

4.08.07 - SRA Designation

SRA designation is intended to encourage and facilitate uses that enable economic prosperity and diversification of the economic base of the RLSA District, and encourage **development** that utilizes creative land use planning techniques and facilitates a compact form of **development** to accommodate population growth by the establishment of SRAs. Stewardship Credits generated from SSAs are exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis as set forth herein. **Density** and intensity within the RLSA District shall not be increased beyond the Baseline Standards except through the 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. The procedures for the establishment and transfer of Credits and SRA designation are set forth herein. Credits can be transferred only to lands within the RLSA District that meet the defined suitability criteria and standards set forth herein. Land becomes designated as an SRA on the date that the SRA Credit Agreement becomes effective pursuant to Section 4.08.07 D.11. Any change in the **residential density** or non-residential intensity of land use on a **parcel** of land located within an SRA shall be specified in the resolution, which shall reflect the total number of transferable Credits assigned to the **parcel** of land.

- A. Lands Within the RLSA District that can be Designated as SRAs. All privately owned lands within the RLSA District that meet the suitability criteria contained herein may be designated as SRA, except lands delineated on the RLSA Overlay Map as FSA, HSA, or WRA, or lands already designated as an SSA. WRAs may be located within the boundaries of an SRA and may be incorporated into an SRA Master Plan to provide water management functions for properties within such SRA, subject to all necessary permitting requirements.
 1. Suitability Criteria. The following suitability criteria are established to ensure consistency with the Goals, Objectives, and Policies of the RLSA Overlay.
 - a. An SRA must contain sufficient suitable land to accommodate the planned **development** .
 - b. Residential, commercial, manufacturing/light industrial, **group housing** , and transient housing, institutional, civic and community service uses within an SRA shall not be sited on lands that receive a Natural Resource Index value of greater than 1.2.
 - c. **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 land that receives a Natural Resource Index value of greater than 1.2, regardless of the size of the land or **parcel** .
 - d. Lands or **parcels** that are greater than one acre and have an Index Value greater than 1.2 shall be retained as **open space** and maintained in a predominantly natural vegetated state.
 - e. **Open space** shall also comprise a minimum of thirty-five percent of the gross acreage of an individual SRA Town, Village, or those CRDs exceeding 100 acres. Gross acreage includes only that area of **development** within the SRA that requires the consumption of Stewardship Credits.
 - f. As an incentive to encourage **open space** , **open space** on lands within an SRA located outside of the ACSC that exceeds the required thirty-five percent retained **open space** shall not be required to consume Stewardship Credits.
 - g. An SRA may be contiguous to an FSA or HSA, but shall not encroach into such areas, and shall **buffer** such areas as

described in Section 4.08.07 J.6. An SRA may be contiguous to, or encompass a WRA.

- h. 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.
 2. SRAs Within the ACSC. SRAs are permitted within the ACSC subject to limitations on the number, size, location, and form of SRA described herein. Nothing within this Section shall be construed as an exemption of an SRA from any and all limitations and regulations applicable to lands within the ACSC. Lands within the ACSC that meet all SRA suitability criteria shall also be restricted such that credits used to entitle an SRA in the ACSC must be generated exclusively from SSAs within the ACSC. No early entry **bonus credits** can be used to entitle an SRA within the ACSC.
 - a. The only forms of SRA allowed in the ACSC east of the Okaloacoochee Slough shall be Hamlets and CRDs of 100 acres or less and the only forms 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, two SRAs, consisting of any combination of 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 the RLSA Overlay, had been predominantly cleared as a result of Ag Group I (Layer 5) or Earth Mining or Processing Uses (Layer 3).
 - b. The Town form of an SRA shall not be located within the ACSC.
- B. Establishment and Transfer of Stewardship Credits. The procedures for the establishment and transfer of Credits and SRA designation are set forth herein. Stewardship Credits will be exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis, as described in Section 4.08.07 B.2. Stewardship **density** and intensity will thereafter differ from the Baseline Standards.
 1. Transfer of Credits. The transfer or use of Stewardship Credits shall only be in a manner as provided for herein.
 - a. Stewardship Credits generated from any SSA may be transferred to entitle any SRA, except where the SRA is within the ACSC, in which case only Stewardship Credits that have been generated from an SSA within the ACSC can be used to entitle such SRA. No early entry **bonus credits** can be used to entitle an SRA within the ACSC.
 - b. Credits can be transferred only to lands within the RLSA that meet the defined suitability criteria and standards set forth herein.
 - c. Stewardship Credits may be transferred between different **parcels** or within a single **parcel**, subject to compliance with all applicable provisions of these policies. Residential **clustering** shall only occur within the RLSA District through the use of the Stewardship Credit System, and other forms of residential **clustering** shall not be permitted.
 - d. Stewardship Credits may be acquired from any credit holder and transferred to an SRA subject to the limitations contained in this Section.
 - e. Stewardship Credits may be acquired from a Stewardship Credit Trust established pursuant to Section 4.08.04 B., and transferred to an SRA subject to the limitations contained in this Section.
 2. Stewardship Credit Exchange. Stewardship Credits shall be exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis at a rate of eight (8) Stewardship Credits per gross acre. Lands within an SRA greater than one acre, with Index Values of greater than 1.2, shall be retained as **open space** and maintained in a predominantly natural, vegetated state. Any such lands within an SRA located outside of the ACSC exceeding the required thirty-five (35) percent shall not be required to consume Stewardship Credits.
 3. Public Benefit Uses. The acreage within an SRA devoted to a public benefit use shall not be required to consume Stewardship Credits and shall not count toward the maximum acreage limits of an SRA. For the purpose of this Section, public benefit uses are limited to public schools (preK-12) and public or private post secondary institutions, Post Secondary Institution Ancillary Uses, community parks exceeding the minimum requirement of 200 square feet per **dwelling unit**, municipal golf courses, regional parks, and governmental facilities excluding **essential services** as defined in the LDC.
 4. Mixed Land Use Entitlements. In order to promote compact, mixed use **development** and provide the necessary support facilities and services to residents of rural areas, the SRA designation and the transfer of the Stewardship Credits allows for a full range of uses, **accessory uses** and associated uses that provide a mix of services to and are supportive to the residential population of an SRA and the RLSA District. 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 RLSA Overlay Attachment C. Depending on the size, scale, and character of an SRA, it shall be designed to include an appropriate mix of retail, office, recreational, civic, governmental, and institutional uses, in addition to residential uses.

- C. Forms of SRA **developments** . SRA **developments** are a compact form of **development** , which accommodate and promote uses that utilize creative land use planning techniques. SRAs shall be used to facilitate the implementation of innovative planning and flexible **development** strategies described in § 163.3177 (11), F.S. and Rule 9J-5.006(5)(l), F.A.C. These planning strategies and techniques are intended to minimize the conversion of rural and agricultural lands to other uses while discouraging urban sprawl, 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. Only the following four specific forms of rural **development** in SRAs are permitted within the RLSA District.
1. Towns. 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 a 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 [Section 4.08.07 J.1](#). 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. Towns shall not be located within the ACSC.
 2. Villages. 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 [Section 4.08.07 J.1](#). 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. The Village form of rural land development is permitted within the ACSC subject to the limitations of [Section 4.08.07 A.2](#).
 3. Hamlets. 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 subsections 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 [Section 4.08.07 J.1](#). Hamlets may be an appropriate location for pre-K through elementary schools. The Hamlet form of rural land **development** is permitted within the ACSC subject to the limitations of [Section 4.08.07 A.2](#).
 4. Compact Rural **developments** (CRDs). 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. Except as described above, a CRD will conform to the characteristics of a Village or Hamlet as set forth in [Section 4.08.07 J.1](#). 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 the standards for the most comparable form of SRA as described in [Section 4.08.07 C.2](#). or 3.
 - a. Size of CRDs limited. There shall be no more than five (5) CRDs of more than 100 acres in size.
 - b. CRDs within the ACSC. The CRD form of rural land **development** is permitted within the ACSC subject to the limitations of [Section 4.08.07 A.2](#).

5. Proportion of Hamlets and CRDs to Villages and Towns. In order to maintain the correct proportion of Hamlets and CRDs of 100 acres or less to the number of Villages and Towns approved as SRAs, not more than five (5) of any combination of Hamlets and CRDs of 100 acres or less may be approved prior to the approval of a Village or Town. In order to maintain that same proportion thereafter, not more than five (5) of any combination of Hamlets and CRDs of 100 acres or less may be approved for each subsequent Village or Town approved.
6. SRAs as Part of a **development** of Regional Impact (DRI). SRAs are permitted as part of a DRI subject to the provisions of § 380.06, F.S. and the RLSA District Regulations.
 - a. An SRA Designation Application may be submitted simultaneously with a Preliminary **development** agreement application that occurs prior to a DRI Application for **development** Approval (ADA). In such an application, the form of SRA **development** shall be determined by the characteristics of the DRI project, as described in the ADA.
 - b. The DRI may encompass more than a single SRA Designation Application. It is the intent of this Section to allow for the future designations of SRAs within a DRI as demonstrated by the DRI phasing schedule.
 - c. A DRI **applicant** is required to demonstrate that:
 - (1) The **applicant** has the necessary Stewardship Credits to entitle the DRI as part of subsequent SRA Designation Applications, or
 - (2) The **applicant** owns or has a contract with an owner of enough land that would qualify as SSAs to entitle the DRI as part of subsequent SRA Designation Applications, or has the ability to obtain the necessary Stewardship Credits to entitle the entire DRI as part of subsequent SRA Designation Applications.
- D. SRA Designation Application Package. A Designation Application Package to support a request to designate land(s) within the RLSA District as an SRA shall be made pursuant to the regulations of the RLSA District Regulations. The SRA Application Package shall include the following:
 1. SRA Designation Application. An application shall be submitted by a landowner or his/her agent, hereafter "**applicant**," to request the designation of an SRA within the RLSA District. The Application shall be submitted to the County manager or his designee, on a form provided. The application shall be accompanied by the documentation as required by this Section.
 2. Application Fee. An application fee shall accompany the application.
 3. Natural Resource Index Assessment. An assessment that documents the Natural Resource Index Value scores shall be prepared and submitted as part of the SRA Application. The Assessment shall include an analysis that quantifies the number of acres by Index Values. The Assessment shall:
 - a. Identify all lands within the proposed SRA that have an Index Value greater than 1.2;
 - b. Verify that the Index Value scores assigned during the RLSA Study are still valid through recent aerial photography or satellite imagery or agency-approved mapping, or other documentation, as verified by field inspections;
 - c. If the Index Value scores assigned during the RLSA Study are no longer valid, document the current Index Value of the land.
 - d. Quantify the acreage of agricultural lands, by type, being converted;
 - e. Quantify the acreage of non-agricultural acreage, by type, being converted;
 - f. Quantify the acreage of all lands by type within the proposed SRA that have an Index Value greater than 1.2;
 - g. Quantify the acreage of all lands, by type, being designated as SRA within the ACSC, if any; and
 - h. Demonstrate compliance with the Suitability Criteria contained in Section 4.08.07 A.1.
 4. Natural Resource Index Assessment Support Documentation. Documentation to support the Natural Resource Index Assessment shall be provided for each SRA being designated to include:
 - a. Legal Description, including sketch or survey;
 - b. Acreage calculations of lands being put into the SRA, including acreage calculations of WRAs (if any) within SRA boundary but not included in SRA designation;
 - c. RLSA Overlay Map delineating the area of the RLSA District being designated as an SRA;
 - d. Aerial photograph delineating the area being designated as an SRA;
 - e. Natural Resource Index Map of area being designated as an SRA;
 - f. FLUCFCS map(s) delineating the area being designated as an SRA;

- g. Listed species map(s) delineating the area being designated as an SRA;
 - h. Soils map(s) delineating the area being designated as an SRA, and;
 - i. Documentation to support a change in the related Natural Resource Index Value(s), if appropriate.
5. SRA Master Plan. A Master Plan shall be prepared and submitted by the applicant as part of the SRA Application for Designation of an SRA. The SRA Master Plan shall be consistent with the requirements of Section 4.08.07 G.
6. SRA Development Document. A **Development** Document shall be prepared and submitted by the **applicant** as part of the SRA Application for Designation of an SRA. The SRA **Development** Document shall be consistent with the requirements of Section 4.08.07 H.
7. SRA Public Facilities Impact Assessment Report. An Impact Assessment Report shall be prepared and submitted by the **applicant** as part of the SRA Application for Designation of a SRA. The SRA Impact Assessment Report shall address the requirements of Section 4.08.07 K.
8. SRA Economic Assessment Report. An Economic Assessment Report shall be prepared and submitted by the **applicant** as part of the SRA Application for Designation of an SRA. The SRA Economic Assessment Report shall address the requirements of Section 4.08.07 L.
9. Stewardship Credit Use and Reconciliation Application. A Credit Use and Reconciliation Application shall be submitted as part of an SRA Designation Application in order to track the transfer of credits from SSA(s) to SRA(s). The Stewardship Credit Use and Reconciliation Application shall be in a form provided by the County Manager, or his designee. The application package shall contain the following:
 - a. The legal description of, or descriptive reference to, the SRA to which the Stewardship Credits are being transferred;
 - b. Total number of acres within the proposed SRA and the total number of acres of the proposed SRA within the ACSC (if any);
 - c. Number of acres within the SRA designated "public use" that do not require the redemption of Stewardship Credits in order to be entitled (does not consume credits);
 - d. Number of acres of "excess" **open spaces** within the SRA that do not require the consumption of credits;
 - e. Number of acres of WRAs inside the SRA boundary but not included in the SRA designation;
 - f. Number of acres within the SRA that consume Credits;
 - g. The number of Stewardship Credits being transferred (consumed by) to the SRA and documentation that the **applicant** has acquired or has a contractual right to acquire those Stewardship Credits;
 - h. Number of acres to which credits are to be transferred (consumed) multiplied by eight (8) Credits / acre equals the number of Credits to be transferred (consumed);
 - i. A descriptive reference to one (1) or more approved or pending SSA Designation Applications from which the Stewardship Credits are being obtained. Copies of the reference documents, e.g., SSA Stewardship Credit Agreement, etc., shall be provided, including:
 - (1) SSA application number;
 - (2) Pending companion SRA application number;
 - (3) SSA Designation Resolution (or Resolution Number);
 - (4) SSA Credit Agreement (Stewardship Agreement);
 - (5) Stewardship Credits Database Report.
 - j. A descriptive reference to any previously approved Stewardship Credit Use and Reconciliation Applications that pertain to the referenced SSA(s) from which the Stewardship Credits are being obtained; and
 - k. A summary table in a form provided by Collier County that identifies the exchange of all Stewardship Credits that involve the SRA and all of the associated SSAs from which the Stewardship Credits are being obtained.
10. Conditional SRA Designation. If at the time of the approval of the SRA Designation Application, the **applicant** has not acquired the number of credits needed to entitle the SRA, then the SRA Designation approval shall be conditional. The **applicant** shall have sixty (60) days from the date of the conditional approval to provide documentation of the acquisition of the required number of Stewardship Credits. If the **applicant** does not provide such documentation within sixty (60)

days, the conditional SRA Designation approval shall be null and void. The Stewardship Credit Use and Reconciliation Application shall be amended to accurately reflect the transfer of credits that occurred following the conditional approval of the SRA.

11. SRA Credit Agreement.

- a. Any **applicant** for designation of an SRA shall enter into an SRA Credit Agreement with the County.
- b. The SRA Credit Agreement shall contain the following information:
 - (1) The number of SSA credits the **applicant** for an SRA designation is utilizing and which shall be applied to the SRA land in order to carry out the plan of **development** on the acreage proposed in the SRA **development Documents**;
 - (2) A legal description of the SRA land and the number of acres;
 - (3) The SRA master plan depicting the land uses and identifying the number of residential **dwelling units** , gross leasable area of retail and office square footage and other land uses depicted on the master plan;
 - (4) A description of the SSA credits that are needed to entitle the SRA land and the anticipated source of said credits;
 - (5) The **applicant's** acknowledgement that **development** of SRA land may not commence until the **applicant** has recorded an SRA Credit Agreement Memorandum with the Collier County Clerk of Courts; and
 - (6) The **applicant's** commitments, if any, regarding conservation, or any other restriction on **development** on any lands, including **wetlands** , within the SRA, as may be depicted on the SRA Master Plan for special treatment.
- c. The SRA Credit Agreement shall be effective on the latest of the following dates:
 - (1) The date that the County approves the SRA Application;
 - (2) The date that documentation of the **applicant's** acquisition of the Stewardship Credits to be utilized for the SRA is found by the County to be sufficient; or
 - (3) Five (5) working days after the date on which the **applicant** submits documentation of the acquisition of the Stewardship Credits to be utilized, if the County fails to make a sufficiency determination prior to that date.
- d. Following approval of the SRA Application, the **applicant** shall record a SRA Credit Agreement Memorandum, which shall include the following:
 - (1) A cross reference to the recorded SSA Credit Agreement Memorandum or Memoranda for the SSA lands from which the credits being utilized are generated and identification of the number of credits derived from each SSA; and
 - (2) a legal description of the SRA lands.
- e. If the **development** provided for within an SRA constitutes, or will constitute, a **development** of regional impact ("DRI") pursuant to § 380.06 and 380.0651, F.S., and if the **applicant** has obtained a preliminary **development agreement** ("PDA") from the Florida Department of Community Affairs for a portion of the SRA land, the **applicant** may request the County to enter into a Preliminary SRA Credit Agreement for those Stewardship Credits needed in order to develop the PDA authorized **development** . Commencement of the PDA authorized **development** may not proceed until the **applicant** has recorded a Preliminary SRA Credit Agreement Memorandum. The Preliminary SRA Credit Agreement and Preliminary SRA Credit Agreement shall include the same information and documentation as is required for an SRA Credit Agreement and an SRA Credit Agreement Memorandum.

E. SRA Application Review Process.

1. Pre-Application Conference with County Staff: Prior to the submission of a formal application for SRA designation, the **applicant** shall attend a pre-application conference with the County Manager or his designee and other county staff, agencies, and officials involved in the review and processing of such applications and related materials. If an SRA designation application will be filed concurrent with an SSA application, only one pre-application conference shall be required. This pre-application conference should address, but not be limited to, such matters as:
 - a. Conformity of the proposed SRA with the goals, objectives, and policies of the GMP;
 - b. Consideration of suitability criteria described in Section 4.08.07 A.1. and other standards of this Section;
 - c. SRA master plan compliance with all applicable policies of the RLSA District Regulations, and demonstration that incompatible land uses are directed away from FSAs, HSAs, WRAs, and Conservation Lands;

- d. Assurance that **applicant** has acquired or will acquire sufficient Stewardship Credits to implement the SRA uses, and;
 - e. Consideration of impacts, including environmental and public infrastructure impacts.
2. Application Package Submittal and Processing Fees. The required number of SRA Applications and the associated processing fee shall be submitted to the County Manager or his designee. The contents of said application package shall be in accordance with Section 4.08.07 D.
 3. Application Deemed Sufficient for Review. Within thirty (30) days of receipt of the SRA Application, the County manager or his designee shall notify the **applicant** in writing that the application is deemed sufficient for agency review or advise what additional information is needed to find the application sufficient. If required, the **applicant** shall submit additional information. Within twenty (20) days of receipt of the additional information, the County Manager or his designee shall notify the **applicant** in writing that the application is deemed sufficient, or, what additional or revised information is required. If necessary, the County Manager shall again inform the **applicant** in writing of information needed, and the timeframe outlined herein shall occur until the application is found sufficient for review.
 4. Review by County Reviewing Agencies: Once the SRA application is deemed sufficient, the County Manager or his designee will distribute it to specific County review staff.
 5. Staff Review. Within sixty (60) days of receipt of a sufficient application, County staff shall review the submittal documents and provide comments, questions, and clarification items to the **applicant** . If deemed necessary by County staff or the **applicant** , a meeting shall be held to address outstanding issues and confirm public hearing dates.
 6. Staff Report. Within ninety (90) days from the receipt of a sufficient application, County staff shall prepare a written report containing their review findings and a recommendation of approval, approval with conditions or denial. This timeframe may be extended upon agreement of County staff and the **applicant** .
 7. Public notice and required hearings shall be as established in LDC section 10.03.06 M.
- F. SRA Application Approval Process.
1. Public Hearings Required. The BCC shall review the staff report and recommendations and the recommendations of the EAC and CCPC, and the BCC shall, by resolution, approve, deny, or approve with conditions the SRA Application only after advertised public notices have been provided and public hearings held in accordance with LDC section 10.03.06 M.
 2. Update Stewardship Credits Database. Following the effective date of the approval of the SRA, the County shall update the Stewardship Credits Database used to track both SSA credits generated and SRA credits consumed.
 3. Update the Official Zoning Atlas and the RLSA Overlay Map. Following the effective date of the approval of the SRA, the County shall update the Official Zoning Atlas to reflect the designation of the SRA. Sufficient information shall be included on the updated maps so as to direct interested parties to the appropriate public records associated with the designation, e.g., Resolution number, SRA Designation Application number, etc. The RLSA Overlay Map shall be updated to reflect the SRA designation during a regular GMP amendment cycle, no later than twelve months from the effective date of the SRA Credit Agreement.
 4. SRA Amendments. Amendments to the SRA shall be considered in the same manner as described in this Section for the establishment of an SRA, except as follows:
 - a. Waiver of Required SRA Application Package Component(s). A waiver may be granted by the County Manager or his designee, if at the time of the pre-application conference, in the determination of the County Manager or designee, the original SRA Designation Application component(s) is (are) not materially **altered** by the amendment or an updated component is not needed to evaluate the amendment. The County Manager or designee shall determine what application components and associated documentation are required in order to adequately evaluate the amendment request.
 - b. Substantial changes. Any substantial change(s) to an SRA Master Plan or **Development** Document shall require the review and recommendation of the Planning Commission and approval by the Board of County Commissioners as a SRA amendment prior to implementation. **Applicants** shall be required to submit and process a new application complete with pertinent supporting data, as set forth in the Administrative Code. For the purpose of this section, a substantial change shall be deemed to exist where:
 - (1) A proposed change in the boundary of the SRA;
 - (2) A proposed increase in the total number of **dwelling units** or intensity of land use or height of **buildings** within

the **development** ;

- (3) A proposed decrease in preservation, conservation, recreation or open space areas within the **development** not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;
 - (4) A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation nor open spaces), or a proposed relocation of nonresidential land uses;
 - (5) A substantial increase in the impacts of the **development** which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;
 - (6) A change that will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;
 - (7) A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;
 - (8) A change that will bring about a relationship to an **abutting** land use that would be incompatible with an **adjacent** land use;
 - (9) Any modification to the SRA master plan or SRA document which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses;
 - (10) Any modification in the SRA master plan or SRA document which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 4.08.07.
- c. Insubstantial change determination. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved SRA **Development** Document or master plan shall be based upon an evaluation of LDC subsection 4.08.07 F.4.b., above and shall require the review and approval of the Hearing Examiner or Planning Commission. The approval shall be based on the findings and criteria used for the original application and be an action taken at a regularly scheduled meeting.
- (1) The **applicant** shall provide the Planning and Zoning Department Director documentation which adequately describes the proposed changes as described in the Administrative Code.
- d. Approval of Minor Changes by County Manager or Designee. County Manager shall be authorized to approve minor changes and refinements to an SRA Master Plan or **Development** Document upon written request of the **applicant** . Minor changes and refinements shall be reviewed by appropriate County staff to ensure that said changes and refinements are otherwise in compliance with all applicable County ordinances and regulations prior to the County Manager or designee's consideration for approval. The following limitations shall apply to such requests:
- (1) The minor change or refinement shall be consistent with the RLSA Overlay, the RLSA District Regulations, and the SRA **development** Document's amendment provisions.
 - (2) The minor change or refinement shall be compatible with contiguous land uses and shall not create detrimental impacts to **abutting** land uses, water management facilities, and conservation areas within or external to the SRA.
 - (3) Minor changes or refinements, include but are not limited to:
 - (a) Reconfiguration of lakes, ponds, canals, or other water management facilities where such changes are consistent with the criteria of the SFWMD and Collier County;
 - (b) Internal realignment of **rights-of-way** , other than a relocation of **access** points to the SRA itself, where water management facilities, preservation areas, or required **easements** are not adversely affected; and
 - (c) Reconfiguration of **parcels** when there is no encroachment into the conservation areas or lands with an Index Value of 1.2 or higher.
- e. Relationship to **Subdivision** or site **Development** Approval. Approval by the County Manager or designee of a minor change or refinement may occur independently from, and prior to, any application for **subdivision** or Site **Development** Document approval. However, such approval shall not constitute an authorization for **development** or implementation of the minor change or refinement without first obtaining all other necessary County permits and approvals.

- G. **Master Plan.** To address the specifics of each SRA, a master plan of each SRA will be prepared and submitted to Collier County as a part of the petition for designation as an SRA. The master plan will demonstrate that the SRA complies with all applicable GMP policies and the RLSA District and is designed so that incompatible land uses are directed away from lands identified as FSAs, HSAs, WRAs, and Conservation Lands on the RLSA Overlay Map.
1. *Master Plan Requirements.* A master plan shall accompany an SRA Designation Application to address the specifics of each SRA. The master plan shall demonstrate that the SRA is designed so that incompatible land uses are directed away from lands identified as FSAs, HSAs, WRAs and Conservation Lands on the RSLA Overlay Map. The plan shall be designed by an urban planner who possesses an AICP certification, together with at least one of the following:
 - a. A professional engineer (P.E.) with expertise in the area of civil engineering licensed by the State of Florida;
 - b. A qualified environmental consultant per Chapter 10 of the LDC; or
 - c. A practicing architect licensed by the State of Florida.
 2. *Master Plan Content.* At a minimum, the master plan shall include the following elements:
 - a. The title of the project and name of the developer;
 - b. Scale, date, north arrow;
 - c. Location map that identifies the relationship of the SRA to the entire RLSA District, including other designated SRAs;
 - d. Boundaries of the subject property, all existing roadways within and **adjacent** to the site, watercourses, **easements** , section lines, and other important physical features within and adjoining the proposed **development** ;
 - e. Identification of all proposed tracts or increments within the SRA such as, but not limited to: residential, commercial, industrial, institutional, conservation/ preservation, lakes and/or other water management facilities, the location and function of all areas proposed for dedication or to be reserved for community and/or public use, and areas proposed for recreational uses including golf courses and related facilities;
 - f. Identification, location and quantification of all **wetland** preservation, **buffer** areas, and **open space** areas;
 - g. The location and size (as appropriate) of all proposed drainage, water, sewer, and other utility provisions;
 - h. The location of all proposed major internal rights of way and pedestrian **access** ways;
 - i. Typical cross sections for all **arterial** , **collector** , and local **streets** , public or private, within the proposed SRA;
 - j. Identification of any WRAs that are contiguous to or incorporated within the boundaries of the SRA; and
 - k. Documentation or attestation of professional credentials of individuals preparing the master plan.
- H. **Development Document.** Data supporting the SRA Master Plan, and describing the SRA application, shall be in the form of a **Development Document** that shall consist of the information listed below, unless determined at the required pre-application conference to be unnecessary to describe the **development** strategy.
1. The document shall be prepared by an urban planner who possesses an AICP certification, together with at least one of the following:
 - a. A professional engineer (P.E.) with expertise in the area of civil engineering licensed by the State of Florida;
 - b. A qualified environmental consultant per Chapter 10 of the LDC or
 - c. A practicing landscape architect licensed by the State of Florida.
 2. The document shall identify, locate and quantify the full range of uses, including **accessory uses** that provide the mix of services to, and are supportive of, the residential population of an SRA or the RSLA District, and shall include, as applicable, the following:
 - a. Title page to include name of project;
 - b. Index/table of contents;
 - c. List of exhibits;
 - d. Statement of compliance with the RSLA Overlay and the RLSA District Regulations;
 - e. General location map showing the location of the site within the boundaries of the RLSA Overlay Map and in relation to other designated SRAs and such external facilities as highways;
 - f. Property ownership and general description of site (including statement of unified ownership);
 - g. Description of project **development** ;

- h. Legal description of the SRA boundary, and for any WRAs encompassed by the SRA;
 - i. The overall acreage of the SRA that requires the consumption of Stewardship Credits and proposed **gross density** for the SRA;
 - j. Identification of all proposed land uses within each tract or increment describing: acreage; proposed number of **dwelling units** ; proposed **density** and percentage of the total **development** represented by each type of use; or in the case of commercial, industrial, institutional or office, the acreage and maximum gross leasable **floor area** within the individual tracts or increments;
 - k. Design standards for each type of land use proposed within the SRA. Design standards shall be consistent with the Design Criteria contained in Section 4.08.07 J;
 - l. The **Development** Document, including any amendments, may request deviations from the LDC. The **Development** Document application shall identify all proposed deviations and include justification and any proposed alternatives. See LDC section 4.08.07 J.8 for the deviation requirements and criteria.
 - m. The proposed schedule of **development** , and the sequence of phasing or incremental **development** within the SRA, if applicable;
 - n. A Natural Resource Index Assessment as required in Section 4.08.04 C.3;
 - o. The location and nature of all existing or proposed public facilities (or sites), such as schools, parks, **fire stations** and the like;
 - p. A plan for the provision of all needed utilities to and within the SRA; including (as appropriate) water supply, sanitary sewer collection and treatment system, stormwater collection and management system, pursuant to related county regulations and ordinances;
 - q. Typical cross sections for all **arterial** , collector, and local **streets** , public or private, within the proposed SRA;
 - r. Agreements, provisions, or covenants, which govern the use, maintenance, and continued protection of the SRA and any of its common areas or facilities;
 - s. **Development** commitments for all infrastructure;
 - t. When determined necessary to adequately assess the **compatibility** of proposed uses within the SRA to existing land uses, their relationship to agriculture uses, **open space** , recreation facilities, or to assess requests for deviations from the Design Criteria standards, the County Manager or designee may request schematic architectural drawings (floor plans, elevations, perspectives) for all proposed **structures** and improvements, as appropriate;
 - u. **Development** Document amendment provisions; and,
 - v. Documentation or attestation of professional credentials of individuals preparing the **development** document.
- I. DRI Master Plan. If applicable, the DRI master plan shall be included as part of the SRA Designation Application. The DRI master plan shall identify the location of the SRA being designated, and any previously designated SRAs within the DRI.
- J. *Design Criteria*. Criteria are hereby established to guide the design and development of SRAs to include innovative planning and development strategies as set forth in §§ 163.3177 (11), F.S. and Chapter 9J-5.006(5) (I), F.A.C. The size and **base density** of each form of SRA shall be consistent with the standards set forth below. The maximum base **residential density** as specified herein for each form of SRA 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 an SRA by the acreage therein that is entitled through Stewardship Credits. The base **residential density** does not restrict net **residential density** of parcels within an SRA. The location, size and density of each SRA will be determined on an individual basis, subject to the regulations below, during the SRA designation review and approval process.
1. *SRA Characteristics*. Characteristics for SRAs designated within the RLSA District have been established in the Goals, Objectives, and Policies, of the RLSA Overlay. All SRAs designated pursuant to this Section shall be consistent with the characteristics identified on the Collier County RLSA Overlay SRA Characteristics Chart and the design criteria set forth in 2. through 6. below.
 - a. SRA Characteristics Chart consists of the following Tables: A - Town, B - Village, C - Hamlet, D.1 - Compact Rural Development: 100 Gross Acres or Less, and D.2 - Compact Rural Development: Greater than 100 Gross Acres.

Table A - Town

Typical Characteristics	Town (Towns are prohibited within the ACSC, per LDC <u>section 4.08.07 A.2.b.</u>)	
Size (Gross Acres)	1,000—4,000 acres	
Residential Units (DUs) per gross acre base density	1—4 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.)	
	<i>Required Uses</i>	<i>Uses Allowed But Not Required</i>
Residential Housing Styles	Full range of single family and multi-family housing types, styles, lot sizes	
Maximum Floor Area Ratio or Intensity	Retail & Office - .5	Manufacturing/Light Industrial - .45
	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
Water and Wastewater	Centralized or decentralized community treatment system	Interim Well and Septic
Recreation and Open Space	Community Parks (200 SF/DU)	Active Recreation/Golf Courses
	Parks & Public Green Spaces w/n Neighborhoods	
	Lakes	
	Open Space Minimum 35% of SRA	
Civic, Governmental and Institutional Services	Wide Range of Services - minimum 15 SF/DU	Full Range of Schools
Transportation	Auto - interconnected system of collector and local roads; required connection to collector or arterial	
	Interconnected sidewalk and pathway system	
	County Transit Access	

Table B - Village

Typical Characteristics	Village	
Size (Gross Acres)	100—1,000 acres (Villages within the ACSC are subject to location and size limitations per LDC section 4.08.07.A.2. and are subject to Chapter 28-25, FAC.)	
Residential Units (DUs) per gross acre base density	1—4 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.)	
	<i>Required Uses</i>	<i>Uses Allowed But Not Required</i>
Residential Housing Styles	Diversity of single family and multi-family housing types, styles, lot sizes	
Maximum Floor Area Ratio or Intensity	Retail & Office - .5	Group Housing - .45
	Civic/Governmental/Institution - .6	Transient Lodging - 26 upa net
Goods and Services	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
Recreation and Open Space	Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross acres)	Active Recreation/Golf Courses
	Lakes	
	Open Space Minimum 35% of SRA	
Civic, Governmental and Institutional Services	Moderate Range of Services - minimum 10 SF/DU	Full Range of Schools
Transportation	Auto - interconnected system of collector and local roads; required connection to collector or arterial	Equestrian Trails County Transit Access
	Interconnected sidewalk and pathway system	

Table C - Hamlet

Typical Characteristics	Hamlet	
Size (Gross Acres)	40—100 acres (Hamlets within the ACSC are subject to location and size limitations per LDC section 4.08.07.A.2. and are subject to Chapter 28-25, FAC.)	
Residential Units (DUs) per gross acre base density	½—2 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.)	
	<i>Required Uses</i>	<i>Uses Allowed But Not Required</i>
Residential Housing Styles	Single Family	Limited Multi-family
Maximum Floor Area Ratio or Intensity		Civic/Governmental/Institution - .6
	Retail & Office - .5	Group Housing - .45
		Transient Lodging - 26 upa net
Goods and Services	Convenience Goods and Services: Minimum 10 SF gross building area per DU	
Water and Wastewater	Individual Well and Septic System	Centralized or decentralized community treatment system
Recreation and Open Space	Public Green Space for Neighborhoods (minimum 1% of gross acres)	
Civic, Governmental and Institutional Services		Limited Services
		Pre-K through Elementary Schools
Transportation	Auto - interconnected system of local roads	Equestrian Trails
	Pedestrian Pathways	

Table D.1 - Compact Rural Development—100 Gross Acres or Less In Size

Typical Characteristics	Compact Rural Development—100 Gross Acres or Less
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	(Compact Rural developments within the ACSC are subject to location and size limitations, LDC section 4.08.07.A.2. of this Code, and are subject to Chapter 28-25, FAC.)	
Residential Units (DUs) per gross acre base density	½—2 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.)	
	<i>Required Uses</i>	<i>Uses Allowed But Not Required</i>
Residential Housing Styles		Single Family and limited multi-family (Those CRDs that include single or multi-family residential uses shall include proportionate support services.)
Maximum Floor Area Ratio or Intensity		Retail & Office - .5
		Civic/Governmental/Institution - .6
		Group Housing - .45
		Transient Lodging - 26 upa net
Goods and Services	Convenience Goods and Services: Minimum 10 SF gross building area per DU	
Water and Wastewater	Individual Well and Septic System	Centralized or decentralized community treatment system
Recreation and Open Space	Public Green Space for Neighborhoods (minimum 1% of gross acres)	
Civic, Governmental and Institutional Services		Limited Services
		Pre-K through Elementary Schools
Transportation	Auto - interconnected system of local roads	Equestrian Trails
	Pedestrian Pathways	

Table D.2 - Compact Rural Development—Greater Than 100 Gross Acres In Size

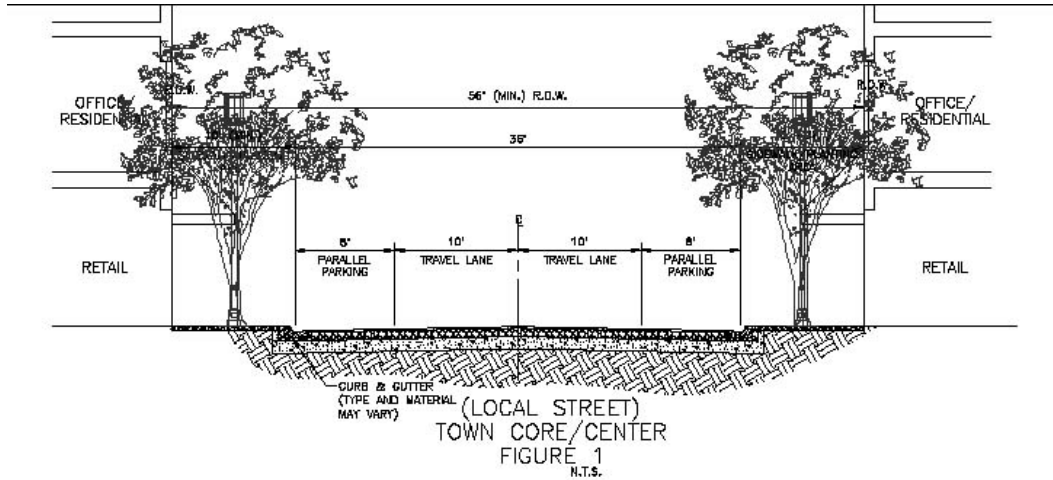
Typical Characteristics	Compact Rural Development—Greater Than 100 Gross Acres
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	(Compact Rural developments within the ACSC are subject to location and size limitations, LDC section 4.08.07.A.2. of this Code, and are subject to Chapter 28-25, FAC.)	
Residential Units (DUs) per gross acre base density	1—4 DUs per gross acre (Density can be increased beyond the base density through the affordable workforce housing density bonus or through the density blending provision, per RLSA policy 4.7 in the FLUE of the GMP.)	
	<i>Required Uses</i>	<i>Uses Allowed But Not Required</i>
Residential Housing Styles		Single Family and limited multi-family (Those CRDs that include single or multi-family residential uses shall include proportionate support services.)
Maximum Floor Area Ratio or Intensity		Retail & Office - .5
		Civic/Governmental/Institution - .6
		Group Housing - .45
		Transient Lodging - 26 upa net
Goods and Services	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 System
Recreation and Open Space	Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross acres)	Active Recreation/Golf Courses
	Lakes	
	Open Space Minimum 35% of SRA	
Civic, Governmental and Institutional Services		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	Equestrian Trails

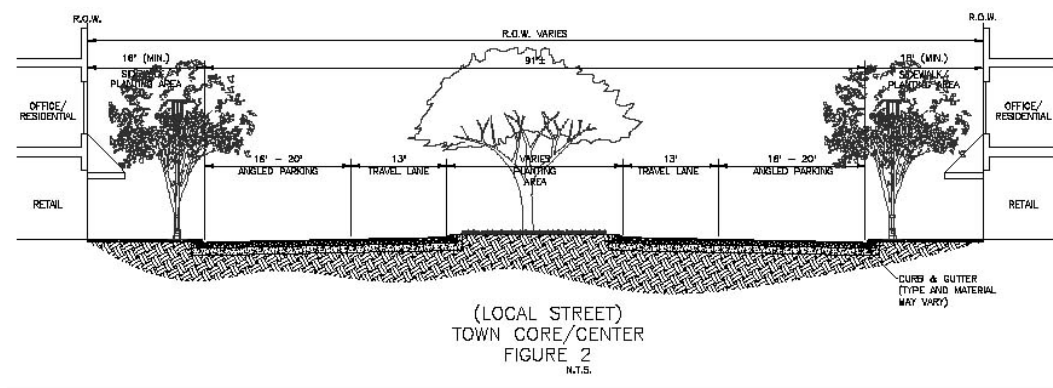
Interconnected sidewalk and pathway system	County Transit Access
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b. Streets within SRAs shall be designed in accord with the cross-sections set forth in Figures 1—18 below, as more specifically provided in J.2 through J.5. Alternatively, Collier County Transportation Services may approve additional cross-sections as needed to meet the design objectives. Deviations from the cross sections set forth in Figures 1—18 may be requested in the SRA Development Document or an amendment to the SRA Development Document. Please see LDC section 4.08.07 J.8 for the deviation requirements and criteria.

(1) Figure 1: Town Core/Center.



(2) Figure 2: Town Core/Center.



(3) Figure 3: alley : Town Core/Center.

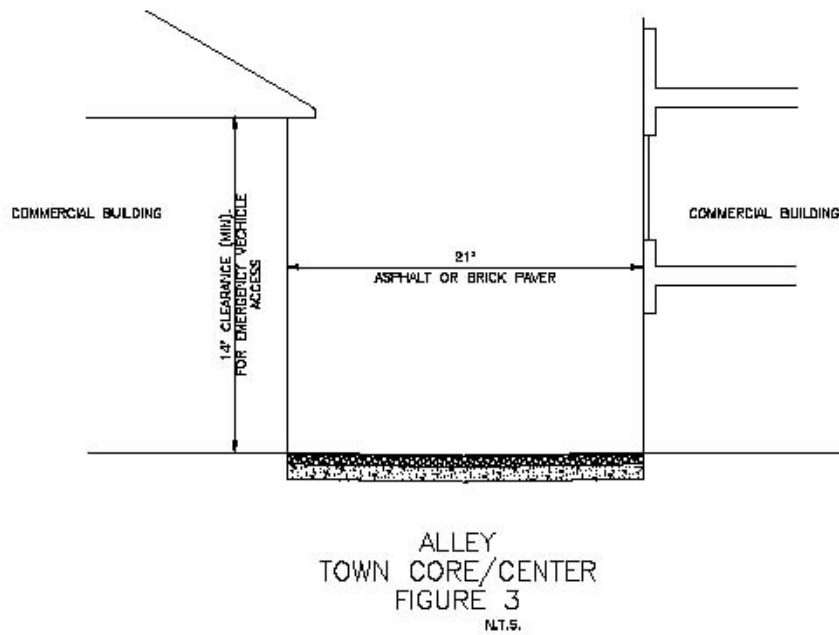


Figure 4: Town Core/Center

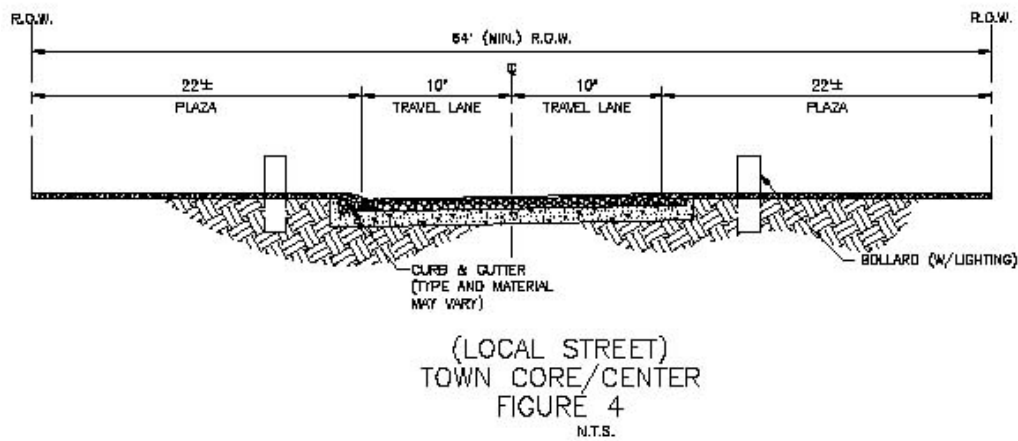


Figure 5: Neighborhood General

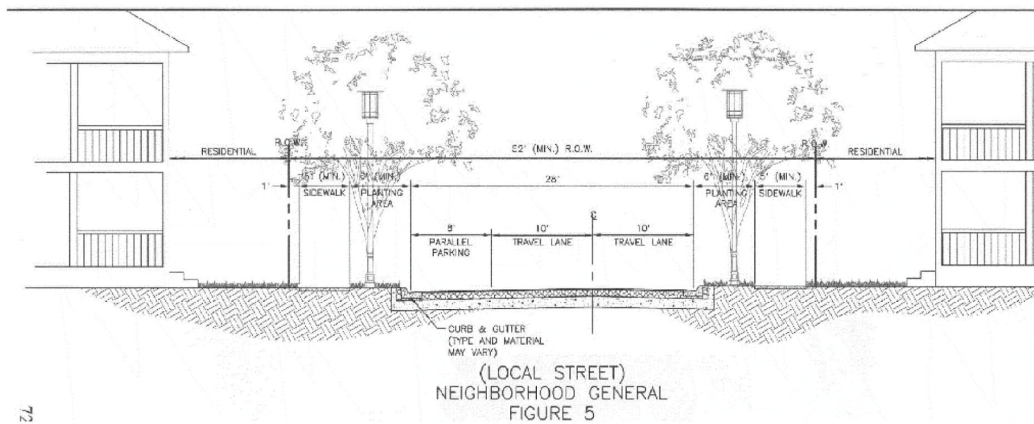


Figure 6: Neighborhood General

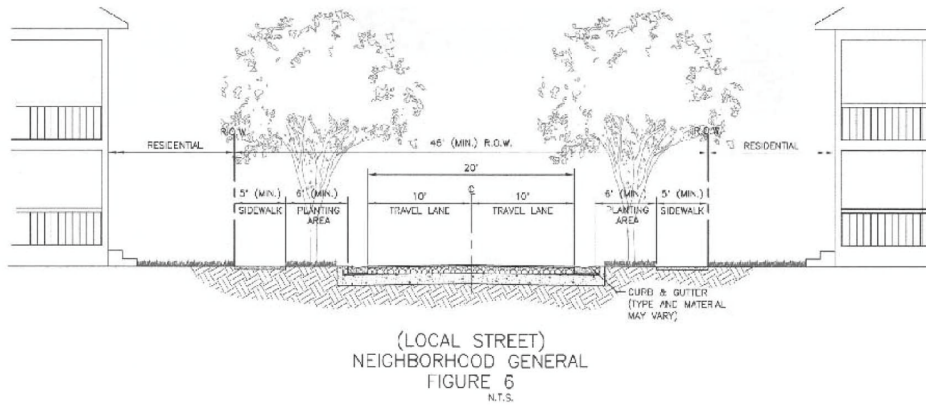


Figure 7: Neighborhood General.

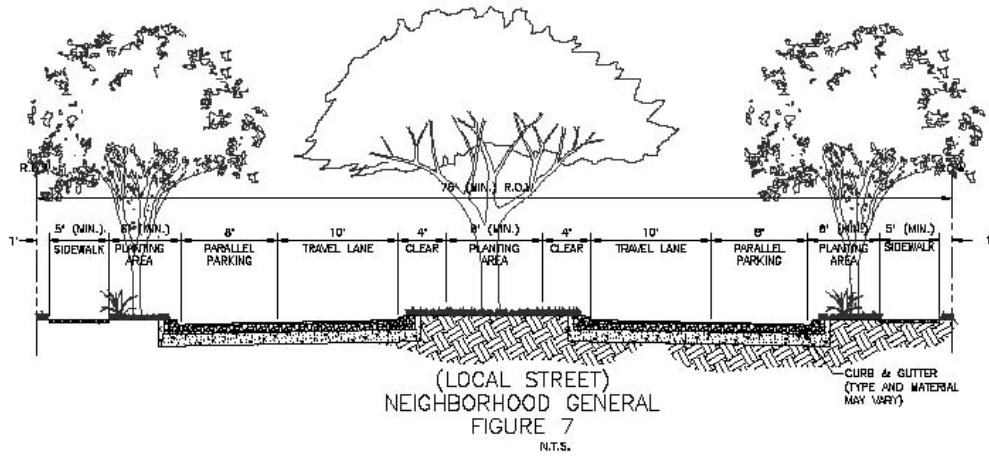


Figure 8: Neighborhood General.

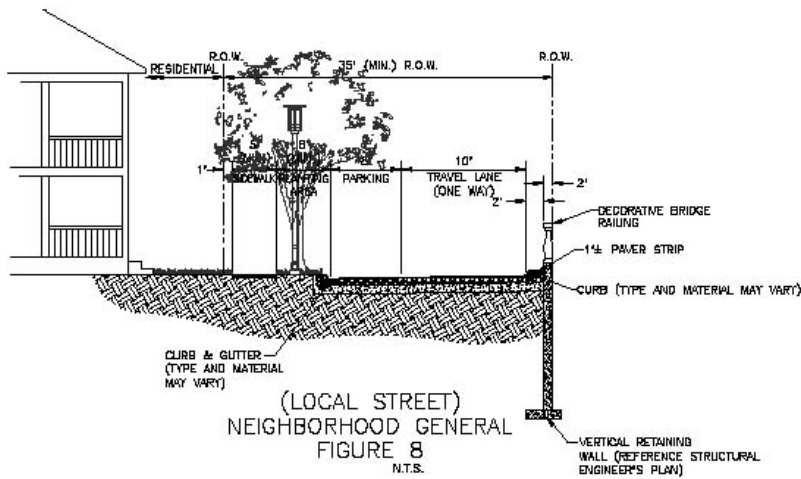


Figure 9: Neighborhood Edge.

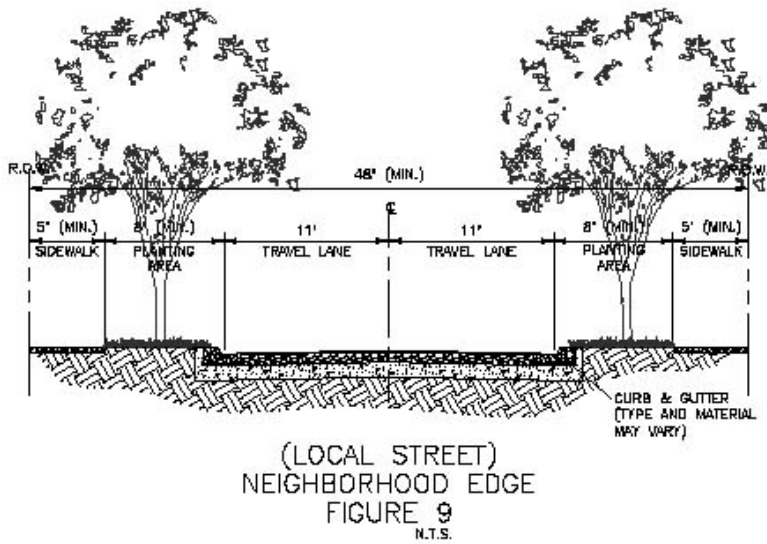


Figure 10: Neighborhood General.

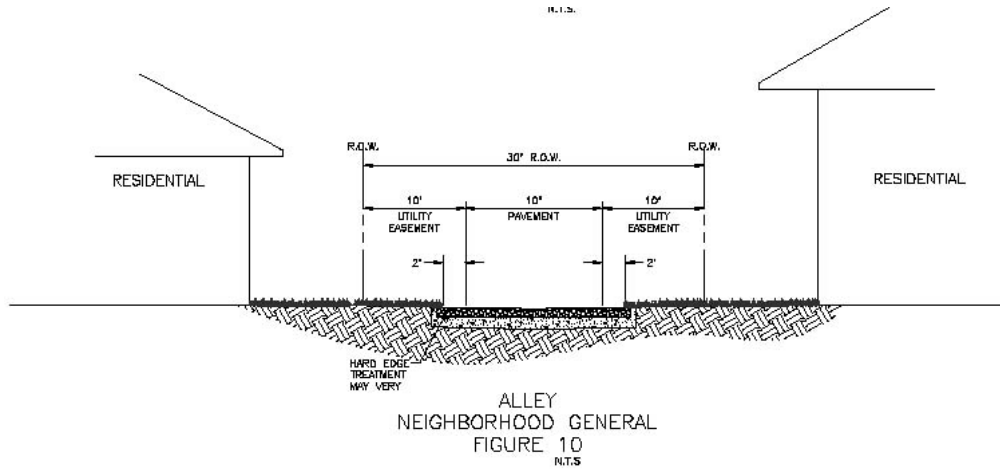


Figure 11: Neighborhood Edge.

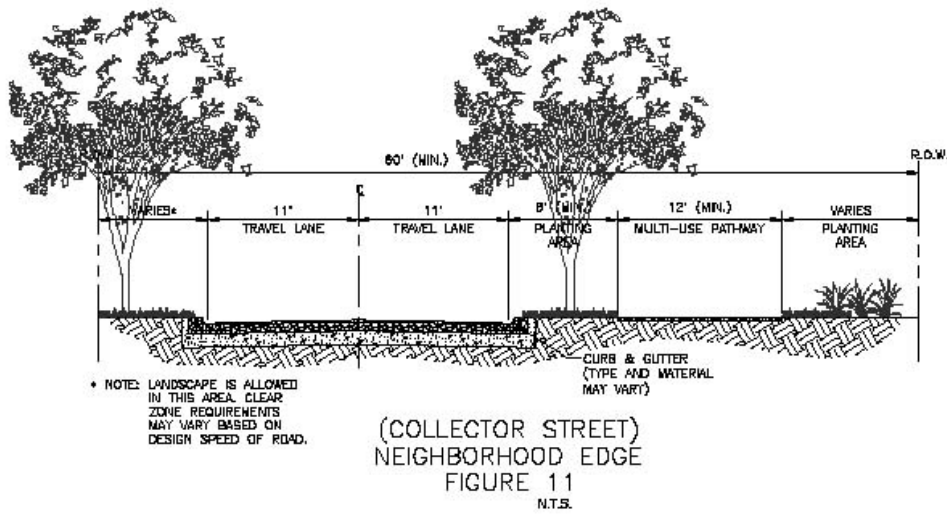


Figure 12: Neighborhood Edge

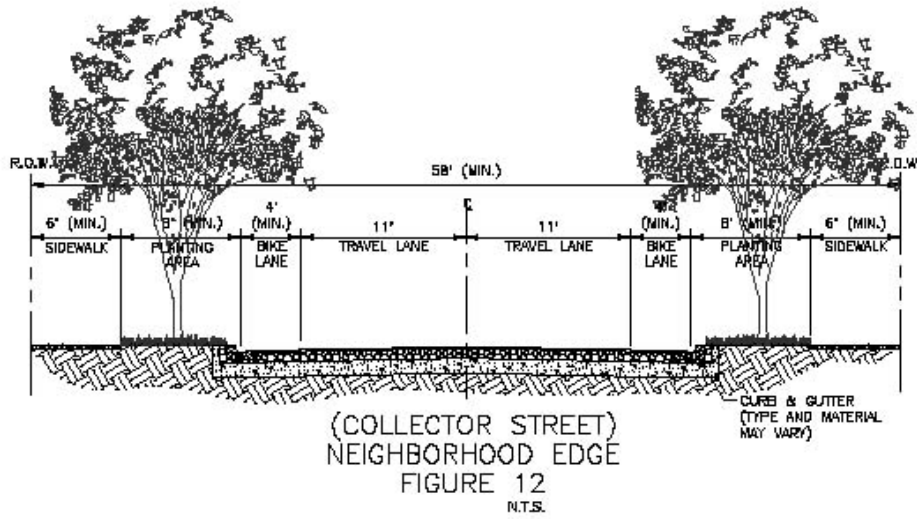


Figure 13: Collector street : Neighborhood Edge.

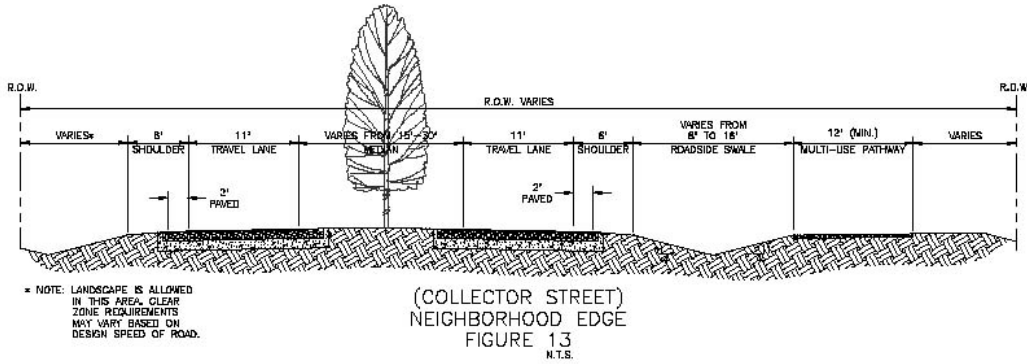


Figure 14: Neighborhood Edge.

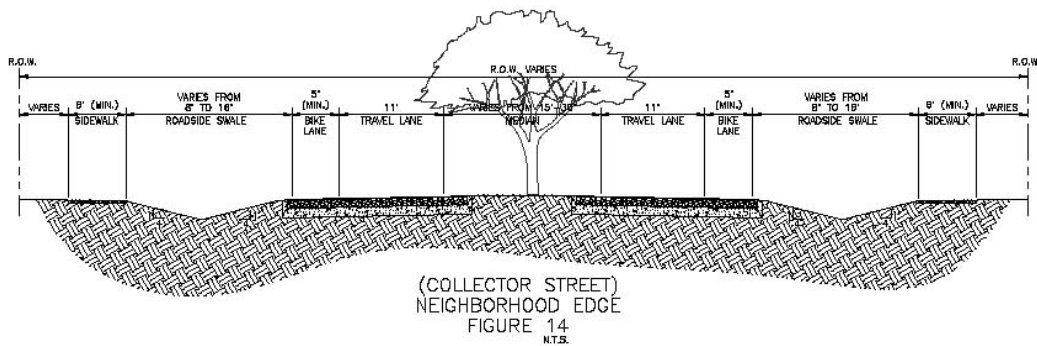


Figure 15: Neighborhood Edge.

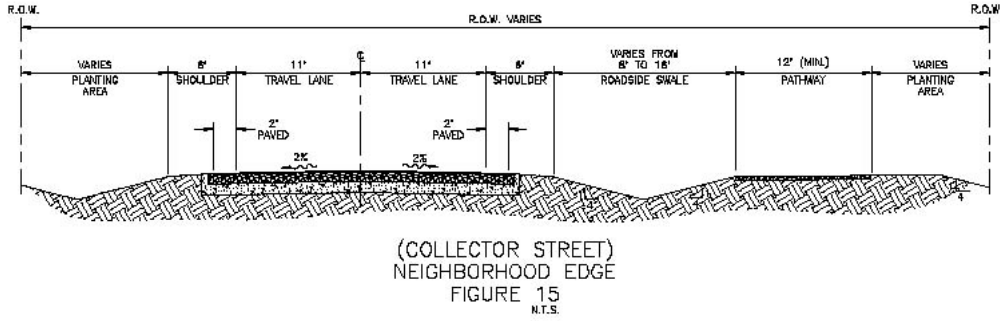


Figure 16: Neighborhood Edge.

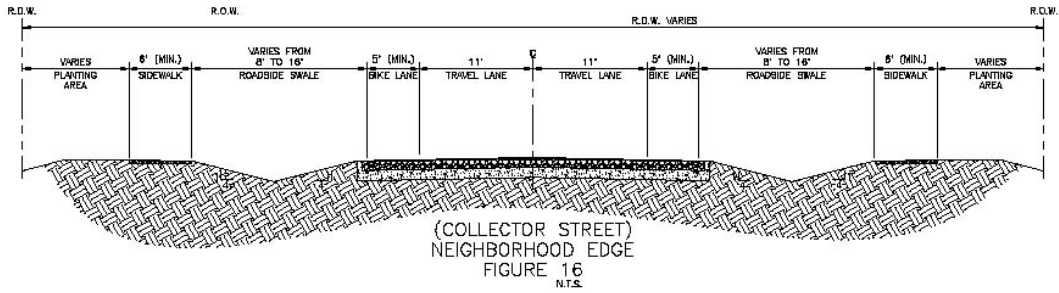


Figure 17: Neighborhood Edge.

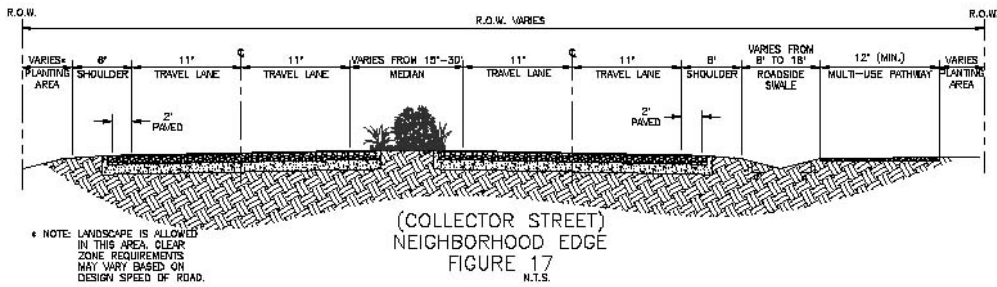
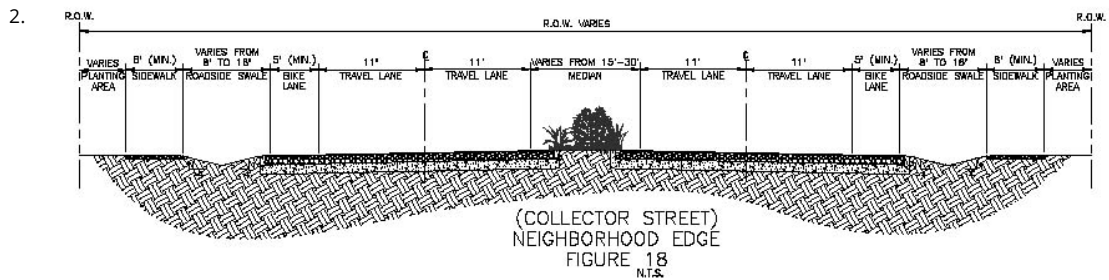


Figure 18: Neighborhood Edge.



Town Design Criteria.

General design criteria.

Shall be compact, pedestrian-friendly and mixed-use;

Shall create an interconnected **street** system designed to disperse and reduce the length of automobile trips;

Shall offer a range of housing types and price levels to accommodate diverse ages and incomes; Accessory **dwelling unit** shall not count towards the total approved number of units, provided that the total number of units does not exceed the maximum **density** allowed by the GMP.

- iv. Shall include school sites that are sized and located to enable children to walk or bicycle to them;
 - v. Shall provide a range of **open spaces** including neighborhood and community parks, squares and playgrounds distributed throughout the community;
 - vi. Shall include both community and neighborhood scaled retail and office uses;
 - vii. Shall have urban level services and infrastructure which supports **development** that is compact, including water management facilities and related **structures** , lakes, community and **neighborhood parks** , trails, temporary construction, sales and administrative offices for authorized contractors and consultants, landscape and hardscape features, fill storage, and site filling and grading, which are allowed uses throughout the community.
 - viii. Shall be designed in a progressive rural to urban continuum with the greatest **density** , intensity and diversity occurring within the Town Core, to the least **density** , intensity and diversity occurring within the Neighborhood Edge;
 - ix. Shall provide sufficient transition to the adjoining use, such as active agriculture, pasture, rural roadway, etc., and **compatibility** through the use of **buffering** , **open space** , land use, or other means;
 - x. Shall include a minimum of three Context Zones: Town Core, Town Center and Neighborhood General, each of which shall blend into the other without the requirements of **buffers** ;
 - xi. May include the Context Zone of Neighborhood Edge; and
 - xii. Shall allow **signs** typically permitted in support of residential uses including for sale, for rent, model home, and temporary construction **signs** . Specific design and **development** standards shall be set forth in the SRA document for such **signs** permitted in residential areas or in conjunction with residential uses.
 - xiii. To the extent that section 5.05.08 is applicable within the Urban designated area, SRA Architectural Design Standards shall comply with the provisions of section 5.05.08, unless additional or different design standards that deviate from section 5.05.08, in whole or part, are submitted to the County as part of the SRA Development Document or any amendment to the SRA Development Document. See LDC section 4.08.07 J.8 for the deviation requirements and criteria.
 - xiv. To the extent that section 4.06.00 is applicable within the Urban designated area, SRA Landscape Design and Installation Standards shall comply with the provisions of section 4.06.00, unless additional or different design and installation standards that deviate from section 4.06.00, in whole or in part, are submitted to the County as part of the SRA **Development Document** or any amendment to the SRA **Development Document**. Please see LDC section 4.08.07 J.8 for the deviation requirements and criteria.
- b. Transportation Network.
- i. The transportation network shall provide for a high level of mobility for all residents through a design that respects the pedestrian and accommodates the automobile.
 - ii. The transportation network shall be designed in an interconnected system of **streets** , **sidewalks** , and **pathways** .
- c. **Open space** and Parks.
- i. Towns shall have a minimum of 35% **open space** .
 - ii. Towns shall have community parks that include sports fields and facilities with a minimum **level of services** of 200 square feet per **dwelling unit** in the Town.
 - iii. Towns shall have passive or active parks, playgrounds, public plazas or courtyards as appropriate within each Context Zone.
- d. Context Zones. Context Zones are intended to guide the location of uses and their intensity and diversity within a Town, and provide for the establishment of the urban to rural continuum.
- i. Town Core. The Town Core shall be the civic center of a Town. It is the most dense and diverse zone, with a full range of uses within walking distance. The Core shall be a primary pedestrian zone with **buildings** positioned near the **right-of-way** , wide sidewalks shall be shaded through streetscape planting, awnings and other

architectural elements. Parking shall be provided on street and off street in the rear of **buildings** within **lots** or parking **structures** . Signage shall be pedestrian scale and designed to complement the **building** architecture. The following design criteria shall apply within the Town Core, with the exception of civic or institutional buildings, which shall not be subject to the **building** height, **building** placement, **building** use, parking, and signage criteria below, but, instead, shall be subject to specific design standards set forth in the SRA **development** Document and approved by the BCC that address the perspective of these **buildings'** creating focal points, terminating vistas and significant community landmarks.

- a) Uses - commercial, retail, office, civic, institutional, light industrial and manufacturing, **essential services** , residential, parks and **accessory use** s. Such uses may occur in shared use **buildings** or single use **buildings** .
- b) The total **building** area within each **block** shall not exceed a **floor area ratio** of 3.
- c) Retail and offices uses per **block** shall not exceed a **floor area ratio** of 0.5.
- d) Civic uses per **block** shall not exceed a **floor area ratio** of 0.6.
- e) Light industrial and manufacturing uses per **block** shall not exceed a **floor area ratio** of 0.45.
- f) The **density** of transient lodging uses shall not exceed 26 **dwelling units** per Town Core gross acre.
- g) The maximum **building** height shall be 6 stories, excluding roofs and architectural features.
- h) There shall be no minimum **lot** size.
- i) The maximum **block** perimeter shall be 2,500 feet.
- j) Minimum **setbacks** from all property boundaries shall be 0 feet and the maximum **setback** from the front boundary shall be 10 feet. The maximum **setback** from the front boundary may be increased in order to create public spaces such as plazas and courtyards.
- k) Overhead encroachments such as awnings, balconies, arcades and the like, shall maintain a clear distance of 9 feet above the **sidewalk** and 15 feet above the **street** .
- l) Seating for outdoor dining shall be permitted to encroach into the public **sidewalks** and shall leave a minimum 6-foot clear pedestrian way between the outdoor dining and the streetscape planting area.
- m) **Buildings** within the Town Core shall be made compatible through similar massing, volume, **frontage** , scale and architectural features.
- n) The majority of parking spaces shall be provided off- **street** in the rear of **buildings** , or along the side (secondary **streets**), organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be ten (10) spaces. Landscape islands and tree diamonds shall have a minimum of one tree. Parking is prohibited in front of **buildings** , except within the **right-of-way** . Parking **structures** fronting on a primary **street** shall either include ground floor retail or have a minimum ten (10) foot wide landscaped area at **grade** , including one tree per five (5) square feet of landscaped area. Parking **structures** fronting on a secondary **street** shall have a minimum ten (10) foot wide, densely landscaped area at **grade** , including one tree per 250 square feet of landscaped area or 25 linear feet on center. The amount of required parking shall be demonstrated through a shared parking analysis submitted with an SRA designation application. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time. The shared parking analysis methodology will be determined and agreed upon by the County Transportation staff and the **applicant** during the pre-application meeting. The shared parking analysis shall use the maximum square footage of uses proposed by the SRA **development** document.
- o)

Streets shall adhere to J.1.b. and Figures 1, 2, 3, or 4. At a minimum all proposed **streets** shall include **sidewalks** on both sides of the **street** , parallel to the **right-of-way** , and a five (5) foot streetscape area between the back of curb and the **sidewalk** . In these areas, **sidewalk** protection such as root barriers, a continuous tree pit, and/or structural soils shall be provided. **streets** shall maintain a minimum average **building** height to **street** width ratio of 1:1, excluding landmark **buildings** .

- p) Landscaping minimums within the Town Core shall be met by providing landscaping within parking **lots** as described, and by providing a streetscape area between the **sidewalk** and curb at a minimum of five (5) feet in width, with trees planted forty (40) feet on-center. The five-foot minimum wide of planting area may be reduced to three (3) feet if **sidewalk** protection such as root barriers, continuous tree pits, and/or structural soils are provided. The **street** tree pattern may be interrupted by architectural elements such as arcades and columns.
 - q) General signage standards. Signage requirements shall be as provided for in section 5.06.00, the "Collier County Sign Code."
- ii. Town Center. The Town Center shall provide a wide range of uses including daily goods and services, culture and entertainment, within walking distance. Like the Town Core, the Town Center is the primary pedestrian zone, designed at human scale to support the walking environment. It is the Main **street** area of the Town. **buildings** shall be positioned near the **right-of-way** line, wide **sidewalks** shall be shaded by **street** trees and architectural elements. The following design criteria shall apply within the Town Center, with the exception of civic or institutional **buildings** , which shall not be subject to the height, **building** placement, **building** use, parking, and signage criteria below, but, instead, shall be subject to specific design standards that address these **buildings** ' creating focal points, terminating vistas, and significant community landmarks and that are set forth in the SRA **development** Document and approved by the BCC.
- a) Commercial, retail, office, civic, institutional, light industrial and manufacturing, **essential services** , parks, residential and schools and **accessory uses** shall be permitted. These uses may occur in shared use **buildings** or single use **buildings** .
 - b) The **floor area ratio** for the total **building** area within each **block** shall not exceed 2.
 - c) The **floor area ratio** for retail and office uses per **block** shall not exceed 0.5.
 - d) The **floor area ratio** for civic uses per **block** shall not exceed 0.6.
 - e) The **floor area ratio** for light industrial and manufacturing uses per **block** shall not exceed 0.45.
 - f) The maximum **density** for transient lodging shall be 26 **dwelling units** per Town Center gross acre.
 - g) The maximum **building** height shall be 5 stories, excluding roofs and architectural features.
 - h) The minimum **lot** area shall be 1,000 square feet.
 - i) The maximum **block** perimeter shall be 2,500 feet.
 - j) The minimum **setbacks** shall be 0 from all property boundaries and the maximum **setback** shall be 10 feet from the front right of way line.
 - k) Overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of 9 feet above the **sidewalk** and 15 feet above the **street** .
 - l) Seating for outdoor dining shall be permitted to encroach the public **sidewalks** and shall leave a minimum 6-foot clear pedestrian way between the outdoor dining and the streetscape planting area.
 - m) **Buildings** within the Town Center shall be made compatible through similar massing, volume, **frontage** , scale and architectural features.
 - n) **Streets** shall adhere to J.1.b. and Figures 1, 2, 3, or 4. At a minimum all proposed **streets** must include **sidewalks** on both sides of the **street** , parallel to the **right-of-way** , and a 5 Ft. streetscape area between the back of curb and the **sidewalk** . **streets** shall maintain a minimum average **building** height to **street** width ratio of 1:1, excluding landmark **buildings** .
 - o) Parking space requirements and design are the same as in the Town Core.
 - p) Landscape minimums are the same as in the Town Core.
 - q) Signage requirements are the same as in the Town Core.

- iii. Neighborhood General. Neighborhood General is predominately residential with a mix of single and multi-family housing. Neighborhood scale goods and services, schools, parks and open space diversify the neighborhoods. The interconnected street pattern is maintained through the Neighborhood General to disperse traffic. **Sidewalks** and streetscape support the pedestrian environment. The following design criteria shall apply within Neighborhood General:
- a) Residential, neighborhood scale goods and services, civic, institutional, parks, schools and **accessory use** shall be permitted.
 - b) The maximum allowable **building** height shall be 3.5 stories.
 - c) The maximum **block** perimeter shall be 3500 feet, except that a larger **block** perimeter shall be allowed where an **alley** or **pathway** provides through **access** , or the **block** includes water bodies or public facilities.
 - d) The SRA **Development** Document shall set forth the development standards for all allowable types of single-family development, which shall, at a minimum, adhere to the following:
 - i) The minimum **lot** area shall be 1,000 square feet.
 - ii) Parking space requirements and design are the same as in the Town Core, inclusive of garage spaces, with an additional parking space required if an accessory **dwelling unit** is built.
 - iii) Landscaping shall include a minimum of sixty (60) square feet of shrub planting per **lot** , on **lots** that are 3,000 square feet or less in area; eighty (80) square feet on **lots** that are greater than 3,000 square feet but less than 5,000 square feet in area; and 100 square feet for **lots** 5,000 square feet or larger in area. Plantings shall be in identified planting areas, raised planters, or planter boxes in the front of the dwelling, with, at a minimum, turf grass for the remainder of the property.
 - e) Multi-family residential uses shall adhere to the following:
 - i) **Lots** shall be a maximum of 4 acres.
 - ii) **Front** and side **yard setbacks** shall be a minimum of 10 feet and rear **yard setbacks** shall be a minimum of 20 feet for the primary **structure** and 5 feet for any **accessory structures** .
 - iii) Porches, stoops, chimneys, bays canopies, balconies and overhangs may encroach into the **front yard** a maximum of 3 ft. 6 in and a maximum of 3 Ft. into side **yards** , but no element may encroach into a side **yard** such that the distance to the property line from the encroaching element is less than 3 Ft. 2 In., except that overhangs may encroach no more than 2 Ft. into any **yard** .
 - iv) Parking space requirements and design are the same as in the Town Core.
 - v) A minimum of 100 Sq. Ft. of shrub planting shall be required for each 2,000 Sq. Ft. of **building** footprint, and one tree shall be required for each 4,000 Sq. Ft. of **lot** area, inclusive of **street** trees, with such plantings in planting areas, raised planters, or planter boxes in the front of the **building** and a minimum of turf grass for the remainder of the property.
 - f) Non-residential uses shall adhere to the following:
 - i) All such uses shall be located at intersection corners or **street** bends and shall not be permitted at mid- **block** locations;
 - ii) If the non-residential use is a **restaurant** , grocery store, or convenience store, it shall be located on an **alley** loaded site;
 - iii) The minimum distance between non-residential uses shall be 1,000 feet, as measured along the **street frontage** at the **right-of-way** line;
 - iv) The maximum square footage per use shall be 3,000 square feet and per location shall be 15,000 square feet;
 - v) The use shall have a minimum **lot** area of not less than the size of the smallest **adjacent lot** .
 - vi) The minimum **setbacks** shall be as follows: 0 feet from the front property boundary, a distance from the side property boundary that is equal to the setback of the **adjacent** property, and a minimum of 20 feet from the rear property boundary for the **principal structure** and 5 feet from the rear property boundary for any **accessory structures** .

- vii) Parking space requirements and design are the same as in the Town Core, with on- **street** parking provided only along the **lot street frontage** . No off- **street** parking shall be permitted between the front façade and the front property line. No off- **street** parking shall be permitted between the side façade and the **street** side property line for corner **lots** . All off- **street** parking shall be screened from the **street** and **adjacent** property by wall, fence and/or landscaping.
 - viii) Landscaping shall include a minimum of 100 Sq. Ft. of shrub planting per 2,000 Sq. Ft. of **building** footprint, and one tree per 4,000 Sq. Ft. of **lot** area, inclusive of **street** trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the **building** . Minimum of turf grass for the remainder of the property.
 - g) General signage requirements shall be as provided for in section 5.06.00.
 - h) Signage within Neighborhood Goods and Service Zones shall be as provided for in section 5.06.00.
 - i) **Streets** shall adhere to J.1.b and Figures 5, 6, 7, 8, or 10. At a minimum all proposed **streets** must include **sidewalks** on both sides of the **street** , parallel to the **right-of-way** , and a 5 Ft. streetscape area between the back of curb and the **sidewalk** .
 - iv. Neighborhood Edge (optional). Neighborhood Edge is predominately a single-family residential neighborhood. This zone has the least intensity and diversity within the Town. The mix of uses is limited. Residential **lots** are larger and more **open space** is evident. The Neighborhood Edge may be used to provide a transition to adjoining rural land uses. The following standards shall apply with the Neighborhood Edge:
 - a) The permitted uses within the Neighborhood Edge are residential, parks, **open space** , golf courses, schools, **essential services** , and **accessory uses** .
 - b) **Building** heights shall not exceed 2 stories.
 - c) **Lots** shall have a minimum area of 5,000 square feet with **lot** dimensions and **setbacks** to be further defined with the SRA **development** Document.
 - d) The perimeter of each **block** may not exceed 5,000 feet, unless an **alley** or **pathway** provides through **access** , or the **block** includes water bodies or public facilities.
 - e) Parking space requirements and design are the same as in the Town Core, inclusive of garage spaces, with provision for an additional parking space if an accessory **dwelling unit** is built.
 - f) Landscaping shall include a minimum of 100 Sq. Ft. of shrub planting per **lot** , with plantings in planting areas, raised planters, or planter boxed in the front of the dwelling and a minimum of turf grass for the remainder of the property.
 - g) **Streets** shall adhere to J.1.b. and to Figures 9, 11, 12, 13, 14, 15, 16, 17, or 18. At a minimum all proposed **streets** must include a 10-foot **pathway** on one side of the **street** with an 8-foot streetscape area between the edge of curb and the **pathway** .
 - v. Special District (optional). The Special District is intended to provide for uses and **development** standards not otherwise provided for within the Context Zones. Special Districts would be primarily single use districts, such as universities, business parks, medical parks and resorts that require unique **development** standards to ensure **compatibility** with surrounding neighborhoods. The location of Special Districts shall be illustrated on the SRA Master Plan, and uses and **development** standards shall be defined in detail within the SRA **development** application for review by Collier County staff. Special Districts could be for uses such as Universities, business or industrial parks, retirement communities, resorts, etc.
3. Village Design Criteria.
- a. General criteria.
 - i. 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.
 - ii. Villages shall be designed in a compact, pedestrian-friendly form.
 - iii. Create an interconnected **street** system designed to disperse and reduce the length of automobile trips.
 - iv. Offer a range of housing types and price levels to accommodate diverse ages and incomes. Accessory **dwelling units** shall not count towards the maximum allowed **density** .

- v. Be developed in a progressive rural to urban continuum with the greatest **density** , intensity and diversity occurring within the **village center** , to the least **density** , intensity and diversity occurring within the Neighborhood Edge.
 - vi. The SRA document shall demonstrate the urban to rural transition occurring at the Villages limits boundary provides sufficient transition to the adjoining use, such as active agriculture, pasture, rural roadway, etc., and **compatibility** through the use of **buffer ing**, **open space** , land use, or other means.
 - vii. Shall allow **signs** typically permitted in support of residential uses including for sale, for rent, model home and temporary constructions **signs** . Specific design and **development** standards shall be set forth in the SRA document for such **signs** permitted in residential areas or in conjunction with residential uses.
 - viii. To the extent that section 5.05.08 is applicable within the Urban designated area, SRA Architectural Design Standards shall comply with the provisions of section 5.05.08, unless additional or different design standards that deviate from section 5.05.08, in whole or part, are submitted to the County no later than when the first SRA Site **Development** Document is submitted for approval.
 - ix. To the extent that section 4.06.00 is applicable within the Urban designated area, SRA Landscape Design and Installation Standards shall comply with the provisions of section 4.06.00, unless additional or different design and installation standards that deviate from section 4.06.00, in whole or in part, are submitted to the County no later than when the first SRA Site **Development** Document is submitted for approval.
- b. Transportation Network. The transportation network for a Village shall adhere to the same standards provided for within a Town.
- c. Parks. A Village shall provide a range of active and passive parks, squares and playgrounds as appropriate to be located within each Context Zone and Special District.
- d. Context Zones.
- i. General.
 - a) Villages shall be designed to include a minimum of two Context Zones: **Village Center** and Neighborhood General.
 - b) Each Zone shall blend into the other without the requirements of **buffers** .
 - c) Villages may include the Context Zone of Neighborhood Edge.
 - d) Villages may include Special Districts to accommodate uses that require use specific design standards not otherwise provided for within the Context Zones.
 - e) The SRA Master Plan shall designate the location of each Context Zone and each Special District. The **village center** shall be designated in one location. Neighborhood General, Neighborhood Edge and Special District may be designated in multiple locations.
 - f) Context Zones are intended to guide the location of uses and their intensity and diversity within a Village, and provide for the establishment of the urban to rural continuum.
 - ii. **Village center** .
 - a) The allowable uses within a **village center** are commercial, retail, office, civic, institutional, **essential services** , parks, residential and schools and **accessory use s**.
 - b) Uses may occur in shared use **buildings** or single use **buildings** .
 - c) The **floor area ratio** of any use shall not exceed 2 for the total **building** area within each **block** , shall not exceed 0.5 for retail and office uses per **block** shall not exceed 0.6 for civic uses per **block** .
 - d) Transient Lodging - 26 **dwelling units** per **village center** gross acre
 - e) Maximum **building** height - 5 Stories, excluding roofs and architectural features.
 - f) Minimum **lot** area: 1,000 SF
 - g) **Block** Perimeter: 2,500 Ft. max
 - h) Front **setbacks** - 0 to 10 feet from the **right-of-way** line
 - i) Side **setbacks** - 0 feet
 - j) Rear **setbacks** - 0 feet

- k) Overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of 9 feet above the **sidewalk** and 15 feet above the **street** .
- l) Seating for outdoor dining shall be permitted to encroach the public **sidewalks** and shall leave a minimum 6-foot clear pedestrian way between the outdoor dining and the streetscape planting area.
- m) The design of civic or institutional **buildings** shall not be subject to the specific standards of this subsection which regulate **building** height, **building** placement, **building** use, parking, and signage but, instead, shall be subject so specific design standards that address the perspective of these **buildings** ' creating focal points, terminating vistas, and significant community landmarks and that are set forth in the SRA **development** Document and approved by the BCC.
- n) **Buildings** within the **village center** shall be made compatible through similar massing, volume, **frontage** , scale and architectural features.
- o) **Streets** shall adhere to J.1.b. and Figures 1, 2, 3, or 4. At a minimum all proposed **streets** shall include **sidewalks** on both sides of the **street** , parallel to the **right-of-way** , and a 5 Ft. streetscape area between the back of curb and the **sidewalk** . **streets** shall maintain a minimum average **building** height to **street** width ratio of 1:1, excluding landmark **buildings** .
- p) General parking criteria
 - i) On- **street** parking spaces within the limits of the front property line, as projected into the **right-of-way** , shall count towards the required number of parking spaces.
 - ii) The majority of parking spaces shall be provided off- **street** in the rear of **buildings** , or along the side (secondary **streets**). Parking is prohibited in front of **buildings** .
 - iii) Parking areas shall be organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be 10 spaces. Landscape islands shall have a minimum of one canopy tree.
 - iv) Parking **lots** shall be accessed from **alleys** , service lanes or secondary **streets** .
- q) The majority of parking spaces shall be provided off- **street** in the rear of **buildings** , or along the side (secondary **streets**), organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be 10 spaces. Landscape islands and tree diamonds shall have a minimum of one tree. Parking is prohibited in front of **buildings** , except within the **right-of-way** . Parking **lots** shall be accessed from **alleys** , service lanes or secondary **streets** . Parking **structures** fronting on a primary **street** shall include ground floor retail. Parking **structures** fronting on a secondary **street** shall have a minimum 10 Ft. wide, densely landscaped area at **grade** , including one tree per 250 square feet of landscaped area or twenty-five (25) lineal feet on-center. The amount of required parking shall be demonstrated through a shared parking analysis submitted with an SRA designation application. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.
- r) Landscaping minimums within the **village center** shall be met by providing landscaping within parking **lots** as described, and by providing a streetscape area between the **sidewalk** and curb at a minimum of 5 Ft. in width. In these areas, **sidewalk** protection such as root barriers, continuous three pits, and/or structural soils shall be provided. Trees shall be planted forty (40) feet on-center. The **street** tree pattern may be interrupted by architectural elements such as arcades and columns.
- s) Signage standards within the **village center** shall comply with those provided in the Town Center.
- iii. Neighborhood General. Design standards for the Neighborhood General within a Village shall be the same as defined within a Town.
- iv. Neighborhood Edge (optional). Design standards for the Neighborhood Edge within a Village shall be the same as defined within a Town.
- v.

Special District (optional). The Special District is intended to provide for uses and **development** standards not otherwise provided for within the Context Zones. Uses and **development** standards shall be defined in detail within the SRA **development** application for review by Collier County staff.

4. Hamlet Design Criteria.

a. General.

- i. Hamlets are small rural residential areas with primarily single-family housing and limited range of convenience-oriented services.
- ii. Hamlets may include the Context Zones of Neighborhood General and Neighborhood Edge.
- iii. Non-residential uses shall be provided in one location, such as a crossroads, and designed to incorporate the community green.

b. **Open spaces** and parks. At a minimum, Hamlets shall provide a public green equal to a minimum of 1% of the total Hamlet gross acreage.

c. Context Zones. Context Zones are intended to guide the location of uses and their intensity and diversity within a Hamlet, and provide for the establishment of the urban to rural continuum.

- i. Neighborhood General. Neighborhood General is predominately residential with a mix of single and multi-family housing. Neighborhood scale goods and services, schools, parks and **open space** diversify the neighborhoods. The **street** grid is maintained through the Neighborhood General to disperse traffic. **sidewalks** and streetscape support the pedestrian environment. The design criteria applicable within Neighborhood General are as follows:

a) Uses -residential, neighborhood scale goods and services, civic, institutional, parks and schools.

b) **Building** height - 3.5 Stories

c) **Block** Perimeter: 3500 Ft. max. The maximum may be greater if an **alley** or **pathway** provides through **access** , or the **block** includes water bodies or public facilities.

d) For single-family residential uses:

i) Minimum **lot** area: 1,000 SF

ii) **Setbacks** and encroachments to be defined in the SRA **development** Document

iii) Parking space requirements and design are the same as in the Town Core, with provision for an additional parking space if an accessory **dwelling unit** is built.

iv) Landscaping - Minimum of 60 Sq. Ft. of shrub planting per **lot** . Plantings shall be in planting areas, raised planters, or planter boxed in the front of the dwelling. Minimum of turf grass for the remainder of the property.

e) For multi-family residential uses:

i) Maximum **lot** area: 4 acres.

ii) **Front yard setbacks** - 10 Ft.

iii) Minimum side **yard setbacks** - 10 Ft.

iv) Minimum rear **yard setbacks** - 20 Ft. for primary **structure** , 5 Ft. for **accessory structures**

v) Encroachments: Porches, stoops, chimneys, bays canopies, balconies and overhangs may encroach into the **front yard** 3 Ft. 6 In. These same elements may encroach 3 Ft. into side **yards** but no element may encroach into a side **yard** such that the distance to the property line from the encroaching element is less than 3 Ft. 2 In. except that overhangs may encroach 2 Ft. into any **yard** .

vi) Parking space requirements and design are the same as in the Town Core.

vii) Landscaping- Minimum of 100 Sq. Ft. of shrub planting per 2,000 Sq. Ft. of **building** footprint, and on tree per 4,000 Sq. Ft. of **lot** area, inclusive of **street** trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the **building** . Minimum of turf grass for the remainder of the property.

f) Non-residential uses:

i) Location: at intersection corner. Mid- **block** locations are not allowed.

- ii) Maximum square footage per use is 5,000.
 - iii) Maximum square footage per location is 20,000.
 - iv) Min. **lot** area: No less than the min. **lot** area of the smallest **adjacent lot** .
 - v) Front **setbacks** - Equal to the smallest utilized **setback** of the **adjacent lot**
 - vi) Side **setbacks** - Equal to the smallest utilized **setback** of the **adjacent lot**
 - vii) Rear **setbacks** - minimum 20 feet for the **principal structure** and 5 feet for any **accessory use**
 - viii) Parking. Parking space requirements and design are the same as in the Town Core. On- **street** parking must be provided along the **lot street frontage** . No off- **street** parking shall be permitted between the front façade and the front property line. All off- **street** parking shall be screened from the **street** and **adjacent** property by wall, fence and/or landscaping.
 - ix) Landscaping. Minimum of 100 Sq. Ft. of shrub planting per 2,000 Sq. Ft. of **building** footprint, and on tree per 4,000 Sq. Ft. of **lot** area, inclusive of **street** trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the **building** . Minimum of turf grass for the remainder of the property.
 - x) Signage within Neighborhood General shall comply with the standards provided in the Town Neighborhood General.
 - xi) **Streets** shall adhere to J.1.b. and Figures 5, 6, 7, 8, or 10. At a minimum all proposed **streets** must include **sidewalks** on both sides of the **street** , parallel to the **right-of-way** , and a 5 foot streetscape area between the back of curb and the **sidewalk** .
 - ii. Neighborhood Edge. Neighborhood Edge is predominately a single-family residential neighborhood. This zone has the least intensity and diversity. The mix of uses is limited. Residential **lots** are larger and more **open space** is evident. The Neighborhood Edge may be used to provide a transition to adjoining rural land uses.
 - a) Uses - residential, parks, golf courses, schools, **essential services**
 - b) **Building** height - 2 Stories
 - c) Minimum **lot** area 5000 square feet
 - d) **Setbacks** to be further defined within the SRA **development** Document
 - e) **Block** Perimeter: 5000 feet max. The maximum may be greater if an **alley** or **pathway** provides through **access** , or the **block** includes water bodies or public facilities.
 - f) Parking. Parking space requirements and design are the same as in the Town Core. Provision shall be made for an additional parking space if an accessory **dwelling unit** is built.
 - g) Landscaping. Minimum of 100 Sq. Ft. of shrub planting per **lot** . Plantings shall be in planting areas, raised planters, or planter boxed in the front of the dwelling. Minimum of turf grass for the remainder of the property.
 - h) **Streets** shall adhere to J.1.b and Figures 9, 11, 12, 13, 14, 15, 16, 17, or 18. At a minimum all proposed **streets** must include a 10-foot **pathway** on one side of the **street** with an 8-foot streetscape area between the edge of curb and the **pathway** .
5. Compact Rural **development** Criteria.
- a. General.
 - i. Compact Rural **development** (CRD) is a form of SRA that will provide flexibility with respect to the mix of uses and **development** standards, but shall otherwise comply with the design standards of a Hamlet or Village.
 - ii. A CRD may include, but is not required to have permanent residential housing and the services and facilities that support permanent residents.
 - iii. Except as described above, a CRD will conform to the design standards of a Village or Hamlet as set forth herein 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 shall be provided.
 - b.

Example. 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.

6. Design Criteria Common to SRAs.
 - a. **Parcels** of one (1) acre or more, with a Natural Resource Index rating greater than 1.2, must be preserved as **open space** and maintained in a predominantly naturally vegetated state.
 - b. A minimum of thirty-five (35) percent of the SRA land designated as Town or Village shall be kept in **open space** .
 - c. SRA design shall demonstrate that ground water table draw down or diversion will not adversely impact the hydroperiods of **adjacent** FSA, HSA, WRA or Conservation Land and will not adversely affect the water use rights of either **adjacent developments** or **adjacent** agricultural operations and will comply with the SFWMD Basis of Review. Detention and control elevations shall be established to protect natural areas and be consistent with surrounding land and project control elevations and water tables.
 - d. Where an SRA adjoins an FSA, HSA, WRA or existing public or private conservation land delineated on the RLSA Overlay Map, best management and planning practices shall be applied to minimize **adverse impacts** to such lands. Best management practices shall include the following:
 - i. 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.
 - ii. **Open space** within or contiguous to an SRA shall be used to provide a **buffer** between the SRA and any adjoining FSA, HSA, or existing public or private conservation land delineated on the RLSA Overlay Map. **open space** contiguous to or within 300 feet of the boundary of an 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.
 - e. Where a WRA is incorporated into the stormwater system of an SRA, the provisions of Section 4.08.04 A.4.b. apply.
 - f. Where existing agricultural activity adjoins an 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.
7. Infrastructure Required. An SRA shall have adequate infrastructure available to serve the proposed **development** , or such infrastructure must be provided concurrently with the demand as identified in Chapter 6 of the LDC. The level of infrastructure required will depend on the type of **development** , accepted civil engineering practices, and the requirements of this Section.
 - a. The capacity of infrastructure serving the SRA must be demonstrated during the SRA designation process in accordance with the provisions in Chapter 6 of the LDC in effect at the time of SRA designation.
 - b. Infrastructure to be analyzed will include facilities for transportation, potable water, **wastewater** , irrigation water, stormwater management, and **solid waste** .
 - c. 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, other special districts the Immokalee Water Sewer Service District, Collier County Water and Sewer District, or other governmental entity. This Section shall not prohibit innovative alternative water and **wastewater** treatment systems such as decentralized community treatment systems provided that they meet all applicable regulatory criteria.
 - d. Individual potable water supply wells and septic systems, limited to a maximum of 100 acres of any Town, Village or CRD are permitted on an interim basis until services from a centralized/decentralized community system are available.

- e. 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.
 8. Requests for Deviations from the LDC. The SRA **Development** Document or any amendments to the SRA **Development** Document may provide for nonprocedural deviations from the LDC, provided that all of the following are satisfied:
 - a. The deviations are consistent with the RLSA Overlay; and
 - b. It can be demonstrated that the proposed deviation(s) further enhance the tools, techniques and strategies based on principles of innovative planning and **development** strategies, as set forth in §§ 163.3177 (11), F.S.
- K. SRA Public Facilities Impact Assessments. Impact assessments are intended to identify methods to be utilized to meet the SRA generated impacts on public facilities and to evaluate the self-sufficiency of the proposed SRA with respect to these public facilities. Information provided within these assessments may also indicate the degree to which the SRA is consistent with the fiscal neutrality requirements of Section 4.08.07 L. Impact assessments shall be prepared in the following infrastructure areas:
1. Transportation. A transportation impact assessment meeting the requirements of Chapter 10 of the LDC or its successor regulation or procedure, shall be prepared by the **applicant** as component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package.
 - a. In addition to the standard requirements of the analyses required above, the transportation impact assessment shall specifically consider, to the extent applicable, the following issues related to the highway network:
 - (1) Impacts to the **level of service** of impacted roadways and intersections, comparing the proposed SRA to the impacts of conventional Baseline Standard **development** ;
 - (2) Effect(s) of new roadway facilities planned as part of the SRA Master Plan on the surrounding transportation system; and
 - (3) Impacts to agri-transport issues, especially the farm-to-market movement of **agricultural products** .
 - b. The transportation impact assessment, in addition to considering the impacts on the highway system, shall also consider public transportation (transit) and bicycle and pedestrian issues to the extent applicable.
 - c. No SRA shall be approved unless the transportation impact assessment required by this Section has demonstrated through data and analysis that the capacity of County/State **collector** or **arterial road(s)** serving the SRA to be adequate to serve the intended SRA uses in accordance with Chapter 6 of the LDC in effect at the time of SRA designation.
 2. Potable Water. A potable water assessment shall be prepared by the **applicant** as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall illustrate how the **applicant** will conform to either Florida Administrative Code for private and limited use water systems, or for Public Water Systems. In addition to the standard requirements of the analyses required above, the potable water assessment shall specifically consider, to the extent applicable, the disposal of waste products, if any, generated by the proposed treatment process. The **applicant** shall identify the sources of water proposed for potable water supply.
 3. Irrigation Water. An irrigation water assessment shall be prepared by the **applicant** as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall quantify the anticipated irrigation water usage expected at the buildout of the SRA. The assessment shall identify the sources of water proposed for irrigation use and shall identify proposed methods of water conservation.
 4. **Wastewater** . A **wastewater** assessment shall be prepared by the **applicant** as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall illustrate how the **applicant** will conform to either Standards for Onsite Sewage Treatment and Disposal Systems, contained in Florida Administrative Code for systems having a capacity not exceeding 10,000 gallons per day or for **wastewater** treatment systems having a capacity greater than 10,000 gallons per day. In addition to the standard requirements of the analyses required above, the **wastewater** assessment shall specifically consider, to the extent applicable, the disposal of waste products generated by the proposed treatment process.
 - 5.

Solid waste . A **solid waste** assessment shall be prepared by the **applicant** as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall identify the means and methods for handling, transporting and disposal of all **solid waste** generated including but not limited to the collection, handling and disposal of recyclables and horticultural waste products. The **applicant** shall identify the location and remaining disposal capacity available at the disposal site.

6. Stormwater Management. A stormwater management impact assessment shall be prepared by the **applicant** as a component of an Impact Assessment Report that is submitted as a part of an SRA Designation Application Package. The stormwater management impact assessment shall, at a minimum, provide the following information:
 - a. An exhibit showing the boundary of the proposed SRA including the following information:
 - (1) The location of any WRA delineated within the SRA;
 - (2) A generalized representation of the existing stormwater flow patterns across the site including the location(s) of discharge from the site to the downstream receiving waters;
 - (3) The land uses of adjoining properties and, if applicable, the locations of stormwater discharge into the site of the proposed SRA from the adjoining properties.
 - b. A narrative component to the report including the following information:
 - (1) The name of the receiving water or, if applicable, FSA or WRA to which the stormwater discharge from the site will ultimately outfall;
 - (2) The peak allowable discharge rate (in cfs/acre) allowed for the SRA per Collier County Ordinance No. 90-10 or its successor regulation;
 - (3) If applicable, a description of the provisions to be made to accept stormwater flows from surrounding properties into, around, or through the constructed surface water management system of the proposed **development** ;
 - (4) The types of stormwater detention areas to be constructed as part of the surface water management system of the proposed **development** and water quality treatment to be provided prior to discharge of the runoff from the site; and
 - (5) If a WRA has been incorporated into the stormwater management system of an SRA, the report shall demonstrate compliance with provisions of Section 4.08.04 A.4.b.
7. Public Schools. The **applicant** shall coordinate with the Collier County School Board to provide information and coordinate planning to accommodate any impacts that the SRA has on public schools. As part of the SRA application, the following information shall be provided:
 - a. **School Impact Analysis (SIA)** for a determination of school capacity only (refer to section 10.04.09 for SIA requirements); and
 - b. The potential for locating a public educational facility or facilities within the SRA, and the location(s) of any site(s) that may be dedicated or otherwise made available for a public educational facility.
- L. SRA Economic Assessment. An Economic Assessment meeting the requirements of this Section shall be prepared and submitted as part of the SRA Designation Application Package. 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, emergency medical services, fire, and schools. **Development** phasing and funding mechanisms shall address any adverse impacts to adopted minimum levels of service pursuant to Chapter 6 of the LDC.
 1. Demonstration of Fiscal Neutrality. Each SRA must demonstrate that its **development** , as a whole, will be fiscally neutral or positive to the Collier County tax base. This demonstration will be made for each unit of government responsible for the services listed above, using one of the following methodologies:
 - a. Collier County Fiscal Impact Model. The fiscal impact model officially adopted and maintained by Collier County.
 - b. Alternative Fiscal Impact Model. If Collier County has not adopted a fiscal impact model as indicated above, the **applicant** may develop an alternative fiscal impact model using a methodology approved by Collier County. The BCC may grant exceptions to this policy of fiscal neutrality to accommodate **affordable** or **workforce housing** .
 - 2.

Imposition of Special Assessments. If the Report identifies a negative fiscal impact of the project to a unit of local government referenced above, the landowner will accede to a special assessment on his property to offset such a shortfall or in the alternative make a lump sum payment to the unit of local government equal to the present value of the estimated shortfall. The BCC may grant a waiver to accommodate **affordable housing**.

3. Special Districts Encouraged in SRAs. The use of community **development** districts (CDDs), Municipal Service Benefit Units (MSBUs), Municipal Service Taxing Units (MSTUs), or other special districts shall be encouraged in SRAs. When formed, the special districts shall encompass all of the land designated for **development** in the SRA. Subsequent to formation, the special district will enter into an Interlocal Agreement with the County to assure fiscal neutrality. As outlined above, if the monitoring reveals a shortfall of net revenue, the special district will impose the necessary remedial assessment on lands in the SRA.

- M. The BCC may, as a condition of approval and adoption of an SRA development, require that suitable areas for parks, schools, and other public facilities be set aside, improved, and/or dedicated for public use. When the BCC requires such a set aside for one or more public facilities, the set aside shall be subject to section 2.03.06, in the same manner as are public facility dedications required as a condition of PUD rezonings.

(Ord. No. 05-27, § 3.AA; Ord. No. 09-43, § 3.A; Ord. No. 10-23, § 3.AA; Ord. No. 15-44, § 3.H)

4.08.08 - Reserved.

Editor's note— Ord. No. 05-27, § 3.BB, repealed § 4.08.08 in its entirety. Formerly, said section pertained to baseline standards as enacted by Ord. No. 04-41.