

The following Group 2 Policy Recommendations are excerpted from the
RLSA 5-Year Review:

PHASE II REPORT

**“REVIEW AND RECOMMENDATIONS TO IMPROVE THE EFFECTIVENESS
OF THE
RURAL LANDS STEWARDSHIP AREA OVERLAY”**

PREPARED BY

THE RURAL LANDS STEWARDSHIP AREA REVIEW COMMITTEE

CREATED BY THE COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH

RESOLUTION 2007-305A

SECTION I

COMMITTEE-RECOMMENDED SUBSTANTIVE AMENDMENTS REVISIONS
TO THE RURAL LANDS STEWARDSHIP AREA OVERLAY

Preface

This Section of the Report summarizes the Committee’s recommended RLSA Overlay amendments recognized as substantive in improving the RLSA program. These substantive amendments provide for greater incentives to protect agriculture land, refine the Stewardship Credits assigned to restoration activities with greater emphasis on new panther corridors, will set a cap on the amount of Stewardship Receiving Area development, and revises some of the Stewardship Receiving Area Characteristics. Following this Section, Section 2 provides the full RLSA Overlay Program as evaluated and recommended.

Group 2 policies are intended to provide for the continued viability of agriculture. The Committee evaluated the policies in meeting the goal to protect agriculture land and heard from industry experts and agriculture interests. The Committee determined that a few of the policies were no longer necessary, such as the establishment of an Agriculture Advisory Committee. However, the Committee felt strongly that greater attention should be placed on incentives for agriculture through the Credit system. To improve the ability to protect agriculture lands within the RLSA, the Committee recommends the following amendments to Group 2 policies.

Group 2 - Policies to ~~protect agricultural lands from premature conversion to other uses and~~ retain land for agricultural activities through the use of established incentives in order to continue the viability of agricultural production through the Collier County Rural Lands Stewardship Area Overlay. (recommended amendment)

Policy 2.1 (recommended amendment)

~~Agriculture~~ landowners will be provided with ~~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 Policies 1.4 and 2.2 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.~~

Policy 2.2 (recommended amendment)

Agriculture lands protected through the use of Stewardship Credits shall be designated as Stewardship Sending Areas (SSAs) as described in Policy 1.6. The protection measures for SSAs are set forth in Policies 1.6, 1.7, 1.10, and 1.17. In addition to protecting agriculture activities in SSAs within FSA, HSA, and WRA, as further described in Policies 3.1, 3.2 and 3.3, additional incentives are desired to retain agriculture within Open Lands as an alternative to conversion of such lands using Baseline Standards as described in Policy 1.5. Open Lands are those lands not designated SSA, SRA, WRA, HSA, FSA, or public lands on the Rural Lands Stewardship Area Overlay Map. Open Lands are those lands described in Policy 4.2. Therefore, in lieu of using the Natural Resource Index on land designated Open, these lands shall be assigned two (2.0) Stewardship Credits per acre outside of the Area of Critical State Concern (ACSA) as established by F.S. 380.055 as of March 3, 2009, and two and sixth tenths (2.6) Credits per acre within said ACSC. All non-agriculture uses shall be removed and the remaining uses are limited to agriculture Land Use Levels 5, 6 and 7 on the Land Use Matrix. Each layer is discreet and shall be removed sequentially and cumulatively in the order presented in the Matrix. If a layer is removed, all uses and activities in that layer are eliminated and no longer available. Following approval of an

Agricultural SSA, Collier County shall update the RLSA Zoning Overlay District Map to delineate the boundaries of the Agricultural SSA.

Policy 2.3 (recommended amendment)

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