

**COUNTY
GROWTH MANAGEMENT PLAN**

CONSERVATION AND COASTAL MANAGEMENT ELEMENT

Prepared By
Collier County Planning Services Department
Comprehensive Planning Department

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted October, 1997

**AMENDMENTS TO GROWTH MANAGEMENT PLAN
CONSERVATION AND COASTAL MANAGEMENT ELEMENT**

<u>Symbol</u>	<u>Date Amended</u>	<u>Ordinance No.</u>
**	May 9, 2000	Ordinance No. 2000-25
***	May 9, 2000	Ordinance No. 2000-26
(I)	May 9, 2000	Ordinance No. 2000-27
(II)	October 22, 2002	Ordinance No. 2002-54
(III)	June 19, 2002	**** Ordinance No. 2002-32
(IV)	December 16, 2003	Ordinance No. 2003-67
(V)	October 26, 2004	Ordinance No. 2004-71
(VI)	January 25, 2007	***** Ordinance No. 2007-16

* Indicates adopted portions

** Ordinance No. 2000-25, rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based (1996 EAR) Objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM).

*** Ordinance No. 2000-26, amended Ordinance No. 89-05, as amended, the Collier County Growth Management Plan, having the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM), more specifically portions of the Intergovernmental Coordination Element (Ord. No. 98-56), Natural Groundwater Aquifer Recharge Element (Ord. No. 97-59) and Drainage (Ord. No. 97-61) sub-elements of the Public Facilities Element, Housing Element (Ord. No. 97-63), Golden Gate Area Master Plan (Ord. No. 97-64), Conservation and Coastal Management Element (Ord. No. 97-66), and the Future Land Use Element and Future Land Use Map (Ord. No. 97-67); and re-adopts Policy 2.2.3 of the Golden Gate Area Master Plan.

**** Ordinance No. 99-82, amended Ordinance No. 89-05, as amended, the Collier County Growth Management Plan, pursuant to the Final Order dated June 22, 1999, in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM). This Ordinance was found "in compliance" by DCA, that determination was Challenged, an Administrative Law Judge issued a Recommended Order that sided with DCA, and DCA issued a Final Order finding the Ordinance "in compliance."

***** The above Ordinance No. 2002-32 was adopted on June 19, 2002. However, due to legal challenges, it did not become effective until the Florida Department of Community Affairs issued its Final Order on July 22, 2003.

***** Based on 2004 EAR, Evaluation and Appraisal Report. Also, Policy 6.1.2 revised to remove text found Not In Compliance by DCA pertaining to Section 24 (T49S, R26E) in the North Belle Meade Overlay.

Note: the support document will be updated as current information becomes available.

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(VI) I. INTRODUCTION

(VI) Subsection 163.3177 (5)(d), Florida Statutes requires all local governments within the State of Florida to have, as part of their respective Local Government Comprehensive Plans, an Element, dealing with “the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources.”

(VI) In 2002, the State Legislature made a change to Subsection 163.3177 (6) (d), F.S., which requires local Conservation Elements to consider the applicable Water Management District water supply plans or water management plans. More specifically, the Conservation Element must “assess their current, as well as projected, water needs and sources for at least a 10-year period.”

(VI) In addition to the Conservation Element, Subsection 163.3177 (5)(g), Florida Statutes, also requires certain designated local governments (including Collier County) to have an element of the local comprehensive plan dealing with coastal management. This Coastal Management Element must “set forth the policies that shall guide the local government's decisions and program implementation with respect to the following objectives:”

1. Maintenance, restoration, and enhancement of the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.
2. Continued existence of viable populations of all species of wildlife and marine life.
3. The orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.
4. Avoidance of irreversible and irretrievable loss of coastal zone resources.
5. Ecological planning principles and assumptions to be used in the determination of suitability and extent of permitted development.
6. Proposed management and regulatory techniques.
7. Limitation of public expenditures that subsidize development in high-hazard coastal areas.
8. Protection of human life against the effects of natural disasters.
9. The orderly development, maintenance, and use of ports identified in s. 403.021(9) to facilitate deepwater commercial navigation and other related activities.
10. Preservation, including sensitive adaptive use of historic and archaeological resources.

(VI) The statute further relates the functions of the Conservation and Coastal Elements so that, in effect, local governments in designated coastal areas, such as Collier County, are required to prepare a Conservation and Coastal Management Element, which fulfills the requirements for both Elements. Accordingly, Collier County's Conservation and Coastal Management Element is divided into thirteen (13) separate goal areas. These may be summarized as follows:

1. Protection of natural resources;
2. Protection of surface and estuarine water resources;
3. Protection of groundwater resources;
4. Protection of freshwater resources;
5. Protection of mineral and soil resources;
6. Protection of native vegetation and wildlife habitat;
7. Protection of fisheries and wildlife;
8. Maintenance of existing air quality;
9. Management of hazardous materials and hazardous wastes;
10. Protection of coastal resources;
11. Protection of historic resources;
12. Hurricane evacuation and sheltering; and
13. Avoiding duplication of regulations.

GOAL 1: THE COUNTY SHALL CONTINUE TO PLAN FOR THE PROTECTION, CONSERVATION, MANAGEMENT AND APPROPRIATE USE OF ITS NATURAL RESOURCES.

(VI) OBJECTIVE 1.1:

Collier County will continue to develop and implement a comprehensive environmental management and conservation program, which will ensure that the natural resources, including State and Federally listed animal species, of Collier County are properly, appropriately, and effectively identified, managed, and protected.

(VI) Policy 1.1.1:

Collier County has established and maintains an Environmental Advisory Council (EAC), which advises and assists the appropriate County agencies, the Collier County Planning Commission (CCPC) and the Board of County Commissioners (BCC) in implementing the County's environmental resources management programs.

(VI) Policy 1.1.2:

Collier County has incorporated the goals, objectives and policies of this Conservation and Coastal Management Element into the Collier County Land Development Code as the County's standards for environmental resources protection and management. The Land Development Code shall be revised, to reflect the adoption of new and/or revised natural resources management and environmental protection standards and criteria.

(VI) Policy 1.1.3:

Collier County shall continue to support established environmental policies by maintaining an appropriately administered and professionally staffed governmental unit capable of developing, administering, and providing long-term direction for the protection and management of the County's environmental resources.

(VI) Policy 1.1.4:

The appropriate County agencies shall continue cooperation with private natural resource conservation and management organizations, as well as Regional, State, and Federal environmental agencies and will work with other local governments to identify and manage shared natural resources.

(VI) Policy 1.1.5:

Collier County shall maintain a conservation program, which attempts to equitably balance the relationship between the benefits derived from, and the costs incurred by such a program to both the public and private sectors.

(V)(VI) Policy 1.1.6:

In those areas of Collier County where oil extraction and related processing is an allowable use, such use is subject to applicable state and federal oil and gas permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules exist on the effective date of this amendment to the Collier County Comprehensive Plan, regardless of whether the activity occurs within the Big Cypress Watershed, as defined in 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 oil and gas permits for proposed oil and gas activities in

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Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. 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 Chapter 62C-25 through 62C-30, F.A.C. even if outside the defined Big Cypress Watershed. All access roads to oil and gas uses shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

OBJECTIVE 1.2:

Maintain the framework for an integrated, computer-based environmental resources data storage, analysis, and graphics system and annually update the databases based on previous year's analytical data in order to monitor the status of the County's natural resources and propose potential protection measures when appropriate.

Policy 1.2.1:

As much as possible, the system will be compatible and capable of being tied into existing geographic information and/or data management systems currently utilized by the South Florida Water Management District, Southwest Florida Regional Planning Council, the Florida Department of Environmental Protection, and the Florida Natural Areas Inventory.

Policy 1.2.2:

Data gathering will be coordinated with that of Federal, State and private resource management organizations to minimize duplication of effort and enhance the quality of information.

Policy 1.2.3:

Collected and/or compiled data will be organized by established water-shed and sub-basin units.

Policy 1.2.4:

County environmental resources data will be made available to both public and private entities in order to promote and improve local environmental resources planning and management.

(VI) Policy 1.2.5:

Collier County's computerized environmental resources data storage, analysis and graphics system shall share information and resources with other Federal, State, Regional, local and private environmental management agencies and organizations and the general public. The County shall cooperate with these other entities when updating its system in order that the benefits of the updated system may be shared with all appropriate agencies and organizations.

(II) OBJECTIVE 1.3:

Pursuant to Administration Commission Final Order AC-99-002 dated June 22, 1999, the County has completed the phased delineation, data gathering, management guidelines and implementation of the Natural Resource Protection Area (NRPA) program as part of the required Collier County Rural and Agricultural Assessment. Through this Assessment, the County has determined that the NRPA program is not the only mechanism to protect significant environmental systems. Accordingly, within the Rural Lands Stewardship Area Overlay in the Future Land Use Element, the County has delineated Stewardship Sending Areas that will function to protect large environmental systems. Pursuant to the following policies, the County shall protect identified environmental systems through the NRPA and Rural Lands Stewardship programs.

(VI) Policy 1.3.1:

The purpose of the NRPA program is to direct incompatible land uses away from significant environmental systems that exist at a landscape scale, contain large systems of connected wetland and upland habitats, and support a wide variety of listed species. The program will include the following:

- (V)** a. Identification of the NRPA's in map form as an overlay to the Future Land Use Map; During the Assessment for the Rural Fringe area, the County has determined that CREW Trust lands, Belle Meade, a portion of the Northern Belle Meade shall be identified as NRPA's. The County also has determined that the South Golden Gate Estates is a NRPA. The specific boundaries have been identified as NRPA's on the Future Land Use Map.
- b. A process for verifying the existence and boundaries of NRPA's during development permit applications;
- c. Guidelines and standards for development of NRPA's including conservation guidelines to protect natural resource values, to maintain ecologically functioning systems, and to restore or mitigate NRPA's already degraded. Allowable land uses, vegetation preservation standards, development standards, and listed species protection criteria for the NRPA's are those contained in the NRPA Overlay within the Future Land Use Element.
- d. A review process, integrated into the normal development application review, to ensure that the guidelines and standards are being met;
- e. A program to defer development of NRPA's. First consideration should be fee simple purchase (based on public referenda approving and funding purchases). Other options should include, but not be limited to, tax incentives and transfer of development rights;
- f. A program to pursue Delegation of Authority Agreements with State and Federal Permitting agencies for local regulation of activities that may alter the biological and physical characteristics of NRPA's;
- g. The County shall seek assistance from and support State (e.g. CARL, SOR) or Federal land acquisition programs for County areas qualifying as NRPA's.

(II) Policy 1.3.2

The overall purpose and description of the Rural Stewardship program is defined in the Rural Lands Stewardship Area (RLSA) Overlay found in the in the Future Land Use Element. A Stewardship Credit system has been established as the primary basis for the protection of Flowway Stewardship Areas (FSAs), Habitat Stewardship Areas (HSAs) and Water Retention Areas (WRAs). The RLSA Overlay also contains policies to direct incompatible land uses away from FSAs, HSAs and WRAs in order to protect wetlands, upland habitats and listed species within the RLSA.

(II) Policy 1.3.3:

Continue with management guidelines as defined within the County LDC that provide for the management and conservation of the habitats, species, natural shoreline and dune systems for the undeveloped coastal barrier and estuarine natural resources protection area.

(II) Policy 1.3.4:

Guided by the Technical Advisory Committee, designate and adopt management guidelines and performance standards for County natural resource protection areas. Implementation shall occur on an annual basis as NRPA's and their implementation criteria are developed.

(II) Policy 1.3.5:

Where possible, the implementation of the NRPA program shall be coordinated with the preparation and implementation of watershed and sub-basin management plans.

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GOAL 2: THE COUNTY SHALL PROTECT ITS SURFACE AND ESTUARINE WATER RESOURCES.

(VI) OBJECTIVE 2.1:

By January 2008, the County shall complete the prioritization and begin the process of preparing Watershed Management Plans, which contain appropriate mechanisms to protect the County's estuarine and wetland systems. The process shall consist of (1) an evaluation of areas for which Watershed Management Plans are not necessary based on current or past watershed management planning efforts, (2) an assessment of available data and information that can be used in the development of Watershed Management Plans, and (3) budget authorization to begin preparation of the first Watershed Management Plan by January 2008. A funding schedule shall be established to ensure that all Watershed Management Plans will be completed by 2010. In selecting the order of Plan completion, the County shall give priority to watersheds where the development growth potential is greatest and will impact the greatest amount of wetland and listed species habitats. The schedule and priorities shall also be coordinated with the Federal and State agency plans that address Total Maximum Daily Loads (TMDLs). Until the Watershed Management Plans are completed, the County shall apply the following as interim standards for development:

- a. All new development and re-development projects shall meet 150% of the water quality volumetric requirements of Section 5.2.1(a) of the Basis of Review for Environmental Resource Permit Applications Within the South Florida Water Management District (February 2006) and the retention and detention requirements, and the allowable offsite discharge rates required by Drainage Sub-element Policy 6.2 and 6.3, respectively;
- b. 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 within or adjacent to the impacted wetland.
- c. Floodplain storage compensation shall be evaluated for developments within the designated flood zones "A", "AE", and "VE" as depicted on the Flood Insurance Rate Maps published by the Federal Emergency Management Agency with an effective date of November 17, 2005. Floodplain storage compensation shall also be evaluated for areas known to be periodically inundated by intense rainfall or sheetflow conditions.
- d. All development located within areas identified on Figure 1 shall be evaluated to determine impacts to natural wetlands, flowways, or sloughs. For this particular evaluation, natural wetlands, flowways, or sloughs shall be tentatively identified as contiguous lands having a continual preponderance of wetland or wet facultative plant species and a ground elevation through the major portion of the natural wetland, flowway, or slough at least one (1) foot lower than the ground at the edge of the natural wetland, flowway, or slough. The edge of the natural wetlands, flowways, or sloughs shall be identified by field determination and based upon vegetation and elevation differences from the adjacent uplands or transitional wetlands. The County shall require the applicant to avoid direct impacts to these natural wetlands, flowways, or sloughs or, when not possible, to ensure any direct impact is minimized and compensated for by providing the same conveyance capacity lost by the direct impact. The County shall adhere to the limiting discharge rates of each basin as outlined in Ordinance 2001-27, adopted May 22, 2001 which amended the County Water Management Policy and provided basin delineations where special peak discharge rates have been established. The limiting discharge rates will be reviewed as a part of the Watershed Management Plans, and modified according to the analyses and findings of the Watershed Management Plans.
- e. All new development and re-development projects shall ensure surrounding properties will not be adversely impacted from the project's influence on stormwater sheet flow.

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- f. Prior to the issuance of a final development order, the County shall require all development projects to obtain the necessary state and federal environmental permits.
- g. Within one year of the effective date of these amendments, the County shall adopt land development regulations to require Best Management Practices of future development or re-development projects. Best Management Practices means structural and non-structural facilities or practices intended to reduce pollution either through source control or treatment of stormwater.

Figure 1. Restoration Project Areas Where Interim Development Standard 2.1.d is Applicable [See Figure 1 following CCME text]

Policy 2.1.1:

These Plans will evaluate activities in the watersheds that drain into the estuaries in order to evaluate cumulative impacts on the estuarine system as well as impacts within the watersheds themselves.

Policy 2.1.2:

The Plans will provide for various tasks such as monitoring land-disturbing activities in the watersheds, collecting canal flow and water quality data, stormwater quality data, and assessing habitat changes.

Policy 2.1.3:

The Plans will also evaluate structural and non-structural controls for restoring historical hydroperiods in impacted watersheds where possible and for reducing the impacts of canal and stormwater discharges to estuaries.

(VI) Policy 2.1.4:

All Watershed Management Plans shall address the following concepts:

- a. Appropriate wetlands and uplands serving as a buffer to wetlands are conserved;
- b. Drainage systems do not degrade wetland and estuary ecosystems;
- c. Surface water that potentially could recharge ground water is not unduly drained away;
- d. When feasible the extent and effects of salt-water intrusion are lessened;
- e. The timing and flow of fresh water into the estuaries from the watershed shall, as a minimum, not degrade estuarine resource value;
- f. The needs of the watershed's natural resources and human populations are balanced;
- g. The effects on natural flood plains, stream channels, native vegetative communities and natural protective barriers which are involved in the accommodation of flood waters;
- h. Non-structural rather than structural methods of surface water management should be considered first in any proposed new works;

(VI) i. Wetland and estuarine habitat functions are conserved and/or enhanced; and

(VI) j. Wetland and estuarine ecosystems will be conserved and/or enhanced using a variety of innovative tools, including landowner incentives, public acquisition, conservation easements, and/or transferable development rights.

(VI) Policy 2.1.5:

Upon establishment of the various Watershed Management Plans for Collier County, all environmental data collection, environmental management and environmental planning activities conducted by Collier County shall be conducted using a basin-by-basin approach.

(VI) Policy 2.1.6:

Until the completion and adoption of individual watershed management plans, promote water management permitting on a basin by basin approach.

(VI) Policy 2.1.7:

Collier County shall take the lead and promote intergovernmental coordination between the County and other governmental agencies involved with watershed planning, including, but not necessarily limited to, the municipalities of Marco Island, Naples and Everglades City, the Florida Department of Environmental Protection, the South Florida Water Management District, the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers and other governmental agencies. The County will take the lead and oversee the preparation of the necessary watershed management plans, and will rely upon the work performed or data collected by other agencies, to the extent that these agencies have data and/or experience, which may be useful within the watershed basin planning and management process.

OBJECTIVE 2.2:

All canals, rivers, and flow ways discharging into estuaries shall meet all applicable Federal, State, or local water quality standards.

(VI) Policy 2.2.1:

Wastewater treatment plants shall not be allowed to discharge directly to rivers, canals or jurisdictional wetlands unless they meet Florida Department of Environmental Protection (FDEP) regulations and are not in violation of other Goals, Objectives and Policies of this Element.

Policy 2.2.2:

In order to limit the specific and cumulative impacts of stormwater run-off, stormwater systems should be designed in such a way that discharged water does not degrade receiving waters and an attempt is made to enhance the timing, quantity and quality of fresh water to the estuarine system. Non-structural methods such as discharge and storage in wetlands are encouraged.

Policy 2.2.3:

Chemical spraying for aquatic weed control should be conducted with extreme caution. The use of appropriate biological and mechanical (use of harvesting equipment to remove vegetation) controls in both the canal system and stormwater detention ponds is encouraged. Manufacturers and EPA guidelines for chemical use in aquatic habitat will be followed.

Policy 2.2.4:

Continue and expand when needed the existing water quality monitoring program for sampling canals and rivers and assess the data annually.

(VI) Policy 2.2.5:

By December 31, 2008, and no less than every three years, stormwater management systems shall be inspected and certified by a licensed Florida professional engineer for compliance with their approved design, and any deficiencies shall be corrected.

OBJECTIVE 2.3:

All estuaries shall meet all applicable federal, state and local water quality standards.

Policy 2.3.1:

No new untreated point source discharge shall be permitted directly to the estuarine system or rivers or canals that flow into the estuarine system.

Policy 2.3.2:

Stormwater systems discharging directly to estuaries shall be designed to meet the same requirements as stated in Policy 2.2.2.

(VI) Policy 2.3.3:

All watershed basin modification activities shall include appropriate detention and retention criteria, consistent with the rules and regulations of the South Florida Water Management District, Big Cypress Basin Board and Collier County, as may be applicable.

Policy 2.3.4:

Continue to implement and refine a water quality and sediment monitoring program for the estuarine system

Policy 2.3.5:

Continue to have staff coordinate with the City of Naples staff regarding coordinated and cooperative planning, management, and funding programs for limiting specific and cumulative impacts on Naples Bay and its watershed. At a minimum, this agreement includes the following:

- a. Insure adequate sites for water dependent uses,
- b. Prevent estuarine pollution,
- c. Control run-off,
- d. Protect living marine resources,
- e. Reduce exposure to natural hazards,
- f. Ensure public access,
- g. Provide a continuing monitoring program.

(VI) Policy 2.3.6:

The County will only allow development activities which will not adversely impact coastal water resources. This is implemented through the following mechanisms:

- a. Require all applicable Federal and State permits addressing water quality to be submitted to Collier County before Collier County issues a Final Development Order.
- b. Excluding single family homes, any project impacting 5 acres or more of wetlands must provide a pre and post development water quality analysis to demonstrate no increase in nutrient, biochemical oxygen demand, total suspended solids, lead, zinc and copper loading in the post development scenario.
- c. By January 2008, the County shall undertake an assessment of the current model used to evaluate pre and post development pollutant loadings referenced in (b) of this Policy. At a minimum, the purpose of this assessment will be to verify the accuracy of the model and to provide data evaluating stormwater management structure design. In reviewing the accuracy of the model, the County will include an evaluation of the reduction of lake depths with time and the corresponding loss of retention volume, the impact of lake stratification, and the need for aeration. The assessment will also include the sampling of runoff from undisturbed sites and from permitted stormwater outfalls for the parameters listed in Paragraph (b) of this Policy and pesticides. The results of the assessment and recommendations regarding the pollutant loading analysis, revisions to current model methodology, potential regulatory restrictions, and further monitoring shall be presented to the Board of County Commissioners for further direction.

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(VI) OBJECTIVE 2.4:

Collier County shall continue taking a coordinated and cooperative approach with the Florida Department of Environmental Protection (FDEP) regarding environmental planning, management and monitoring programs for Rookery Bay and Cape Romano – Ten Thousand Islands Aquatic Preserves and their watersheds. As part of this process, the County shall continue to notify FDEP of development projects within the watersheds of these preserve areas.

Policy 2.4.1:

At a minimum the County shall notify Department of Environmental Protection of proposed land development projects that could affect these preserves.

Policy 2.4.2:

The County shall request the Department of Environmental Protection staff to participate in the development of future coastal and watershed management plans.

Policy 2.4.3:

The County will request the cooperation of the Department of Environmental Protection to gather data and information needed for monitoring water quality, habitat changes and land use activities within the watersheds of these preserves.

OBJECTIVE 2.5:

The County will continue with the implementation of its estuarine management program by requiring development to meet its current standards addressing stormwater management, and the protection of seagrass beds, dune and strand, and wetland habitats.

Policy 2.5.1:

Identify land use activities that have the potential to degrade the estuarine environmental quality.

Policy 2.5.2:

This management program shall incorporate information obtained from the various watershed management plans described elsewhere in this Element.

Policy 2.5.3:

This program shall in part be based on the estuarine data analyses and management recommendations contained in the County's coastal management program's technical reports.

GOAL 3: THE COUNTY SHALL PROTECT THE COUNTY'S GROUND WATER RESOURCES TO ENSURE THE HIGHEST WATER QUALITY PRACTICAL

(I)(VI) OBJECTIVE 3.1:

Ground water quality shall meet all applicable Federal and State water quality standards. Ground water quality shall be monitored in order to determine whether development activities are contributing to the degradation of Collier County's ground water quality. Ground water data and land use activities will be assessed annually to determine long-term trends and whether the County is meeting Federal and State regulatory standards for ground water quality. The County shall require ground water monitoring of land uses in accordance with Chapters 62-520, 62-550 and 62-777 of the Florida Administrative Code. Upon the detection of any ground water degradation determined through the monitoring process, the County will notify the appropriate regulatory agencies.

In a coordinated effort with the United States Geological Survey (USGS), or of its own accord, the County shall institute a groundwater monitoring network by 2008, including the comprehensive inventory of monitoring wells, an assessment of monitoring wells previously damaged, and policies to make appropriate well repairs and replacements.

(I) Policy 3.1.1:

Wellhead protection areas identified on the Future Land Use Map Series shall be protected as follows:

1. Wellhead protection areas shall consist of four (4) Wellfield Risk Management Zones defined as follows:
 - a) W-1 is the land area surrounding the identified potable water wellfield wellheads and extends to the five percent ground water capture zone boundary line (which approximates the one year ground water travel time to the wellfield).
 - b) W-2 is the land area between the W-1 boundary line and the ten percent ground water capture zone boundary line (which approximates the two year ground water travel time to the potable water wellfield).
 - c) W-3 is the land area between the W-2 boundary line and the twenty-five percent ground water capture zone boundary line (which approximates the five year ground water travel time to the potable water wellfield).
 - d) W-4 is the land area between the W-3 boundary line and the 100 percent ground water capture zone boundary line (which approximates the twenty year ground water travel time to the potable water wellfield).
2. Land uses are restricted within the wellfield risk management zones as follows:
 - a) Future solid waste disposal facilities: prohibited in all wellfield risk management zones.
 - b) Future solid waste transfer stations: prohibited in W-1, W-2, W-3.
 - c) Future solid waste storage, collection, and recycling storing hazardous products and hazardous wastes: prohibited in W-1, W-2, W-3.
 - d) Future non-residential uses involving hazardous products in quantities exceeding 250 liquid gallons or 1,000 pounds of solids: provide for absorption or secondary containment in W-1, W-2, W-3.
 - e) Future domestic wastewater treatment plants: prohibited in W-1.
 - f) Future land disposal systems: must meet high level disinfection standards as found in 40 CFR part 135.
 - g) Land application of domestic residuals: limit metal concentrations, nitrogen based on uptake ability of vegetation), and require a conditional use.

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- h) Future petroleum exploration and production and expansions of existing: prohibited in W-1 and W-2, conditional use required in W-3 and W-4.
 - i) Future on-site disposal systems (septic tanks) requiring a soil absorption area greater than 1,000 square feet are allowed to discharge in zone W-1 subject to complying with construction standards and provision of an automatic dosing device and a low-pressure lateral distribution.
 - j) On-site sewage disposal systems (septic tanks) serving existing industrial uses and subject to the thresholds in d) and e) above within wellfield zones W-1, W-2, and W-3 shall meet all construction and operating standards contained in 64E-10, F.A.C. as the rule existed on August 31, 1999 and shall implement a ground water monitoring plan.
3. Conditional uses shall be granted only in extraordinary circumstances and where impacts of the development will be isolated from the Surficial and Intermediate Aquifer.

(I) OBJECTIVE 3.2:

The County shall implement a well construction compliance program under criteria specified in the Collier County Well Construction Ordinance, which is designed to ensure proper construction of wells and promote aquifer protection.

(I) Policy 3.2.1:

County inspectors who are appropriately trained and knowledgeable of drilling and grouting techniques required in Collier County will inspect the drilling and grouting process of all types of wells drilled in the County.

(I) Policy 3.2.2:

Implement the South Florida Water Management District's well construction standards in the Collier County Well Construction Ordinance that will provide for inspections and penalties if well drillers do not follow these standards.

(I)(VI) Policy 3.2.3:

Collier County shall continue to provide informational materials and hold informational workshops (for well contractors, well drillers and the general public) concerning the importance of following proper well drilling and construction techniques in Collier County.

(I)(VI) Policy 3.2.4:

The County shall cooperate with the South Florida Water Management District in identifying and plugging improperly abandoned wells.

(I) OBJECTIVE 3.3:

Continue to identify, refine extents of, and map zones of influence and contribution around potable wellfields in order to identify activities that must be regulated to protect ground water quality near wellfields. (Refer to Objective 1.1 in the Natural Ground Water Aquifer Recharge Sub-Element.)

(I) Policy 3.3.1:

Maintain and refine a 3-dimensional computer model that calculates cones of depression around significantly sized existing and planned potable wellfields.

(I)(VI) Policy 3.3.2:

Collier County shall use its three-dimensional computer model to calculate the actual "cones of depression" around the County's existing potable water wellfields. After at least 15 days publication of the maps of the proposed "zones of protection" for each such wellfield before

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each hearing by the EAC, Planning Commission and the Board of County Commission, the County shall then amend the appropriate elements of this Growth Management Plan to show such “cones of depression” as “zones of protection” within the Countywide Future Land Use Map Series.

(I) Policy 3.3.3:

Continue to identify and delineate existing land uses that possess the greatest potential for wellfield contamination.

(I) OBJECTIVE 3.4:

Collect and evaluate data and information designed to monitor the quality of ground water in order to identify the need for additional protection measures. (Refer to Objective 1.3 in the Natural Ground Water Aquifer Recharge Sub-Element.)

Policy 3.4.1:

Continue the existing water quality monitoring program to provide base-line data, evaluate long-term trends, identify water quality problems, and evaluate the effectiveness of the County's ground water protection program.

Policy 3.4.2:

Coordinate data gathering activities with State and Federal agencies to minimize duplication of efforts and enhance the quality of information gathered.

(VI) Policy 3.4.3:

Groundwater quality monitoring data shall be assessed annually to determine whether monitoring and evaluation activities require expansion, modification or reduction. The data will also be assessed for the purpose of determining whether County groundwater protection ordinances should be amended.

Policy 3.4.4:

Gather and use appropriate data to refine and improve the database used in the County's 3-dimensional ground water model.

**GOAL 4: THE COUNTY SHALL CONSERVE, PROTECT AND APPROPRIATELY
MANAGE THE COUNTY'S FRESH WATER RESOURCES.**

OBJECTIVE 4.1:

Collect and evaluate data and information designed to more accurately determine water use in Collier County such as the County's database tracking all permitted wells and wells having consumptive use permits.

Policy 4.1.1:

Use as much as possible the existing reporting requirements and computer database of the South Florida Water Management District.

Policy 4.1.2:

Work with the agricultural community to devise a method for determining agricultural pumpage.

Policy 4.1.3:

Compile from appropriate local, State, Federal and private organizations the water use requirements of the native plant and animal community associations within the County.

(VI) OBJECTIVE 4.2:

The Collier County Water-Sewer District and the Collier County Water and Wastewater Authority will continue to promote conservation of Collier County's potable water supply and will continue to develop, implement and refine a comprehensive conservation strategy, which will identify specific goals for reducing per capita potable water consumption.

Policy 4.2.1:

Continue to rely on the South Florida Water Management District to take appropriate measures to conserve water in emergency situations.

(VI) Policy 4.2.2:

The County shall negotiate agreements with area golf courses to accept and use treated wastewater effluent for irrigation when and where such treated effluent is available from existing and future wastewater treatment plants.

Policy 4.2.3:

Identify existing and future publicly owned lands suitable for irrigation with treated wastewater effluent, such as government building grounds, parks and highway medians, and incorporate these into future planning for effluent disposal.

Policy 4.2.4:

Identify existing and future privately owned lands suitable for irrigation with treated wastewater effluent, such as cemeteries, agricultural operations, nurseries and commercial/industrial parks, and incorporate these into future planning for effluent disposal.

Policy 4.2.5:

Evaluate and make recommendations, where appropriate, for plumbing fixtures and landscapes that are designed for water conservation purposes.

GOAL 5: THE COUNTY SHALL PROTECT, CONSERVE AND APPROPRIATELY USE ITS MINERAL AND SOIL RESOURCES.

OBJECTIVE 5.1:

Allow the extraction or use of mineral resources in the County provided such activities comply with applicable industry and government standards regarding health, safety, and environmental protection.

(VI) Policy 5.1.1:

The Future Land Use Element (FLUE) and the Golden Gate Area Master Plan (GGAMP) Element of this Growth Management Plan (GMP) delineate future land use designations, districts and/or subdistricts wherein mineral extraction operations are allowed, either by right, or through a conditional use permit. The Collier County Land Development Code (LDC) may allow mineral extraction activities in appropriate zoning districts, consistent with the provisions and limitations contained within this Plan.

(VI) Policy 5.1.2:

Mineral extraction operations shall comply with standards and criteria as provided in the County's Excavation and Blasting Ordinances.

(VI) Policy 5.1.3:

Depth of excavation and dewatering shall be restricted in areas where saline water can intrude into the bottom of the pits. (Also, refer to Policy 3.3.1.)

(VI) Policy 5.1.4:

Collier County shall monitor the status of all established state water quality monitoring programs for mineral extraction activities. The results of the permitted monitoring program shall be copied to Collier County. In the event that a mining operation is in violation of water quality parameters established by the permit, Collier County shall have the right to order a suspension of the mining activities until the water quality violation is resolved.

OBJECTIVE 5.2:

Continue to reclaim the total disturbed area of extraction sites in order to ensure adequate assessment and mitigation of site specific and cumulative impacts resulting from mineral extraction activities.

(VI) Policy 5.2.1:

Reclamation standards for mineral extraction activities shall be as required by the 1986 State of Florida Resource Extraction Reclamation Act, and as referenced in Section 22-112, of the Collier County Code of Laws and Ordinances, as amended.

(VI) OBJECTIVE 5.3:

The Collier County Engineering Services Department shall periodically assess the types, quantities and location of minable mineral resources in Collier County.

(VI) Policy 5.3.1:

The Collier County Engineering Services Department shall work with the Florida Department of Environmental Protection, the Florida Geological Survey and local mining industry officials to inventory and assess the existing mineral reserves in Collier County. The inventory and assessment will incorporate use of a GIS-based database of all areas within the County that are permitted, either by right, or through a conditional use permit, to conduct mineral extraction

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operations as well as the volume of fill that is permitted to be removed for each such active mineral extraction operation.

OBJECTIVE 5.4:

The County shall maintain its program to control soil erosion through its regulations identifying criteria to control and reduce soil erosion and sediment transport from construction and other nonagricultural land disturbing activities.

Policy 5.4.1:

Rely on the USDA Natural Resources Conservation Service to provide the County with appropriate soil conservation guidelines for agriculture.

GOAL 6: THE COUNTY SHALL IDENTIFY, PROTECT, CONSERVE AND APPROPRIATELY USE ITS NATIVE VEGETATIVE COMMUNITIES AND WILDLIFE HABITAT.

(II)(III)(VI) OBJECTIVE 6.1:

The County shall protect native vegetative communities through the application of minimum preservation requirements. The following policies provide criteria to make this objective measurable. These policies shall apply to all of Collier County except for that portion of the County which is identified on the Countywide Future Land Use Map (FLUM) as the Rural Lands Stewardship Area Overlay.

(II)(III)(VI) Policy 6.1.1:

For the County's *Urban Designated Area, Estates Designated Area, Conservation Designated Area, and Agricultural/Rural Mixed Use District, Rural-Industrial District and Rural-Settlement Area District* as designated on the FLUM, native vegetation shall be preserved through the application of the following preservation and vegetation retention standards and criteria, unless the development occurs within the Area of Critical State Concern (ACSC) where the ACSC standards referenced in the Future Land Use Element shall apply. Notwithstanding the ACSC requirements, this policy shall apply to all non-agricultural development except for single-family dwelling units situated on individual parcels that are not located within a watershed management conservation area identified in a Watershed Management Plan developed pursuant to policies supporting Objective 2.1 of this Element.

	Coastal High Hazard Area	Non-Coastal High Hazard Area
Residential and Mixed Use Development	Less than 2.5 acres 10%	Less than 5 acres. 10%
	Equal to or greater than 2.5 acres 25%	Equal to or greater than 5 acres and less than 20 acres. 15%
		Equal to or greater than 20 ac. 25%
Golf Course	35%	35%
Commercial and Industrial Development	Less than 5 acres. 10%	Less than 5 acres. 10%
	Equal to or greater than 5 acres. 15%	Equal to or greater than 5 acres. 15%
Industrial Development (Rural-Industrial District only)	50%, not to exceed 25% of the project site.	50%, not to exceed 25% of the project site.

The following standards and criteria shall apply to the vegetation retention requirements referenced above.

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- (1) For the purpose of this policy, “native vegetation” is defined as a vegetative community having 25% or more canopy coverage or highest existing vegetative strata of native plant species. The vegetation retention requirements specified in this policy are calculated based on the amount of “native vegetation” that conforms to this definition.
- (2) The preservation of native vegetation shall include canopy, under-story and ground cover emphasizing the largest contiguous area possible, which may include connection to offsite preserves. The purpose for identifying the largest contiguous area is to provide for a core area that has the greatest potential for wildlife habitat by reducing the interface between the preserve area and development which decreases the conflicts from other land uses. Criteria for determining the dimensional standards of the preserve are to be set out in the Land Development Code.
- (3) Areas that fulfill the native vegetation retention standards and criteria of this policy shall be set aside as preserve areas. On-site and off-site preserve areas shall be protected by a permanent conservation mechanism to prohibit further development, consistent with the requirements of this policy. The type of permanent conservation mechanism, including conservation easements, required for a specific development may vary based on preserve area size, type of development approval, and other factors, as set forth in the County’s land development regulations.
- (4) Selection of native vegetation to be retained as preserve areas shall reflect the following criteria in descending order of priority:
 - (V) a. Wetland or upland areas known to be utilized by listed species or that serve as corridors for the movement of wildlife shall be preserved and protected in order to facilitate the continued use of the site by listed species or the movement through the site, consistent with the requirements of Policy 7.1.1 and 7.1.2 of this element.
 - b. Xeric Scrub, Dune and Strand, Hardwood Hammocks.
 - (V) c. Onsite wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM, unless permitted for impact pursuant to Policy 6.2.4 of this Element. WRAP means South Florida Water Management District’s Wetland Rapid Assessment Procedures as described in Technical Publication Reg 001 (September 1997, as updated August 1999). UMAM means Uniform Wetland Mitigation Assessment Method as described in Chapter 62-345, F.A.C.
 - d. Any upland habitat that serves as a buffer to a wetland area as identified in Paragraph (4)c. above,
 - e. Dry Prairie, Pine Flatwoods, and
 - f. All other native habitats.
- (5) The uses allowable within preserve areas are limited to:
 - a. Passive recreational uses that do not impact the minimum required vegetation or cause a loss of function to the preserve area. Loss of function to the preserve area includes a reduction or a change in vegetation within the preserve and harming any listed species present in the preserve. More specific standards that implement this policy shall be set forth in the land development regulations and will address various types of construction that are compatible with the function of the preserve. The land development regulations will also provide criteria to define appropriate passive recreational uses. The criteria will be established to allow for passive recreational uses such as trails or boardwalks that provide for access within the preserves, providing the uses do not reduce the minimum required vegetation or cause harm to listed species.
 - b. Receipt of treated stormwater discharge where such use, including conveyance, treatment and discharge structures, does not result in adverse impacts the naturally occurring, native vegetation, to include the loss of the minimum required vegetation and the harm to any listed species according to the policies associated with Objective 7.1, as determined by criteria set forth in land development regulations. Discharge to

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preserves having wetlands requires treatment that will meet water quality standards as set forth in Chapter 62-302, F.A.C. and will conform to the water quality criteria requirements set forth by the South Florida Water Management District.

- (6) A management plan shall be submitted for preserve areas identified by specific criteria in the land development regulations to identify actions that must be taken to ensure that the preserved areas will maintain natural diversity and will function as proposed. The plan shall include methods to address control and treatment of invasive exotic species, fire management, stormwater management (if applicable), and maintenance of permitted facilities. If applicable, a listed species monitoring program shall be submitted pursuant to Policy 7.1.2 (2) (i). State and federal management plans consistent with the requirements of the LDC will be accepted.
- (7) Until the land development regulations addressed in Policy 6.1.1(11) are developed, exceptions, by means of mitigation in the form of increased landscape requirements shall be granted for parcels that cannot reasonably accommodate both the preservation area and the proposed activity. Criteria for allowing these exceptions include:
 - (a) Where site elevations or conditions requires placement of fill thereby harming or reducing the survivability of the native vegetation in its existing locations;
 - (b) Where the existing vegetation required by this policy is located where proposed site improvements are to be located and such improvements can not be relocated as to protect the existing native vegetation;
 - (c) Where native preservation requirements are not accommodated, the landscape plan shall re-create a native plant community in all three strata (ground covers, shrubs and trees), utilizing larger plant materials so as to more quickly re-create the lost nature vegetation.
- (8) Parcels that were legally cleared of native vegetation prior to January 1989 shall be exempt from this requirement.
- (9) Should the amount of wetland vegetation exceed the minimum vegetation requirements as specified herein, retention of wetland vegetation having significant habitat or hydrologic value is encouraged. Increased preservation shall be fostered through incentives including, but not limited to: clustered development, reduced development standards such as open space, setbacks, and landscape buffers, to allow for increased areas of preserved wetland vegetation. Significant habitat or hydrologic value is determined by wetland function, not the size of the wetland.
- (10) Within one year of the effective date of these amendments, the County shall adopt land development regulations that allow for a process whereby a property owner may submit a petition requesting that all or a portion of the native vegetation preservation retention requirement to be satisfied by a monetary payment, land donation that contains native vegetative communities equal to or of a higher priority as described in Policy 6.1.1 (4) than the land being impacted, or other appropriate method of compensation to an acceptable land acquisition program, as required by the land development regulations. The monetary payment shall be used to purchase and manage native vegetative communities off-site. The land development regulations shall provide criteria to determine when this alternative will be considered. The criteria will be based upon the following provisions:
 - a. The amount, type, rarity and quality of the native vegetation on site;
 - b. The presence of conservation lands adjoining the site;
 - c. The presence of listed species and consideration of Federal and State agency technical assistance;
 - d. The type of land use proposed, such as, but not limited to, affordable housing;
 - e. The size of the preserve required to remain on site is too small to ensure that the preserve can remain functional; and

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- f. Right of Way acquisitions for all purposes necessary for roadway construction, including ancillary drainage facilities, and including utilities within the right of way acquisition area.

The land development regulations shall include a methodology to establish the monetary value, land donation, or other appropriate method of compensation to ensure that native vegetative communities not preserved on-site will be preserved and appropriately managed off-site.

- (11) Right of Way acquisitions by any governmental entity for all purposes necessary for roadway construction, including ancillary drainage facilities, and including utilities within the right of way acquisition area, shall be exempt from mitigation requirements.
- (12) Although the primary intent of this Policy is to retain and protect existing native vegetation, there are situations where the application of the retention requirements of this Policy is not possible. In these cases, creation or restoration of vegetation to satisfy all or a portion of the native vegetation retention requirements may be allowed. Within one year of the effective date of these amendments, the County shall adopt land development regulations to determine the circumstances for when creation or restoration is allowed and to specify criteria for creation and restoration.
- (13) The County may grant a deviation to the native vegetation retention requirements of this Policy, except for the Native Vegetation Retention Requirements Table, and provisions in Paragraphs 1, 2, 3, 6, and 7. Within one year of the effective date of these amendments, the County shall adopt land development regulations to set forth the process for obtaining a deviation. The regulations shall allow for the granting of a deviation by the appropriate review board after a public hearing, and for the granting of a deviation administratively. The County shall consider the amount and type of native vegetation and the presence of listed species in determining whether the granting of a deviation requires a public hearing, or may be granted administratively.
The County may grant a deviation if:
 - a. County, Federal or State agencies require that site improvements be located in areas which result in an inability to meet the provisions of this Policy, or
 - b. On or off-site environmental conditions are such that the application of one or more provisions of this Policy is not possible or will result in a preserve area of lesser quality, or
 - c. The strict adherence to these provisions will not allow for the implementation of other Plan policies that encourage beneficial land uses.

(II)(III)(VI) Policy 6.1.2:

For the ***County's Rural Fringe Mixed Use District***, as designated on the FLUM, native vegetation shall be preserved on site through the application of the following preservation and vegetation retention standards and criteria:

Preservation and Native Vegetation Retention Standards:

- a. Receiving Lands:
A minimum of 40% of the native vegetation present, not to exceed 25% of the total site area shall be preserved.
- b. Neutral Lands:
A minimum of 60% of the native vegetation present, not to exceed 45% of the total site area shall be preserved, except that, for Section 24, Township 49 South, Range 26 East, located in the North Belle Meade Overlay, a minimum of 70% of the native vegetation present, not to exceed 70% of the total site area, shall be preserved. *Additionally, for residential development in Section 24, if the dwelling units are not clustered, a minimum of 90% of the slash pine trees present shall be retained. Further restrictions are identified in the North Belle Meade Overlay in the FLUE.*
[The preceding 2 sentences in italics were adopted 1/25/07 but will NOT be applied or implemented by Collier County. They relate to text in the Future Land Use Element's North Belle Meade Overlay that was found to be "not in compliance" by the Florida Department of Community Affairs in letter dated 5/1/07.]

- (V) c. Non-NRPA Sending Lands:

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- Calculated at the higher value of 80% of the native vegetation present, or as may otherwise be permitted under the Density Rating provisions of the FLUE;
- (V) d. NRPA Sending Lands:
Calculated at the higher value of 90% of the native vegetation present, or as may otherwise be permitted under the Density Blending provisions of the FLUE.
- e. Provisions a. through d. above shall also be consistent with the wetland protection policies set forth under CCME Objective 6.2.
- f. In order to ensure reasonable use and to protect the private property rights of owners of smaller parcels of land within lands designated Rural Fringe Mixed Use District on the Future Land Use Map, including nonconforming lots of record which existed on or before June 22, 1999, for lots, parcels or fractional units of land or water equal to or less than five (5) acres in size, native vegetation clearing shall be allowed, at 20% or 25,000 square feet of the lot or parcel or fractional unit, whichever is greater, exclusive of any clearing necessary to provide for a 15-foot wide access drive up to 660 feet in length. For lots and parcels greater than 5 acres but less than 10 acres, up to 20% of the parcel may be cleared. This allowance shall not be considered a maximum clearing allowance where other provisions of this Plan allow for greater clearing amounts. These clearing limitations shall not prohibit the clearing of brush or under-story vegetation within 200 feet of structures in order to minimize wildfire fuel sources.
- g. Within Receiving and Neutral lands where schools and other public facilities are co-located on a site, the native vegetation retention requirement shall be 30% of the native vegetation present, not to exceed 25% of the site.
- (1) For the purpose of this policy, "native vegetation" is defined as a vegetative community having 25% or more canopy coverage or highest existing vegetative strata of native plant species. The vegetation retention requirements specified in this policy are calculated on the amount of "native vegetation" that conforms to this definition.
- (2) The preservation of native vegetation shall include canopy, under-story and ground cover, emphasizing the largest contiguous area possible, which may include connection to offsite preserves. The purpose for identifying the largest contiguous area is to provide for a core area that has the greatest potential for wildlife habitat by reducing the interface between the preserve area and development which decreases the conflicts from other land uses. Criteria for determining the dimensional standards of the preserve are to be set out in the Land Development Code.
- (3) Areas that fulfill the native vegetation retention standards and criteria of this policy shall be set aside as preserve areas. On-site and off-site preserve areas shall be protected by a permanent conservation mechanism to prohibit further development, consistent with the requirements of this policy. The type of conservation mechanism, including conservation easements, required for a specific development may vary based on preserve area size, type of development approval, and other factors, as set forth in the County's land development regulations.
- (4) Selection of native vegetation to be retained as preserve areas shall reflect the following criteria in descending order of priority:
- a. Wetland or upland areas known to be utilized by listed species or that serve as corridors for the movement of wildlife shall be preserved and protected in order to facilitate the continued use of the site by listed species or the movement of wildlife through the site. This criterion shall be consistent with the requirements of Policy 7.1.1 and 7.1.2 of this element.
 - b. Xeric Scrub, Dune and Strand, Hardwood Hammocks.
 - c. Onsite wetlands preserved pursuant to Policy 6.2.5 of this Element;
 - d. Any upland habitat that serves as a buffer to a wetland area, as identified in (4)c. above.
 - e. Dry Prairie, Pine Flatwoods, and
 - f. All other native habitats.
- (5) The uses allowable within preserve areas are limited to:

- a. Passive recreational uses that do not impact the minimum required vegetation or cause a loss of function to the preserve area. Criteria identifying what constitutes a loss of function shall be set forth in the land development regulations and will address various types of construction that are compatible with the function of the preserve. The land development regulations will also provide criteria to define appropriate passive recreational uses. The criteria will be established to allow for passive recreational uses such as trails or boardwalks that provide for access within the preserves, providing the uses do not reduce the minimum required vegetation or cause harm to listed species.
 - b. Receipt of treated stormwater discharge where such use, including conveyance, treatment and discharge structures, does not result in adverse impacts on the naturally occurring, native vegetation, to include the loss of the minimum required vegetation and the harm to any listed species according to the policies associated with Objective 7.1, as determined by criteria set forth in the land development regulations. Discharge to preserves having wetlands requires treatment that will meet water quality standards as set forth in Chapter, 62-302 F.A.C. and will conform to the water quality criteria requirements set forth by the South Florida Water Management District.
- (6) A management plan shall be submitted for all preserve areas identified by specific criteria in the land development regulations to identify actions that must be taken to ensure that the preserved areas will function as proposed. The plan shall include methods to address control and treatment of invasive exotic species, fire management, stormwater management (if applicable), and maintenance of permitted facilities. If applicable, a listed species monitoring program shall be submitted pursuant to Policy 7.1.2 (2)(i).
- (7) Off-site preservation shall be allowed to provide flexibility in the project design.
- a. Within Receiving and Neutral Lands, off-site preservation shall be allowed for up to 50% of the vegetation retention requirement.
 - 1. Off-site preservation areas shall be allowed at a ratio of 1:1 if such off-site preservation is located within designated Sending Lands or at a ratio of 1.5:1 anywhere else.
 - 2. Like for like preservation shall be required for Tropical Hardwood and Oak Hammock vegetative communities.
 - b. Within non-NRPA Sending Lands, off-site preservation shall be allowed for up to 25% of the site preservation or vegetative retention requirement, whichever is controlling.
 - 1. Off-site preservation areas shall be contiguous to designated Sending Lands and shall be allowed at a ratio of 3:1.
 - c. Off-site preservation shall not be allowed in NRPA Sending Lands.
- (8) Density Bonus Incentives shall be granted to encourage preservation amounts greater than that required in this policy, as provided for in the FLUE for Receiving Lands and Rural Villages. Within one (1) year of the effective date of these amendments, Collier County shall adopt specific land development regulations to implement this incentive program.
- (9) On-site preservation areas shall also conform to the Open Space requirements as specified in the Future Land Use Element. These preservations shall be part of and counted towards the Open Space requirements.
- (10) Existing native vegetation that is located contiguous to the natural reservation shall be preserved pursuant to Policy 6.5.2 of this element. Natural reservation is defined as that specified in CCME Objective 6.5 of this element;
- (11) Should the amount of wetland vegetation exceed the minimum vegetation requirements as specified herein, retention of wetland vegetation having significant habitat or hydrologic value is encouraged. Increased preservation shall be fostered through incentives including, but not limited to: clustered development, reduced development standards such as open space, setbacks, and landscape buffers, to allow for increased areas of preserved wetland vegetation. Significant habitat or hydrologic value is determined by wetland function, not the size of the wetland.

(II)Policy 6.1.3

For the **County's Rural Lands Stewardship Area (RLSA) Overlay, as designated on the FLUM**, native vegetation shall be preserved pursuant to the RLSA policies found in the Future Land Use Element.

(II)(III)(VI) Policy 6.1.4:

[re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

Prohibited invasive exotic vegetation shall be removed from all new developments.

- (1) Petitioners for site plan or plats shall submit and implement plans for invasive exotic plant removal and long-term control.
- (2) The petitioners for development permits shall prepare and submit native vegetation maintenance plans, which describe specific techniques to prevent re-invasion of the development site by prohibited exotic vegetation of the site in perpetuity.
- (3) The County shall maintain a list of prohibited invasive exotic vegetation species within the Collier County Land Development Code and will update such list as necessary.

(II)(III) Policy 6.1.5 *[re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]*

Agriculture shall be exempt from the above preservation requirements contained in Policies 6.1.1, and 6.1.2 of this element provided that any new clearing of land for agriculture shall not be converted to non-agricultural development for 25 years. For any such conversions in less than 25 years, the requirements of Policy 6.1.1 and 6.1.2 of this element shall be applied to the site at the time of the conversion. The percentage of native vegetation preserved shall be calculated on the amount of vegetation occurring at the time of the agricultural clearing, and if found to be deficient, a native plant community shall be restored to re-create a native plant community in all three strata (ground covers, shrubs and trees), utilizing larger plant materials so as to more quickly re-create the lost mature vegetation. Agricultural clearing within the Rural Lands Stewardship Area (RLSA) Overlay shall be allowed and guided by the RLSA policies found in the FLUE.

(II)(III)(VI) Policy 6.1.6: *[re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]*

Exemptions from the native vegetation retention requirements of CCME Policy 6.1.2 – The requirements of Policy 6.1.2 shall not apply to, affect or limit the continuation of existing uses. Existing use shall be defined as: those uses for which all required permits were issued prior to June 19, 2002; or, projects for which a Conditional Use or Rezone petition was approved by the County prior to June 19, 2002; or, land use petitions for which a completed application was submitted prior to June 19, 2002. The continuation of existing uses shall include expansions of those uses if such expansions are consistent with, or clearly ancillary to, the existing uses.

Hereafter, such previously approved developments shall be deemed to be consistent with the Plan's Goals, Policies and Objectives for the Rural Fringe area, and they may be built out in accordance with their previously approved plans. Changes to these previous approvals shall also be deemed to be consistent with the Plan's Goals, Objectives and Policies for the Rural Fringe Area as long as they do not result in an increase in development density or intensity. On the County owned land located in Section 25, Township 26 E, Range 49 S (+/-360 acres), the native vegetation retention and site preservation requirements may be reduced to 50% if the permitted uses are restricted to the portions of the property that are contiguous to the existing land fill operations; exotic removal will be required on the entire +/- 360 acres.

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(II)(III) Policy 6.1.7 [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

The County shall require native vegetation to be incorporated into landscape designs in order to promote the preservation of native plant communities and to encourage water conservation. This shall be accomplished by:

- (1) Providing incentives for retaining existing native vegetation in landscaped areas;
- (2) Establishing minimum native vegetation requirements for new landscaping; and,
- (3) Wet detention ponds within the Urban Designated area shall have a littoral shelf with an area equal to 2.5% of the ponds surface area measured at the control elevation and be planted with native aquatic vegetation. Wet detention ponds within the Rural Fringe Mixed Use District, shall have a littoral shelf with an area equal to 30% of the ponds surface area measured at the control elevation and be planted with native aquatic vegetation.
- (4) Stormwater management systems within the Rural Lands Stewardship Area (RLSA) Overlay shall be designed pursuant to the RLSA policies found in the Future Land Use Element.

(II)(III)(VI) Policy 6.1.8: [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

An Environmental Impact Statement (EIS), or submittal of appropriate environmental data as specified in the County's land development regulations, is required, to provide a method to objectively evaluate the impact of a proposed development, site alteration, or project upon the resources and environmental quality of the project area and the community and to insure that planning and zoning decisions are made with a complete understanding of the impact of such decisions upon the environment, to encourage projects and developments that will protect, conserve and enhance, but not degrade, the environmental quality and resources of the particular project or development site, the general area and the greater community. The County's land development regulations shall establish the criteria for determining the type of proposed development requiring an EIS, including the size and nature of the proposed development, the location of the proposed development in relation to existing environmental characteristics, the degree of site alterations, and other pertinent information.

(II)(III) Policy 6.1.9 [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

The County shall provide for adequate staff to implement the policies supporting Objective 6.1.

(II)(III)(VI) OBJECTIVE 6.2:

The County shall protect and conserve wetlands and the natural functions of wetlands pursuant to the appropriate policies under Goal 6. The following policies provide criteria to make this objective measurable. The County's wetland protection policies and strategies shall be coordinated with the Watershed Management Plans as required by Objective 2.1 of this Element.

(II)(III) Policy 6.2.1

As required by Florida Administrative Code 9J5-5.006(1)(b), wetlands identified by the 1994-95 SFWMD land use and land cover inventory are mapped on the Future Land Use Map series. These areas shall be verified by a jurisdictional field delineation, subject to Policy 6.2.2 of this element, at the time of project permitting to determine the exact location of jurisdictional wetland boundaries.

(II)(III) Policy 6.2.2

Wetlands shall be defined pursuant to Section 373.019 Florida Statutes. The location of jurisdictional wetland boundaries are further described by the delineation methodology in Section 373.421 Florida Statutes.

(II)(III)(VI) Policy 6.2.3:

Collier County shall implement a comprehensive process to ensure wetlands and the natural functions of wetlands are protected and conserved. This wetland preservation and conservation process shall be coordinated with the Watershed Management Plan process, as referenced in Objective 2.1 of this Element. However, the process outlined within this policy is primarily based on directing concentrated population growth and intensive development away from large interconnected wetland systems. These wetland systems have been identified based on their type, values, functions, sizes, conditions and locations within Collier County. These systems predominantly occur east of the County's Urban boundary, as delineated on the Countywide Future Land Use Map (FLUM), within the Future Land Use Element (FLUE). Many of these wetlands fall within public lands or land targeted for acquisition. High quality wetlands systems located on private property are primarily protected through native vegetation preservation requirements, or through existing PUD commitments, conservation easements, or Stewardship Sending Area Designations, or via the NRPA or Sending designations within the Rural Fringe Mixed Use District or land/easement acquisition, or innovative landowner incentives. Protection measures for wetlands and wetland systems located within the northeastern portion of Collier County, excluding the community of Immokalee, are contained in the Rural Lands Stewardship Area Overlay (RLSA Overlay) of the FLUE (and as depicted on the FLUM). Protection measures for wetlands and wetland systems located within the Urban and Estates designated areas of the County shall be based upon the jurisdictional determinations made by the applicable state or federal agency. Where permits issued by such state or federal agencies allow for impacts to wetlands within Urban and Estates designated areas and require mitigation for such impacts, the permitting agency's mitigation requirements shall be deemed to preserve and protect wetlands and their functions, except for wetlands that are part of a Watershed Management Plan preserve area. The County shall direct impacts away from such wetlands.

The large connected wetland systems that exist at the landscape scale in Collier County shall be protected through various Land Use Designations and Overlays that restrict higher intensity land uses and require specific land development standards for the remaining allowable land uses. Collier County shall direct incompatible land uses away from these large landscape scale wetland systems through implementation of the following protection and conservation mechanisms:

(VI) (1) Conservation Designation

Best available data indicates that 76% of all wetlands found in Collier County are contained within the boundaries of the Conservation Designation as depicted on the Countywide Future Land Use Map. The overall purpose of the Conservation Designation is to conserve and maintain the natural resources of Collier County and their associated environmental, recreational, and economic benefits. The allowed land uses specified in the FLUE's Conservation Designation (*Reference FLUE Land Use Designation Section IV.*) will accommodate limited residential development and future non-residential development. These limitations support Collier County's comprehensive process to direct concentrated population growth and intensive land development away from large connected wetland systems.

(VI) (2) Big Cypress Area of Critical State Concern Overlay (ACSC)

Best available data indicates that 74% of the County's wetlands are within the Big Cypress Area of Critical State Concern Overlay. The land development regulations contained in the ACSC Overlay District, as depicted on the Countywide Future Land Use Map, provide standards that facilitate the goal of directing higher intensity land uses away from wetland systems. The development standards for the ACSC Overlay (*Reference FLUE Land Use Designation Section V.*) specify that site alterations shall be limited to 10% of the total site. The majority of the land contained within the ACSC is also within the Conservation Designation and thus is subject to the land use limitations of that

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Land Use Designation.

(VI) (3) *Natural Resource Protection Areas (NRPAs)*

Major wetland systems and regional flow-ways were used as criteria to establish the NRPA Overlay District as shown on the Future Land Use Map, and as discussed in FLUE Land Use Designation, Section V.C. These areas include high functioning wetland systems and, although portions of the NRPA Overlay include lands within the Conservation Designation, represent approximately 12% of the County's wetlands, which are not located in Conservation Lands. Based on the relatively high concentration of wetlands within NRPA designated lands, incompatible land uses shall be directed away from these areas. Allowable land uses within NRPAs are also subject to native vegetation retention and preservation standards of 90%.

(VI) (4) *Rural Fringe Mixed Use District Sending Lands*

Best available data indicates that 16,000+ acres of wetlands are contained within designated Sending Lands and that such wetlands constitute approximately 70% of land cover in these areas. Incompatible land uses are directed away from the Rural Fringe Mixed Use District Sending Lands through an incentive-based Transfer of Development Rights (TDR) Program that allows land owners within these Sending Lands to transfer their residential density out of the Sending Lands to Rural Fringe Mixed Use District (and limited Urban) Receiving Lands. A complete description of the TDR Program is contained in the FLUE, Future Land Use Designation Description Section, Agricultural/Rural Designation, Rural Fringe Mixed Use District. Incompatible land uses are also directed away from Sending Lands through restrictions on allowable uses. Finally, allowable uses within these lands are also subject to native vegetation retention and preservation standards of 80% to 90%, as required by Policy 6.7.1 of this Element.

(VI) (5) *Flowway Stewardship Areas [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]*

Flowway Stewardship Areas have been designated within the Rural Lands Stewardship Area Overlay (RLSA), as depicted on the Future Land Use Map, and are shown on the Rural Lands Study Area Natural Resource Index Map Series. Flowway Stewardship Areas (FSAs) are for the most part privately owned wetlands that are located within the Camp Keais Strand and Okaloacoochee Slough. These lands form the principal wetland flowway systems in the RLSA. The Overlay provides an incentive to permanently protect FSAs through the creation and transfer of Stewardship Credits. It also contains provisions that eliminate incompatible uses from the FSAs and, which establish protection measures.

(VI) (6) *Watershed Management Plans*

Collier County will establish watershed management plans throughout the County, but with particular emphasis on the Urban and Estates designated areas. These watershed management plans shall be established in accordance with Objective 2.1 of this Element and will include the preservation or, where feasible, creation of landscape-scale wetland conservation areas to act as habitat, natural water quality treatment and water quantity retention/detention areas. The County shall direct incompatible land uses away from such large-scale wetlands.

Collier County shall allow for more intensive development to occur in Rural Fringe Receiving Lands, North Golden Gate Estates, the Rural-Settlement Area District, and the Urban Designated Areas subject to the land uses identified in the Future Land Use Element, the Immokalee Area Master Plan, and the Golden Gate Area Master Plan. These areas account for only 6% of Collier County's wetlands. Except for tidal wetlands within the coastal portion of the Urban Designated Area and wetlands that are part of an established watershed management plan, the County finds that the wetland systems in these areas are more fragmented and altered than those systems located within the Conservation Lands, ACSC and NRPA Overlays, and Rural Fringe Sending Lands.

(VI) On a project-specific basis, wetlands and wetland functions shall be protected through the following mechanisms:

- (1) Federal and State jurisdictional agency review and wetland permitting;
- (2) Vegetation preservation policies supporting CCME Objective 6.1;
- (3) Wetland protection policies supporting CCME Objective 6.2;
- (4) Clustering provisions specified in the Rural Fringe Mixed Use District of the FLUE
- (5) The protection of wetlands that are part of an established watershed management plan, as per Objective 2.1 of this Element.
- (6) Land or easement acquisition.
- (7) Land owner incentives, such as transferable development rights, tax relief, or USDA grants for restoration.

(II)(III)(VI) Policy 6.2.4:

Within the *Urban Designated* area, the County shall rely on the wetland jurisdictional determinations and permit requirements issued by the applicable jurisdictional agency, except for wetlands that are part of a Watershed Management Plan preserve area. The County shall direct impacts away from such wetlands.

This policy shall be implemented as follows:

- (1) Where permits issued by such jurisdictional agencies allow for impacts to wetlands within this designated area and require mitigation for such impacts, this shall be deemed to meet the objective of protection and conservation of wetlands and the natural functions of wetlands within this area, except for wetlands that are part of a Watershed Management Plan preserve area. The County shall direct impacts away from such wetlands.
- (2) The County shall require the appropriate jurisdictional permit prior to the issuance of a final local development order permitting site improvements, except in the case of single-family residences, which are not part of an approved development or are not platted, unless the residences are within a watershed management conservation area identified in a Watershed Management Plan developed pursuant to policies supporting Objective 2.1 of this Element, in which case the appropriate jurisdictional permit is required prior to the issuance of a final local development order permitting site improvements.
- (3) Collier County will work with the jurisdictional agencies and applicants to encourage mitigation to occur within targeted areas of the County including, but not limited to: Natural Resource Protection Areas (NRPAs); lands targeted for a acquisition by a public or private conservation entity; wetlands that are part of an approved watershed management plan, as per Objective 2.1 of this Element; and other areas appropriate for mitigation, such as flow ways and areas containing habitat for animal listed species.
- (4) Within the Immokalee Urban Designated Area, there may exist high quality wetland systems connected to the Lake Trafford/Camp Keais Strand system. These wetlands require greater protection measures than wetlands located in other portions of the Urban Designated Area, and therefore the wetland protection standards set forth in Policy 6.2.5 shall apply in this area. This area is generally identified as the area designated as Wetlands Connected To Lake Trafford/Camp Keais Strand System on the Immokalee Future Land Use Map and is located in the southwest Immokalee Urban designated area, connected to the Lake Trafford/Camp Keais System. Within one (1) year of the effective date of these amendments, the County shall adopt land development regulations to determine the process and specific circumstances when the provisions of Policy 6.2.5 will apply.

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(II)(III) (VI) Policy 6.2.5:

Within the *Rural Fringe Mixed Use District, and that portion of the Lake Trafford/Camp Keais Strand System which is contained within the Immokalee Urban Designated Area*, Collier County shall direct land uses away from higher functioning wetlands by limiting direct impacts within wetlands based upon the vegetation requirements of Policy 6.1.2 of this element, the wetland functionality assessment described in paragraph (2) below, and the final permitting requirements of the South Florida Water Management District. 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:

- (1) The County shall apply the vegetation retention requirements of Policy 6.1.2 of this element to preserve an appropriate amount of native vegetation on site. Wetlands shall be preserved as part of this vegetation requirement according to the following criteria:
 - (V) a. The acreage requirements of Policy 6.1.2 of this element shall be met by preserving wetlands with the highest wetland functionality scores. Wetland functionality assessment scores shall be those described in paragraph (2) of this policy. Wetlands having a WRAP score of at least 0.65 or a Uniform Wetland Mitigation Assessment Method score of 0.7 shall be preserved on site. This policy is not intended in all cases to require preservation of wetlands exceeding the acreage required by Policy 6.1.2 of this element. Within one year, the County shall develop specific criteria to be used to determine when wetlands having a WRAP score greater than 0.65 or a Uniform Wetland Mitigation Assessment Method score of greater than 0.7 shall be required to be retained exceeding the acreage required by Policy 6.1.2 of this element.
- (V) (2) In order to assess the values and functions of wetlands at the time of project review, applicants shall rate functionality of wetlands using the South Florida Water Management District's Wetland Rapid Assessment Procedure (WRAP), as described in Technical Publication Reg-001, dated September 1997, and updated August 1999, or the Uniform Wetland Mitigation Assessment Method, F.A.C. Chapter 62-345. The applicant shall submit to County staff, agency accepted WRAP scores or Uniform Wetland Mitigation Assessment Method scores. County staff shall review this functionality assessment as part of the County's EIS provisions and shall use the results to direct incompatible land uses away from the highest functioning wetlands according to the requirements found in paragraph (1) above.
- (3) All direct impacts shall be mitigated for pursuant to the requirements of paragraph (6) of this policy.
- (4) Single family residences shall follow the requirements contained within Policy 6.2.7 of this element.
- (5) The County shall separate preserved wetlands from other land uses with appropriate buffering requirements. The County shall require a minimum 50-foot vegetated upland buffer adjacent to a natural water body, and for other wetlands a minimum 25-foot vegetated upland buffer adjacent to the wetland. A structural buffer may be used in conjunction with a vegetative buffer that would reduce the vegetative buffer width by 50%. A structural buffer shall be required adjacent to wetlands where direct impacts are allowed. Wetland buffers shall conform to the following standards:
 - a. The buffer shall be measured landward from the approved jurisdictional line.
 - b. The buffer zone shall consist of preserved native vegetation. Where native vegetation does not exist, native vegetation compatible with the existing soils and expected hydrologic conditions shall be planted.
 - c. The buffer shall be maintained free of Category I invasive exotic plants, as defined by the Florida Exotic Pest Plant Council.

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- d. The following land uses are considered to be compatible with wetland functions and are allowed within the buffer:
 - 1. Passive recreational areas, boardwalks and recreational shelters;
 - 2. Pervious nature trails;
 - 3. Water management structures;
 - 4. Mitigation areas;
 - 5. Any other conservation and related open space activity or use which is comparable in nature with the foregoing uses.
- e. A structural buffer may consist of a stem-wall, berm, or vegetative hedge with suitable fencing.
- (6) Mitigation shall be required for direct impacts to wetlands in order to result in no net loss of wetland functions.
 - a. Mitigation Requirements:
 - 1. "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. However, in no case shall the acreage proposed for mitigation be less than the acreage being impacted.
 - 2. 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 within or adjacent to the impacted wetland.
 - 3. 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 Pest Plant Council) and continuing exotic plant maintenance.
 - 4. Prior to issuance of any final development order that authorizes site alteration, the applicant shall demonstrate compliance with paragraphs (6)a.1, (6)a.2, and (6)a.3 of this policy. If agency permits have not provided mitigation consistent with this policy, Collier County will require mitigation exceeding that of the jurisdictional agencies.
 - 5. Mitigation requirements for single-family lots shall be determined by the State and Federal agencies during their permitting process, pursuant to the requirements of Policy 6.2.7 of this element.
 - b. Mitigation Incentives:
 - 1. Collier County shall encourage certain types of mitigation by providing a variety of incentives in the form of density bonuses and credits to open space and vegetation retention requirements. Density bonuses shall be limited to no more than 10% of the allowed density.
 - 2. Preferred mitigation activities that would qualify for these incentives include, but are not limited, to the following:
 - (a) Adding wetland habitat to or restoring wetland functions within Rural Fringe Mixed Use District Sending Lands,
 - (b) Creating, enhancing or restoring wading bird habitat to be located near wood stork, and/or other wading bird colonies.
 - 3. Within one (1) year of the effective date of these amendments, Collier County shall adopt specific criteria in the LDC to implement this incentive program, and to identify other mitigation priorities.

(II)(III)(VI) Policy 6.2.6: [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

Within the **Urban Designation and the Rural Fringe Mixed Use District**, required wetland preservation areas, buffer areas, and mitigation areas shall be dedicated as conservation and common areas in the form of conservation easements and shall be identified or platted as

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separate tracts; and, 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 invasive exotic plants, as defined by the Florida Exotic Pest Plant Council. Land uses allowed in these areas shall be limited to those listed in Policy 6.2.5(5)d of this element and shall not include any other activities that are detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation and preservation.

(II)(III)(VI) Policy 6.2.7:

Within the ***Estates Designated Area and the Rural Settlement Area***, the County shall rely on the wetland jurisdictional determinations and permit requirements issued by the applicable jurisdictional agency, except for wetlands that are part of a Watershed Management Plan preserve area. The County shall direct impacts away from such wetlands. This policy shall be implemented as follows:

- (1) For single-family residences within Southern Golden Gate Estates or within the Big Cypress Area of Critical State Concern, the County shall require the appropriate federal and state wetland-related permits before Collier County issues a building permit.
- (2) Outside of Southern Golden Gate Estates and the Big Cypress Area of Critical State Concern, Collier County shall inform applicants for individual single-family building permits that federal and state wetland permits may be required prior to construction unless the proposed residence is within a watershed management conservation area identified in a Watershed Management Plan developed pursuant to policies supporting Objective 2.1 of this Element, in which case the appropriate jurisdictional permit is required prior to the issuance of a building permit. The County shall also notify the applicable federal and state agencies of single-family building permits applications in these areas.
- (3) Within North Golden Gate Estates and the Rural Settlement Area, Collier County shall incorporate certain preserved and/or created wetlands and associated uplands into the County's approved watershed management plans, as per Objective 2.1 of this Element. The size and location of wetlands incorporated into the watershed management plans will be based upon the approved requirements for such plans. The County may issue single-family building permits within or adjacent to such wetlands, subject to appropriate mitigation requirements, which preserve the functionality of the wetland within the applicable watershed management plan. For a proposed residence which is to be located within a watershed management conservation area identified in a Watershed Management Plan developed pursuant to policies supporting Objective 2.1 of this Element, the appropriate jurisdictional permit is required prior to the issuance of a building permit.
- (4) Collier County shall continue to work with federal and state agencies to identify properties that have a high probability of wetlands and animal listed species occurrence. The identification process will be based on hydric soils data and other applicable criteria. Once this identification process is complete, the County will determine if the process is sufficiently accurate to require federal and state wetland approvals prior to the issuance of a building permit within these areas. The County shall use information on wetland and/or listed species occurrence to inform property owners of the potential existence of wetlands and/or listed species on their property.
- (5) Within one year after Watershed Management Plans are accepted by the Board of County Commissioners, Collier County shall develop and implement additional means to protect wetland systems identified in each Plan for preservation or restoration. Means to consider include innovative landowner incentives, transferable development rights, tax relief, land or easement acquisition, state and federal grants, and enhanced regulations.

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(II) Policy 6.2.8

For the **County's Rural Lands Stewardship Area (RLSA) Overlay, as designated on the FLUM**, wetlands shall be preserved pursuant to the RLSA Overlay policies found in the Future Land Use Element.

(II)(III) Policy 6.2.9 [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

The County shall provide for adequate staff to implement the policies supporting Objective 6.2.

(II)(III)OBJECTIVE 6.3The County shall protect and conserve submerged marine habitats.

(II)(III) Policy 6.3.1

The amount of permitted wet slips for marinas shall be no more than 18 boat slips for every 100 feet of shoreline where impacts to sea-grass beds are less than 100 square feet. When more than 100 square feet of sea-grass beds are impacted, then no more than 10 boat slips for every 100 feet of shoreline are allowed.

(II)(III) Policy 6.3.2

Impacts to sea-grass beds shall be minimized by locating boat docks more than 10 feet from existing sea-grass beds. Where this is not possible, boat docks shall be sited to impact the smallest areas of sea-grass beds possible, be no lower than 3.5 feet NGVD, have a terminal platform no greater than 160 square feet, and have the access dock be no wider than 4 feet.

(II)(III) Policy 6.3.3

The protection of sea-grass beds shall be a factor in establishing new, or revising existing, speed zones to regulate boat traffic.

(II)(III) OBJECTIVE 6.4

The County will protect, conserve and appropriately use ecological communities shared with or tangential to State and Federal lands and other local governments.

(II)(III) Policy 6.4.1:

The County shall coordinate with adjacent counties, State and Federal agencies, other owners of lands held in the public trust, and the Southwest Florida Regional Planning Council to protect unique communities located along the County's border by controlling water levels and enforcing land development regulations with regard thereto.

(II)(III)(VI) Policy 6.4.2:

Collier County shall continue to coordinate with adjacent Counties when reviewing proposed land development projects that would have an impact on ecological communities in one or more of the adjacent Counties.

(II)(III) (VI) Policy 6.4.3:

Collier County shall continue to coordinate with adjacent governmental jurisdictions when making management decisions regarding ecological communities shared by Collier County and one or more adjacent jurisdictions.

(II)(III) OBJECTIVE 6.5: [this Objective reflects merger of Ordinance No. 2002-32 and 2002-54]

The County shall protect natural reservations from the impact of surrounding development. For the purpose of this Objective and its related policies: natural reservations shall include only Natural Resource Protection Areas (NRPAs) and designated Conservation Lands on the Future Land Use Map; and, development shall include all projects except for permitting and construction of single-family dwelling units situated on individual lots or parcels. This Objective and its Policies shall apply only to the Rural Fringe Mixed Use district [except as noted in Policy 6.5.3].

(II)(III) Policy 6.5.1:

All requests for development contiguous to natural reservations shall be reviewed as part of the County's development review process.

(III) Policy 6.5.2:

The following criteria shall apply to development contiguous to natural reservations in order to reduce negative impacts to the natural reservations:

- (1) The required open space shall be used to provide a buffer between the project and the natural reservation. Open space allowed between the project's non-open space uses and the boundary of the natural reservation shall include those areas of natural preserves, natural or man-made lakes, golf courses, recreational areas, required yard set-back areas, and other natural or man-made open space requirements. Existing agricultural operations shall be allowed within the open space requirements with additional agricultural clearing allowed subject to best management practices, consistent with the provisions of the Right to Farm Act.
 - a. The following open space uses are considered acceptable uses contiguous to the natural reservation boundary:
 - (1) preservation areas;
 - (2) golf course roughs maintained in a natural state;
 - (3) stormwater management areas;
 - (4) pervious nature trails and hiking trails limited to use by nonmotorized vehicles.
 - b. The uses in paragraph a above are encouraged to be located as to provide a buffer between the natural reservation and more intensive open space uses, including playgrounds, tennis courts, golf courses (excluding roughs maintained in a natural state), and other recreational uses and yards for individual lots or parcels, or open space uses that are impervious in nature. Within the Rural Fringe Mixed Use District, these more intensive open space uses may not be located closer than 300 feet to the boundary of the natural reservation.
 - c. In addition, where woodstork (*Mycteria americana*) rookeries, bald eagle (*Haliaeetus leucocephalus*) nests, and wading bird roosts are found in the adjacent natural reservation, the open spaces identified in sub-sections 1.a.(1) through (3) are considered acceptable for placement within a buffer as specified below:
 - (1) Woodstork (*Mycteria americana*) rookeries, bald eagle (*Haliaeetus leucocephalus*) nests – 1,500 feet;
 - (2) Wading bird roost – 300 feet;
 - (3) These buffer distances shall only apply to the identified entity within the natural reservations.
 - (4) These requirements shall be modified on a case by case basis, if such modifications are based upon the review and recommendations from the USFWS and the FFWCC. Any such changes shall be deemed consistent with the Growth Management Plan.
 - d. Existing native vegetation that is located contiguous to the natural reservation shall be preserved as part of the preservation requirements specified in Policy 6.1.1 and 6.1.2 of this element.
 - e. Where wildlife corridors exist for listed species, provision shall be made to accommodate the movement of the listed species through the project to the natural reservation. The County shall consider the recommendations from the USFWS and the FFWCC in the delineation of the corridors. Appropriate accommodations include:
 - (1) Use of fences, walls or other obstructions to encourage wildlife to use natural corridors or to separate wildlife corridors from areas of human activity,
 - (2) Location of roads away from identified corridors;

- (3) Use of appropriate roadway crossings, underpasses and signage where it is unavoidable for roadways to cross wildlife trails;
- (4) Any other techniques recommended by the USFWS and the FFWCC.
- f. Outside of this open space buffer, other permitted uses shall be located in such a manner as to place the most intensive land uses the furthest distance from the natural reservation.
- g. The County shall consider the recommendations by the USFWS and the FFWCC when considering the placement of open space next to natural reservations and setback distances from listed species as noted above. Any such changes shall be deemed consistent with the Growth Management Plan.
- (2) The wildlife protection criteria of Policy 7.1.1 shall also apply.
- (3) Within the Rural Fringe Mixed Use District, stormwater management systems discharging directly to the natural reservation shall meet the Outstanding Florida Water criteria of one-half inch of dry retention or retention pretreatment as specified in Section 5.2.2(b), of the SFWMD's *Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District*, August 2000.
- (4) Proposed development shall demonstrate that ground water table drawdowns or diversions will not adversely impact the natural reservation. Detention and control elevations shall be set to protect the natural reservation and be consistent with surrounding land and project control elevations and water tables. In order to meet these requirements, projects shall be designed in accordance with Sections 4.2.2.4, 6.11 and 6.12 of SFWMD's Basis of Review.

(II) Policy 6.5.3: [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

Criteria contained in the County's Rural Lands Stewardship Area (RLSA) Overlay shall apply to development within the RLSA that is contiguous to natural reservations.

GOAL 7: THE COUNTY SHALL PROTECT AND CONSERVE ITS FISHERIES AND WILDLIFE.

(II)(III)(VI) OBJECTIVE 7.1:

The County shall direct incompatible land uses away from listed animal species and their habitats. The County relies on the listing process of State and Federal agencies to identify species that require special protection because of their endangered, threatened, or species of special concern status. Listed animal species are those species that the Florida Fish and Wildlife Conservation Commission has designated as endangered, threatened, or species of special concern, in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C. and those species designated by various federal agencies as Endangered and Threatened species published in 50 CFR 17.

(II)(III) Policy 7.1.1

Incompatible land uses are directed away from listed species and their habitats by the following mechanisms:

(1) Conservation Designation on the Future Land Use Map

The overall purpose of the Conservation Designation is to conserve and maintain the natural resources of Collier County and their associated environmental, recreational and economic benefits. These areas have been demonstrated to have high wildlife value. The allowed land uses specified in the FLUE's Conservation Designation will accommodate limited residential development and future non-residential development. These limitations help direct many incompatible land uses away from listed species and their habitats contained in this Future Land Use Designation. (*Reference FLUE: Future Land Use Designation, Description Section.*)

(2) Big Cypress Area of Critical State Concern Overlay (ACSC)

The land development regulations contained in the ACSC Overlay district provide standards that facilitate the goal of directing incompatible land uses away from listed species and their habitats. (*Reference FLUE: Future Land Use Designation, Description Section.*)

(3) Natural Resource Protection Areas (NRPAs)

The purpose of Natural Resource Protection Areas (NRPAs) is to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats (*Reference CCME: Objective 1.3*). These areas describe large, intact and relatively unfragmented habitats important for many listed species. Allowable land uses, vegetation preservation standards, development standards, and listed species protection criteria within NRPAs are specified in the FLUE. (*Reference the FLUE for the specific requirements.*) The NRPA Overlay is intended to direct incompatible land uses away from listed species and their habitats.

(4) Sending Lands (Transfer of Development Rights):

Sending Lands are those lands that have a high degree of environmental value and sensitivity and generally include wetlands, uplands, and habitat for listed species. Due to their high environmental value, Sending Lands are targeted for preservation and conservation either through acquisition or through incentives for private property owners. Privately owned lands within the Rural Fringe Mixed Use District that have a Natural Resource Protection Area (NRPA) Overlay are considered to be Sending Lands. Allowable land uses within Sending Lands are specified in the FLUE: Future Land Use Designation, Description Section, B. Rural Fringe Mixed Use District. These limitations help direct many incompatible land uses away from listed species and their habitats.

(5) Habitat Stewardship Areas (HSAs) [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

Listed animal and plant species and their habitats shall also be protected through the establishment of Habitat Stewardship Areas (HSAs) within the RLSA Overlay. HSAs are

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privately owned agricultural areas, which include areas with natural characteristics that make them suitable habitat for listed species and areas without these characteristics. These latter areas are included because they are located contiguous to habitat and help form a continuum of landscape that can augment habitat values. The Overlay provides an incentive to permanently protect HSAs by the creation and transfer of Credits resulting in the elimination of incompatible uses and the establishment of protection measures. (Reference FLUE: RLSA Overlay.)

- (6) All other policies supporting Objective 7.1 of this element. **[re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]**

(II)(III) Policy 7.1.2 [this Policy reflects merger of Ordinance No. 2002-32 and 2002-54]

Within areas of Collier County, excluding the lands contained in the RLSA Overlay, non-agricultural development, excluding individual single family residences, shall be directed away from 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 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 that may be discovered.
- (2) Wildlife habitat management plans for listed species shall be submitted for County approval. A plan shall be required for all projects where the wildlife survey indicated listed species are utilizing the site, or the site contains potential habitat for listed species. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats.
 - (a) Management plans shall incorporate proper techniques to protect listed species and their habitat from the negative impacts of proposed development. Developments shall be clustered to discourage impacts to listed species habitats. Open space and vegetation preservation requirements shall be used to establish buffer areas between wildlife habitat areas and areas dominated by human activities. Provisions such as fencing, walls, or other obstructions shall be provided to minimize development impacts to the wildlife and to facilitate and encourage wildlife to use wildlife corridors. Appropriate roadway crossings, underpasses, and signage shall be used where roads must cross wildlife corridors
 1. The following references shall be used, as appropriate, to prepare the required management plans;
 - a. South Florida Multi-Species Recovery Plan, USFWS, 1999.
 - b. Habitat Management Guidelines for the Bald Eagle in the Southeast Region, USFWS, 1987.
 - c. 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.
 - d. Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay (*Aphelocoma coerulescens*), Technical Report No. 8, Florida Game and Fresh Water Fish Commission, 1991.
 - e. 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.
 2. The County shall consider any other techniques recommended by the USFWS and the FFWCC, subject to the provisions of paragraph (3) of this policy.

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3. When listed species are directly observed on site or indicated by evidence, such as denning, foraging or other indications, priority shall be given to preserving the listed species habitats first, as a part of the retained native vegetation requirement contained in Policy 6.1.1 and Policy 6.1.2 this element. The County shall also consider the recommendations of other agencies, subject to the provisions of paragraph (3) of this policy.
- (b) 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.
 - (c) 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. The required management plan shall also provide for a maintenance program and specify an appropriate fire or mechanical protocols to maintain the natural scrub community. The plan shall also outline a public awareness program to educate residents about the on-site preserve and the need to maintain the scrub vegetation. These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.
 - (d) 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 nesting season. These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.
 - (e) 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 can not 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 UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.
 - (f) 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.
 - (g) For projects located in Priority I and 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). Golf courses within the Rural Fringe Mixed Use District shall be designed and managed using standards found in that district. The management plans shall identify appropriate lighting controls for these permitted uses and shall also address the opportunity to utilize prescribed burning to maintain fire-adapted preserved vegetative communities and provide browse for white-tailed deer. These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.
 - (IV)(h) In order to protect loggerhead (*Caretta caretta*) and other listed sea turtles that nest along Collier County beaches, projects within 300 feet of the MHW line shall limit

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outdoor lighting to that necessary for security and safety. Floodlights and landscape or accent lighting shall be prohibited. These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of Policy 7.1.2(3).

- (i) The Management Plans shall contain a monitoring program for developments greater than 10 acres.
- (3) The County shall, consistent with applicable GMP policies, consider and utilize recommendations and letters of technical assistance from the Florida Fish and Wildlife Conservation Commission and recommendations from the US Fish and Wildlife Service in issuing development orders on property containing listed species. It is recognized that these agency recommendations, on a case by case basis, may change the requirements contained within these wildlife protection policies and any such change shall be deemed consistent with the Growth Management Plan.

(II)(VI) Policy 7.1.3

For the **County's Rural Lands Stewardship Area (RLSA) Overlay, as designated on the FLUM**, listed species shall be protected pursuant to the RLSA policies found in the Future Land Use Element.

(II)(III) Policy 7.1.4 [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

All development shall comply with applicable federal and state permitting requirements regarding listed species protection.

(II)(III) Policy 7.1.5 [re-numbered to reflect merger of Ordinance No. 2002-32 and 2002-54]

The County shall provide for adequate staff to implement the policies supporting Wildlife Conservation Commission has designated as endangered, threatened, or species of special concern, in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C. and those species designated by various federal agencies as Endangered and Threatened species published in 50 CFR 17.

(VI) Policy 7.1.6:

The County shall evaluate the need for the protection of listed plants and within one (1) year of the effective date of this amendment adopt land development regulations addressing the protection of listed plants.

(II)(III)(IV) OBJECTIVE 7.2

Historical data from 1990-1996 shows that the average number of manatee deaths in Collier County due to incidents with watercraft is approximately 3.2 per year per 10,000 boats. Through Policies 7.2.1 through 7.2.3, the County's objective is to minimize the number of manatee deaths due to boat related incidents.

(II)(III)(IV) Policy 7.2.1:

The County shall apply the marina siting criteria contained in the Collier County Manatee Protection Plan (NR-SP-93-01), May 1995 in order to direct increased boat traffic away from sensitive manatee habitats.

(II)(III) Policy 7.2.2:

Sea-grass beds shall be protected through the application of Policies 6.3.1, 6.3.2 and 6.3.3 of this element.

(II)(III)(IV) Policy 7.2.3:

In order to protect manatees, marinas shall be discouraged in designated manatee critical habitat unless other protective measures are provided. (Reference Policy 10.1.5 of this Element). The County shall maintain the manatee protection speed zones that were adopted in the Collier County Manatee Protection Plan (NR-SP-93-01), May 1995 and make revisions as needed. The County shall continue to work with appropriate State and Federal agencies to identify areas where the use of propeller driven boats may be restricted or prohibited, or where speed zones may need to be changed.

(II)(III)(VI) OBJECTIVE 7.3:

Analysis of historical data from 1996-1999 shows that the average number of sea turtle disorientations in Collier County is approximately equal to 5% of the hatchlings from all nests in the County. Through the following policies, the County's objective is to minimize the number of sea turtle disorientations.

(II)(III) Policy 7.3.1

The County shall apply the lighting criteria contained in Policy 7.1.2(2)(i) of this element in order to protect sea turtle hatchlings from adverse lighting conditions.

(II)(III) Policy 7.3.2:

County staff shall conduct regular inspections to ensure coastal properties comply with proper lighting conditions and with applicable prohibitions of overnight storage of furniture and other equipment during sea turtle season (May 1 through October 30).

(II)(III) Policy 7.3.3:

The County shall update the public awareness materials designed to inform coastal residents and visitors how they can protect sea turtles.

(II)(III) OBJECTIVE 7.4

The County shall continue to improve marine fisheries productivity by building additional artificial reefs.

(II)(III) Policy 7.4.1:

The County should continue to apply for reef construction grants and annually place more materials on the existing permitted sites.

(II)(III) Policy 7.4.2:

The County will coordinate its activities with the Florida Department of Environmental Protection, the Marine Extension Office and other appropriate agencies.

GOAL 8: THE COUNTY SHALL MAINTAIN COLLIER COUNTY'S EXISTING AIR QUALITY.

OBJECTIVE 8.1:

All activities in the County shall comply with all applicable federal and State air quality standards.

Policy 8.1.1:

The County will rely on the Florida Department of Environmental Protection, the Florida Division of Forestry or the local fire departments as appropriate under their jurisdiction to permit and visually inspect the permitted air pollutant sources in the County.

(VI) Policy 8.1.2:

The County will receive complaints concerning air pollution problems and refer such complaints to the Florida Department of Environmental Protection, the Florida Division of Forestry, or the local fire departments as appropriate.

(VI) Policy 8.1.3:

Collier County shall act to reduce air pollution from automobile emissions through continuation of the following procedures:

1. The Collier County Sheriff's Office will continue to enforce vehicle exhaust emissions standards.
2. As part of its development review process, Collier County will require the construction of sidewalks, bicycle lanes or bicycle paths in all new subdivisions.
3. The County will construct sidewalks, bicycle lanes or bicycle paths in conjunction with County-funded transportation improvements.

(VI) Policy 8.1.4:

Collier County shall continue to develop and maintain a comprehensive county-wide air quality monitoring program.

GOAL 9: THE COUNTY SHALL APPROPRIATELY MANAGE HAZARDOUS MATERIALS AND WASTE TO PROTECT THE COUNTY'S POPULOUS AND NATURAL RESOURCES AND TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY.

OBJECTIVE 9.1:

The County shall implement and update biennially a hazardous materials emergency response element as part of its Comprehensive Emergency Management Plan.

(VI) Policy 9.1.1:

The plan shall be developed in cooperation with the Southwest Florida Regional Planning Council and the local planning committee established under Federal Title III, the Superfund Amendments and Reauthorization Act (SARA).

(VI) Policy 9.1.2:

The plan shall identify a community coordinator, facility coordinators, and other Federal, State and local agency contacts (especially for the Cities of Naples, Marco Island and Everglades City) including the responsibilities and duties of each agency.

Policy 9.1.3:

The plan shall identify emergency notification procedures and lines of communication among reacting agencies.

Policy 9.1.4:

The plan shall provide a description of community and industry emergency equipment and facilities and the identity of persons responsible for them.

Policy 9.1.5:

The plan shall address hazardous substances, transportation routes, location of significant hazardous materials, probable affected areas in the event of a release, and emergency evacuation plans.

Policy 9.1.6:

A training program shall be developed for emergency response personnel.

Policy 9.1.7:

The Collier County Emergency Management Department shall be responsible for developing, implementing, and evaluating the effectiveness of the plan, including periodic updates.

OBJECTIVE 9.2:

The County shall verify the management and disposal practices of identified businesses that are potential generators of hazardous waste, at a rate of 20% of these businesses per year.

Policy 9.2.1:

During the verification visits the County shall advise businesses on proper management and disposal of hazardous wastes and shall encourage the reduction of hazardous waste through recycling.

Policy 9.2.2:

The verification visits shall concentrate on businesses generating waste oil and spent solvents and other hazardous waste in areas close to potable wellfields.

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(VI) Policy 9.2.3:

The Collier County Pollution Control and Prevention Department shall work with the Florida Department of Environmental Protection (FDEP) to establish a new cooperative agreement between the County and FDEP. The purpose of this agreement shall be to ensure an additional layer of regulatory oversight in enforcing businesses to be compliant with federal, state and local hazardous waste management regulations.

OBJECTIVE 9.3:

The Collier County Solid Waste Department shall continue to hold its hazardous waste collection day at least once per year.

Policy 9.3.1:

The hazardous waste collection day shall target residential households but also allow small businesses to participate to some extent.

(I) OBJECTIVE 9.4:

The County shall continue to implement its local storage tank compliance program.

(VI) Policy 9.4.1:

The County shall implement provisions of the contract with the Florida Department of Environmental Protection under the Federal Title III, the Superfund Amendments and Reauthorization Act (SARA) provisions in order to avoid any duplication of effort.

(I) Policy 9.4.2:

The County shall concentrate on storage tank installation, inspection, and contractor certification and oversight of maintenance and monitoring of petroleum contamination sites.

(I)(VI) Policy 9.4.3:

All storage tank systems in Collier County shall adhere to the provisions of Section 62-761 or 62-762, Florida Administrative Code (F.A.C.) as applicable. Unless otherwise provided for within Section 62-761, F.A.C., individual storage tank systems shall adhere to the provisions of Section 62-761, F.A.C., in effect at the time of approval of the storage tank system.

GOAL 10: THE COUNTY SHALL PROTECT, CONSERVE, MANAGE, AND APPROPRIATELY USE ITS COASTAL BARRIERS INCLUDING SHORELINES, BEACHES AND DUNES AND WILL PLAN FOR, AND WHERE APPROPRIATE, WILL RESTRICT ACTIVITIES WHERE SUCH ACTIVITIES WILL DAMAGE OR DESTROY COASTAL RESOURCES.

(IV) OBJECTIVE 10.1:

Priorities for shoreline land use shall be given to water dependent uses over water related land uses and shall be based on type of water-dependent use, adjacent land use, and surrounding marine and upland habitat considerations. The Collier County Manatee Protection Plan (NR-SP-93-01) May 1995 restricts the location of marinas and may limit the number of wet slips, the construction of dry storage facilities, and boat ramps, based upon the Plan's marina siting criteria.

(VI) Policy 10.1.1:

Priorities for water-dependent and water-related uses shall be:

- a. Public recreational facilities over private recreational facilities;
- b. Public Boat Ramps;
- c. Marinas
 1. Commercial (public) marinas over private marinas;
 2. Dry storage over wet storage;
- d. Commercial fishing facilities;
- e. Other non-polluting water-dependent industries or utilities;
- f. Marine supply/repair facilities;
- g. Residential development.

Policy 10.1.2:

No deep water ports shall be allowed.

(VI) Policy 10.1.3:

In order to minimize the destruction or disturbance of native vegetative communities, the following priority ranking of shoreline development shall apply:

- a. areas presently developed;
- b. disturbed uplands;
- c. disturbed freshwater wetlands;
- d. disturbed marine wetlands;
- e. viable, unaltered uplands;
- f. viable, unaltered freshwater wetlands;
- g. viable, unaltered marine wetlands.

(VI) Policy 10.1.4:

New marinas shall conform to the following criteria:

- a. Marinas must provide vehicular parking and sewage pump-out facilities;
- b. Fueling facilities shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water.
- c. Marina facilities must be accessible to all public services essential to ensure their safe operation.

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- d. Marinas and multi-slip docking facilities shall prepare hurricane plans for approval which describe measures to be taken to minimize damage to marina sites and neighboring properties and the environment; this hurricane plan shall be reviewed and approved by the County.
- e. Dry storage should be encouraged over wet storage.

(VI) Policy 10.1.5:

Marinas and all other water-dependent and water-related uses shall conform to all applicable regulations regarding development in marine wetlands. Marinas and water-dependent/water-related uses that propose to destroy wetlands shall provide for general public use.

(VI) Policy 10.1.6:

All new marinas, water-dependent and water-related uses that propose to destroy viable, naturally functioning marine wetlands shall be required to perform a fiscal analysis in order to demonstrate the public benefit and financial feasibility of the proposed development.

(VI) Policy 10.1.7:

Objective 10.1 and its accompanying policies and the LDC shall serve as criteria for the review of proposed development within the "Special Treatment" ("ST") Zoning Overlay District.

OBJECTIVE 10.2:

The County shall continue to insure that access to beaches, shores and waterways remain available to the public and continue with its program to expand the availability of such access and a method to fund its acquisition.

Policy 10.2.1:

Existing access for the public to the beach shall be maintained by new development. New beachfront development shall show on their site-plans existing beach access ways and the proposed development shall continue that access way, relocate it on the site, or donate it to the County.

Policy 10.2.2:

Evaluate appropriate public access intervals for renourished beaches considering the demand for recreation and the ability of the natural system to support the demand. If existing access is not sufficient, then the County shall acquire additional access points as a part of the renourishment project.

(VI) Policy 10.2.3:

Developments that provide public access to beaches, shores and/or waterways may be eligible for credit toward any recreation and open space impact fee adopted by the Collier County Board of County Commissioners.

Policy 10.2.4:

All public access facilities shall include parking facilities and roadway access.

Policy 10.2.5:

The County shall accept donations of shoreline lands suitable for use as public access facilities.

Policy 10.2.6:

The County shall coordinate with State and Federal agencies regarding use of and access to Federal and State owned properties in the Coastal Zone for public use.

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OBJECTIVE 10.3:

Undeveloped coastal barriers shall be maintained predominantly in their natural state and their natural function shall be protected, maintained and enhanced.

Policy 10.3.1:

"Undeveloped" coastal barrier systems shall be defined as set forth in the Federal Guidelines based on the amount of structures per acre of fastlands and for which no development approval or permits have been issued by Collier County, or plats recorded. "Fastlands" are the upland area as defined in the Federal Guidelines.

Policy 10.3.2:

Any development activities on an undeveloped coastal barrier must be compatible with protection of the natural form and function of the coastal barrier system.

Policy 10.3.3:

The highest and best use of undeveloped coastal barriers are as functioning natural systems; therefore the first alternative to development should be consideration of acquisition by or for the public benefit to preserve the natural function.

(VI) Policy 10.3.4:

Public expenditures within Collier County's undeveloped coastal barrier system shall be limited to acquisition for purposes of public safety, education, restoration, and removal of exotic vegetation, recreational use, and/or research facilities. Such uses will be allowed only if the establishment of such use would not substantially alter the natural characteristics and natural functions of the undeveloped coastal barrier system.

Policy 10.3.5:

Native or other County approved vegetation shall be required as the stabilizing medium in any coastal barrier vegetation or restoration program.

(VI) Policy 10.3.6:

Prohibit construction of structures seaward of the Coastal Construction Setback Line on undeveloped coastal barriers. Exception shall be for passive recreational structures, access crossovers, and where enforcement would not allow any reasonable economic utilization of such property. In the latter event, require construction that minimizes interference with natural function of such coastal barrier system.

Policy 10.3.7:

Participate in and encourage Regional and State programs to acquire naturally functioning, undeveloped coastal barrier systems to insure the preservation of their natural function.

(VI) Policy 10.3.8:

Development density on undeveloped coastal barrier systems shall not exceed one (1) dwelling unit per five (5) acres or as already allowed for established legal nonconforming parcels or lots of record.

Policy 10.3.9:

Native vegetation on undeveloped coastal barriers should be preserved. To the extent that native vegetation is lost during land development activities and the remaining native vegetation can be supplemented without damaging or degrading its natural function, any native vegetation lost during construction shall be replaced by supplementing with compatible native vegetation

on site. All exotic vegetation shall be removed and replaced with native vegetation where appropriate.

Policy 10.3.10:

No new bridges, causeways, paved roads or commercial marinas shall be permitted to or on undeveloped barrier systems.

Policy 10.3.11:

Shoreline hardening structures (e.g., rip-rap, seawalls, groins, etc.) shall not be allowed on undeveloped coastal barriers except in the interest of public safety or of land use related hardship.

(VI) Policy 10.3.12:

Encourage the use of the “Planned Unit Development” (PUD) provisions of the Zoning Ordinance for new development or redevelopment proposed to take place within areas identified as Coastal Barrier system, with the exception of one single family dwelling unit on a single parcel.

(VI) Policy 10.3.13:

Substantial alteration of the natural grade on undeveloped coastal barriers, through filling or excavation shall be prohibited except as part of an approved dune and/or beach restoration program, or as part of an approved public development plan for one or more of the uses allowed by Policy 10.3.4, above.

(VI) Policy 10.3.14:

Agriculture and timbering are not exempt from the above Goals, Objectives, and Policies related to coastal barrier systems.

(VI) Policy 10.3.15:

All new development proposed on undeveloped coastal barrier systems shall be reviewed through the County’s existing “Special Treatment” (“ST”) zoning overlay district. Objective 10.3 and its accompanying policies shall serve as criteria for such review.

OBJECTIVE 10.4:

Developed coastal barriers and developed shorelines shall be continued to be restored and then maintained, when appropriate by establishing mechanisms or projects which limit the effects of development and which help in the restoration of the natural functions of coastal barriers and affected beaches and dunes.

Policy 10.4.1:

Promote environmentally acceptable and economically feasible restoration of the developed coastal barriers and the urban beach and dune systems.

Policy 10.4.2:

Prohibit further shore hardening projects except where necessary to protect existing structures, considering the total beach system and adjacent properties.

(VI) Policy 10.4.3:

Collier County shall prohibit activities which would result in man-induced shoreline erosion beyond the natural beach erosion cycle or that would deteriorate the beach and dune system. Implementation of this policy will be based upon available scientific/coastal engineering literature/studies that have established benchmarks for natural rates of beach erosion.

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Policy 10.4.4:

Require dune stabilization and restoration improvements in land development projects along beach areas.

Policy 10.4.5:

Initiate and support beach and dune restoration and preservation programs where appropriate.

Policy 10.4.6:

Require native vegetation as landscaping in development activities in developed coastal barrier systems and on the beach and dune systems.

(VI) Policy 10.4.7:

Collier County shall prohibit construction seaward of the Coastal Construction Setback Line except where such construction would be permitted pursuant to the provisions of the Florida Coastal Zone Protection Act of 1985, where such prohibition would result in no reasonable economic utilization of the property in question, or for safety reasons. In such cases, construction will be as far landward as is practicable and effects on the beach and dune system and the natural functions of the coastal barrier system shall be minimized.

(VI) Policy 10.4.8:

Collier County shall allow construction seaward of the Coastal Construction Setback Line for public access and protection and activities related to restoration of beach resources. Such construction shall not interfere with sea turtle nesting, will utilize native vegetation for dune stabilization, will maintain the natural beach profile, will minimize interference with natural beach dynamics, and, where appropriate, will restore the historical dunes with native vegetation.

(VI) Policy 10.4.9:

Collier County shall prohibit seawall construction on properties fronting the Gulf of Mexico except in instances where erosion poses an imminent threat to existing buildings.

(VI) Policy 10.4.10:

The County shall prohibit vehicles on beaches and dunes except for the following:

1. Emergency vehicles responding to incidents.
2. Vehicles associated with environmental maintenance, environmental monitoring, or conservation purposes.
3. Vehicles limited to set-up and removal of equipment of permitted events, in conjunction with permanent concession facilities, or permitted uses of commercial hotels.
4. Beach raking or beach cleaning.
5. Vehicles needed for beach nourishment or inlet maintenance
6. Vehicles necessary for construction that cannot otherwise access a site from an upland area.

Vehicles shall be operated in a manner that does not negatively impact the beach or dune environment. Additional protective regulations shall apply during sea turtle nesting season.

Policy 10.4.11:

Develop tax incentives and other land use incentives to encourage additional access or parking areas to provide utilization of the high capacity urban beaches.

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(VI) Policy 10.4.12:

In permitting the repair and/or reconstruction of shore parallel engineered stabilization structures, require, where appropriate, at a minimum:

- a. All damaged seawalls will be replaced with, or fronted by, riprap.
- b. Where appropriate, repaired structures will be redesigned and/or relocated landward to align with adjacent structures.

Policy 10.4.13:

Development and redevelopment proposals shall consider the implications of potential rise in sea level.

OBJECTIVE 10.5:

For undeveloped shorelines, provide improved opportunities for recreational, educational, scientific, and esthetic enjoyment of coastal resources by protecting beaches and dunes and by utilizing or where necessary establishing construction standards, which will minimize the impact of manmade structures on the beach and dune systems.

Policy 10.5.1:

Recreation that is compatible with the natural functions of beaches and dunes is the highest and best land use.

Policy 10.5.2:

Prioritize acquisition efforts in order to meet the projected need for additional public beaches.

Policy 10.5.3:

Prohibit activities which would result in man induced shoreline erosion beyond the natural beach erosion cycle or that would deteriorate the beach dune system.

(VI) Policy 10.5.4:

Prohibit construction of any structure seaward of the Coastal Construction Setback Line. Exception shall be for passive recreational structures, access crossovers, and where enforcement would not allow any reasonable economic utilization of such property. In the latter event, require construction that minimizes interference with natural function of such beaches and dunes.

(VI) Policy 10.5.5:

The County shall prohibit vehicles on the beaches and dunes except for emergency, environmental monitoring and environmental maintenance purposes.

Policy 10.5.6:

Regulate activities so that they will not threaten the stability of the dunes or the beach itself.

Policy 10.5.7:

Pursue the acquisition of undeveloped beaches and dunes as the first alternative to development.

Policy 10.5.8:

Prohibit shoreline armoring processes and encourage non-structural methods for stabilizing beaches and dunes.

(VI) Policy 10.5.9:

Prohibit construction seaward of the Coastal Construction Setback Line except as follows:

- a. Construction will be allowed for public access;
- b. For protection and restoration of beach resources;
- c. In cases of demonstrated land use related hardship or safety concerns as specified in The 1985 Florida Coastal Zone Protection Act, there shall be no shore armoring allowed except in cases of public safety.

Policy 10.5.10:

Construction activities shall not interfere with the sea turtle nesting, shall preserve or replace any native vegetation on the site, and shall maintain the natural beach profile and minimize interference with the natural beach dynamics and function.

(VI) Policy 10.5.11:

The County will waive all other non-safety related setback requirements and site planning requirements before allowing construction seaward of the Coastal Construction Setback Line.

Policy 10.5.12:

For all beach front land development related projects require dune stabilization and restoration improvements, the removal of exotic vegetation, and replacement with native vegetation, as appropriate.

(I) OBJECTIVE 10.6:

The County shall conserve the habitats, species, natural shoreline and dune systems contained within the County's coastal zone.

(I)(VI) Policy 10.6.1:

In addition to those applicable policies supporting Objectives 10.1, 10.2, 10.3, 10.4, and 10.5, development within the County's coastal zone shall also meet the following criteria:

1. Densities on the following undeveloped coastal barriers shall not exceed 1 unit per 5 acres;
 - a. Wiggins Pass Unit FL-65P,
 - b. Clam Pass Unit FL-64P,
 - c. Keywaydin Island Unit P-16,
 - d. Cape Romano Unit P-15.
2. Site alterations shall be concentrated in disturbed habitats thus avoiding undisturbed pristine habitats (Reference Policy 10.1.4).
3. Beachfront developments shall restore dune vegetation.
4. Projects on coastal barriers shall be landscaped with native Southern Floridian species.
5. Boathouses, boat shelters and dock facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds except where a continuous bed of seagrass exists off of the shore of the property, in which case facility heights shall be at least 3.5 feet NGVD, terminal platforms shall be less than 160 square feet and access docks shall not exceed a width of four (4) feet.
6. The requirements of this policy identify the guidelines and performance standards for undeveloped coastal barriers and estuarine areas that are contained within the County's coastal barrier and estuarine area Natural Resource Protection Area (NRPA – reference CCME Policy 1.3.1). These guidelines and standards therefore satisfy the requirements of CCME Policy 1.3.1.

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(I)(VI) Policy 10.6.2:

For shoreline development projects where an EIS is required, an analysis shall demonstrate that the project will remain fully functional for its intended use after a six-inch rise in sea level.

(I) Policy 10.6.3:

Collier County supports federal and state agency efforts to deny permits and establish a permanent moratorium on the offshore oil and gas exploration and drilling along the west coast of Florida, and to the extent allowed by law, shall take appropriate actions to oppose any offshore oil and gas exploration and drilling projects in this sensitive area.

GOAL 11: THE COUNTY SHALL PROVIDE FOR THE PROTECTION, RESERVATION, AND SENSITIVE RE-USE OF HISTORIC RESOURCES.

OBJECTIVE 11.1:

To protect historic and archaeological resources in Collier County.

Policy 11.1.1:

Continue in effect regulations regarding development and other land alteration activities that ensure the conservation, sensitive re-use, preservation of significant historic and archaeological resources, or appropriate mitigation in accordance with State standards.

Policy 11.1.2:

There shall be no loss of historic or archaeological resources on County-owned property and historic resources on private property shall be protected, preserved or utilized in a manner that will allow their continued existence. Conservation techniques shall include at a minimum:

- a. During the development permit review process, historic or archaeological sites shall be identified and shown on the site plans;
- b. The County shall establish waivers for non-safety related set back requirements and site planning requirements in order to accommodate historic structures or historic sites within a proposed development;
- c. As an alternative to preserving archaeological sites, the Owner may allow excavation of the site by the State of Florida Division of Historic Resources or the approved alternate prior to development. Should a site be scientifically excavated, then development may proceed without preserving the site;
- d. The County shall accept donations of historic or archaeological sites;
- e. Archaeological sites that are to be preserved may be utilized to satisfy required setbacks, buffer strips or open space up to the maximum area required by development regulations. Conservation of such historic or archaeological sites shall qualify for any open space requirements mandated by development regulations.

Policy 11.1.3:

If, during the course of site clearing, excavation, or other constructional activities, an archaeological or historical site, artifact, or other indicator is discovered, development activities at that specific archaeological site shall be immediately stopped and the appropriate agency notified. Development will be suspended for a sufficient length of time to enable the County or a designated consultant to assess the find and determine the proper course of action in regard to its salvageability. The County will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any constructional activity.

GOAL 12: THE COUNTY SHALL MAKE EVERY REASONABLE EFFORT TO ENSURE THE PUBLIC SAFETY, HEALTH AND WELFARE OF PEOPLE AND PROPERTY FROM THE EFFECTS OF HURRICANE STORM DAMAGE.

(I)(VI) OBJECTIVE 12.1:

The County will maintain hurricane evacuation clearance times as required by state law. An evacuation clearance time shall be defined as having residents and visitors in an appropriate refuge away from storm surge prior to the arrival of sustained Tropical Storm force winds, i.e., winds equal to or greater than 39 mph. To further these objectives, for future mobile home developments located outside of the storm surge zone, such development shall include on-site sheltering or retro-fitting of an adjacent facility. The Collier County Emergency Management Department shall seek opportunities to increase shelter facilities and associated capacities under the direction of the Department of the Florida Division of Emergency Management.

(VI) Policy 12.1.1:

Collier County will develop and maintain a comprehensive public awareness program. The program will be publicized prior to May 30th of each year. Evacuation zones, public shelters and evacuation routes shall be printed in each local newspaper, displayed on the Collier County Emergency Management website, and the availability of this information will be discussed on local television newscasts. This information shall also be made readily available to all hotel/motel guests.

(I) Policy 12.1.2:

Land use plan amendments in the Category 1 hurricane vulnerability zone shall only be considered if such increases in densities provide appropriate mitigation to reduce the impacts of hurricane evacuation times.

(VI) Policy 12.1.3:

The County shall continue to identify and maintain shelter space for 32,000 persons by 2006 and 45,000 by 2010. Shelter space capacity will be determined at the rate of 20 square feet per person.

(VI) Policy 12.1.4:

The County shall continue to maintain hurricane shelter requirements and standards for all new mobile home parks and mobile home subdivisions, or existing mobile home parks and mobile home subdivisions in the process of expanding, which accommodate or contain 26 units or more. Such mobile home parks or mobile home subdivisions shall be required to provide emergency shelter space on-site, or to provide funding to enhance one or more existing public shelters off-site. The building which provides the on-site shelter space (if this option is chosen) will be of such a size as to provide shelter to park or subdivision residents at the rate of 20 square feet per person. For the purposes of this policy, the size of the on-site shelter structure shall be determined by estimating the park or subdivision population during the June-November time frame, based upon methodologies utilized by the Collier County Emergency Management Department.

(VI) Policy 12.1.5:

On-site shelters within mobile home parks or mobile home subdivisions shall be elevated to a minimum height equal to or above the worst case Category 3 hurricane flooding level, based upon the most current National Oceanic and Atmospheric Administration's storm surge model, known as Sea, Lake, and Overland Surges from Hurricanes (SLOSH). The wind load criteria for buildings and structures designated as "essential facilities" in the latest Florida Building Code, shall guide the design and construction of the required shelters. Shelters shall be constructed

(VI) = Plan Amendment by Ordinance No. 2007-16 on January 25, 2007

with emergency electrical power and potable water supplies; shall provide glass protection by shutters or other approved material/device; and shall provide for ventilation, sanitary facilities and first aid equipment. A telephone, automatic external defibrillator (AED) and battery-operated radio are also required within the shelter.

(VI) Policy 12.1.6:

The Directors of the Transportation Planning and Emergency Management Departments will review, at least annually, evacuation route road improvement needs to ensure that necessary improvements are reflected within Table A, the Five-Year Schedule of Capital Improvements, as contained within the Capital Improvement Element of this Growth Management Plan.

(VI) Policy 12.1.7:

The County shall update the hurricane evacuation portion of the Collier County Comprehensive Emergency Management Plan prior to June 1st of each year by integrating all appropriate regional and State emergency plans in the identification of emergency evacuation routes.

(VI) Policy 12.1.8:

The County's land development regulations include mitigation policies addressing flood plains, beach and dune alteration and storm water management.

(I)(VI) Policy 12.1.9:

Collier County shall annually update its approved Hazard Mitigation Plan, formerly known as the "Local Hazard Mitigation Strategy" through the identification of new or ongoing local hazard mitigation projects and appropriate funding sources for such projects.

(I)(VI) Policy 12.1.10:

All new Public Safety facilities in Collier County will be flood-resistant and designed to meet 155 mph wind load requirements and shall have provisions for back-up generator power.

(I)(VI) Policy 12.1.11:

The County will continue to coordinate with Collier County Public Schools to ensure that all new public schools outside of the Coastal High Hazard Area are designed and constructed to meet the Public Shelter Design Criteria, as contained in "State Requirements for Educational Facilities" (1999).

(I)(VI) Policy 12.1.12:

The County will continue to work with the Board of Regents of the State University System to ensure that all new facilities in the State University System that are located outside of the Coastal High Hazard Area are designed and constructed to meet the Public Shelter Design Criteria, as contained in "State Requirements for Educational Facilities" (1999) and the Florida Building Code.

(I)(VI) Policy 12.1.13:

The County will continue to mitigate previously identified shelter deficiencies through mitigation from Developments of Regional Impact, Emergency Management Preparedness and Enhancement grants, Hazard Mitigation and Pre-disaster Mitigation Grant Programs funding, and from funds identified in the State's annual shelter deficit studies.

(VI) Policy 12.1.14:

Prior to adoption of the 2007 Annual Update and Inventory Report (A.U.I.R.), Collier County shall evaluate whether to include hurricane shelters in the 5-year schedule of Capital Improvements.

(VI) = Plan Amendment by Ordinance No. 2007-16 on January 25, 2007

(I)(VI) Policy 12.1.15:

All new nursing homes and assisted living facilities that are licensed for more than 15 clients will have a core area to shelter residents and staff on site. The core area will be constructed to meet the Public Shelter Design Criteria that is required for new public schools and public community colleges and universities ("State Requirements for Educational Facilities," 1999). Additionally this area shall be capable of ventilation or air conditioning provided by back-up generator for a period of no less than 48 hours.

(I)(VI) Policy 12.1.16:

The County will coordinate with the Florida Department of Transportation on its plans to one-way evacuation routes on State maintained roads that are primary evacuation routes for vulnerable populations.

(VI) Policy 12.1.17:

Collier County is conducting a Hurricane Evacuation Study. If warranted by the results of that study, further restriction on development may be proposed.

(VI) OBJECTIVE 12.2:

The County shall ensure that publicly funded buildings and publicly funded development activities are carried out in a manner that demonstrates best practice to minimize the loss of life, property, and re-building cost from the affects from hurricanes, flooding, natural and technological disaster events. Best practice efforts may include, but are not limited to:

- a. Construction above the flood plain;
- b. maintaining a protective zone for wildfire mitigation;
- c. installation of on-site permanent generators or temporary generator emergency connection points;
- d. beach and dune restoration, re-nourishment, or emergency protective actions to minimize the loss of structures from future events;
- e. emergency road repairs;
- f. repair and/or replacement of publicly owned docking facilities, parking areas, and sea walls, etc.

(VI) Policy 12.2.1:

The Hazard Mitigation section of the Collier County Comprehensive Emergency Management Plan (CEMP) shall continue to be reviewed and updated every four (4) years beginning in 2005. This periodic update of the CEMP shall include a review and update (as may be necessary) of the County's hurricane evacuation and sheltering procedures.

(VI) Policy 12.2.2:

Within the coastal high hazard area, the calculated needs for public facilities, as represented in the Annual Update and Inventory Report (A.U.I.R.) and Five-Year Schedule of Capital Improvements, will be based on the County's adopted level of service standards and projections of future growth allowed by the Future Land Use Element.

Policy 12.2.3:

The County shall participate in the National Flood Insurance Program (NFIP).

(VI) Policy 12.2.4:

The County shall maintain requirements for structural wind resistance as stated in the latest edition of the Florida Building Code.

(VI) = Plan Amendment by Ordinance No. 2007-16 on January 25, 2007

(I)(VI) Policy 12.2.5:

The County shall consider the Coastal High Hazard Area as a geographical area lying within the Category 1 storm surge zone as presently defined in the 2001 Southwest Florida Regional Planning Council's Hurricane Evacuation Study, or subsequently authorized storm surge or evacuation planning studies coordinated by the Collier County Emergency Management Department and approved by the Board of County Commissioners.

Policy 12.2.6:

The County shall require that all new sanitary sewer facilities in the coastal high-hazard flood area be flood proofed, be designed to reduce leakage of raw sewage during flood events to the maximum extent practicable, and new septic tanks shall be fitted with back-flow preventers.

(VI) Policy 12.2.7:

The County shall continue to assess all undeveloped property within the coastal high hazard area and make recommendations on appropriate land use.

OBJECTIVE 12.3:

The County shall develop and maintain a task force that will plan and guide a unified County response to post-hurricane disasters.

Policy 12.3.1:

The Comprehensive Emergency Management Plan shall comply with the policies under this objective, and shall contain step-by-step details for post disaster recovery.

Policy 12.3.2:

After a hurricane that necessitated an evacuation, the Board of County Commissioners shall meet to hear preliminary damage assessments. This will be done prior to re-entry of the population. At that time, the Commission will activate the recovery task force and consider a temporary moratorium on building activities not necessary for the public health, safety and welfare.

(VI) Policy 12.3.3:

The Recovery Task Force shall include the Sheriff of Collier County, the Community Development and Environmental Services Division Administrator, the Comprehensive Planning Director, the Zoning and Land Development Review Director, the Emergency Management Director and other members as directed by the Board of County Commissioners. The Board should also include representatives from municipalities within Collier County that have received damage from the storm to become members of the Recovery Task Force.

(VI) Policy 12.3.4:

The Collier County Recovery Task Force responsibilities shall be identified in the Code of Laws and Ordinances.

Policy 12.3.5:

Immediate repair and clean-up actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities, debris removal, stabilization or removal of structures that are in danger of collapsing, and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions.

Policy 12.3.6:

Structures in the coastal high-hazard area which have suffered damage to pilings,

foundations, or load-bearing walls on one or more occasion shall be required to rebuild landward of their current location or to modify the structure to mitigate any recurrence of repeated damage.

(VI) Policy 12.3.7:

The County has developed, adopted and maintains a Post-disaster Recovery, Reconstruction and Mitigation Ordinance, for the purpose of evaluating options for damaged public facilities including abandonment (demolition), repair in place, relocation, and reconstruction with structural modifications. The process described within the Ordinance considers these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment and public safety.

Policy 12.3.8:

Within 30 days of a hurricane resulting in disaster the County shall identify non-public structures in the coastal high-hazard area, inventory their assessed value, judge the utility of the land for public access and make recommendations for acquisition during post-disaster recovery.

(VI) OBJECTIVE 12.4:

The County shall make every reasonable effort to meet the emergency preparedness requirements of people with special needs such as the elderly, handicapped, the infirmed and those requiring transportation from a threatened area. In the event of a countywide emergency, such as a hurricane or other large-scale disaster, the County Emergency Management Department shall open and operate one or more refuges for persons listed on the County's Special Needs Registry and their caregivers. Medical and support equipment at such refuges will include, but not necessarily be limited to, respirators, oxygen tanks, first aid equipment, disaster cots and blankets, and defibrillators.

Policy 12.4.1:

All new hospitals, nursing homes, and adult congregate living facilities shall prepare an emergency preparedness plan for approval by the Emergency Management Department prior to receiving a final development order.

Policy 12.4.2:

The County, in cooperation with other public agencies and public service groups, shall make a reasonable effort to provide for the emergency transportation needs of people having limited mobility that do not reside in licensed institutions serving people with special needs.

Policy 12.4.3:

The County, in cooperation with the Collier County Health Department and other public service groups shall make a reasonable effort to provide basic medical services in selected shelters designated as special needs shelters.

GOAL 13: THE COUNTY SHALL AVOID UNNECESSARY DUPLICATION OF EXISTING REGULATORY PROGRAMS.

OBJECTIVE 13.1:

To establish, prior to the adoption of any land development regulation to implement this Element, including but not limited to NRPA management guidelines and watershed management plans, a program to review such regulations and identify existing regulatory programs exercised by regional, State, or Federal agencies with jurisdiction over the activities sought to be regulated.

Policy 13.1.1:

There will be no unnecessary duplication of existing Regional, State, or Federal permitting programs.

Policy 13.1.2:

The County may adopt regulations to strengthen existing permitting programs.

(VI) Policy 13.1.3:

Prior to adopting any new regulations to implement this Element, the following guidelines shall be met:

- a. The regulation fulfills an important need that is not adequately addressed by existing Regional, State, or Federal regulations.
- b. The regulation can be effectively and efficiently administered by existing County staff or by an authorized expansion of County staff.
- c. The cost to the County of implementing the regulation has been identified and considered.