

ATT. B

ORDINANCE NO. 02- 54

AN ORDINANCE AMENDING ORDINANCE NUMBER 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY: AMENDING THE FUTURE LAND USE ELEMENT, FUTURE LAND USE MAP AND RELATED MAPS, THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT, THE IMMOKALEE AREA MASTER PLAN, AND THE POTABLE WATER AND SANITARY SEWER SUB-ELEMENTS OF THE PUBLIC FACILITIES ELEMENT OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN TO ESTABLISH DEVELOPMENT REGULATIONS FOR THE EASTERN LANDS ASSESSMENT AREA PORTION OF THE RURAL AND AGRICULTURAL ASSESSMENT AREA INCLUDING CERTAIN OF THE INTERIM NATURAL RESOURCE PROTECTION STUDY AREAS LOCATED WITHIN THE EASTERN LANDS ASSESSMENT AREA AND TO READOPT DEVELOPMENT REGULATIONS FOR THE PROTECTION, PRESERVATION AND CONSERVATION OF NATURAL RESOURCES FOR THE ENTIRE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, ALL TO IMPLEMENT THE FINAL ORDER OF THE ADMINISTRATION COMMISSION. ENTERED ON JUNE 22, 1999 IN CASE NO. ACC 99-02 (DOAH CASE NO. 98-0324GM): BY PROVIDING FOR SEVERABILITY; AND BY PROVIDING FOR AN EFFECTIVE DATE.

FILED  
2002 NOV - 1 PM 12: 10  
COLLIER COUNTY, FLORIDA



Whereas, on April 6, 1996, Collier County adopted an Evaluation and Appraisal Report (EAR) for its Growth Management Plan (GMP) as required by Section 163.3191, Florida Statutes; and

Whereas, on November 14, 1997, Collier County adopted the EAR-based amendments to its Growth Management Plan; and

Whereas, on December 24, 1997 the Department of Community Affairs (DCA) issued its Notice and Statement of Intent to find the County's EAR-based amendments, and to find certain of the EAR-based Objectives and Policies to the Growth Management Plan not in compliance as defined by Section 163.3184(1)(b), Florida Statutes; and

Whereas, following a hearing the Administrative Law Judge issued a Recommended Order on March 19, 1999, finding the EAR-based amendments at issue in non-compliance; and

Whereas, the Administration Commission on June 22, 1999 found the EAR-based amendments not in compliance and entered a Final Order directing Collier County to perform a 3 year Rural and Agricultural Assessment of the Growth Management Plan to identify measures to protect agricultural areas, direct incompatible land uses away from wetlands and upland habitat and assess the growth potential of the area; and

Whereas, the Final Order provides that the County may conduct the Assessment in phases; and

Whereas, the County has divided the Assessment into two geographical areas, the Rural Fringe Area and the Eastern Lands Area; and

Whereas, on August 3 and September 14, 1999 the BCC created the Rural Eastern Lands Area Oversight Committee (ELAC) to assist in the assessment of the area of the County commonly referred to as the Rural Eastern Lands Area; and

Whereas, the ELAC, with the collaboration of the public, and county planning and environmental staff have completed the Assessment for the Rural Eastern Lands Area and have developed amendments to the County's Growth Management Plan; and

Whereas, Collier County did submit this Growth Management Plan amendment to the Department of Community Affairs for preliminary review on July 2, 2002; and

Whereas, the Department of Community Affairs did review and issue its Objections, Recommendations and Comments Report (ORC) to these amendments to the Growth Management Plan and transmitted the same in writing to Collier County within the time provided by law; and

Whereas, Collier County has 60 days from receipt of this ORC Report from the Department of Community Affairs, to adopt or adopt with changes the proposed amendments to the Growth Management Plan; and

Whereas, Collier County has gathered and considered additional information, data and analysis supporting adoption of these amendments, including the following: the Collier County staff report; and the other documents, testimony and information presented and made a part of the record at the meetings of the Collier County Planning Commission held on October 2002, and the Collier County Board of County Commissioners held on October 22, 2002; and

Whereas, the Collier County Planning Commission has considered the proposed Rural Eastern Lands Assessment Area Amendments to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, Florida Statutes, and has recommended approval of said Rural Eastern Lands Assessment Area Amendments to the Board of County Commissioners; and

Whereas, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and did hold public hearings concerning the adoption of these amendments to the Growth Management Plan on October 22, 2002; and

Whereas, upon receipt of Collier County's proposed Rural Eastern Lands Assessment Area Amendments, the DCA will review the Rural Eastern Lands Assessment Area Amendments as set forth in Section 163.3184, Florida Statutes.

Whereas, all applicable substantive and procedural requirements of law have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

**SECTION ONE:** ADOPTION OF AMENDMENTS TO THE FUTURE LAND USE ELEMENT, FUTURE LAND USE MAP AND MAP SERIES, THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT, AND THE POTABLE WATER AND SANITARY SEWER SUBELEMENTS OF THE PUBLIC FACILITIES ELEMENT OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.

The Board of County Commissioners hereby adopts these amendments to the Future Land Use Element, Future Land Use Map and Map series, the Conservation and Coastal Management Element, and the Potable Water and Sanitary Sewer Subelements of the Public Facilities Element of the Collier County Growth Management Plan attached hereto and incorporated by reference herein as Exhibit A.

**SECTION TWO:** SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.


**SECTION THREE:** EFFECTIVE DATE.

The effective date of these amendments shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendments in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders or development permits dependent on these amendments may be issued or land uses dependent on these amendments commence before they have become effective. If a final order of noncompliance is issued by the Administration Commission, these amendments may nevertheless be made effective by adoption of a Resolution affirming its effective status, a copy of which Resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oaks Blvd., 3<sup>rd</sup> Floor, Tallahassee, Florida 32399-2100.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 22<sup>nd</sup> day of October, 2002.

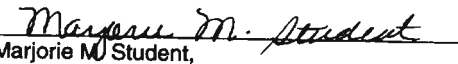
ATTEST:  
DWIGHT E. BROCK, CLERK

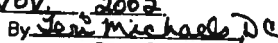
BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

BY:   
Signature only.

BY:   
JAMES N. COLETTA, CHAIRMAN

Approved as to form and legal sufficiency:

  
Marjorie M Student,  
Assistant County Attorney

This ordinance filed with the  
Secretary of State's Office the  
1<sup>st</sup> day of Nov., 2002  
and acknowledgement of that  
filing received this 6<sup>th</sup> day  
of NOV., 2002  
By   
Deputy Clerk

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STATE OF FLORIDA)

COUNTY OF COLLIER)

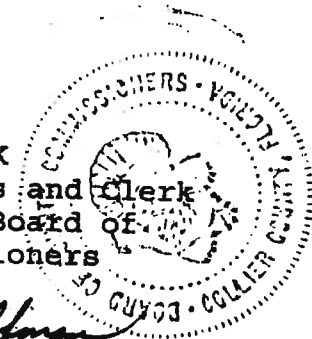
I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true copy of:

ORDINANCE NO. 2002-54

Which was adopted by the Board of County Commissioners on the 22nd day of October, 2002, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 31st day of October, 2002.

DWIGHT E. BROCK  
Clerk of Courts and Clerk  
Ex-officio to Board of  
County Commissioners

  
*Ellie Hoffman*  
By: Ellie Hoffman,  
Deputy Clerk

**Collier County Rural Lands Stewardship Area Overlay**  
**Growth Management Plan Goals, Objectives and Policies**  
**Approved for Transmittal by the Board of County Commissioners**  
**June 12, 2002**  
**Adopted by the Board of County Commissioners**  
**October 22, 2002**

**Goal**

**Collier County seeks to address the long-term needs of residents and property owners within the Immokalee Area Study boundary of the Collier County Rural and Agricultural Area Assessment. Collier County's goal is to protect agricultural activities, to prevent the premature conversion of agricultural land to non-agricultural uses, to direct incompatible uses away from wetlands and upland habitat, to enable the conversion of rural land to other uses in appropriate locations, to discourage urban sprawl, and to encourage development that utilizes creative land use planning techniques.**

**Objective**

**To meet the ~~general goal~~ Goal described above, Collier County's objective is to create an incentive based land use overlay system, herein referred to as the Collier County Rural Lands Stewardship Area Overlay, based on the ~~principles~~ principles of rural land stewardship as defined in Chapter 163.3177(11), F.S. The Policies that will implement this Goal and Objective are set forth below in groups relating to each aspect of the Goal. Group 1 policies describe the structure and organization of the Collier County Rural Lands Stewardship Area Overlay. Group 2 policies relate to agriculture, Group 3 policies relate to natural resource protection, and Group 4 policies relate to conversion of land to other uses and economic diversification. Group 5 are regulatory policies that ensure that land that is not voluntarily included in the Overlay by its owners shall nonetheless meet the minimum requirements of the Final Order pertaining to natural resource protection.**

**Group 1: General purpose and structure of the Collier County Rural Lands Stewardship Area Overlay Policies .**

**Policy 1.1**

**To promote a dynamic balance of land uses in the Collier County Rural Lands Stewardship Area (RLSA) that collectively contribute to a viable agricultural industry, protect natural resources, and enhance economic prosperity and diversification, Collier County hereby establishes the ~~Collier County~~ Rural Lands Stewardship Area Overlay (Overlay). The Overlay was created through a collaborative community based planning process involving county residents, area property owners, and representatives of community and governmental organizations under the direction of a citizen oversight committee.**

**Policy 1.2**

The Overlay protects natural resources and retains viable agriculture by promoting compact rural mixed-use development as an alternative to low-density single use development, and provides a system of compensation to private property owners for the elimination of certain land uses in order to protect natural resources and viable agriculture in exchange for transferable credits that can be used to entitle such compact development. The strategies herein are based in part on the principles of Florida's Rural Lands Stewardship Act, Chapter 163.3177 (11) F.S. The Overlay includes innovative and incentive based tools, techniques and strategies that are not dependent on a regulatory approach, but will complement existing local, regional, state and federal regulatory programs.

**Policy 1.3**

This Overlay to the Future Land Use Map is depicted on the Stewardship Overlay Map (Overlay Map) and applies to ~~all privately owned~~ rural designated lands located within the Immokalee Area Study boundary of the Collier County Rural and Agricultural Area Assessment referred to in the State of Florida Administration Commission Final Order No. AC-99-002. ~~This area~~ The RLSA generally includes rural lands in northeast Collier County lying north and east of Golden Gate Estates, north of the Florida Panther National Wildlife Refuge and Big Cypress National Preserve, south of the Lee County Line, and south and west of the Hendry County Line, and includes a total of ~~approximately 495,465~~ 195,846 acres (Overlay Area), of which approximately 182,334 acres is privately owned. The Overlay Map is an adopted overlay to the Future Land Use Map (FLUM).

**Policy 1.4**

Except as provided in Group 5 Policies ~~5.1 through 5.3~~, there shall be no change to the underlying density, and intensity of permitted uses ~~and property rights~~ of land within the ~~Overlay Area~~ RLSA, as set forth in the Baseline Standards, as defined in Policy 1.5, unless and until a property owner elects to utilize the provisions of the ~~Overlay~~ Stewardship Credit System. It is the intent of the Overlay that a property owner will be compensated for the voluntary stewardship and protection of important agricultural and natural resources. Compensation to the property owner shall occur through one of the following mechanisms: creation and transfer of Stewardship Credits, acquisition of conservation easements, acquisition of less than fee interest in the land, or through other acquisition of land or interest in land through a willing seller program.

**Policy 1.5**

As referred to in these Overlay policies, Baseline Standards are the permitted ~~Permitted~~ uses, density, intensity and other land development regulations assigned to land in the ~~Overlay Area~~ RLSA by the ~~Collier County Growth Management Plan GMP, Collier County Land Development Regulations and Collier County Zoning Regulations that were~~ in effect prior to the adoption of Interim Amendments and Interim Development Provisions ~~which imposed interim restrictions on the area referenced in Final Order AC-99-002, herein referred to as baseline standards.~~ The Baseline Standards will remain in effect for all land not subject to the transfer or receipt of Stewardship Credits, except as

provided for in Group 5 Policies 5.1 and 5.3. No part of the Overlay program Stewardship Credit System shall be imposed upon a property owner without that owners consent.

#### Policy 1.6

Stewardship Credits (Credits) are created from any lands within the Overlay Area RLSA that are to be kept in permanent agriculture, open space or conservation uses. These lands will be identified as Stewardship Sending Areas or SSAs. All privately owned lands within the Overlay Area RLSA are a candidate for designation as a SSA. Land becomes designated as a SSA upon petition by the property owner seeking such designation and the adoption of a resolution by the Collier County Board of County Commissioners (BCC), which acknowledges the property owner's request for such designation and assigns Stewardship Credits or other compensation to the owner for such designation. Collier County will update the Overlay Map to delineate the boundaries of each approved SSA. Such updates Designation as an SSA shall be administrative and shall not require an amendment to the Growth Management Plan, but shall be retroactively incorporated into the adopted Overlay Map during the EAR based amendment process when it periodically occurs. A Stewardship Agreement shall be developed that identifies those allowable residential densities and other land uses which remain. Once land is designated as a SSA and Credits or other compensation is granted to the owner, no further increase in density or additional uses unspecified in the SSA agreement Stewardship Agreement shall be allowed on such property.

#### Policy 1.7

The range of Stewardship Credit Values is hereby established using the specific methodology set forth on the Stewardship Credit Worksheet (Worksheet), incorporated herein as Attachment A. This methodology and related procedures for SSA designation will also be adopted as part of the Stewardship Overlay District in the Collier County Land Development Code (LDC). Such procedures shall include but not be limited to the following: (1) all Credit transfers shall be recorded with the Collier County Clerk of Courts; (2) a covenant or perpetual restrictive easement shall also be recorded for each SSA, shall run with the land and shall be in favor of Collier County, Department of Environmental Protection, Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized statewide land trust; and (3) for each SSA, the Stewardship Agreement will identify the specific land management measures that will be undertaken and the party responsible for such measures.

#### Policy 1.8

SSAs are differentiated based on the The natural resource value of the land within the RLSA is as measured by the Stewardship Natural Resource Index (Index) set forth on the Worksheet and by the uses remaining on the land following the transfer of Credits as described in the Land Use Stewardship Matrix (Matrix), incorporated therein as Attachment B. The Index establishes the relative natural resource value by objectively measuring six different characteristics of land and assigning an index factor based on each characteristic. The sum of these six factors is the Index value for the land. Both the characteristics used and the factors assigned thereto were established after review

and analysis of detailed information about the natural resource attributes of land within the RLSA so that development could be directed away from important natural resources. The six characteristics measured are: Stewardship Overlay Designation, Sending Area Proximity, Listed Species Habitat, Soils/Surface Water, Restoration Potential, and Land Use/Land Cover.

#### Policy 1.9

A Natural Resource Index Map Series (Index Map Series) indicates the Natural Resource Stewardship Index value for all land within the RLSA. Credits from any lands designated as SSAs, will be based upon the Natural Resource Index values in effect at the time of designation. Any change in the ~~natural resource~~ characteristics of land due to alteration of the land prior to the establishment of a SSA that either increases or decreases any Index Factor will result in an adjustment of the factor values and a corresponding adjustment in the credit value. The Index and the Index Map Series are adopted as a part of the RLSA Overlay.

#### Policy 1.10

In SSAs, the greater the number of uses eliminated from the property, and the higher the natural resource value of the land, the higher the priority for protection, the greater the level of Credits that are generated from such lands, and therefore the greater the incentive to participate in the ~~Overlay~~ Stewardship Credit System and protect the natural resources of the land.

#### Policy 1.11

The Land Use Matrix, Attachment B, lists uses ~~Uses~~ and activities allowed under agricultural zoning in the rural district the A, Rural Agricultural Zoning District within the Overlay. These uses are grouped together in one of eight separate layers in the Matrix. Each layer is discrete and ~~can be selected for retention or removal by the owner, however layers~~ shall be removed sequentially and cumulatively in the order presented in the Matrix, starting with the residential layer (layer one) and ending with the conservation layer (layer eight). If a layer is removed, all uses and activities in that layer are eliminated and are no longer available to the property owner. Each layer is assigned a percentage of a base credit in the Worksheet. The assigned percentage for each layer to be removed is added together and then multiplied by the ~~Natural Resource Stewardship~~ Index value on a per acre basis to arrive at a total Stewardship Credit Value of the land being designated as a SSA.

#### Policy 1.12

Credits can be transferred only to lands within the ~~Overlay Area~~ RLSA that meet the defined suitability criteria and standards, ~~which are~~ set forth in Group 4 Policies ~~4.7 through 4.15~~. Such lands shall be known as Stewardship Receiving Areas or SRAs.



Policy 1.13

The procedures for the establishment and transfer of Credits and SRA designation are set forth herein and will also be adopted as a part of a Stewardship District of in the LDC (District). LDRs creating the District will be adopted not later than six months after within one (1) year from the effective date that the Overlay becomes effective of this Plan amendment.

Policy 1.14

Stewardship Credits will be exchanged for additional residential or non-residential entitlements in a SRA on a per acre basis, as described in Policy 4.18. Stewardship density and intensity will ~~therefore~~ thereafter differ from the ~~baseline standard~~ Baseline Standards ~~density of one unit per five acres and intensity that is assigned to the land by the Collier County Growth Management Plan (GMP).~~ The assignment or use of Stewardship Credits shall not require a ~~Growth Management Plan~~ GMP Amendment.

Policy 1.15

Land becomes designated as an SRA upon the adoption of a resolution by the Collier County Board of County Commissioners (BCC) approving the petition by the property owner seeking such designation. Any change in the residential density or non-residential intensity of land use on a parcel of land located within a SRA shall be specified in ~~a the resolution which reflects~~ reflecting the total number of transferable Credits assigned to the parcel of land. Density and intensity within the ~~Overlay Area~~ RLSA or within an SRA shall not be increased beyond the ~~density or intensity allowed under the baseline standards~~ Baseline Standards except through the ~~use of the Overlay and provisions of the Stewardship Credit System, the Affordable Housing Density Bonus as referenced in the Density Rating System of the FLUE, and the density and intensity blending provision of the Immokalee Area Master Plan.~~

Policy 1.16

Stewardship Receiving Areas will accommodate uses that utilize creative land use planning techniques and Credits shall be used to facilitate the implementation of innovative and flexible development strategies described in Chapter 163.3177 (11), F.S. and 9J-5.006(5)(l).

Policy 1.17

Stewardship Credits may be transferred between different ~~owners~~ parcels or within ~~utilized by a single owner (clustering)~~ parcel, subject to compliance with all applicable provisions of these policies. Residential clustering shall only occur within the RLSA through the use of the Stewardship Credit System, and other forms of residential clustering shall not be permitted. ~~All Credit transfers shall be recorded with the Collier County Clerk of Courts. A covenant or perpetual restrictive easement shall also be recorded for each SSA, where the credits have been transferred, running with the land in favor of Collier County and either the Department of Environmental Protection, Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized statewide land trust. For each SSA, a stewardship agreement~~

~~will be established that will identify the specific land management measures that will be undertaken and the party responsible for such measures.~~

Policy 1.18

A blend of Local, State, Federal and private revenues, such as but not limited to Florida Forever, Federal and State conservation and stewardship programs, foundation grants, private conservation organizations, local option taxes, general county revenues, and other monies can augment the Stewardship program through the acquisition of conservation easements, Credits, or land that is identified as the highest priority for natural resource protection, including, but is not limited to, areas identified on the Overlay Map as Flow way Stewardship Areas (FSAs), Habitat Stewardship Areas (HSAs), Water Retention Areas (WRAs) and land within the Big Cypress Area of Critical State Concern (ACSC).

Policy 1.19

All local land or easement acquisition programs that are intended to work within the Stewardship-RLSA Overlay shall be based upon a willing participant/seller approach. It is not the intent of Collier County to use eminent domain acquisition within this system.

Policy 1.20

The County may elect to acquire Credits through a publicly funded program, using sources identified in Policy 1.18. Should the County pursue this option, it shall establish a Stewardship Credit Trust to receive and hold Credits until such time as they are sold, transferred or otherwise used to implement uses within Stewardship Receiving Areas.

Policy 1.21

The incentive based Stewardship Credit system relies on the projected demand for Credits as the primary basis for permanent protection of flowways, habitats and water retention areas. The County recognizes that there may be a lack of significant demand for Credits in the early years of implementation, and also recognizes that a public benefit would be realized by the early designation of SSAs. To address this issue and to promote the protection of natural resources, the implementation of the Overlay will include an early entry bonus to encourage the voluntary establishment of SSAs within the ~~Overlay Area~~ RLSA. The bonus shall be in the form of an additional one ~~half~~ Stewardship Credit per acre of land designated as a FSA, HSA or WRA located outside of the ACSC and one-half Stewardship Credit per acre of land designated as HSA located inside the ACSC. The early entry bonus shall be available for ~~three~~ five years from the effective date of the adoption of the ~~Overlay District~~ Stewardship Credit System in the LDC, ~~unless extended by the BCC, and shall only apply to lands outside of the ACSC.~~ The early designation of SSAs, and resulting protection of flowways, habitats, and water retention areas does not require the establishment of SRAs or otherwise require the early use of Credits, and Credits generated under the early entry bonus may be used after the termination of the bonus period. The maximum number of Credits that can be generated under the bonus is 27,000 Credits, and such Credits shall not be transferred into or used within the ACSC.

Policy 1.22

The RLSA Overlay was designed to be a long-term strategic plan with a planning horizon year of 2025. Many of the tools, techniques and strategies of the Overlay are new, innovative, incentive based, and have yet to be tested in actual implementation. A comprehensive review of the Stewardship Overlay shall be prepared for and reviewed by Collier County and the Department of Community Affairs upon the five-year anniversary of the adoption of the Overlay Stewardship District in the LDC. The purpose of the review shall be to assess the participation in and effectiveness of the Overlay implementation in meeting the Goal, Objective and Policies set forth herein. The specific measures of review shall be as follows:

1. The amount and location of land designated as FSAs, HSAs, WRAs and other SSAs.
2. The amount and location of land designated as SRAs.
3. The number of Stewardship Credits generated, assigned or held for future use.
4. A comparison of the amount, location and type of Agriculture that existed at the time of the Study and time of review.
5. The amount, location and type of land converted to non-agricultural use with and without participation in the Stewardship ~~program~~ Credit System since its adoption.
6. The extent and use of funding provided by Collier County and other sources of Local, State, Federal and private revenues described in Policy 1.18.
7. The amount, location and type of restoration through participation in the Stewardship ~~program~~ Credit System since its adoption.
8. The potential for use of Credits in urban areas.

**Group 2 – Policies to protect agricultural lands from premature conversion to other uses and continue the viability of agricultural production through the Collier County Rural Lands Stewardship Area Overlay.**

Policy 2.1

Agriculture lands will be protected from premature conversion to other uses by creating incentives that encourage the voluntary elimination of the property owner's right to convert agriculture land to non-agricultural uses in exchange for compensation as described in Policy 1.4 and by the establishment of SRAs as the form of compact rural development in the RLSA Overlay. Analysis has shown that SRAs will allow the projected population of the RLSA in the Horizon year of 2025 to be accommodated on approximately 10% of the acreage otherwise required if such compact rural development were not allowed due to the flexibility afforded to such development. The combination of stewardship incentives and land efficient compact rural development will minimize two of the primary market factors that cause premature conversion of agriculture. ~~The formula for determining the Stewardship Credit value is set forth in the Stewardship Credit Worksheet.~~

Policy 2.2

Agriculture lands protected through the use of Stewardship Credits shall be designated as Stewardship Sending Areas (SSAs) as described in Policy 1.6. The protection measures for SSAs are set forth in Policies 1.6, 1.7 and 1.17.

Policy 2.3

By June 1, 2003 Within one (1) year from the effective date of these amendments, Collier County will establish an Agriculture Advisory Council comprised of not less than five nor more than nine appointed representatives of the agriculture industry, to advise the BCC on matters relating to Agriculture. The Agriculture Advisory Council (AAC) will work to identify opportunities and prepare strategies to enhance and promote the continuance, expansion and diversification of agriculture in Collier County. The AAC will also identify barriers to the continuance, expansion and diversification of the agricultural industry and will prepare recommendations to eliminate or minimize such barriers in Collier County. The AAC will also assess whether ~~special exception~~ exceptions from standards for business uses related to agriculture should be allowed under an administrative permit process ~~subject to specific standards~~, and make recommendations to the BCC.

Policy 2.4

The BCC will consider the recommendations of the AAC and facilitate the implementation of strategies and recommendations identified by the ACC that are determined to be appropriate. ~~By June 1, 2004, the~~ The BCC may adopt amendments to the ~~Land Development Code LDC that may be required to~~ implement policies that support agriculture activities.

Policy 2.5

~~Since agriculture~~ Agriculture is such an important aspect of Collier County's quality of life and economic well-being, ~~agriculture is a preferred activity in the Rural/Agricultural District and~~ Agricultural activities shall be protected from duplicative regulation as provided by the Florida Right-to-Farm Act.

Policy 2.6

Notwithstanding the special provisions of Policies ~~2.9, 3.9,~~ and 3.10, nothing herein, ~~nor~~ or in the implementing ~~LDC District LDRs~~, shall restrict lawful agricultural activities on lands within the ~~Overlay Area~~ RLSA that have not been placed into the Stewardship program ~~by request of the property owner.~~

**Group 3 – Policies to protect water quality and quantity and maintain the natural water regime, as well as listed animal and plant species and their habitats by directing incompatible uses away from wetlands and upland habitat through the establishment of Flow way Stewardship Areas, Habitat Stewardship Areas, and Water Retention Areas, where lands are voluntarily included in the Rural Lands Stewardship Area program.**

Policy 3.1

Protection of water quality and quantity, and the ~~maintaining~~ maintenance of the natural water regime shall occur through the establishment of Flowway Stewardship Areas (FSAs), as ~~a tool~~ SSAs within the Stewardship RLSA Overlay System. FSAs are delineated on the Rural Lands Stewardship Overlay Map and contain approximately ~~31,000~~ 31,100 acres. FSAs are primarily privately owned wetlands that are located within the Camp Keais Strand and Okaloacoochee Slough. These lands form the primary wetland flowway systems in the RLSA. The Overlay provides an incentive to permanently protect FSAs by the creation and transfer of Credits, elimination of incompatible uses, and establishment of protection measures described in Group 1 Policies. Not all lands within the delineated FSAs are comparable in terms of their natural resource value; therefore the Index shall be used to differentiate higher value from lower value lands for the purpose of Overlay implementation. Analysis of the Index Map Series shows that FSA lands score within a range of 0.7 to 2.4; approximately 96% score greater than 1.2 while 4% score 1.2 or less. The average Index score of FSA land is 1.8.

Policy 3.2

Listed animal and plant species and their habitats shall be protected through the establishment of Habitat Stewardship Areas (HSAs), as ~~a tool~~ SSAs within the Stewardship RLSA Overlay System. HSAs are delineated on the Rural Lands Stewardship Overlay Map and contain approximately ~~36,000~~ 40,000 acres. HSAs are privately owned agricultural areas, which include both 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 described in Group 1 Policies. Not all lands within the delineated HSAs are comparable in terms of their habitat value; therefore the Index shall be used to differentiate higher value from lower value lands for the purpose of Overlay implementation. Analysis of the Index Map Series shows that HSA lands score within a range of 0.6 to 2.2. There are approximately 13,800 acres of cleared agricultural fields located in HSAs. The average Index score of HSA designated lands is 1.3, however the average index score of the naturally vegetated areas within HSAs is 1.5.

Policy 3.3

Further protection for surface water quality and quantity shall be through the establishment of Water Retention Areas (WRAs), as ~~a tool~~ SSAs within the Stewardship RLSA Overlay System. WRAs are delineated on the Rural Lands Stewardship Overlay Map and contain approximately ~~18,000~~ 18,200 acres. WRAs are privately owned lands that have been permitted by the South Florida Water Management District to function as agricultural water retention areas. In many instances, these WRAs consist of native wetland or upland vegetation; in other cases they are excavated water bodies or may contain exotic vegetation. The Overlay provides an incentive to permanently protect WRAs by the creation and transfer of Credits, elimination of incompatible uses, and establishment of protection measures described in Group 1 Policies. Not all lands within

the delineated WRAs are comparable in terms of their natural resource value; therefore the Index shall be used to differentiate higher value from lower value lands for the purpose of Overlay implementation. Analysis of the Index Map Series shows that WRA lands score within a range of 0.6 to 2.4; approximately 74% score greater than 1.2 while 26% score 1.2 or less. The average Index score of WRA land is 1.5.

#### Policy 3.4

~~Within the Stewardship Overlay System, FSAs and HSAs shall be Stewardship Sending Areas, and shall be precluded from being Stewardship Receiving Areas. WRAs may be either SSAs or incorporated within SRAs subject to the limitations of Policy 3.15. Land becomes designated as a FSA, HAS or WRA upon petition by the property owner seeking such designation and the adoption of a resolution by the Collier County Board of County Commissioners (BCC), which acknowledges the property owners request for such designation and assigns Stewardship Credits or other compensation to the owner for such designation. Public and private conservation areas exist in the RLSA and serve to protect natural resources. Corkscrew Marsh and Okaloacoochee Slough State Forest include approximately 13,500 acres. Analysis shows that they score within an Index range of 0.0 to 2.2; with an average Index score of 1.5. Because these existing public areas, and any private conservation areas, are already protected, they are not delineated as SSAs and are not eligible to generate Credits, but do serve an important role in meeting the Goal of the RLSA.~~

#### Policy 3.5

~~Residential uses, General Conditional uses, Earth Mining and Processing Uses (except as provided below), and Recreational Uses (layers 1-4) as listed in the Matrix shall be eliminated in FSAs in exchange for compensation to the property owner as described in Policy 3.7-3.8. Conditional use essential services and governmental essential services, other than those necessary to serve permitted uses or for public safety, shall only be allowed in FSAs with a Natural Resource Stewardship Index value of 1.2 or less. Where practicable, directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized for oil and gas extraction in FSAs in order to minimize impacts to native habitats.~~ Other layers may also be eliminated at the election of the property owner in exchange for compensation. The elimination of the Earth Mining layer shall not preclude the excavation of lakes or other water bodies if such use is an integral part of a restoration or mitigation program within a FSA.

#### Policy 3.6

~~Residential uses Land Uses (as layer 1) listed in the Matrix shall be eliminated in Habitat Stewardship Sending Areas in exchange for compensation to the property owner as described in Policy 3.7-3.8. Other layers may also be eliminated at the election of the property owner in exchange for compensation.~~

Policy 3.7

General Conditional Uses, Earth Mining and Processing Uses, and Recreational Uses shall be allowed only on HSA lands with a Natural Resource Stewardship Index value of 1.2 or less. Conditional use essential services and governmental essential services, other than those necessary to serve permitted uses or for public safety, shall only be allowed in HSAs with a Natural Resource Stewardship Index value of 1.2 or less. Asphaltic and concrete batch making plants are prohibited in all HSAs. Where practicable, directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized for oil and gas extraction in HSAs in order to minimize impacts to native habitats. In addition to the requirements imposed in the LDC for approval of a Conditional Use, such uses will only be approved upon submittal of an EIS subject to a conditional use approval by Collier County which demonstrates that clearing of native vegetation has been minimized, and that such uses the use will not significantly and adversely impact listed species and their habitats or that such use, and the use will not significantly and adversely impact aquifers. As an alternative to the foregoing, the applicant may demonstrate that such use is an integral part of an approved restoration or mitigation program within a HSA. Golf Course design, construction, and operation in any HSA shall comply with the best management practices of Audubon International's Signature Gold Program and the Florida Department of Environmental Protection. Compliance with the following recommended standards shall be considered by Collier County as meeting the requirement for minimization of impact:

- Clearing of native vegetation shall not exceed 30% 15% of the native vegetation on the parcel.
- Areas previously cleared shall be used preferentially to native vegetated areas.
- Buffering to Conservation Land shall comply with Policy 4.13.
- ~~Public golf courses shall be eligible for incentives such as, but not limited to, the Collier County fast track incentive process.~~

Policy 3.7-3.8

Compensation to the property owner shall may occur through one or more of the following mechanisms: creation and transfer of Stewardship Credits, acquisition of conservation easements, acquisition of less than fee interest in the land, or through other acquisition of land or interest in land through a willing seller program.

Policy 3.8

~~Agriculture will continue to be an allowed activity within FSAs and HSAs, subject to the guidelines described in Policies 3.9 and 3.10 and based on group classification of Agricultural activities (Ag 1 and Ag 2) described in the Matrix.~~

Policy 3.9

Agriculture will continue to be a permitted use and its supporting activities will continue to be permitted as conditional uses within FSAs and HSAs, pursuant to the Agriculture Group classifications described in the Matrix. The Ag 1 group includes row crops, citrus,

specialty farms, horticulture, plant nurseries, improved pastures for grazing and ranching, aquaculture and similar activities, including related agricultural support uses. In existing Ag 1 areas within FSAs and HSAs, all such activities are permitted to continue, and may convert from one type of Agriculture to another and expand to the limits allowed by applicable permits. Once the Stewardship ~~Overlay~~ Credit System is utilized and an owner receives compensation as previously described, no further expansion of Ag 1 will be allowed in FSAs and HSAs beyond existing or permitted limits within property subject to a credit transfer.

Policy 3.10

Ag 2 includes unimproved pastures for grazing and ranching, forestry and similar activities, including related agricultural support uses. In existing Ag 2 areas within FSAs and HSAs, such activities are permitted to continue, and may convert from one type of Agriculture to another and expand to the limits allowed by applicable permits. Once the Stewardship ~~Overlay~~ Credit System is utilized and an owner receives compensation as previously described, no further expansion of Ag 2 or conversion of Ag 2 to Ag 1 will be allowed in FSAs or HSAs beyond existing or permitted limits within property subject to a credit transfer.

Policy 3.11

In certain locations there may be the opportunity for flowway or habitat restoration. Examples include, but are not limited to, locations where flowways have been constricted or otherwise impeded by past activities, or where additional land is needed to enhance wildlife corridors. Priority shall be given to restoration within the Camp Keais Strand FSA or contiguous HSAs. Should a property owner ~~of such land~~ be willing to dedicate land for restoration activities within the Camp Keais Strand FSA or contiguous HSAs, four additional Stewardship Credits shall be assigned for ~~restoration value on a case by case basis, each acre of land so dedicated. An additional two Stewardship Credits shall be assigned for each acre of land so dedicated.~~ restoration value on a case by case basis, each acre of land so dedicated. An additional two Stewardship Credits shall be assigned for each acre of land so dedicated. The actual implementation of restoration improvements is not required for the owner to receive such credits and the costs of restoration shall be borne by the governmental agency or private entity undertaking the restoration. Should an owner also ~~volunteer to undertake complete restoration improvements, this may be rewarded with additional Credits.~~ shall be rewarded with four additional Credits for each acre of restored land upon demonstration that the restoration met applicable success criteria as determined by the permit agency authorizing said restoration. This policy does not preclude other forms of compensation for restoration, or which may be addressed through public-private partnership agreement such as a developer contribution agreement or stewardship agreement between the parties involved. In allocating additional Credits for restoration, priority shall be given to restoration within FSAs, HSAs and the Camp Keais Strand. The specific process for assignment of additional restoration credits shall be included in the Stewardship District of the LDC.



Policy 3-12

~~Natural resources will be protected in the public and private conservation areas as identified on the Overlay Map in accordance with the conservation easements applicable to such properties.~~

Policy 3-13 3.12

Based on the data and analysis of the Study, FSAs, HSAs, and WRAs, and existing public/private conservation land include the land appropriate and necessary to accomplish the Objective Goal pertaining to natural resource protection. To further direct other uses away from and to provide additional incentive for the protection, enhancement and restoration of the Okaloacoochee Slough and Camp Keais Strand, all land within 500 feet of the delineated FSAs that comprise the Slough or Strand that is not otherwise included in a HSA or WRA shall receive the same natural index score (± 0.6) that a HSA receives if such property is designated as a SSA and retains only agricultural, recreational and/or conservation layers within the matrix. ~~(Subject to the provisions of Policy 3-6).~~

Policy 3-14 3.13

Water Retention Areas (WRAs) as generally depicted on the Overlay Map have been permitted for this purpose and will continue to function for surface water retention, detention, treatment and/or conveyance, in accordance with the South Florida Water Management District (SFWMD) permits applicable to each WRA. WRAs can also be permitted to provide such functions for new uses of land allowed within the Overlay. WRAs may be designated as SSAs, and may be incorporated into a SRA master plan as described in Policy 4.5 to provide water management functions for properties within such SRA, but are not required to be designated as a SRA in such instances. WRA boundaries are understood to be approximate and are subject to refinement in accordance with SFWMD permitting.

Policy 3-15 3.14

During permitting to serve new uses, additions and modifications to WRAs may be required or desired, including but not limited to changes to control elevations, discharge rates, storm water pre-treatment, grading, excavation or fill. Such additions and modifications shall be allowed subject to review and approval by the SFWMD in accordance with best management practices. Such additions and modifications to WRAs shall be designed to ensure that there is no net loss of habitat function within the WRAs unless there is compensating mitigation or restoration in other areas of the Overlay that will provide comparable habitat function. Compensating mitigation or restoration for an impact to a WRA contiguous to the Camp Keais Strand or Okaloacoochee Slough shall be provided within or adjacent contiguous to that Strand or Slough.

**Group 4- Policies to enable conversion of rural lands to other uses in appropriate locations, while discouraging urban sprawl, and encouraging development that utilizes creative land use planning techniques by the establishment of Stewardship Receiving Areas.**

Policy 4.1

Collier County will encourage and facilitate the establishment of uses that enable economic prosperity and diversification of the economic base of the rural area, RLSA. Collier County will also encourage development that utilizes creative land use planning techniques, and will encourage and facilitate facilitates a compact form of development to accommodate population growth by the establishment of Stewardship Receiving Areas (SRAs). Incentives to encourage and support the diversification and enhancement vitality of the rural economy such as flexible development regulations, expedited permitting review, and targeted capital improvements shall be incorporated into the LDC Stewardship District.

Policy 4.2

All privately owned lands within the Overlay Area are a candidate RLSA which meet the criteria set forth herein are eligible for designation as a SRA, except land designated delineated as a Flow-way Stewardship Area, a Habitat Stewardship Area, FSA, HSA, WRA or land already utilizing the Overlay that has been designated as a Stewardship Sending Area. Land proposed for SRA designation shall meet the suitability criteria and other standards described in Group 4 Policies 4.7 through 4.14. Due to the long-term vision of the RLSA Overlay, extending to a horizon year of 2025, and in accordance with the guidelines established in Chapter 163.3177 (11) F.S., the specific location, size and composition of each SRA cannot and need not be predetermined in the GMP. In the RLSA Overlay, lands that are eligible to be designated as SRAs generally have similar physical attributes as they consist predominately of agriculture lands which have been cleared or otherwise altered for this purpose. Lands shown on the Overlay Map as eligible for SRA designation include approximately 74,500 acres outside of the ACSC and 18,300 acres within the ACSC. Approximately 2% of these lands achieve an Index score greater than 1.2. Because the Overlay requires SRAs to be compact, mixed-use and self sufficient in the provision of services, facilities and infrastructure, traditional locational standards normally applied to determine development suitability are not relevant or applicable to SRAs. Therefore the process for designating a SRA follows the principles of the Rural Lands Stewardship Act as further described herein.

Policy 4.3

Land becomes designated as a SRA upon petition by a property owner to Collier County seeking such designation and the adoption of a resolution by the Collier County Board of County Commissioners (BCC) granting the designation. The petition shall include a SRA master plan as described in Policy 4.5. The basis for approval shall be a finding of consistency with the policies of the Overlay, including required suitability criteria set forth herein, compliance with the LDC Stewardship District, and assurance that the applicant has acquired or will acquire sufficient Stewardship Credits to implement the SRA uses.

Within one year from the effective date of this amendment, Collier County shall adopt LDC amendments to establish the procedures and submittal requirements for designation as a SRA, to include provisions for consideration of impacts, including environmental and public infrastructure impacts, and provisions for public notice of and the opportunity for public participation in any consideration by the BCC of such a designation.

Policy 4.4

Collier County will update the Overlay Map to delineate the boundaries of each approved SRA. Such updates shall not require an amendment to the Growth Management Plan, but shall be retroactively incorporated into the adopted Overlay Map during the EAR based amendment process when it periodically occurs.

Policy 4.5

To address the specifics of each SRA, a ~~A~~ master plan of each SRA will be prepared and submitted to Collier County as a part of the petition for designation as a SRA. The master plan will demonstrate that the SRA complies with all applicable policies of the Overlay and the LDC Stewardship District and is designed so that incompatible land uses are directed away from wetlands and critical habitat identified as FSAs and HSAs on the Overlay Map. ~~The master plan of the SRA will also be designed to discourage urban sprawl as it is defined in Florida planning law.~~

Policy 4.6

SRA characteristics ~~are~~ shall be based upon innovative and flexible planning and development strategies ~~described~~ referenced in Chapter 163.3177 (11), F.S. and 9J-5.006(5)(l). These planning strategies and techniques include urban villages, new towns, satellite communities, area-based allocations, clustering and open space provisions, and mixed-use development that allow the conversion of rural and agricultural lands to other uses while protecting environmentally sensitive areas, maintaining the economic viability of agricultural and other predominantly rural land uses, and providing for the cost-efficient delivery of public facilities and services. Such development strategies are recognized as methods of discouraging urban sprawl. ~~The residential community form includes, but is not limited to Towns, Villages, and Hamlets. The commercial form includes, but is not limited to, town and village centers, commerce villages and smart parks. The characteristics of SRA Towns, Villages and Hamlets are set forth in Attachment G. Collier County may establish additional rural design forms, guidelines and standards within its LDC, and these policies shall not preclude the use of other forms not specified herein.~~

Policy 4.7

~~An individual SRA shall include not less than twenty acres and achieve a gross residential density of not less than one unit per two acres and not more than four units per acres, unless increased through the density blending process. The location, size and density of each SRA will be determined on an individual basis during the SRA designation review and approval process.~~

Policy 4.7

There are four specific forms of SRA permitted within the Overlay. These are Towns, Villages, Hamlets, and Compact Rural Development (CRD). The Characteristics of Towns, Villages, Hamlets, and CRD are set forth in Attachment C and are generally described in Policies 4.7.1, 4.7.2, 4.7.3 and 4.7.4. Collier County shall establish more specific regulations, guidelines and standards within the LDC Stewardship District to guide the design and development of SRAs to include innovative planning and development strategies as set forth in Chapter 163.3177 (11), FS and 9J-5.006(5)(l). The size and base density of each form shall be consistent with the standards set forth on Attachment C. The maximum base residential density as set forth in Attachment C may only be exceeded through the density blending process as set forth in density and intensity blending provision of the Immokalee Area Master Plan or through the affordable housing density bonus as referenced in the Density Rating System of the Future Land Use Element. The base residential density is calculated by dividing the total number of residential units in a SRA by the overall area therein. The base residential density does not restrict net residential density of parcels within a SRA. The location, size and density of each SRA will be determined on an individual basis during the SRA designation review and approval process.

4.7.1 Towns are the largest and most diverse form of SRA, with a full range of housing types and mix of uses. Towns have urban level services and infrastructure which support development that is compact, mixed use, human scale, and provides a balance of land uses to reduce automobile trips and increase livability. Towns shall be not less than 1,000 acres or more than 4,000 acres and are comprised of several villages and/or neighborhoods that have individual identity and character. Towns shall have a mixed-use town center that will serve as the focal point for community facilities and support services. Towns shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. Towns shall have at least one community park with a minimum size of 200 square feet per dwelling unit in the Town. Towns shall also have parks or public green spaces within neighborhoods. Towns shall include both community and neighborhood scaled retail and office uses, in a ratio as provided in Policy 4.15. Towns may also include those compatible corporate office and light industrial uses as those permitted in the Business Park and Research and Technology Park Subdistricts of the FLUE. Towns shall be the preferred location for the full range of schools, and to the extent possible, schools and parks shall be located adjacent to each other to allow for the sharing of recreational facilities. Design criteria for Towns shall be included in the LDC Stewardship District. Towns shall not be located within the ACSC.

4.7.2 Villages are primarily residential communities with a diversity of housing types and mix of uses appropriate to the scale and character of the particular village. Villages shall be not less than 100 acres or more than 1,000 acres. Villages are comprised of residential neighborhoods and shall include a mixed-use village center to serve as the focal point for the community's support services and facilities. Villages shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk

and pathway system serving all residential neighborhoods. Villages shall have parks or public green spaces within neighborhoods. Villages shall include neighborhood scaled retail and office uses, in a ratio as provided in Policy 4.15. Villages are an appropriate location for a full range of schools. To the extent possible, schools and parks shall be located adjacent to each other to allow for the sharing of recreational facilities. Design criteria for Villages shall be included in the LDC Stewardship District.

4.7.3 Hamlets are small rural residential areas with primarily single-family housing and limited range of convenience-oriented services. Hamlets shall be not less than 40 or more than 100 acres. Hamlets will serve as a more compact alternative to traditional five-acre lot rural subdivisions currently allowed in the baseline standards. Hamlets shall have a public green space for neighborhoods. Hamlets include convenience retail uses, in a ratio as provided in Attachment C. Hamlets may be an appropriate location for pre-K through elementary schools. Design criteria for Hamlets shall be included in the LDC Stewardship District. To maintain a proportion of Hamlets to Villages and Towns, not more than 5 Hamlets, in combination with CRDs of 100 acres or less, may be approved as SRAs prior to the approval of a Village or Town, and thereafter not more than 5 additional Hamlets, in combination with CRDs of 100 acres or less, may be approved for each subsequent Village or Town.

4.7.4 Compact Rural Development (CRD) is a form of SRA that will provide flexibility with respect to the mix of uses and design standards, but shall otherwise comply with the standards of a Hamlet or Village. A CRD may include, but is not required to have permanent residential housing and the services and facilities that support permanent residents. An example of a CRD is an ecotourism village that would have a unique set of uses and support services different from a traditional residential village. It would contain transient lodging facilities and services appropriate to eco-tourists, but may not provide for the range of services that necessary to support permanent residents. Except as described above, a CRD will conform to the characteristics of a Village or Hamlet as set forth on Attachment C based on the size of the CRD. As residential units are not a required use, those goods and services that support residents such as retail, office, civic, governmental and institutional uses shall also not be required, however for any CRD that does include permanent residential housing, the proportionate support services listed above shall be provided in accordance with Attachment C. To maintain a proportion of CRDs of 100 acres or less to Villages and Towns, not more than 5 CRDs of 100 acres or less, in combination with Hamlets, may be approved as SRAs prior to the approval of a Village or Town, and thereafter not more than 5 additional CRDs of 100 acres or less, in combination with Hamlets, may be approved for each subsequent Village or Town. There shall be no more than 5 CRDs of more than 100 acres in size. The appropriateness of this limitation shall be reviewed in 5 years pursuant to Policy 1.22.

#### Policy 4.8

An SRA may be contiguous to a FSA or HSA, but shall not encroach into such areas. ~~A SRA may contain a WRA,~~ and shall buffer such areas as described in Policy 4.13. A SRA may be contiguous to and served by a WRA without requiring the WRA to be designated

as a SRA in accordance with Policy ~~4.11~~ 3.12 and 3.13, subject to the requirements of Policy 4.13.

#### Policy 4.9

A SRA must contain sufficient suitable land to accommodate the planned development in an environmentally acceptable manner. The primary means of directing development away from wetlands and critical habitat is the prohibition of locating SRAs in FSAs, HSAs, and WRAs. To further direct development away from wetlands and critical habitat, residential, commercial, manufacturing/light industrial, group housing, and transient housing, institutional, civic and community service uses within a SRA shall not be sited only on lands that receive a Natural Resource Stewardship Index value of ~~1.2 or less and shall not be sited on land designated as a FSA, HAS or WRA,~~ greater than 1.2. In addition, conditional use essential services and governmental essential services, with the exception of those necessary to serve permitted uses and for public safety, shall not be sited on lands that receive a Natural Resource Index value of greater than 1.2. The Index value of greater than 1.2 represents those areas that have a high natural resource value as measured pursuant to Policy 1.8. Less than 2% of potential SRA land achieves an Index score of greater than 1.2

#### Policy 4.10

Within the RLSA Overlay, open space, which by definition shall include public and private conservation lands, undeveloped areas of designated SSAs, agriculture, water retention and management areas and recreation uses, will continue to be the dominant land use. ~~A SRA will provide~~ Therefore, open ~~Open space, water management and recreational lands~~ adequate to serve the forecasted population and uses within the SRA is provided. To ensure that SRA residents have such areas proximate to their homes, open space shall also comprise ~~not less than~~ a minimum of thirty-five percent of the gross acreage of an individual SRA Town, Village, or those CRDs exceeding 100 acres ~~and shall include contiguous lands greater than one acre within the SRA with Natural Resource~~. Lands within a SRA greater than one acre with Index values of greater than 1.2 shall be retained as open space. As an incentive to encourage open space, such uses within a SRA, located outside of the ACSC, exceeding the required thirty- five percent shall not be required to consume Stewardship Credits.

#### Policy 4.11

The perimeter of each SRA shall be designed to provide a transition from higher density and intensity uses within the SRA to lower density and intensity uses on adjoining property. The edges of SRAs shall be well defined and designed to be compatible with the character of adjoining property. Techniques such as, but not limited to setbacks, landscape buffers, and recreation/open space placement may be used for this purpose. Where existing agricultural activity adjoins a SRA, the design of the SRA must take this activity into account to allow for the continuation of the agricultural activity and to minimize any conflict between agriculture and SRA uses.

Policy 4.12

Where a SRA adjoins a FSA, HSA, WRA or existing public or private conservation land delineated on the Overlay Map, best management and planning practices shall be applied to minimize adverse impacts to such lands. SRA design shall demonstrate that ground water table draw down or diversion will not adversely impact the adjacent FSA, HSA, WRA or conservation land. Detention and control elevations shall be established to protect such natural areas and be consistent with surrounding land and project control elevations and water tables.

Policy 4.13

Open space and recreational uses shall be used to provide a buffer within or contiguous to a SRA shall be used to provide a buffer between the SRA and any adjoining a FSA, HSA, or existing public or private conservation land delineated on the Overlay Map. Open space and recreational use contiguous to or within 300 feet of the boundary of the such areas a FSA, HSA, or existing public or private conservation land may include: natural preserves, lakes, golf courses provided no fairways or other turf areas are allowed within the first 200 feet, passive recreational areas and parks, required yard and set-back areas, and other natural or man-made open space. Along the west boundary of the FSAs and HSAs that comprise Camp Keais Strand, i.e., the area south of Immokalee Road, this open space buffer shall be 500 feet wide and shall preclude golf course fairways and other turf areas within the first 300 feet.

Policy 4.14

The SRA must have either direct access to a County collector or arterial road or indirect access via a road provided by the developer that has adequate capacity to accommodate the proposed development in accordance with accepted transportation planning standards. No SRA shall be approved unless the capacity of County collector or arterial road(s) serving the SRA is demonstrated to be adequate in accordance with the Collier County Concurrency Management System in effect at the time of SRA designation. A transportation impact assessment meeting the requirements of Section 2.7.3 of the LDC, or its successor regulation shall be prepared for each proposed SRA to provide the necessary data and analysis.

Policy 4.15

SRAs are intended to be mixed use and shall be allowed the full range of uses permitted by the Urban Designation of the FLUE, as modified by Policies 4.7, 4.7.1, 4.7.2, 4.7.3, 4.7.4, and Attachment C. An appropriate mix of commercial, recreational, and retail, office, recreational, civic, governmental, and institutional uses will be available to serve the daily needs and community wide needs of residents of a SRA the RLSA. Depending on the size, and scale, and character of the specific a SRA, as outlined in the Receiving Area Characteristic Table, such uses may be provided either within the specific SRA, elsewhere within the Overlay Area within other SRAs in the RLSA or within the Immokalee Urban Area. By example, each Village or Town shall provide for neighborhood retail/office uses to serve its population as well as appropriate civic and institutional uses, however the combined population of several Villages and Hamlets may be required to support community scaled retail or office uses in a nearby Town. Standards for the minimum

amount of non-residential uses in each category are set forth in Attachment C, and shall be also included in the Stewardship LDC District.

**Policy 4.16**

A SRA shall have adequate infrastructure available to serve the proposed development, or such infrastructure must be provided concurrently with the demand. The level of infrastructure provided will depend on the type of development, ~~in accordance with the Receiving Area Characteristic Table and~~ accepted civil engineering practices, and LDC requirements. The capacity of infrastructure serving the SRA must be demonstrated during the SRA designation process in accordance with the Collier County Concurrency Management System in effect at the time of SRA designation. Infrastructure to be analyzed includes transportation, potable water, wastewater, irrigation water, stormwater management, and solid waste. Transportation infrastructure is discussed in Policy 4.14. Centralized or decentralized community water and wastewater utilities are required in Towns, Villages, and those CRDs exceeding 100 acres in size. Centralized or decentralized community water and wastewater utilities shall be constructed, owned, operated and maintained by a private utility service, the developer, a Community Development District, the Immokalee Water Sewer Service District, Collier County, or other governmental entity. Innovative alternative water and wastewater treatment systems such as decentralized community treatment systems shall not be prohibited by this policy provided that they meet all applicable regulatory criteria. Individual potable water supply wells and septic systems, limited to a maximum of 100 acres of any Town, Village or CRD of 100 acres, are permitted on an interim basis until services from a centralized/decentralized community system are available. Individual potable water supply wells and septic systems are permitted in Hamlets and may be permitted in CRDs of 100 acres or less in size.

**Policy 4.17**

The SRA will be planned and designed to be fiscally neutral or positive to the Collier County tax base at the horizon year based on a modified per capita cost/benefit fiscal analysis (Modified per capita cost/benefit fiscal analysis per Burchell et.al., 1994, Development Impact Assessment Handbook, ULI.). The BCC may grant exceptions to this policy to accommodate affordable housing, as it deems appropriate. Techniques that support fiscal self-sufficiency such as Community Development Districts shall be encouraged. At a minimum, the analysis shall consider the following public facilities and services: transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, and schools. Development phasing and funding mechanisms shall address any adverse impacts to adopted minimum levels of service pursuant to the County Concurrency Management System.

**Policy 4.18**

Eight Credits shall be required for each acre of land ~~designated as~~ included in a SRA, except for open space in excess of the required thirty-five percent as described in Policy 4.10 or for land that is designated for a public benefit use described in policy 4.19. In order to promote compact, mixed use development and provide the necessary support facilities and services to residents of rural areas, the SRA designation entitles a full range



~~of residential uses, accessory uses and associated uses that provide a mix of services to and are supportive to the residential population of a SRA, as provided that such uses be contained within the SRA for in Policies 4.7, 4.15 and Attachment C. Such uses shall be identified, located and quantified in the SRA master plan, and include but are not limited to schools (K-20), neighborhood and community parks, churches and other places of worship, civic and governmental buildings, libraries, neighborhood and community retail and office commercial uses, all types of recreational facilities and essential services.~~

Policy 4.19

The acreage of a public benefit use shall not count toward the maximum acreage limits described in Policy 4.7. For the purpose of this policy, public benefit uses include: public schools (preK-12) and public or private post secondary institutions, including ancillary uses; community parks exceeding the minimum acreage requirements of Attachment C, municipal golf courses; regional parks; and governmental facilities excluding essential services as defined in the LDC. The location of public schools shall be coordinated with the Collier County School Board, based on the interlocal agreement 163.31777 F.S. and in a manner consistent with 235.193 F.S. Schools and related ancillary uses shall be encouraged to locate in or proximate to Towns, Villages, and Hamlets subject to applicable zoning and permitting requirements.

Policy 4.20

Lands within the ACSC that meet all SRA criteria shall also be restricted such that credits used to entitle a SRA in the ACSC must be generated exclusively from SSAs within the ACSC. Further, the only form of SRA allowed in the ACSC east of the Okaloacoochee Slough shall be Hamlets and CRDs of 100 acres or less and the only form of SRA allowed in the ACSC west of the Okaloacoochee Slough shall be Villages and CRDs of not more than 300 acres and Hamlets. Provided, however, that two Villages or CRDs of not more than 500 acres each, exclusive of any lakes created prior to the effective date of this amendment as a result of mining operations, shall be allowed in areas that have a frontage on State Road 29 and that, as of the effective date of these amendments, had been predominantly cleared as a result of Ag Group I or Earth Mining or Processing Uses. This policy is intended to assure that the RLSA Overlay is not used to increase the development potential within the ACSC but instead is used to promote a more compact form of development as an alternative to the Baseline Standards already allowed within the ACSC. No policy of the RLSA Overlay shall take precedence over the Big Cypress ACSC regulations and all regulations therein shall apply.

**Group 5 - Policies that protect water quality and quantity and the maintaining of the natural water regime and protect listed animal and plant species and their habitats on land that is not voluntarily included in the Overlay and designated as a SSA by its owners Rural Lands Stewardship Area program.**

Policy 5.1

To protect water quality and quantity and the maintaining maintenance of the natural water regime in areas mapped as FSAs on the Overlay Map prior to the time that they

are designated as SSAs under the Overlay Stewardship Credit Program, all residential uses and conditional uses allowed by the baseline standards referenced in Policy 1.5 shall be prohibited by Collier County through an amendment to the LDC. Residential Uses, General Conditional Uses, Earth Mining and Processing Uses, and Recreational Uses (layers 1-4) as listed in the Matrix shall be eliminated in FSAs. Conditional use essential services and governmental essential services, except those necessary to serve permitted uses or for public safety, shall only be allowed in FSAs with a Natural Resource Stewardship Index value of 1.2 or less. Where practicable, directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized for oil or gas extraction in FSAs in order to minimize impacts to native habitats. Asphaltic and concrete batch making plants shall be prohibited in areas mapped as HSAs. A property owner shall be entitled to receive compensation for the loss of these rights by voluntary participation in the Overlay or by receipt of other compensation described in Policy 3.7. The opportunity to voluntarily participate in the Stewardship Credit Program, as well as the right to sell conservation easements or a fee or lesser interest in the land, shall constitute compensation for the loss of these rights.

#### Policy 5.2

To protect water quality and quantity and ~~the maintaining~~ maintenance of the natural water regime and to protect listed animal and plant species and their habitats in areas mapped as FSAs, HSAs, and WRAs on the Overlay Map that are within the ACSC, all ACSC regulatory standards shall apply, including those that strictly limit non-agricultural clearing.

#### Policy 5.3

To protect water quality and quantity and ~~the maintaining~~ maintenance of the natural water regime and to protect listed animal and plant species and their habitats in areas mapped as FSAs, HSAs, and WRAs on the Overlay Map that are not within the ACSC, if a property owner proposes to utilize such land for a non-agricultural purpose under the ~~baseline standards~~ Baseline Standards referenced in Policy 1.5 and does not elect to use the Overlay, the following regulations are applicable, shall be incorporated into the LDC, and shall supercede any comparable existing County regulations that would otherwise apply. These regulations shall only apply to non-agricultural use of land prior to its inclusion in the Overlay system:

1. Site clearing and alteration shall be limited to 20% of the property and nonpermeable surfaces shall not exceed 50% of any such area.
2. Except for roads and lakes, any nonpermeable surface greater than one acre shall provide for release of surface water run off, collected or uncollected, in a manner approximating the natural surface water flow regime of the surrounding area.
3. Revegetation and landscaping of cleared areas shall be accomplished with predominantly native species and planting of undesirable exotic species shall be prohibited.
4. An Environmental Impact Statement shall be prepared by the applicant and reviewed by Collier County in accordance with County regulations.

5. Roads shall be designed to allow the passage of surface water flows through the use of equalizer pipes, interceptor spreader systems or performance equivalent structures.
- ~~6. Listed species shall be protected in accordance with the Federal Endangered Species Act and applicable Florida laws.~~

Policy 5.4

Collier County will coordinate with appropriate State and Federal agencies concerning the provision of wildlife crossings at locations determined to be appropriate.

Policy 5.5

For those lands that are not voluntarily included in the Rural Lands Stewardship program, non-agricultural development, excluding individual single family residences, shall be directed away from 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 is capable of supporting wildlife and can be anticipated to be potentially occupied by 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. 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
    - i. The following references shall be used, as appropriate, to prepare the required management plans:
      1. South Florida Multi-Species Recovery Plan, USFWS, 1999.
      2. Habitat Management Guidelines for the Bald Eagle in the Southeast Region, USFWS, 1987.
      3. 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.

4. Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay (*Apelocoma coerulescens*), Technical Report No. 8, Florida Game and Fresh Water Fish Commission, 1991.
5. 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.
- ii. The County shall consider any other techniques recommended by the USFWS and FFWCC, subject to the provision of paragraph (3) of this policy.
- iii. 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 of a minimum of 40%. The County shall also consider the recommendation 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 nest season. These requirements shall be consistent with the UFWS South Florida Multi-Species Recover 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 provision 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 corvi*) 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 Lands Area shall be designed and managed using standards found within this Overlay. 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 Recover Plan, May 1999, subject to the provisions of paragraph (3) of this policy.
  - h. The Management Plans shall contain a monitoring program for developments greater than 10 acres.
3. The County shall, consistent with applicable policies of this Overlay, 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.

#### Policy 5.6

For those lands that are not voluntarily included in the Rural Lands Stewardship program, Collier County shall direct non-agricultural land uses away from high functioning wetlands by limiting direct impacts within wetlands. A direct impact is hereby defined as the dredging or filling of a wetland or adversely changing the hydroperiod of a wetland. This policy shall be implemented as follows:

1. There are two (2) major wetlands systems within the RLSA, Camp Keais Strand and the Okaloacoochee Slough. These two systems have been mapped and are designated as FSA's. Policy 5.1 prohibits certain uses within the FSA's, thus preserving and protecting the wetlands functions within those wetlands systems.
2. The other significant wetlands within the RSLA are WRA's as described in Policy 3.3. These areas are protected by existing SFWMD wetlands permits for each area.
3. FSAs, HSAs and WRAs, as provided in Policy 5.3, and the ACSC have stringent site clearing and alteration limitations, nonpermeable surface limitations, and requirements addressing surface water flows which protect wetland functions within the wetlands in those areas. Other wetlands within the RSLA are isolated

or seasonal wetlands. These wetlands will be protected based upon the wetland functionality assessment described below; and the final permitting requirements of the South Florida Water Management District.

- a. The County shall apply the vegetation retention, open space and site preservation requirements specified within this Overlay 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:
- i. The acreage requirements specified within this Overlay shall be met by preserving wetlands with the highest wetland functionality scores. Wetland functionality assessment scores shall be those described in paragraph (b) of this policy. The vegetative preservation requirements imposed by Policy 5.3 shall first be met through preservation of wetlands having a functionality assessment score of 0.65 or greater. Within one year, from the effective date of this Amendment, the County shall develop specific criteria in the LDC to be used to determine those instances in which wetlands with a functionality assessment score of 0.65 or greater must be preserved in excess of the preservation required by Policy 5.3.ii)
  - ii. Wetlands utilized by listed species or serving as corridors for the movement of listed species shall be preserved on site. Wetland flowway functions through the project shall be maintained.
  - iii. Proposed development shall demonstrate that ground water table drawdowns or diversions will not adversely change the hydroperiod of preserved wetlands on or offsite. Detention and control elevations shall be set to protect surrounding wetlands 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, January 2001. Upland vegetative communities may be utilized to meet the vegetative, open space and site preservation requirements of this Overlay when the wetland functional assessment score is less than 0.65.
- b. 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, until such time as the District adopts the proposed Unified Wetland Mitigation Assessment Method, described in draft form and identified as F.A.C. Chapter 62-345-Uniform Wetland Mitigation Assessment Method. The applicant shall submit to county staff WRAP 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 3 above.

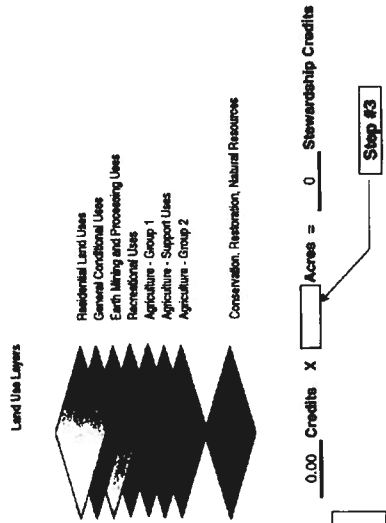
- c. All direct impacts shall be mitigated for pursuant to the requirements of paragraph (f) of this policy.
- d. Single family residences shall follow the requirements contained within Policy 6.2.7 of the Conservation and Coastal Management Element.
- e. The County shall separate preserved wetlands 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:
- i. The buffer shall be measured landward from the approved jurisdictional line.
  - ii. 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.
  - iii. The buffer shall be maintained free of Category I invasive exotic plants, as defined by the Florida Exotic Pest Plant Council.
  - iv. 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.
  - v. A structural buffer may consist of a stem-wall, berm, or vegetative hedge with suitable fencing.
- f. Mitigation shall be required for direct impacts to wetland in order to result in no net loss of wetland functions.  
Mitigation Requirements:
- i. "No net loss of wetland functions" shall mean that the wetland functional score of the proposed mitigation equals or exceeds the wetland functional score of the impacted wetlands. Priority shall be given to mitigation within FSAs and HSAs.
  - ii. Loss of storage or conveyance volume resulting from direct impacts to wetlands shall be compensated for by providing an equal amount of storage or conveyance capacity on site and within or adjacent to the impacted wetland.
  - iii. Protection shall be provided for preserved or created wetland or upland vegetative communities offered as mitigation by placing a conservation easement over the land in perpetuity, providing for initial exotic plant removal (Class I invasive exotic plants defined by the Florida Exotic Pest Plant Council) and continuing exotic plant maintenance, or by appropriate

- ownership transfer to a state or federal agency along with sufficient funding for perpetual management activities.
- iv. Prior to issuance of any final development order that authorizes site alteration, the applicant shall demonstrate compliance with paragraphs (f), ii, and iii 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.
- g. Wetland preservation, buffer areas, and mitigation areas shall be identified or platted as separate tracts. In the case of a Planned Unit Development (PUD), these areas shall also be depicted on the PUD Master Plan. These areas shall be maintained free from trash and debris and from Category I invasive exotic plants, as defined by the Florida Exotic Pest Plant Council. Land uses allowed in these areas shall be limited to those listed above (3.e.iv.) 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.



# Attachment A

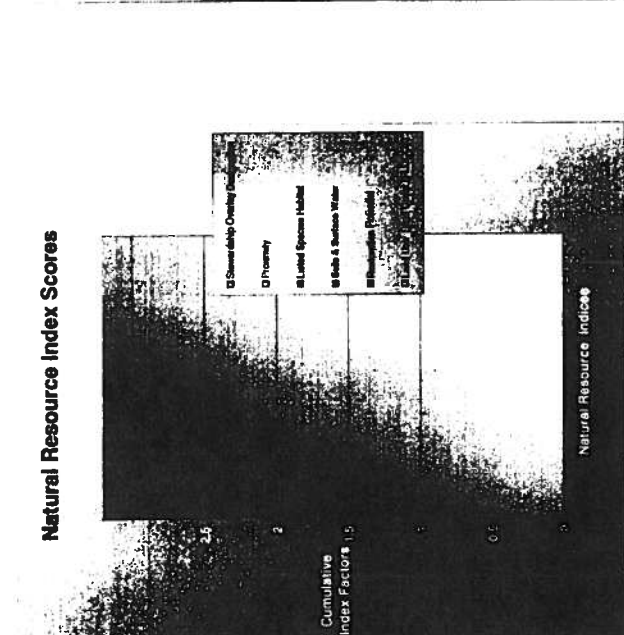
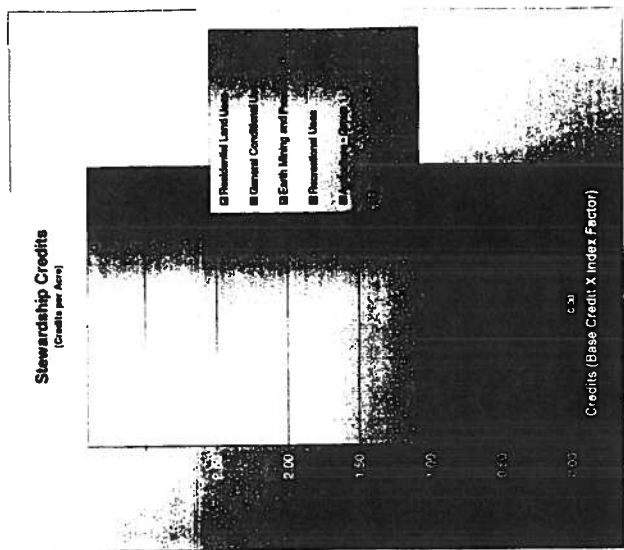
## Collier County Rural Lands Stewardship Overlay Stewardship Credit Worksheet



Land Use Layers	Index Factors	Priority	Base Credit	Total Index Value (FLUGCS)	Credits Value (Acres)	Stewardship Credits (Credits per Acre)
Residential Land Uses			0.2	0.0	0.00	0.00
General Conditional Uses			0.2	0.0	0.00	0.00
Earth Mining and Processing Uses			0.1	0.0	0.00	0.00
Recreational Uses			0.1	0.0	0.00	0.00
Agriculture - Group 1			0.2	0.0	0.00	0.00
Agriculture - Support Uses			0.1	0.0	0.00	0.00
Agriculture - Group 2			0.1	0.0	0.00	0.00
<b>Total of all Layers</b>			<b>1.0</b>	<b>0.0</b>	<b>0.00</b>	<b>0.00</b>

Step #1: Enter X for the Appropriate Factor (Only one for each Index)

Stewardship Natural Resource Index Factors	Priority	Base Credit
Flowway Stewardship Area (FSA)		0.4
Habitat Stewardship Area (HSA)		0.2
Wetland Stewardship Area (WSA)		0.2
Area of Critical State Concern (ACSC)		0.2
None of the above		0.0
<b>Total of all Layers</b>		<b>1.0</b>



Land Use Layers	Base Credit	FLUGCS Code Group 1	FLUGCS Code Group 2	FLUGCS Code Group 3	FLUGCS Code Group 4
Residential Land Uses	0.2				
General Conditional Uses	0.2				
Earth Mining and Processing Uses	0.1				
Recreational Uses	0.1				
Agriculture - Group 1	0.2				
Agriculture - Support Uses	0.1				
Agriculture - Group 2	0.1				
<b>Total of all Layers</b>	<b>1.0</b>	<b>0.4</b>	<b>0.2</b>	<b>0.2</b>	<b>0.0</b>

**WORKSHEET INSTRUCTIONS**

- Select a parcel to be analyzed and select one appropriate factor from each category in the list of Natural Resource Index Factors (i.e., Stewardship Overlay Designation, Priority Index, etc.).
- Select the individual Land Use Layers (X) to be eliminated from the parcel to yield the Stewardship Credits to be granted for each layer removed.
- Enter the number of acres being analyzed. The worksheet multiply the total Credits per acre by the number of acres in the parcel to yield the total Stewardship Credits.

Attachment B

Collier County Rural Lands Stewardship Overlay

Land Use Matrix

Residential Land Uses	General Conditional Uses	Earth Mining and Processing Uses	Recreational Uses	Agriculture Group 1	Agriculture - Support Uses	Agriculture Group 2	Conservation, Restoration and Natural Resources
Single-family dwelling (P)	Family care facilities (P)	Excavation, extraction or earthmoving and related processing and production (CU)	Golf courses and/or golf driving ranges (CU)	Crop raising; horticulture; fruit and nut production; groves; nurseries; improved pasture (P)	Farm labor housing (A)	Unimproved pasture and grazing; forestry (P)	Wildlife management, plant and wildlife conservancies, refuges and sanctuaries (P)
Mobile homes (P in MH Overlay; A as temporary use)	Collection and transfer sites for resource recovery (CU)	Asphaltic and concrete batch making plants (CU)	Sports instructional schools and camps (CU)	Animal breeding (other than livestock), raising, training, stabling or kenneling (P) (CU)	Retail sale of fresh, unprocessed agricultural products, grown primarily on the property (A)	Ranching; livestock raising (P) (CU)	Water management, groundwater recharge (P)
Private boat-houses and docks on lake, canal or waterway lots (A)	Veterinary clinic (CU)		Sporting and recreational camps (CU)	Dairying; poultry and egg production; milk production (P) (CU)	Retail plant nurseries (CU)	Hunting cabins (CU)	Restoration, mitigation (P)
Recreational facilities integral to residential development, e.g., golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields (A)	Child care centers and adult day care centers (CU)			Aquaculture for native species (P) and non-native species (CU)	Packhouse or similar agricultural processing of farm products produced on the property (A)	Cultural, educational, or recreational facilities and their related modes of transporting participants, viewers or patrons; tour operations, such as, but not limited to airboats, swamp buggies, horses and similar modes of transportation (CU)	Water supply, wellfields (P); oil and gas exploration (P)
Guesthouses (A)	Zoo, aquarium, aviary, botanical garden, or other similar uses (CU)			The commercial production, raising or breeding of exotic animals (CU)	Sawmills (CU)	Excavation and related processing incidental to Ag (A)	Boardwalks, nature trails (P)
	Churches and other places of worship (CU)			Wholesale reptile breeding and raising - non-venomous (P) and venomous (CU)			Natural resources not otherwise listed (P)
	Communications towers (P) (CU)			Beekkeeping (P)			Essential services (P and CU)
	Social and fraternal organizations (CU)						Oil and gas field development and production (CU)
	Private landing strips for general aviation (CU)						
	Cemeteries (CU)						
	Schools (CU)						
	Group care facilities, ALF (CU)						

Uses as listed in Collier County Land Development Code - A, Rural Agricultural District; specific restrictions, conditions or limitations are set forth in the Land Development Code. (P) Principal Use, (A) Accessory Use, (CU) Conditional Use

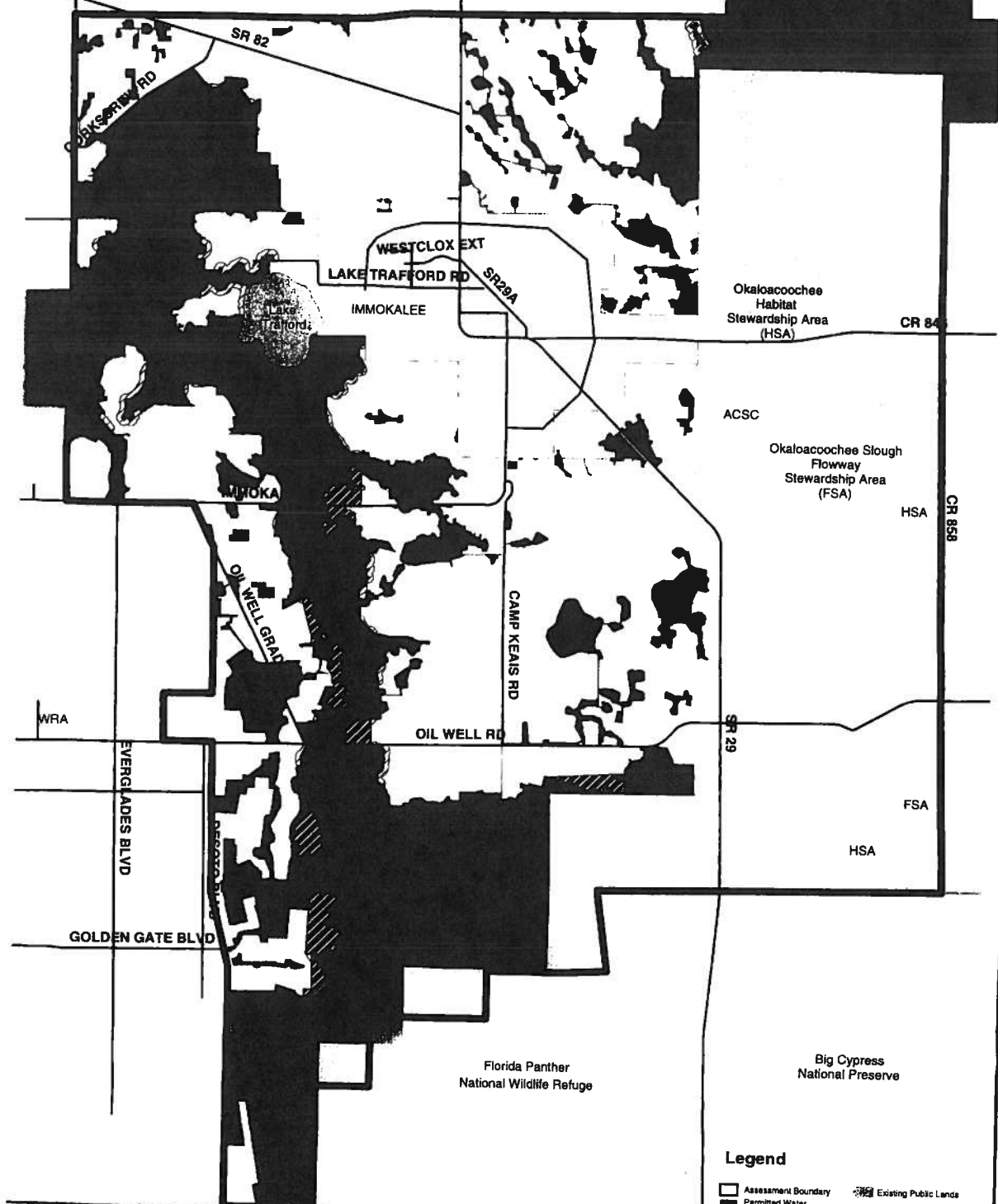
Attachment C

Collier County RLSA Overlay  
Stewardship Receiving Area Characteristics

Typical Characteristics	Town*	Village	Hamlet	Compact Rural Development
Size (Gross Acres)	1,000-4,000 acres	100-1,000 acres**	40-100 acres**	Greater Than 100 Acres**
Residential Units (DUs) per gross acre base density	1-4 DUs per gross acre***	1-4 DUs per gross acre***	1/2-2 DU per gross acre***	1-4 DUs per gross acre***
Residential Housing Styles	Full range of single family and multi-family housing types, styles, lot sizes	Diversity of single family and multi-family housing types, styles, lot sizes	Single Family and limited multi-family****	Single Family and limited multi-family****
Maximum Floor Area Ratio or Intensity	Retail & Office - .5 Civic/Governmental/Institution - .6 Manufacturing/Light Industrial - .45 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net
Goods and Services	Town Center with Community and Neighborhood Goods and Services in Town and Village Centers; Minimum 65 SF gross building area per DU. Corporate Office, Manufacturing and Light Industrial	Village Center with Neighborhood Goods and Services in Village Centers; Minimum 25 SF gross building area per DU	Convenience Goods and Services; Minimum 10 SF gross building area per DU	Village Center with Neighborhood Goods and Services in Village Centers; Minimum 25 SF gross building area per DU
Water and Wastewater	Centralized or decentralized community treatment system Interim Well and Septic	Centralized or decentralized community treatment systems Interim Well and Septic	Individual Well and Septic System; Centralized or decentralized community treatment system.	Centralized or decentralized community treatment systems Interim Well and Septic
Recreation and Open Spaces	Community Parks (200 SF/DU) Parks & Public Green Spaces with Neighborhoods Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA	Parks & Public Green Spaces with Neighborhoods (minimum 1% of gross acres) Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA	Public Green Space for Neighborhoods (minimum 1% of gross acres)	Parks & Public Green Spaces with Neighborhoods (minimum 1% of gross acres) Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA
Civic, Governmental and Institutional Services	Wide Range of Services - minimum 15 SF/DU Full Range of Schools	Moderate Range of Services - minimum 10 SF/DU; Full Range of Schools	Limited Services. Pre-K through Elementary Schools	Moderate Range of Services - minimum 10 SF/DU Pre-K through Elementary Schools
Transportation	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system County Transit Access	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system Equestrian Trails County Transit Access	Auto - interconnected system of local roads Pedestrian Pathways Equestrian Trails	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system Equestrian Trails County Transit Access

\* - Towns are prohibited within the ACSC, per policy 4.7.1 of the Goals, Objectives, and Policies.  
 \*\* - Villages, Hamlets, and Compact Rural Developments within the ACSC are subject to location and size limitations, per policy 4.20, and are subject to Chapter 28-25, FAC.  
 \*\*\* - Density can be increased beyond the base density through the Affordable Housing Density Bonus or through the density blending provision, per policy 4.7.  
 \*\*\*\* - Those CRDs that include single or multi-family residential uses shall include proportionate support services.  
 Underlined uses are not required uses.

COLLIER COUNTY RURAL & AGRICULTURAL AREA ASSESSMENT  
STEWARDSHIP OVERLAY MAP



**Legend**

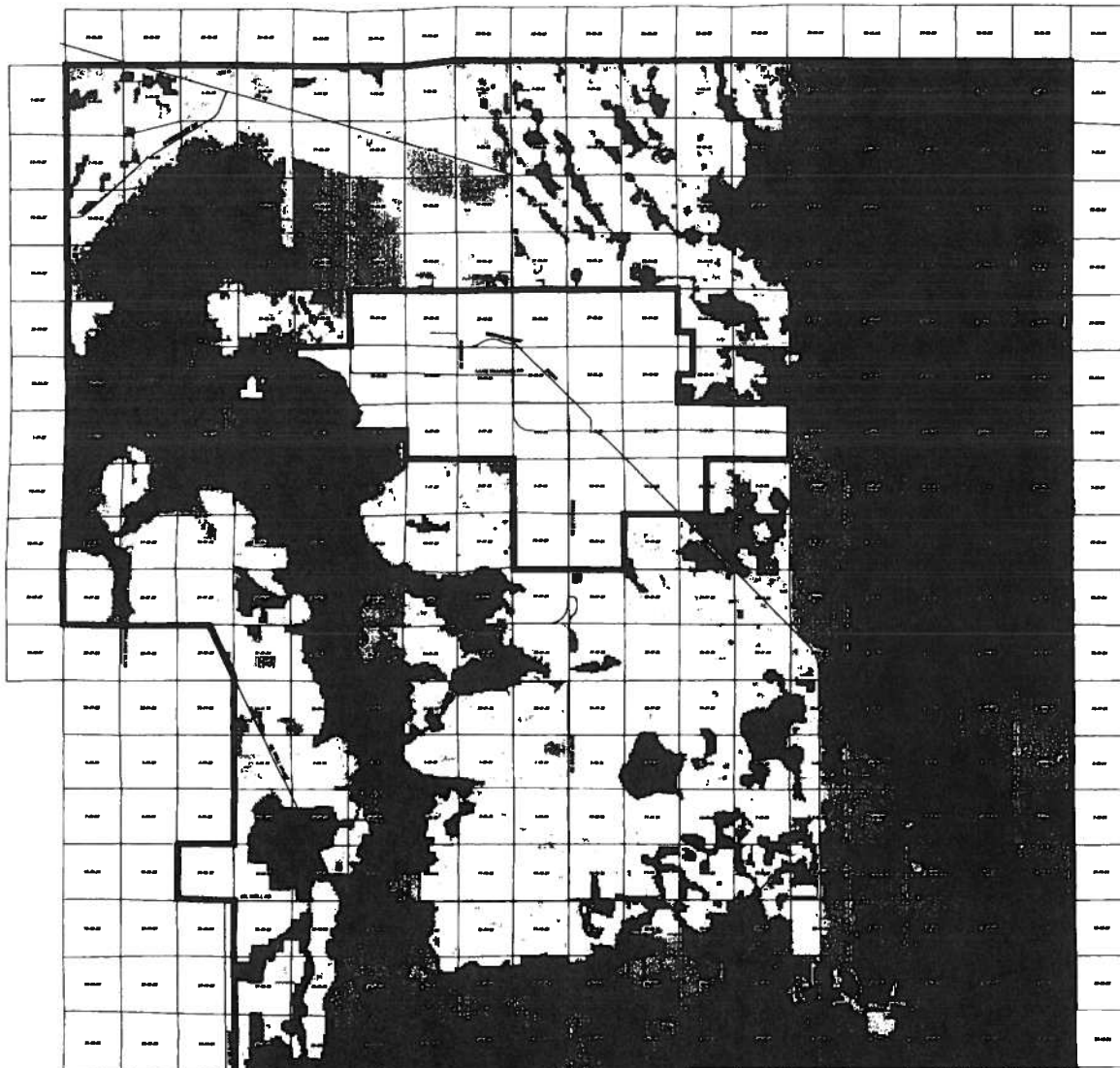
- Assessment Boundary
- Existing Public Lands
- Permitted Water
- Restoration Areas
- Flowway Stewardship Area
- Habitat Stewardship Area
- Habitat Stewardship Area (Added)
- 500ft Restoration Zone
- Open
- ACSC



NOTICE: MRWA boundary provided by Collier County, 1998.  
 Any of Central State Company boundary provided: 2001, 1998.  
 Water Restoration Areas from: SRWAL, 1998. Land Use from: SRWAL  
 1998. Revised and updated by: W&A, 2009.

# Rural Lands Study Area Natural Resource Index Map Series

## Entire Study Area



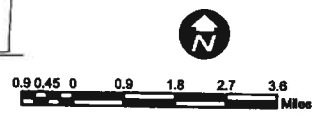
**Legend**

**Index Value**

0	1.3
0.2	1.4
0.3	1.5
0.4	1.6
0.5	1.7
0.6	1.8
0.7	1.9
0.8	2
0.9	2.1
1	2.2
1.1	2.3
1.2	2.4

**Stewardship Area Type**

- Priority
- Habitat
- Water Retention



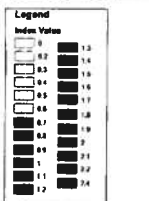
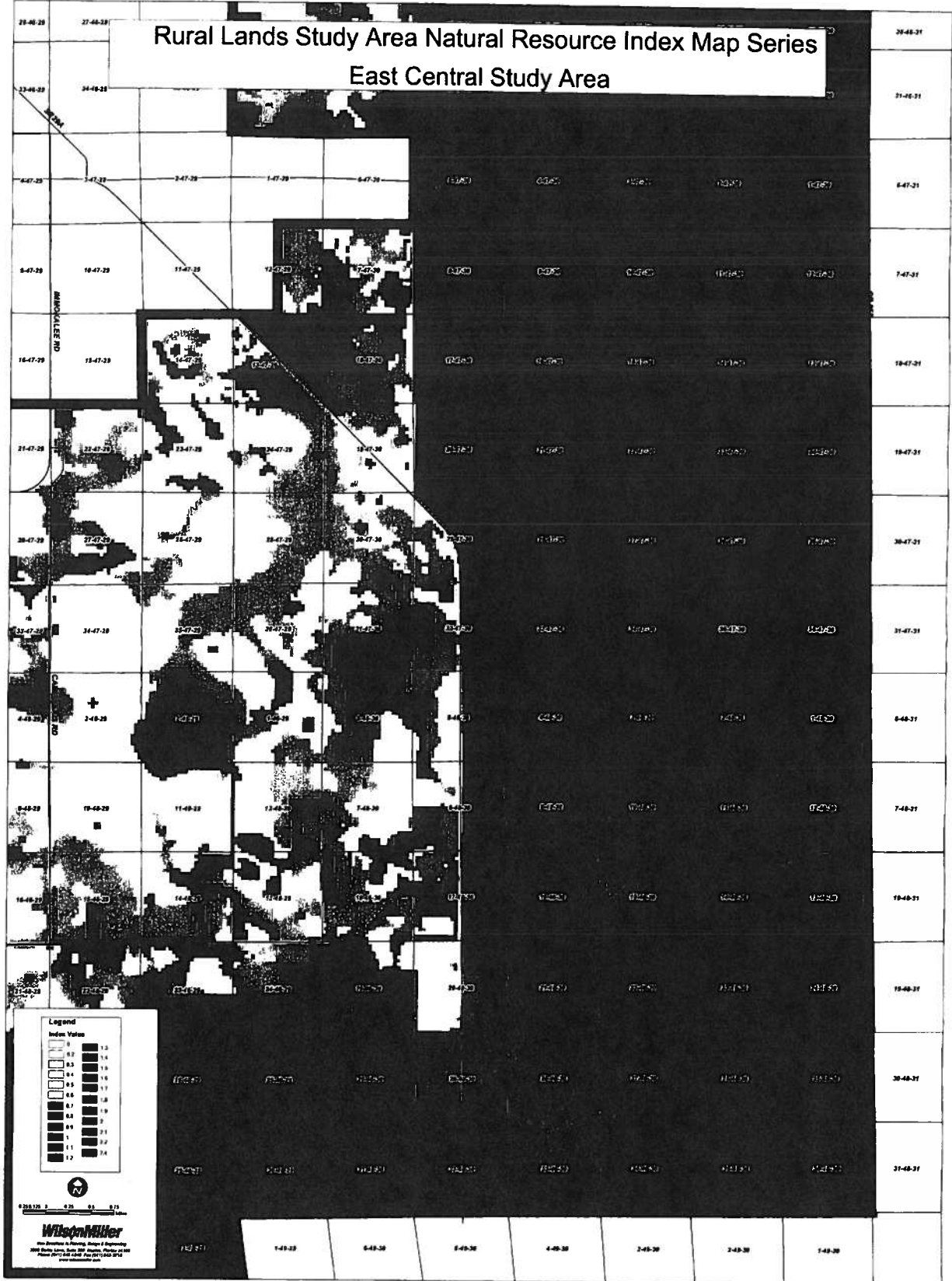
**Wilston Miller**  
 Rural Consultants in Planning, Design & Engineering  
 2000 Wilston Lane, Suite 2000, Napier, Illinois 61756  
 Phone (815) 460-4000 Fax (815) 460-2712  
 www.wilstonmiller.com

**Stewardship Natural Resource Index Values**

Stewardship Area Type	Index Value	Area (Acres)	Percentage of Total Area
Priority	0	12345	1.2%
Priority	0.2	12345	1.2%
Priority	0.3	12345	1.2%
Priority	0.4	12345	1.2%
Priority	0.5	12345	1.2%
Priority	0.6	12345	1.2%
Priority	0.7	12345	1.2%
Priority	0.8	12345	1.2%
Priority	0.9	12345	1.2%
Priority	1	12345	1.2%
Priority	1.1	12345	1.2%
Priority	1.2	12345	1.2%
Habitat	1.3	12345	1.2%
Habitat	1.4	12345	1.2%
Habitat	1.5	12345	1.2%
Habitat	1.6	12345	1.2%
Habitat	1.7	12345	1.2%
Habitat	1.8	12345	1.2%
Habitat	1.9	12345	1.2%
Habitat	2	12345	1.2%
Habitat	2.1	12345	1.2%
Habitat	2.2	12345	1.2%
Habitat	2.3	12345	1.2%
Habitat	2.4	12345	1.2%
Water Retention	1.3	12345	1.2%
Water Retention	1.4	12345	1.2%
Water Retention	1.5	12345	1.2%
Water Retention	1.6	12345	1.2%
Water Retention	1.7	12345	1.2%
Water Retention	1.8	12345	1.2%
Water Retention	1.9	12345	1.2%
Water Retention	2	12345	1.2%
Water Retention	2.1	12345	1.2%
Water Retention	2.2	12345	1.2%
Water Retention	2.3	12345	1.2%
Water Retention	2.4	12345	1.2%

# Rural Lands Study Area Natural Resource Index Map Series

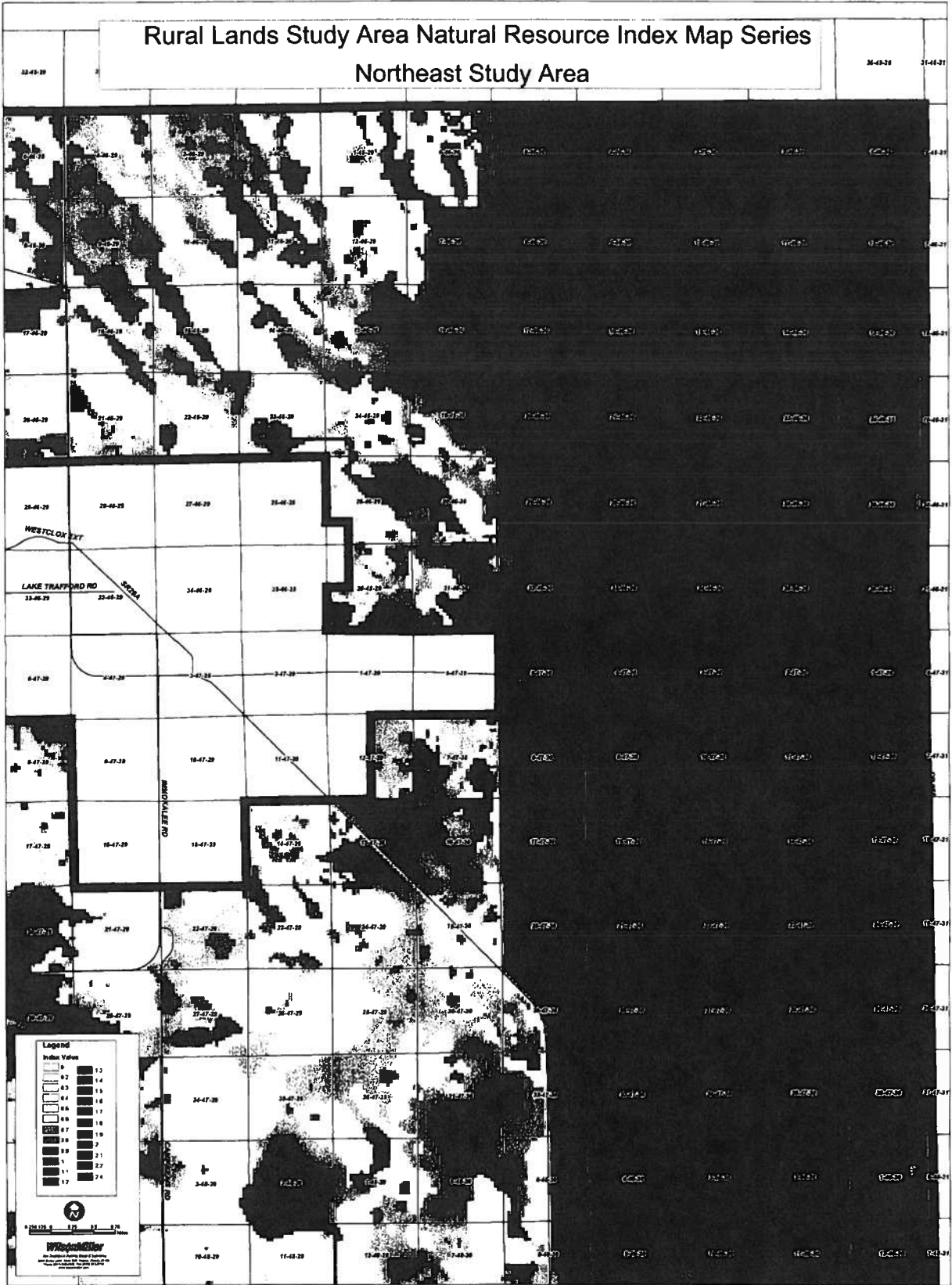
## East Central Study Area



Wilson Miller  
 2002 Study Area, State of Oregon, Planning and Policy  
 Division, 1000 NE Oregon Street, Portland, OR 97232  
 www.wilsonmiller.com

# Rural Lands Study Area Natural Resource Index Map Series

## Northeast Study Area



**Legend**

Index Value

0	12
01	13
02	14
03	15
04	16
05	17
06	18
07	19
08	20
09	21
10	22
11	23
12	24

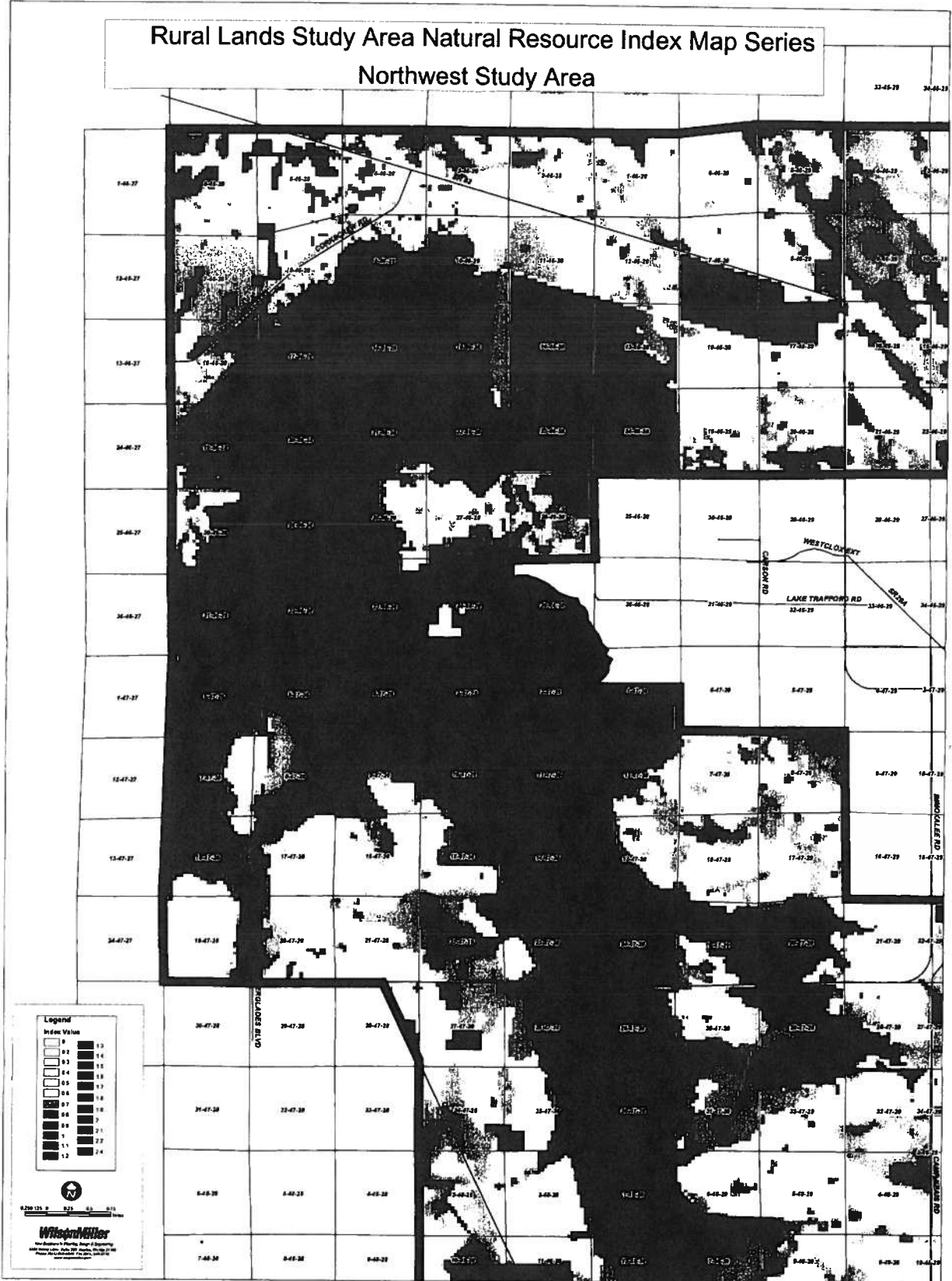
100 0 100 200

**Watershed**

For additional information contact the Watershed Program at 508-885-1000 or visit our website at www.watershed.org

# Rural Lands Study Area Natural Resource Index Map Series

## Northwest Study Area



**Legend**

Index Value	Index Value
0	13
1	14
2	15
3	16
4	17
5	18
6	19
7	20
8	21
9	22
10	23
11	24

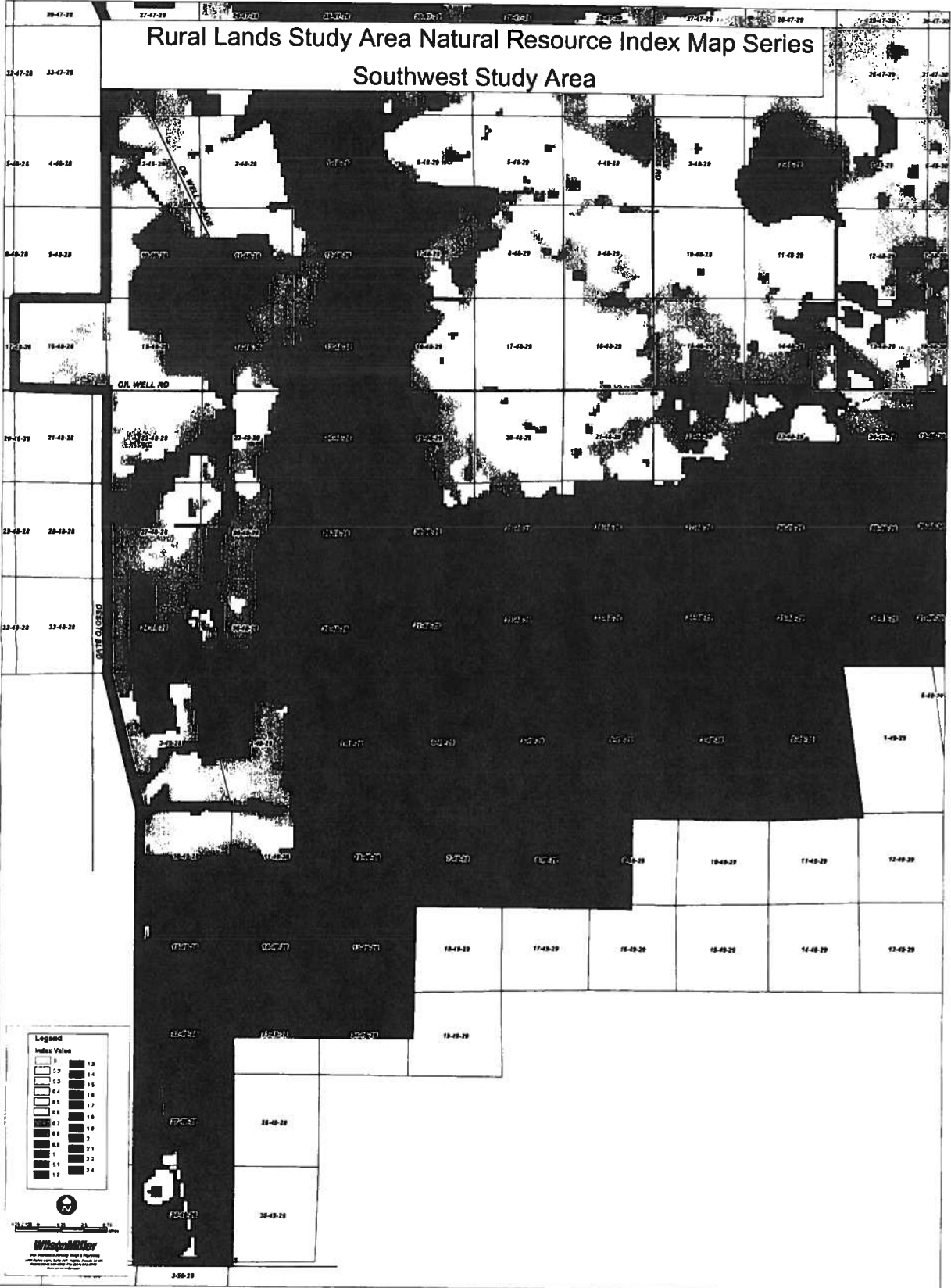
0 200 400 600 800 1000 Feet

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# Rural Lands Study Area Natural Resource Index Map Series

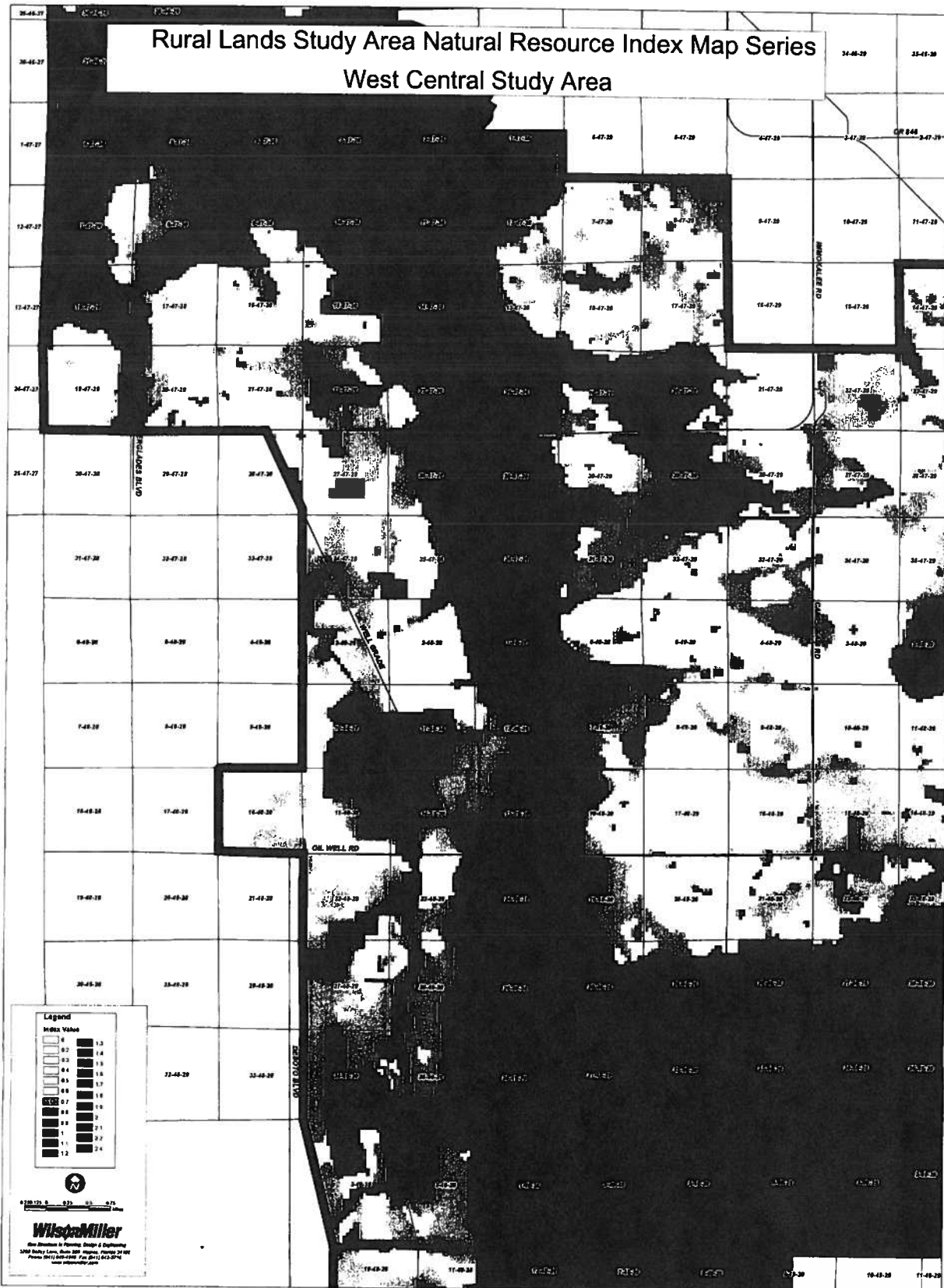
## Southwest Study Area



Wisconsin  
Department of Natural Resources  
 600 Walnut Street, Room 2000, Madison, WI 53706  
 608-261-6700

# Rural Lands Study Area Natural Resource Index Map Series

## West Central Study Area



**Legend**

0	1.3
0.1	1.4
0.2	1.5
0.3	1.6
0.4	1.7
0.5	1.8
0.6	1.9
0.7	2.0
0.8	2.1
0.9	2.2
1	2.3
1.1	2.4
1.2	2.5

  
 0 250 500 Feet  
**WispaMiller**  
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