incentives are desired to retain agriculture within		incentives are desired to retain agriculture within
	additional incentives are desired to retain	Open Lands as an alternative to conversion of such		Open Lands as an alternative to conversion of such
	agriculture within Open Lands as an	lands using Baseline Standards as described in		lands using Baseline Standards as described in
	alternative to conversion of such lands using	Policy 1.5. Open Lands are those lands not		Policy 1.5. Open Lands are those lands not
	Baseline Standards as described in Policy 1.5.	designated SSA, SRA, WRA, HSA, FSA, or		designated SSA, SRA, WRA, HSA, FSA, or
	Open Lands are those lands not designated	public lands on the Rural Lands Stewardship Area		public lands on the Rural Lands Stewardship Area
	SSA, SRA, WRA, HSA, FSA, or public lands	Overlay Map. Therefore, in lieu of using the		Overlay Map. Open Lands are those lands
	on the Rural Lands Stewardship Area Overlay	Natural Resource Index on land designated Open,		described in Policy 4.2. Therefore, in lieu of using
	Map. Open Lands are those lands described	these lands shall be assigned two (2.0)		the Natural Resource Index on land designated
	in Policy 4.2. Therefore, in lieu of using the	Stewardship Credits per acre outside of the Area of		Open, these lands shall be assigned two (2.0)
	Natural Resource Index on land designated	Critical State Concern (ACSC), and two and sixth		Stewardship Credits per acre outside of the Area of
	Open, these lands shall be assigned two (2.0)	tenths (2.6) Credits per acre within the ACSC or		Critical State Concern (ACSC), and two and sixth
	Stewardship Credits per acre outside of the	Open Lands determined to be primary panther		tenths (2.6) Credits per acre within the ACSC. All
	Area of Critical State Concern (ACSA), as	habitat. All non-agriculture uses shall be removed		non-agriculture uses shall be removed and the
	established by F.S. 380.055 as of March 3,	and the remaining uses are limited to agriculture		remaining uses are limited to agriculture Land Use
	2009, and two and sixth tenths (2.6) Credits	Land Use Levels 5, 6 and 7 on the Land Use		Levels 5, 6 and 7 on the Land Use Matrix. Each
	per acre within the ACSC. All non-agriculture	Matrix. Each layer is discreet and shall be		layer is discreet and shall be removed sequentially
	uses shall be removed and the remaining uses	removed sequentially and cumulatively in the		and cumulatively in the order presented in the
	are limited to agriculture Land Use Levels 5, 6	order presented in the Matrix. If a layer is		Matrix. If a layer is removed, all uses and
	and 7 on the Land Use Matrix. Each layer is	removed, all uses and activities in that layer are		activities in that layer are eliminated and no longer
	discreet and shall be removed sequentially and	eliminated and no longer available. Following		available. Following approval of an Agricultural
	cumulatively in the order presented in the	approval of an Agricultural SSA, Collier County		SSA, Collier County shall update the RLSA
	Matrix. If a layer is removed, all uses and	shall update the RLSA Zoning Overlay District		Zoning Overlay District Map to delineate the
	activities in that layer are eliminated and no	Map to delineate the boundaries of the		boundaries of the Agricultural SSA.
	longer available. Following approval of an	Agricultural SSA.		
	Agricultural SSA, Collier County shall update			
	the RLSA Zoning Overlay District Map to			
	delineate the boundaries of the Agricultural			
	<u>SSA.</u>			
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		KLSA FULICI	CHARI	County Attorney – Final – 4/15/09
Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
2.3	Within one (1) year from the effective date of	The CCPC recommendation is to retain Policy 2.3	The EAC voted to retain the sections calling for	Within one (1) year from the effective date of
	these amendments, Collier County will may	as currently written directly below:	formation of an Agricultural Advisory Council.	these amendments, Collier County will establish
	establish an Agriculture Advisory Council	Within one (1) year from the effective date of		an Agriculture Advisory Council comprised of not
	comprised of not less than five nor more than	these amendments, Collier County will		less than five nor more than nine appointed
	nine appointed representatives of the agri-	establish an Agriculture Advisory Council		representatives of the agriculture industry, to
	culture industry, to advise the BCC on matters	comprised of not less than five nor more than nine		advise the BCC on matters relating to Agriculture.
	relating to Agriculture. The Agriculture	appointed representatives of the agriculture		The Agriculture Advisory Council (AAC) will
	Advisory Council (AAC) will work to identify	industry, to advise the BCC on matters relating to		work to identify opportunities and prepare
	opportunities and prepare strategies to	Agriculture. The Agriculture Advisory Council		strategies to enhance and promote the continuance,
	enhance and promote the continuance,	(AAC) will work to identify opportunities and		expansion and diversification of agriculture in
	expansion and diversification of agriculture in Collier County. The AAC will also identify	prepare strategies to enhance and promote the		Collier County. The AAC will also identify barriers to the continuance, expansion and
	barriers to the continuance, expansion and	continuance, expansion and diversification of		diversification of the agricultural industry and will
	diversification of the agricultural industry and	agriculture in Collier County. The AAC will also		prepare recommendations to eliminate or minimize
	will prepare recommendations to eliminate or	identify barriers to the continuance, expansion and		such barriers in Collier County. The AAC will also
	minimize such barriers in Collier County. The	diversification of the agricultural industry and will		assess whether exceptions from standards for
	AAC will also assess whether exceptions from	prepare recommendations to eliminate or minimize		business uses related to agriculture should be
	standards for business uses related to	such barriers in Collier County. The AAC will also		allowed under an administrative permit process
	agriculture should be allowed under an	assess whether exceptions from standards for		and make recommendations to the BCC.
	administrative permit process and make	business uses related to agriculture should be		
	recommendations to the BCC.	allowed under an administrative permit process		
		and make recommendations to the BCC.		

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Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
3.11	2. In certain locations, as generally illustrated	2. In certain locations, as generally illustrated in	It is the obligation of the County to protect	
(paragraphs 2	in the RLSA Overlay Map, there may be	the RLSA Overlay Map, there may be	primary panther habitat and to direct development	the RLSA Overlay Map, there may be
& 3 only)	opportunities to create, restore, and en-	opportunities to create, restore, and enhance a	away from this area. We are currently lacking	opportunities to create, restore, and enhance a
a somy)	hance a northern panther corridor connec-	northern panther corridor connection and a	the Panther Technical Review Team and the	northern panther corridor connection and a
	tion and a southern panther corridor	southern panther corridor connection. Should a	USFWS Habitat Conservation Plan for the RLSA	southern panther corridor connection. Should a
	connection. Should a property owner in a	property owner be willing to dedicate land for	that are directly applicable to this decision.	property owner be willing to dedicate land for
	federally approved corridor designate the	the purpose of establishing and maintaining the	Without these studies in hand, it seems prudent to	the purpose of establishing and maintaining the
	required property for such corridor, 2	northern or southern panther corridor, 2	direct development away from these areas. The	northern or southern panther corridor, 2
	Stewardship Credits shall be assigned for	additional Stewardship Credits shall be	following are areas where the EAC was able to	additional Stewardship Credits shall be
	each acre of land so dedicated. Issuance of	assigned for each acre of land so dedicated.	reach consensus and make recommendations:	assigned for each acre of land so dedicated.
	the 8 restoration implementation credits	Once an entire corridor meeting minimum		Should an owner also effectively complete the
	may be phased to coincide with a phased	criteria established for such corridor, is	(1) The panther corridors as shown on the	corridor restoration, this shall be rewarded with
	implementation process in accordance with	<mark>dedicated as SSA's and restoration of the</mark>	Wilson Miller Transportation map do not	8 additional Credits per acre.
	the federal permit. The procedures shall	<mark>entire corridor is completed by the land</mark>	appear to meet the currently	3. In order to address a significant loss in
	be set forth in the LDC	Owner(s), this shall be rewarded with 8	recommended guidelines.	Southwest Florida of seasonal, shallow wetland
	3. In order to address a significant loss in	additional credits per acre.		wading bird foraging habitat, restoration of
	Southwest Florida of seasonal, shallow	3. In order to address a significant loss in	(2) The more appropriately sized pathways	these unique habitats will be incentivized in the
	wetland wading bird foraging habitat, res-	Southwest Florida of seasonal, shallow wetland	will generate far more than 2300 credits	RLSAO. Dedication of any area inside an FSA,
	toration of these unique habitats will be	wading bird foraging habitat, restoration of	mentioned in the Wilson Miller	HSA, or WRA for such seasonal wetland
	incentivized in the RLSAO. Dedication of	these unique habitats will be incentivized in the	supporting documentation, therefore	restoration shall be rewarded with 2 additional
	any area inside an FSA, HSA, or WRA for	RLSAO. Dedication of any area inside an FSA,	meaning many more panther corridor	Credits per acre. Should the landowner
	such seasonal wetland restoration shall be	HSA, or WRA for such seasonal wetland	credits will be generated.	successfully complete the restoration, an
	rewarded with 2 additional Credits per	restoration shall be rewarded with 2 additional	(2) The Environmental Advisery Council	additional 6 Credits per acre shall be awarded.
	acre. Should the landowner successfully	Credits per acre. Should the landowner	(3) The Environmental Advisory Council recommends that lands within a Panther	
	complete the restoration, an additional 6	successfully complete the restoration, an	Corridor as designated by the United	Only one type of restoration shall be rewarded
	Credits per acre shall be awarded.	additional 6 Credits per acre shall be awarded.	States Fish and Wildlife Service be	with these Credits for each acre designated for restoration.
	Only one type of restoration shall be re-	Only one type of restoration shall be rewarded	awarded 2 bonus credits when they are	restoration.
	warded with these Credits for each acre de-	with these Credits for each acre designated for	placed in a Stewardship Sending Area	This policy does not preclude other forms of
	signated for restoration and in no case shall	restoration and in no case shall greater than 10	(SSA) and an additional 8 bonus credits	compensation for restoration which may be
	greater than 10 Credits be awarded per acre.	Credits be awarded per acre.	once all lands within the Corridor have	addressed through public-private partnership
	•		been restored and placed in SSAs.	agreement such as a developer contribution
	This policy does not preclude other forms of	This policy does not preclude other forms of	been restored and placed in 55745.	agreement or stewardship agreement between
	compensation for restoration which may be	compensation for restoration which may be		the parties involved. Also not precluded are
	addressed through public-private partnership	addressed through public-private partnership		various private and publicly funded restoration
	agreement such as a developer contribution	agreement such as a developer contribution		programs such as the federal Farm Bill
	agreement or stewardship agreement between	agreement or stewardship agreement between the		conservation programs. The specific process
	the parties involved. Also not precluded are	parties involved. Also not precluded are various		for assignment of additional restoration credits
	various private and publicly funded	private and publicly funded restoration programs		shall be included in the Stewardship District of
	restoration programs such as the federal Farm	such as the federal Farm Bill conservation		the LDC.
	Bill conservation programs. The specific	programs. The specific process for assignment of		
	process for assignment of additional	additional restoration credits shall be included in		
	restoration credits shall be included in the	the Stewardship District of the LDC.		
	Stewardship District of the LDC.			

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Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
3.15	Committee proposed revision to CCPC	CCPC initially proposed new policy:		None.
0.120	language:	Any development shall be compatible with		
	Any development on lands participating in the	surrounding land uses. Within 1-year of the		
	RLS Program shall be compatible with			
	surrounding land uses. Within one year of the	be implemented for outdoor lighting using		
	effective date of this Policy LDC regulations	standards modeled from the Dark Sky		
	shall be implemented for outdoor lighting to			
	protect the nighttime environment, conserve			
	energy, and enhance safety and security.	enhance safety and security.		

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	KLSA POLICY CHARI			County Attorney – Final – 4/15/09
Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
4.2	(Comittee recommended <u>no revision</u> to its	All privately owned lands within the RLSA which	The EAC discussed whether acres or credits	All privately owned lands within the RLSA which
	originally recommended amendment and non	meet the criteria set forth herein are eligible for	should be capped and could not reach a	meet the criteria set forth herein are eligible for
	acceptance of CCPC recommendation)	designation as a SRA, except land delineated as a	consensus. What they did want to convey were	designation as a SRA, except land delineated as a
		FSA, HSA, WRA or land that has been designated	the following concerns:	FSA, HSA, WRA or land that has been designated
	All privately owned lands within the RLSA	as a Stewardship Sending Area. Land proposed		as a Stewardship Sending Area. Land proposed
	which meet the criteria set forth herein are	for SRA designation shall meet the suitability	(1) There are too many credits floating	for SRA designation shall meet the suitability
	eligible for designation as a SRA, except land	criteria and other standards described in Group 4	around in the revised Overlay – this	criteria and other standards described in Group 4
	delineated as a FSA, HSA, WRA or land that	Policies. Due to the long-term vision of the RLSA	could devalue existing credits.	Policies. Due to the long-term vision of the RLSA
	has been designated as a Stewardship Sending	Overlay, extending to a horizon year of 2025, and		Overlay, extending to a horizon year of 2025, and
	Area. Land proposed for SRA designation	in accordance with the guidelines established in	(2) There is a potential to generate more	in accordance with the guidelines established in
	shall meet the suitability criteria and other	Chapter 163.3177(11) F.S., the specific location,	credits than would be used to entitle	Chapter 163.3177(11) F.S., the specific location,
	standards described in Group 4 Policies. Due	size and composition of each SRA cannot and	45,000 acres of development.	size and composition of each SRA cannot and
	to the long-term vision of the RLSA Overlay,	need not be predetermined in the GMP. In the		need not be predetermined in the GMP. In the
	extending to a horizon year of 2025, and in	RLSA Overlay, lands that are eligible to be	(3) There was a general consensus that to	RLSA Overlay, lands that are eligible to be
	accordance with the guidelines established in Chapter 163.3177(11) F.S., the specific	designated as SRAs generally have similar	avoid an overload of development	designated as SRAs generally have similar
	location, size and composition of each SRA	physical attributes as they consist predominately of	credits, changes to the GMP and LDC	physical attributes as they consist predominately of
	cannot and need not be predetermined in the	agriculture lands which have been cleared or	should be explored that would allow use	agriculture lands which have been cleared or
	GMP. In the RLSA Overlay, lands that are	otherwise altered for this purpose. Lands shown	of credits generated in the RLSA to be	otherwise altered for this purpose. Lands shown
	eligible to be designated as SRAs generally	on the Overlay Map as eligible for SRA	used in other unincorporated areas of the	on the Overlay Map as eligible for SRA
	have similar physical attributes as they consist	designation include approximately 74,500 72,000	County or be applied to increase the	designation include approximately 74,500 72,000
	predominately of agriculture lands which have	acres outside of the ACSC and <u>approximately</u>	density within developments beyond the	acres outside of the ACSC and approximately
	been cleared or otherwise altered for this	18,300 15,000 acres within the ACSC. Total SRA	currently approved base level.	18,300 15,000 acres within the ACSC. Total SRA
	purpose. Lands shown on the Overlay Map as	designation shall be a maximum creation of		designation shall be a maximum of 45,000 acres.
	eligible for SRA designation include	315,000 stewardship credits. of 45,000 acres.		Approximately 2% of these lands achieve an Index
	approximately 74,500 72,000 acres outside of	Approximately 2% of these lands achieve an Index		score greater than 1.2. Because the Overlay
	the ACSC and <u>approximately</u> 18,300 15,000	score greater than 1.2. Because the Overlay	Comment on <i>Policies 4.2, 5.1, 5.2, 5.3</i> : The	requires SRAs to be compact, mixed-use and self
	acres within the ACSC. <u>Total SRA</u>	requires SRAs to be compact, mixed-use and self	RLSA has not focused enough effort on	sufficient in the provision of services, facilities and
	designation shall be a maximum of 45,000	sufficient in the provision of services, facilities and	determining future water quality and availability.	infrastructure, traditional locational standards
	acres. Approximately 2% of these lands	infrastructure, traditional locational standards	The EAC has concerns that the potential exists for	normally applied to determine development
	achieve an Index score greater than 1.2.	normally applied to determine development	adverse effects on water quality and availability	suitability are not relevant or applicable to SRAs.
	Because the Overlay requires SRAs to be	suitability are not relevant or applicable to SRAs.	for current users and that there will be a significant	Therefore the process for designating a SRA
	compact, mixed-use and self sufficient in the	Therefore the process for designating a SRA	increase in County expense to provide potable	follows the principles of the Rural Lands
	provision of services, facilities and	follows the principles of the Rural Lands	water in the future.	Stewardship Act as further described procedures
	infrastructure, traditional locational standards	Stewardship Act as further described procedures		set forth herein and the adopted RLSA Zoning
	normally applied to determine development	set forth herein and the adopted RLSA Zoning		Overlay District.
	suitability are not relevant or applicable to	Overlay District.		
	SRAs. Therefore the process for designating a			
	SRA follows the principles of the Rural Lands			
	Stewardship Act as further described			
	procedures set forth herein and the adopted			
	RLSA Zoning Overlay District.			

		KLSA FOLICI	CHARI	County Attorney – Final – 4/15/09
Policy No.	Committee Response/Recommendation	CCPC Language	EAC Comment	Original Committee Proposal
4.17	The BCC will review and approve SRA	The BCC will review and approve SRA		Committee initial January, 2009 recommendation
	designation applications in accordance with	designation applications in accordance with the		was for no change to Policy 4.17:
	the provisions of Policy 1.1.2 of the Capital	provisions of Policy 1.1.2 of the Capital		
	Improvement Element of the GMP and public	Improvement Element of the GMP and public		The BCC will review and approve SRA
	facilities pursuant to Policy 1.1 of the Capital	facilities pursuant to Policy 1.1 in addition to the		designation applications in accordance with the
	Improvement Element in addition to the	following: jails, law enforcement, emergency		provisions of Policy 1.1.2 of the Capital
	following: jails, law enforcement, emergency	medical services, fire service, government		Improvement Element of the GMP for Category A
	medical services, fire service, government	buildings and libraries. for Category A public		public facilities. Final local development orders
	buildings and libraries. for Category A public	facilities. Final local development orders will be		will be approved within a SRA designated by the
	facilities. Final local development orders will	approved within a SRA designated by the BCC in		BCC in accordance with the Concurrency
	be approved within a SRA designated by the	accordance with the Concurrency Management		Management System of the GMP and LDC in
	BCC in accordance with the Concurrency	System of the GMP and LDC in effect at the time		effect at the time of final local development order
	Management System of the GMP and LDC in	of final local development order approval.		approval.
	effect at the time of final local development			
	order approval.			
4.18	The SRA will be planned and designed to be	The SRA will be planned and designed to be		The SRA will be planned and designed to be
	fiscally neutral or positive to Collier County at	fiscally neutral or positive to Collier County at the		fiscally neutral or positive to Collier County at the
	the horizon year based on a cost/benefit fiscal	horizon year based on a cost/benefit fiscal impact		horizon year based on a cost/benefit fiscal impact
	impact analysis model acceptable to or as may	analysis model acceptable to or as may be adopted		analysis model acceptable to or as may be adopted
	be adopted by the County. The BCC may	by the County. The BCC may grant exceptions to		by the County. The BCC may grant exceptions to
	grant exceptions to this policy to			this policy to accommodate affordable-workforce
	accommodate affordable-workforce housing,	housing, as it deems appropriate. Techniques that		housing, as it deems appropriate. Techniques that
	as it deems appropriate. Techniques that may			may promote fiscal neutrality such as Community
	promote fiscal neutrality such as Community			Development Districts, and other special districts,
	Development Districts, and other special	shall be encouraged. At a minimum, the analysis		shall be encouraged. At a minimum, the analysis
	districts, shall be encouraged. At a minimum,			shall consider the following public facilities and
	the analysis shall consider the following			services: transportation, potable water, wastewater,
	public facilities and services: transportation,			irrigation water, stormwater management, solid
	potable water, wastewater, irrigation water,			waste, parks, law enforcement, and schools.
	stormwater management, solid waste, parks,	-		Development phasing, developer contributions and
	law enforcement, and schools. Development			mitigation, and other public/private partnerships
	phasing, developer contributions and	shall address any potential adverse impacts to		shall address any potential adverse impacts to
	mitigation, and other public/private			adopted levels of service standards.
	partnerships shall address any potential	Letter energy (but a ODA describer on the local description)		The interview of the test CDA is the interview of the test
	adverse impacts to adopted levels of service	In the event that a SRA development, including		It is recognized that SRA development in the
	standards.	any related impacts to Collier County outside of		RLSA may generates surplus revenues to Collier
		those directly generated by the SRA, generates		<u>County, and Collier County may choose to allocate</u>
	In the event that a SRA development	surplus revenues to Collier County; Collier County		a portion of such surplus revenues to ensure that
	generates surplus revenues to Collier County.	may choose to allocate a portion of such surplus		sufficient resources are available to allow Collier
	Collier County may choose to allocate a	revenues to ensure that sufficient resources are		County to respond expeditiously to economic
	portion of such surplus revenues to ensure that	available to allow Collier County to respond		opportunities and to compete effectively for high-
	sufficient resources are available to allow	expeditiously to economic opportunities and to		value research, development and
	Collier County to respond expeditiously to	compete effectively for high-value research,		commercialization, innovation, and alternative and

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	economic opportunities and to compete effectively for high-value research, development and commercialization, innovation, and alternative and renewable energy business projects.	development and commercialization, innovation, and alternative and renewable energy business projects.		renewable energy business projects.
4.23	Committee proposed alternative language from CCPC recommendations: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.	CCPC initially proposed new policy: <u>Any development on lands not participating in the</u> <u>RLS program shall be compatible with</u> <u>surrounding land uses. Within 1-year of the</u> <u>effective date of this policy LDC regulations shall</u> <u>be implemented for outdoor lighting using</u> <u>standards modeled from the Dark Sky</u> (www.darksky.org) program to protect the <u>nighttime environment, conserve energy, and</u> <u>enhance safety and security.</u>		None.
5.5 (in part)	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</u> <u>of special local concern is defined as species</u> that have been delisted but for which there remain federal, state and/or local protections and/or management plans specifying guidelines for their protection." 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.	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</u> <u>concern (SSLC) (SSLC's to be defined in the LDC</u> within 1-year of adoption of this policy) and their habitats by complying with the following guidelines and standards: 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.	Throughout this policy, it should read "listed and protected species" and a definition should be added.	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: 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.

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

		REDATOLICI		County Automey - Final - 4/15/09
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Policy No.	Committee Response/Recommendation within or abutting the impacted wetland. 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. iv. Exotics removal or maintenance may be considered acceptable mitigation for the loss of wetlands or listed species habitat if those lands if those lands are placed under a perpetual maintenance requirements. -iv 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	CCPC Language 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. iv. Exotics removal or maintenance may also be considered acceptable mitigation. iv. 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.	EAC Comment	Original Committee Proposal 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. iv. 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 maintenance requirements. iv. 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 agencies.
5.7	agencies. <u>Any development not participating in the RLS</u> <u>Program shall be compatible with surrounding</u> <u>land uses. Within one year of the effective</u> <u>date of this Policy LDC regulations shall be</u> <u>implemented for outdoor lighting to protect</u> <u>the nighttime environment, conserve energy,</u> and enhance safety and security.	CCPC recommendations for a new policy: <u>Any development on lands</u> not participating in the <u>RLS program shall be compatible with</u> <u>surrounding land uses.</u> Within 1-year of the <u>effective date of this policy, LDC regulations shall</u> <u>be implemented for outdoor lighting using</u> <u>standards modeled from the Dark Sky</u>	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.	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.
	and enhance safety and security.	(www.darksky.org) program to protect the nighttime environment, conserve energy, and enhance safety and security.		