Rural Lands Stewardship Area (RLSA) Implementing Land Development Code Amendments

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2.2.27. RURAL LANDS STEWARDSHIP AREA (RLSA) ZONING OVERLAY DISTRICT REGULATIONS

2.2.27.1 Purpose and Intent. The purpose of this section (the RLSA District Regulations) is to create a Rural Lands Stewardship Area Zoning Overlay District (RLSA District) to implement the incentive based Collier County Rural Lands Stewardship Area Overlay (RLSA Overlay) established within the County’s Growth Management Plan (GMP). It is the intent of the RLSA District and the RLSA District Regulations to protect natural resources and retain viable agriculture by promoting compact rural mixed-use development as an alternative to low-density single use development, and to provide a system of compensation to private property owners for the elimination of certain land uses in order to protect natural resources and viable agriculture in exchange for transferable credits that can be used to entitle such compact development.

2.2.27.2 Definitions. As used in the RLSA District Regulations, the terms below shall have the following meanings:

1. Baseline Standards – Baseline Standards are the allowable uses, density, intensity and other land development regulations assigned to land within the RLSA District by the GMP, Collier County Land Development Regulations and Collier County Zoning Regulations in effect prior to July 25, 2000, and subject to the further provisions of Section 2.2.27.8.

2. Compact Rural Development (CRD) – Compact Rural Developments are a form of SRA that provide flexibility with respect to the mix of uses and design standards, but shall otherwise comply with the standards of a Hamlet or Village. A CRD may include, but is not required to have permanent residential housing and the services and facilities that support permanent residents. An example of a CRD without permanent residential housing 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 necessary to support permanent residents.

3. Designation – Application of the SSA or SRA concepts through a formal application, review, and approval process as described in the RLSA District Regulations.

4. FSA – Flow way Stewardship Area – Privately owned lands delineated on the RLSA Overlay Map, which primarily include privately owned wetlands that are located within the Camp Keais Strand and Okaloacoochee Slough. FSAs form the primary wetland flow way systems in the RLSA District.
5. **Hamlet** – Hamlets are a form of SRA and are small rural residential areas with primarily single-family housing and a limited range of convenience-oriented services. Hamlets serve as a more compact alternative to traditional five-acre lot rural subdivisions currently allowed in the Baseline Standards.

6. **HSA – Habitat Stewardship Area** – Privately owned lands delineated on the RLSA Overlay Map, which include both areas with natural characteristics that make them suitable habitat for listed species and areas without these characteristics. These latter areas are included because they are located contiguous to habitat with natural characteristics, thus forming a continuum of landscape that can augment habitat values.

7. **Land Use – Land Cover Indices** – One of the indices comprising the Natural Resource Index Value of land, with values assigned based upon land use and land cover characteristics as mapped using the Florida Land Use, Cover, and Forms Classification System (FLUCCS) (Florida Department of Transportation 1999). For purposes of assigning values, land use and land cover codes are grouped as follows: Group 1 (Codes 617, 6172, 621, 6218, 6219, 624, 630, 641, 643); Group 2 (Codes 321, 411, 4119, 425, 434, 439, 428); Group 3 (211, 212, 213, 214, 221, 222, 241, 242, 243, 250, 260, 261, 310, 329, 330, 422, 510, 521, 523, 533, 534); and Group 4 (all others).

8. **Land Use Layer (Layer)** – Permitted and conditional land uses within the Baseline Standards that are of a similar type or intensity and that are grouped together in the same column on the Land Use Matrix.

9. **Land Use Matrix (Matrix)** – The tabulation of the permitted and conditional land uses within the Baseline Standards set forth in Section 2.2.27.9.B.4, with each Land Use Layer displayed as a single column.

10. **Listed Species Habitat Indices** – One of the indices comprising the Natural Resource Index Value, with values assigned based upon the habitat value of the land for listed species. Index values are based on documentation of occupied habitat as established by the intersect of documented and verifiable observations of listed species with land cover identified as preferred or tolerated habitat for that species. Land mapped, using FLUCCS, as 310, 321, 411, 425, 428, 434, 617, 6172, 621, 6218, 6219, 624, and 630 is deemed to be preferred or tolerated habitat for panthers for the purpose of assigning a value for these indices. An intersection of at least one data point establishing the presence of a listed species within a geographic information system (GIS) polygon of preferred or tolerated habitat for that species shall result in the entire polygon being scored as occupied habitat.
11. **Natural Resource Index (Index)** – A measurement system that establishes the relative natural resource value of each acre of land by objectively measuring six different characteristics of land and assigning an index factor based on each characteristic. The sum of these six factors is the Index value for the land. The six characteristics measured are: Stewardship Overlay Delineation, Proximity, Listed Species Habitat, Soils/Surface Water, Restoration Potential, and Land Use/Land Cover.

12. **Natural Resource Index Map Series (Index Maps)** – The Rural Lands Study Area Natural Resource Index Map Series adopted as part of the FLUE.

13. **Natural Resource Index Value (Index Value)** – The sum of the values assigned to each acre, derived through the calculation of the values assigned to each of the six characteristics included in the Index.

14. **Open Space** – Open space includes active and passive recreational areas such as parks, playgrounds, ball fields, golf courses, lakes, waterways, lagoons, floodplains, nature trails, native vegetation preserves, landscape areas, public and private conservation lands, agricultural areas (not including structures), and water retention and management areas. Buildings shall not be counted as part of any open space calculation. Vehicular use surface areas of streets, alleys, driveways, and off-street parking and loading areas shall not be counted as part of any open space calculation.

15. **Post Secondary Institution Ancillary Uses** – Any use or facility owned by a public or private post secondary institution that is of a type commonly found on public or private post secondary institution campuses.

16. **Proximity Indices** – One of the indices comprising the Natural Resource Index Value of land, with values assigned based upon the proximity of the land to areas designated on the RLSA Overlay Map as FSA, HSA, or WRA and to either public or private preserve lands. No additional value shall be added under the Proximity Indices for land that is within an FSA, HSA, WRA, or public or private preserve.

17. **Restoration Potential Indices** – One of the indices comprising the Natural Resource Index Value of land, with values assigned based both upon the potential for restoration and the historic use or character of the land as a large mammal corridor, connector wetlands and flow way, wading bird habitat, or other listed species habitat.

18. **Restoration Zone** – Privately owned lands delineated on the RLSA Overlay Map that are located within 500 feet of an FSA, but are not otherwise included in an HSA or WRA.

19. **RLSA District** – Rural Lands Stewardship Area Zoning Overlay District – The area generally depicted on the Future Land Use Map and specifically depicted on the Official Zoning Atlas Map as the Rural Lands Stewardship Area Overlay, including lands within the Immokalee Area Study boundary of the Collier County Rural and Agricultural Area
Assessment referred to in the State of Florida Administration Commission Final Order No. AC-99-002. The RLSA District generally includes rural lands in northeast Collier County lying north and east of Golden Gate Estates, north of the Florida Panther National Wildlife Refuge and Big Cypress National Preserve, south of the Lee County Line, and south and west of the Hendry County Line.

20. **RLSA Overlay Map** – The map entitled “Collier County Rural & Agricultural Area Assessment Stewardship Overlay Map,” which identifies those areas delineated as FSA, HSA, WRA, Restoration Zone, and Open.

21. **RLSA District Regulations** – Collier County Land Development Code Section 2.2.27.

22. **Soils/Surface Water Indices** – One of the indices comprising the Natural Resource Index Value of land, with values assigned based upon soil types classified using the following Natural Soils Landscape Positions (NSLP) categories: Open Water and Muck Depression Soils (NSLP Categories 1 and 5); Sand Depression Soils (NSLP Category 6); Flats Soils (NSLP Category 7); and Non-Hydric Soils (NSLP Categories 8, 9, and 11).

23. **SRA** – Stewardship Receiving Area – A designated area within the RLSA District that has been approved for the development of a Hamlet, Village, Town or CRD and that requires the consumption of Stewardship Credits.

24. **SSA** – Stewardship Sending Area – A designated area within the RLSA District that has been approved for the generation of Stewardship Credits in exchange for the elimination of one or more Land Use Layers.

25. **Stewardship Credit (Credit)** – A transferable unit of measure generated by an SSA and consumed by an SRA. Eight credits are transferred to an SRA in exchange for the development of one acre of land as provided in Section 2.2.27.10.B.2.

26. **Stewardship Credit Database** – A database maintained by the County that keeps track of all of the credit transactions (generation of Credits through SSA designation and the consumption of credits through SRA designation) approved by the County.

27. **Stewardship Credit System** – A system that creates incentives to protect and preserve natural resources and agricultural areas in exchange for the generating and use of credits to entitle compact forms of rural development. The greater the value of the natural resources being preserved and the higher the degree of preservation, the greater the number of credits that can be generated. Credits are generated through the designation of SSAs and consumed through the designation of SRAs.
28. **Stewardship Credit Worksheet** – An analytical tool that manually describes the Stewardship Credit calculation process including the Natural Resource Index and Land Use Layer components. The worksheet can be used to document proposed changes to the Index component during the SSA and SRA designation processes.

29. **Stewardship Overlay Designation** – One of the indices comprising the Natural Resource Index Value of land, with values assigned based upon the designation of the land on the RLSA Overlay Map as FSA, HSA, WRA, or ACSC, or, where Land Use Layers 1 through 3 are removed, Restoration Zone. Land that is designated as ACSC, as well as FSA, HSA, or WRA shall receive value for the designation with the higher value but shall not receive value for both designations.

30. **Town** – Towns are a form of SRA and 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 are comprised of several Villages and/or neighborhoods that have individual identity and character.

31. **Village** – Villages are a form of SRA and 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 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.

32. **WRA – Water Retention Area** – Privately owned lands delineated on the RLSA Overlay Map, that have been permitted by the South Florida Water Management District to function as agricultural water retention areas and that provide surface water quality and other natural resource value.

2.2.27.3 **Establishment of RLSA Zoning Overlay District.** In order to implement the RLSA District Regulations, an RLSA District, to be designated as “RLSAO” on the Official Zoning Atlas, is hereby established.

A. The lands included in the RLSA District and to which the RLSA District Regulations apply are depicted by the following map:
B. Within the RLSA District, additional lands may be designated to implement the Stewardship Credit System as follows:

1. Establishment of SSA Designations. An RLSA District classification to be known as SSAs, and to be designated on the official zoning atlas by the symbol "A-RLSAO-SSA", is hereby established. This overlay district classification will be used for those lands within the RLSA District that are designated by the Board of County Commissioners (BCC) as SSAs. The placement of this designation shall be governed by the procedures as prescribed in the RLSA District Regulations.

2. Establishment of SRA Designations. An RLSA District classification to be known as SRAs, and to be designated on the official zoning atlas by the symbol "A-RLSAO-SRA", is hereby established. This overlay district classification will be used for those lands within the RLSA District that are designated by the BCC as SRAs. The placement of this designation shall be governed by the procedures as prescribed in the RLSA District Regulations.

2.2.27.4. Establishment of Land Uses Allowed in the RLSA District. Land uses allowed within the RLSA District are of two types: those allowed in the Baseline Standards prior to designation of SSAs and SRAs, and; those uses provided for in SSAs and SRAs after designation. The underlying land uses allowed within the RLSA District are included in the Baseline Standards. Should designation of SSAs and SRAs pursuant to the RLSA District Regulations occur, additional land uses are provided for SSAs and SRAs as indicated in the Land Use Matrix in Section 2.2.27.9.B.4.b. Land Use Layers removed from SSAs may result in additional land use intensity and/or density that may then be used within SRAs. Upon designation of SSAs and SRAs pursuant to the RLSA District Regulations, the land uses allowed shall be as provided in Sections 2.2.27.9.B.4. and 2.2.27.10.J.1., respectively.

2.2.27.5. Establishment of a Stewardship Credit Database. As part of the implementation of the RLSA Overlay, the Community Development and Environmental Services Administrator (Administrator) shall cause to be developed a Stewardship Credit Database to track the generation (by SSAs) and consumption (by SRAs) of Stewardship Credits within the RLSA District. The database shall be in an electronic form that can be linked to the RLSA Overlay Map and can readily produce reports that will afford convenient access to the data by the public. The database shall be updated upon approval of an SSA or SRA Designation Application and Credit Agreement.

2.2.27.6. Authorization to Establish a Stewardship Credit Trust. As part of the implementation of the RLSA Overlay, the County may elect to acquire Credits through a publicly-funded program. Should the County pursue this option, the County shall establish a Stewardship Credit Trust to receive and hold Credits until such time as they are sold, transferred or otherwise used to implement uses within SRAs. Nothing herein shall preclude the County from permanently "retiring" any such credits.
B. Within the RLSA District, additional lands may be designated to implement the Stewardship Credit System as follows:

1. Establishment of SSA Designations. An RLSA District classification to be known as SSAs, and to be designated on the official zoning atlas by the symbol "A-RLSAO-SSA", is hereby established. This overlay district classification will be used for those lands within the RLSA District that are designated by the Board of County Commissioners (BCC) as SSAs. The placement of this designation shall be governed by the procedures as prescribed in the RLSA District Regulations.

2. Establishment of SRA Designations. An RLSA District classification to be known as SRAs, and to be designated on the official zoning atlas by the symbol "A-RLSAO-SRA", is hereby established. This overlay district classification will be used for those lands within the RLSA District that are designated by the BCC as SRAs. The placement of this designation shall be governed by the procedures as prescribed in the RLSA District Regulations.

2.2.27.4. Establishment of Land Uses Allowed in the RLSA District. Land uses allowed within the RLSA District are of two types: those allowed in the Baseline Standards prior to designation of SSAs and SRAs, and; those uses provided for in SSAs and SRAs after designation. The underlying land uses allowed within the RLSA District are included in the Baseline Standards. Upon designation of SSAs and SRAs pursuant to the RLSA District Regulations, the land uses allowed shall be as provided in Sections 2.2.27.9.B.4. and 2.2.27.10.J.1., respectively.

2.2.27.5. Establishment of a Stewardship Credit Database. As part of the initial implementation of the RLSA Overlay, the Community Development and Environmental Services Administrator (Administrator) shall cause to be developed a Stewardship Credit Database to track the generation (by SSAs) and consumption (by SRAs) of Stewardship Credits within the RLSA District. The database shall be in an electronic form that can be linked to the Zoning Atlas and can readily produce reports that will afford convenient access to the data by the public. The database shall be updated upon approval of an SSA or SRA Designation Application and Credit Agreement.

2.2.27.6. Authorization to Establish a Stewardship Credit Trust. As part of the implementation of the RLSA Overlay, the County may elect to acquire Credits through a publicly funded program. Should the County pursue this option, the County shall establish a Stewardship Credit Trust to receive and hold Credits until such time as they are sold, transferred or otherwise used to implement uses within SRAs. Nothing herein shall preclude the County from permanently “retiring” those credits received or held.

2.2.27.7. General. Except as provided in Subsections 2.2.27.8.E., F. and G., there shall be no change to the underlying density and intensity of permitted uses of land within the RLSA District, as set forth in the Baseline Standards, until a property owner elects to utilize the provisions of the Stewardship Credit System pursuant to the provisions of Section 2.2.27.9.B. No part of the Stewardship Credit System shall be imposed upon a property owner without that owner’s written consent. It is the intent of the RLSA District Regulations that a property owner will be compensated consistent with Policy 3.8 of the RLSA Overlay for the voluntary stewardship and protection of important agricultural and natural resources.
The Baseline Standards will remain in effect for all land not subject to the transfer or receipt of Stewardship Credits.

A. **Creation of Stewardship Credits/General.** Stewardship Credits (Credits) may be created from any lands within the RLSA District from which one or more Land Use Layers are removed. These lands will be identified as SSAs. All privately owned lands within the RLSA District are candidates for designation as an SSA. Land becomes designated as an SSA upon petition by the property owner seeking such designation as outlined herein. A Stewardship Agreement shall be developed that identifies those land uses, which have been removed. Once land is designated as an SSA and Credits or other compensation is granted to the owner, no increase in density or additional uses that are not expressly identified in the Stewardship Agreement shall be allowed on such property.

B. **Transfer of Stewardship Credits/General.** Credits can be transferred only to lands within the RLSA District that meet the defined suitability criteria and standards set forth in Section 2.2.27.10.A.1. and that have been designated as SRAs. 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. SRA density and intensity will thereafter differ from the Baseline Standards.

C. **Allocation of Stewardship Credits/General.** Stewardship Credits generated from one SSA may be allocated to one or more SRAs, and an SRA may receive Stewardship Credits generated from one or more SSAs.

D. **Five Year Comprehensive Review.**

1. Many of the tools, techniques, and strategies of the RLSA Overlay are new, innovative, and incentive-based and have yet to be tested in actual implementation. Consequently, by June 2008 and at such subsequent times as deemed appropriate by the BCC, the County shall prepare and submit to DCA for review a comprehensive analysis of the RLSA Overlay to assess the participation and effectiveness of the RLSA Overlay implementation in meeting the Goals, Objectives, and Policies of the RLSA Overlay by utilizing the measures of review delineated in Policy 1.22. The County shall encourage public participation in the review process through publicly noticed workshops and meetings and through the solicitation of public input.

2. Subsequent to the June 2008 review, the RLSA Overlay and RLSA District Regulations may be amended in response to the County’s assessment and evaluation of the participation in and effectiveness of the Stewardship Credit System.

3. The value, exchange rate, and use of Stewardship Credits shall be governed by the RSLA Overlay and RLSA District Regulations in effect at the time the SSA from which those credits are generated is approved. The Restoration Stewardship Credits shall be governed by the RSLA Overlay and RLSA District Regulations in effect at the time that such Restoration Stewardship Credits are authorized by the BCC.
2.2.27.8. Lands Within the RLSA District Prior to SSA or SRA Designation. All lands within the RLSA District have been delineated on the RLSA Overlay Map. Unless and until designated as an SSA or SRA, lands within the RLSA District shall remain subject to the Baseline Standards.

A. Private Lands Delineated FSAs, HSAs, and WRAs. Lands delineated FSA, HSA, or WRA on the RLSA Overlay Map have been identified through data and analysis as having a higher quality natural resource value than those lands not delineated. Although any land within the RLSA District can be designated as an SSA, generally those lands delineated FSAs, HSAs, and WRAs are the most likely candidates for designation because of the higher credit values applied to lands with those delineations.

B. Private Lands Delineated as Open. Lands not otherwise classified as FSA, HSA, or WRA are delineated as “Open” on the RLSA Overlay Map and are generally of a lower natural resource quality. Open lands may be designated as either SSAs or SRAs.

C. Area of Critical State Concern (ACSC). The RLSA District includes lands that are within the ACSC. Those ACSC lands are depicted on the RLSA Overlay Map and are eligible for designation as SRAs, subject to additional standards set forth in 2.2.27.10.A.2. All ACSC regulations continue to apply to ACSC lands within the RLSA District regardless of designation.

D. Public or Private Conservation Lands. Those lands within the RLSA District that are held in public ownership or in private ownership as conservation lands may be delineated on the RLSA Overlay Map as FSA, HSA, or WRA but are not eligible for designation as either an SSA or SRA.

E. Baseline Standards. The Baseline Standards shall apply until lands within the RLSA District are voluntarily designated as an SSA or SRA and shall remain in effect for all land not subject to the transfer or receipt of Stewardship Credits.

F. No Increase in Density or Intensity (in excess of the Baseline Standards). No increase in density or intensity within the RLSA District is permitted beyond the Baseline Standards except in areas designated as SRAs. Within SRAs, density and intensity may be increased through the provisions of the Stewardship Credit System and, where applicable, through 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.

G. Lands Within the RLSA District Not Designated SSA or SRA Subject to Special Environmental Standards. In order to protect water quality and quantity and maintenance of the natural water regime in areas mapped as FSAs on the RLSA Overlay Map prior to the time that they are designated as SSAs under the Stewardship Credit Program, Residential Uses, General Conditional Uses, Earth Mining and Processing Uses, and Recreational Uses (Layers 1-4) as listed in Section 2.2.27.9.B.4.a. shall not be permitted in FSAs within the RLSA District. Conditional use essential services and governmental essential services, except those necessary to serve permitted uses or for public safety, shall only be allowed in FSAs with a Natural Resource Stewardship Index value of 1.2 or less. In order to protect water quality and quantity and maintenance of the natural water regime and to protect listed animal and
plant species and their habitats in areas mapped as FSAs, HSAs, and WRAs on the RLSA Overlay Map that are not within the ACSC, the use of such land for a non-agricultural purpose under the Baseline Standards shall be subject to environmental regulations implementing Policies 5.1 through 5.6 of the RLSA Overlay, which regulations shall be adopted by December 13, 2003.

2.2.27.9. SSA Designation. Lands within the RLSA District may be designated as SSAs subject to the following regulations:

A. Lands Within the RLSA District that can be Designated as SSAs. Any privately held land within the RLSA District delineated on the RLSA Overlay Map as FSA, HSA, WRA, Restoration, or Open, may be designated as an SSA, including lands within the ACSC.

1. May be within an SRA Boundary. A WRA, whether designated as an SSA or not, may be contiguous to or surrounded by an SRA. Should a WRA be used to provide water retention for an SRA, the provisions of 2.2.27.9.A.4.b. shall apply.

2. FSA Delineated Lands.
   a. In the case where lands delineated as FSA are designated as an SSA, at a minimum, Residential uses, General Conditional uses, Earth Mining and Processing Uses, and Recreational Uses (layers 1-4) as listed in the Land Use Matrix shall be eliminated as permitted land uses.
   b. Conditional use essential services and governmental essential services, other than those necessary to serve permitted uses or for public safety, shall only be allowed in FSAs with a Natural Resource Stewardship Index value of 1.2 or less.
   c. Directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized for oil and gas exploration and oil and gas field development, and production activities in FSAs in order to minimize impacts to native habitats, when determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit requiring compliance with the criteria established in Chapter 62C-30, F.A.C., regardless of whether the FSA in which oil and gas exploration and oil and gas field development and production activities is within the Big Cypress Swamp. Nothing contained herein alters the requirement to obtain conditional use permits for oil and gas field development and production activities.
   d. The elimination of the Earth Mining layer (Layer 3) shall not preclude the excavation of lakes or other water bodies if such use is an integral part of a restoration or mitigation program within an FSA.
   e. Once land in an FSA is designated as an SSA, no expansion of Agriculture Group 1 (Layer 5) or Agriculture Group 2 (Layer 7) and no conversion of Agriculture Group 2 to Agriculture Group 1 shall be allowed beyond those land uses in existence or allowed by applicable permits as of the date that the SSA designation is approved.
3. HSA Delineated Lands.

a. In the case where lands delineated as HSA are designated as an SSA, at a minimum, Residential Land Uses (Layer 1), as listed in the Matrix, shall be eliminated.

b. General Conditional Uses, Earth Mining and Processing Uses, and Recreational Uses shall be allowed only on HSA lands with a Natural Resource Stewardship Index value of 1.2 or less.

c. In addition to the requirements imposed in the LDC for approval of a Conditional Use, uses listed in b. above will only be approved upon submittal of an EIS which demonstrates that clearing of native vegetation has been minimized, the use will not significantly and adversely impact listed species and their habitats and the use will not significantly and adversely impact aquifers. This demonstration shall be made by establishing the following:

   (1) Clearing of native vegetation shall not exceed 15% of the native vegetation on the parcel.

   (2) Priority shall be given to utilizing contiguous areas of previously cleared land before native vegetated areas.

   (3) Buffering to Conservation Land shall comply with Section 2.2.27.10.J.6.d.

   (4) Stormwater Management design shall base water control elevations on seasonal high water elevations of adjacent wetlands to protect wetland hydroperiods in accord with the SFWMD Basis of Review.

   (5) The area has a Listed Species Habitat Indices Value of 0.4 or less and no state or federal direct impact take permit is required for the use.

   (6) Activities that are the subject of an approved SFWMD Environmental Resource Permit or Consumptive Use Permit and that utilize best management practices designed to protect groundwater from contamination from allowable land uses are deemed not to significantly and adversely impact aquifers.

d. As an alternative to the submittal of an EIS, the applicant may demonstrate that such use is an integral part of a State or Federally approved restoration plan or mitigation program.

e. Conditional use essential services and governmental essential services, other than those necessary to serve permitted uses or for public safety, shall only be allowed in HSAs with a Natural Resource Stewardship Index value of 1.2 or less.

f. Asphaltic and concrete batch making plants are prohibited in all HSAs.

g. Directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized for oil and gas exploration and oil and gas field development, and production activities in HSAs in order to minimize impacts to native habitats when determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit requiring compliance with the criteria established in Chapter 62C-30, F.A.C., regardless of whether the HSA in which oil and gas
exploration and oil and gas field development and production activities is within
the Big Cypress Swamp. Nothing contained herein alters the requirement to
obtain conditional use permits for oil and gas field development and production
activities.

h. Golf Course design, construction, and operation in any HSA shall comply with the
best management practices of Audubon International’s Gold Program and the
Florida Department of Environmental Protection, which standards shall be

i. Once land in an HSA is designated as an SSA, no expansion of Agriculture
Group 1 (Layer 5) or Agriculture Group 2 (Layer 7) and no conversion of
Agriculture Group 2 to Agriculture Group 1 shall be allowed beyond those land
uses in existence or allowed by applicable permits as of the date that the SSA
designation is approved.

4. WRA Delineated Lands.

a. In the case where lands delineated as WRA are designated as an SSA, at a
minimum, Residential Land Uses (Layer 1), as listed in the Matrix, shall be
eliminated as permitted land uses.

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

5. Restoration Zone Delineated Lands. To further direct other uses away from
and to provide additional incentive for the protection, enhancement, and
restoration of the Okaloacoochee Slough and Camp Keais Strand, when lands
within a Restoration Zone are designated as an SSA and at least Land Use
Layers 1 through 3 are eliminated as permitted uses, such Restoration Zone
shall receive a Stewardship Overlay Designation value of 0.6.

B. SSA Credit Generation - Stewardship Credit System. Stewardship Credits (Credits)
are created from any lands within the RLSA District from which one or more Land
Use Layers are removed and that are designated as SSAs. Once land is designated as
an SSA and Credits or other compensation consistent with Policy 3.8 of the RLSA
Overlay is granted to the owner, no increase in density or additional uses not expressly
identified in the Stewardship Agreement shall be allowed on such property. A
methodology has been adopted in the GMP for the calculation of credits based upon: 1)
the Natural Resource Index Value of the land being designated as an SSA, and 2) the number of land use layers being eliminated.

1. Early Entry Bonus Credits. Early Entry Bonus Credits are hereby established to encourage the voluntary designation of SSAs within the RLSA District. The bonus shall be in the form of an additional one Stewardship Credit per acre of land designated as an SSA that is within an HSA located outside of the ACSC and one-half Stewardship Credit per acre of land designated as an SSA that is within an HSA located inside the ACSC.

a. The early entry bonus shall be available until January 30, 2009.

b. The early designation of SSAs and the resultant generation of Stewardship Credits do not require the establishment of SRAs or otherwise require the early use of Credits.

c. Credits generated under the early entry bonus may be used after the termination of the bonus period.

d. The maximum number of Credits that can be generated under the early entry bonus is 27,000.

e. Early Entry Bonus Credits shall not be transferred into or otherwise used to entitle an SRA within the ACSC.

2. Credit Worksheet. The Stewardship Credit Worksheet, adopted as Attachment “A” of the Growth Management Plan RLSA Goals, Objectives, and Policies, sets out the mathematical formula that shall be used to determine the number of credits available for each acre of land being considered for an SSA.

3. Natural Resource Indices and Values. A set of Natural Resource Indices has been established as part of the Stewardship Credit Worksheet.

a. Natural Resource Indices.

Stewardship Overlay Designation
Proximity Indices
Listed Species Habitat Indices
Soils/Surface Water Indices
Restoration Potential Indices
Land Use – Land Cover Indices

b. Index Values. During the RLSA Study, based upon data and analysis, each acre within the RLSA District was assigned a value for each Index except for the Restoration Potential Index. The Restoration Potential Index is assigned during the SSA designation process if appropriate, and credit adjustments are made at that time.

c. Slough/Strand Index Score Upgrade. An index score upgrade is hereby established as an incentive for the protection, enhancement and restoration of the Okaloacoochee Slough and Camp Keais Strand. All lands within 500 feet of the delineated FSAs that comprise the Slough or Strand that are not otherwise included in an HSA or WRA shall receive the same natural index score (0.6) that
an HSA receives, if such property is designated as an SSA and retains only agricultural, recreational and/or conservation layers of land use.

d. **Index Map.** A Natural Resource Index Map adopted as a part of the RLSA Overlay, indicates the Natural Resource Stewardship Index Value for all land within the RLSA District. Credits from any lands designated as SSAs, shall be based upon the Natural Resource Index values in effect at the time of designation. At the time of designation, the Natural Resource Index Assessment required in Section 2.2.27.9.C.3. shall document any necessary adjustments to the index values reflected on the Index Map. Any change in the characteristics of land due to alteration of the land prior to the designation of an SSA that either increases or decreases any Index Value shall result in a corresponding adjustment in the credit value.

e. **Restoration Potential Index Value.** If the applicant asserts that the land being designated as an SSA has a Restoration Potential Index Value of greater than zero (0), an evaluation of the restoration potential of the land being designated shall be prepared by a qualified environmental consultant (per Section 3.8 of the LDC) on behalf of the applicant and submitted as part of the SSA Designation Application Package. In the event that restoration potential is identified, the appropriate Restoration Potential Index Value shall be determined in accord with the Credit Worksheet. The credit value of each acre to which the Restoration Potential Index Value is applied shall be recalculated by adding the Restoration Potential Index Value to that acre’s total Index Value.

f. **Restoration Stewardship Credits.** Restoration Stewardship Credits are hereby established in addition to the Restoration Potential Index Value. In certain locations there may be the opportunity for flow way or habitat restoration such as locations where flow ways have been constricted or otherwise impeded by past activities, or where additional land is needed to enhance wildlife corridors. Restoration Stewardship Credits shall be applied to an SSA subject to the following regulations:

1. Priority has been given to restoration within the Camp Keais Strand FSA or contiguous HSAs. Therefore, four additional Stewardship Credits shall be generated for each acre of land dedicated by the applicant for restoration activities within any of the following areas: the Camp Keais Strand FSA, contiguous HSAs, or those portions of the Restoration Zone depicted on the RLSA Overlay Map that are contiguous to the Camp Keais Strand.

2. Two additional Stewardship Credits shall be generated for each acre of land dedicated for restoration activities within the Okaloacoochee Slough, contiguous HSAs, or those portions of the Restoration Zone depicted on that are contiguous to the Okaloacoochee Slough.

3. The actual implementation of restoration improvements is not required for the owner to receive such credits referenced in (1) and (2) above.

4. Lands designated "Restoration" shall be restricted to Agriculture – Group 2 and conservation uses and all natural areas shall be maintained in their
existing natural condition until such time as restoration activities occur. Upon completion of restoration, the land shall be managed in accordance with the applicable restoration permit conditions, which may impose further restriction on the allowed use of the property.

(5) If the applicant agrees to complete the restoration improvements and the eligibility criteria below are satisfied, four additional Stewardship Credits shall be authorized at the time of SSA designation, but shall not become available for transfer until such time as it has been demonstrated that the restoration activities have met applicable success criteria as determined by the permitting or commenting agency authorizing said restoration. One or more of the following eligibility criteria shall be used in evaluating an applicant’s request for these additional Restoration Stewardship Credits:

(a) FSA and/or HSA lands where restoration would increase the width of flow way and/or habitat corridors along the Camp Keais Strand or Okaloacoochee Slough so that, in the opinion of the applicant’s environmental consultant and County environmental or natural resources staff, there will be functional enhancement of the flow way or wildlife corridor;

(b) FSA and/or HSA lands where restoration would increase the width of flow way and/or habitat corridors within two miles of existing public lands so that, in the opinion of the applicant’s environmental consultant and County environmental or natural resources staff, there will be a functional enhancement of the flow way or wildlife corridor;

(c) Documentation of state or federal listed species utilizing the land or a contiguous parcel;

(d) Lands that could be restored and managed to provide habitats for specific listed species (e.g., gopher tortoise, Big Cypress fox squirrel, red-cockaded woodpecker, etc.), or;

(e) Occurrence of a land parcel within foraging distance from a wading bird rookery or other listed bird species colony, where restoration and proper management could increase foraging opportunities (e.g., wood storks).

4. Land Use Layers to be Eliminated. A set of Land Use Layers has been established as part of the Stewardship Credit Worksheet and adopted as the Land Use Matrix – Attachment B to the Rural Stewardship Area Overlay Goals, Objectives and Policies. Each Layer incorporates a number of the permitted or conditional uses allowed under the Baseline Standards. Each Layer listed below has an established credit value (percentage of a base credit) developed during the RLSA Study.

At the time of designation application, a landowner wishing to have his/her land designated as an SSA determines how many of the Land Use Layers are to be removed from the designated lands. A Land Use Layer can only be removed in its entirety (all associated activities/land use are removed), and Layers shall be removed sequentially and cumulatively in the order listed below.
a. Land Use Layers.

1 - Residential Land Uses
2 - General Conditional Uses
3 - Earth Mining and Processing Uses
4 - Recreational Uses
5 - Agriculture – Group 1
6 - Agriculture – Support Uses
7 - Agriculture – Group 2

b. Land Use Matrix

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

Uses as listed in Collier County Land Development Code – Rural Agricultural District
(P) Principal Use, (a) Accessory Use, (CU) Conditional Use

5. Matrix Calculation. The maximum number of credits generated through designation as an SSA is established in a matrix calculation that multiplies each Natural Resource Index Value by the value of each Land Use Layer, thereby
establishing a credit value for each acre in the Overlay, weighted by the quality of its natural resources. As Land Use Layers are removed, the sum of the percentages of those Layers removed is multiplied by the Natural Resource Index Values to determine the Stewardship Credits to be generated by each acre being designated as an SSA.

C. SSA Designation Application Package. A request to designate lands(s) within the RLSA District as an SSA shall be made pursuant to the regulations of this Section. An SSA Application Package shall include the following:

1. SSA Designation Application. A landowner or his/her agent, hereafter “applicant,” shall submit a request for the designation of SSA for lands within the RLSA District to the Administrator or his designee, on an approved application form. 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. The applicant shall prepare and submit as part of the SSA Designation Application a report entitled Natural Resource Index Assessment that documents the Natural Resource Index Value scores. The Assessment shall include a summary analysis that quantifies the number of acres by Index Values, the level of conservation being proposed, and the resulting number of Credits being generated. The Assessment shall:
   a. Verify that the Index Value scores assigned during the RLSA Study are still valid through recent aerial photography or satellite imagery, agency-approved mapping, or other documentation, as verified by field inspections.
   b. If this Assessment establishes that the Index Value scores assigned during the RLSA Study are no longer valid, document the Index Value of the land as of the date of the SSA Designation Application.
   c. Establish the suggested “Restoration Potential” Index Value for any acres as appropriate and provide evidence/documentation supporting the suggested Index Value;
   d. Quantify the acreage of agricultural lands, by type, being preserved;
   e. Quantify the acreage of non-agricultural acreage, by type, being preserved;
   f. Quantify the acreage of all lands by type within the proposed SSA that have an Index Value greater than 1.2; and
   g. Quantify all lands, by type, being designated as SSA within the ACSC, if any.

4. Support Documentation. In addition, the following support documentation shall be provided for each SSA being designated:
   a. Legal description, including sketch or survey;
   b. Acreage calculations, e.g., acres of FSAs, HSAs, and WRAs, etc., being put into the SSA;
   c. RLSA Overlay Map delineating the area of the RLSA District being designated as an SSA;
d. Aerial photograph(s) having a scale of one inch equal to at least 200 feet when available from the County, otherwise, a scale of at least one inch equal to 400 feet is acceptable, delineating the area being designated as an SSA;

e. Natural Resource Index Map of area being designated as an SSA;

f. Florida Department of Transportation Florida Land Use Cover and Forms Classification System (FLUCCS) map(s) delineating the area being designated as an SSA on an aerial photograph having a scale of one inch equal to at least 200 feet when available from the County, otherwise, a scale of at least one inch equal to 400 feet is acceptable;

g. Listed species occurrence map(s) from United States Fish and Wildlife Service, Florida Fish Wildlife Conservation Commission, and Florida Natural Areas Inventory, delineating the area being designated as an SSA;

h. United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) Soils map(s) delineating the area being designated as an SSA;

i. Documentation to support a change in the related Natural Resource Index Value(s), if appropriate; and

j. Calculations that quantify the number of acres by Index Values, the level of conservation being offered, and the resulting number of credits being generated.

5. SSA Credit Agreement. Any landowner petitioning to have all or a portion of land owned within the RLSA District designated as an SSA and who is to obtain SSA credits for the land so designated shall enter into a SSA Credit Agreement with the County. SSA Credit Agreements entered into by and between a landowner and the County shall contain the following:

a. The number of acres, and a legal description of all lands subject to the SSA Credit Agreement;

b. A map or plan (drawn at a scale of 1"= 500') of the land subject to the agreement which depicts any lands designated FSAs, HSAs, or WRAs and the acreage of lands so designated;

c. A narrative description of all land uses, including conditional uses, if any, that shall be removed from the land upon approval of the SSA Credit Agreement;

d. Calculations that support the total number of SSA credits that result from the Natural Resource Index Assessment;

e. A copy of the Stewardship Easement, (or deed if a fee simple transfer is proposed) applicable to the land, which shall be granted in perpetuity and shall be recorded by the County upon approval of the SSA Credit Agreement;

f. Land management measures;

g. Provisions requiring that, upon designation of land as an SSA, the owner shall not seek or request, and the County shall not grant or approve, any increase in
density or any additional uses beyond those specified in the SSA Credit Agreement on the land;

h. Provisions requiring that, upon designation of land within either an FSA or an HSA as an SSA, the owner shall not thereafter seek or request, and the County shall not thereafter grant or approve any expansion or conversion of agricultural land uses in violation of Sections 2.2.27.9.A.2 and 3;

i. Provisions regarding and ensuring the enforceability of the SSA Credit Agreement; and

j. If applicable, the number of credits to be granted for restoration (Restoration Credits), together with the following information:

(1) A legal description of lands to be designated for restoration;

(2) A map depicting the land being designated as SSA, with the lands to be dedicated for restoration, but which the applicant makes no commitment to undertake restoration, identified as Restoration I (“R I”); and the lands dedicated for restoration and for which the applicant has committed to carry out the restoration identified as Restoration II (“R II”);

(3) The number of Restoration Credits to be granted for the lands designated R I and R II;

(4) A Restoration Analysis and Report, which shall include a written evaluation of the restoration area’s existing ecological/habitat value and the necessary restoration efforts required to reestablish original conditions; enhance the functionality of wetlands or wildlife habitat; or remove exotics so as to enhance the continued viability of native vegetation and wetlands; and

(5) When the restoration is to be undertaken by the applicant, a Restoration Plan that addresses, at a minimum, the following elements:

(a) Restoration goals or species potentially affected;
(b) Description of the work to be performed;
(c) Identification of the entity responsible for performing the work;
(d) Work Schedule;
(e) Success Criteria; and
(f) Annual management, maintenance and monitoring.

6. Public Hearing for Credit Agreement. The SSA Credit Agreement shall be approved by a resolution of the BCC at an advertised public meeting by majority vote.

7. Recording of SSA Memorandum. Following approval by the County, an SSA Memorandum shall be prepared and recorded in the public records, together with the following portions or exhibits of the SSA Credit Agreement as attachments:

a. The legal description of the lands subject to the SSA Credit Agreement and the number of SSA Credits assigned to the land designated as SSA, including lands designated for restoration, if any, and the Restoration Credits assigned to such land;
b. The Stewardship Easement Agreement on the SSA lands, describing the land uses remaining on the land;
c. A summary of the Restoration Plan, if restoration is to be undertaken by the applicant, to include the elements set forth in Section 2.2.27.9.C.5.i(5)(a).

8. Stewardship Easement Agreement or Deed. The Applicant shall prepare and submit a Stewardship Easement Agreement in all cases except when the property is being deeded in fee simple to a “conservation/preservation agency.”

a. The Agreement shall impose a restrictive covenant or grant a perpetual restrictive easement that shall be recorded for each SSA, shall run with the land and shall be in favor of Collier County and one or more of the following: Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized land trust.

b. The Stewardship Easement Agreement shall identify the specific land management measures that will be undertaken and the party responsible for such measures.

c. In the event that the land being designated as an SSA is being transferred to a conservation entity by fee simple title, a deed shall be submitted in lieu of the Stewardship Easement Agreement.

D. SSA Application Review Process

1. Pre-application Conference with County Staff. Prior to the submission of a formal application for SSA designation, the applicant shall attend a pre-application conference with the Administrator 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 is to 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 SSA with the goals, objectives, and policies of the growth management plan;
b. Review of the Stewardship Credit Worksheet and Natural Resource Index Assessment for the property;
c. Identification of the recognized entity to be named in the covenant or perpetual restrictive easement, and;
d. Identification of the proposed land management measures that will be undertaken and the party responsible for such measures.

2. Application Package Submittal and Processing Fees. The required number of copies of each SSA Application and the associated processing fee shall be submitted to the Administrator or his designee. The contents of said application package shall be in accordance with Section 2.2.27.9.C.

3. Application Deemed Sufficient for Review. Within fifteen (15) working days of receipt of the SSA Application, the Administrator or his designee shall advise the
applicant in writing that the application is complete and 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 ten (10) working days of receipt of the additional information, the Administrator or his designee shall advise the applicant in writing that the application is complete, or, if additional or revised information is required, the Administrator shall again inform the applicant what information is needed, and the timeframe outlined herein shall occur until the application is found sufficient for review.

4. Review by County Reviewing Agencies: Once the SSA application is deemed sufficient, the Administrator or his designee will distribute it to specific County staff for their review.

5. Designation Review. Within sixty (60) days of receipt of a sufficient application, county staff shall review the submittal documents and provide written comments, questions, and clarification items to the applicant. If deemed necessary by county staff or the applicant, a meeting shall be held to resolve outstanding issues and confirm public hearing dates.

6. Designation 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 written agreement by the applicant.

E. SSA Application Approval Process

1. Public Hearing. The BCC shall hold an advertised public hearing on the proposed resolution approving an SSA Application and SSA Credit Agreement. Notice of the Board’s intention to consider the Application and proposed SSA Credit Agreement shall be given at least fifteen (15) days prior to said hearing by publication in a newspaper of general circulation in the County. A copy of such notice shall be kept available for public inspection during regular business hours of the Office of Clerk to the BCC. The notice of proposed hearing shall state the date, time and place of the meeting, the title of the proposed resolution, and the place or places within the County where the proposed resolution and agreement may be inspected by the public. The notice shall provide a general description and a map or sketch of the affected land and shall advise that interested parties may appear at the meeting and be heard with respect to the proposed resolution. The BCC shall review the staff report and recommendations and, if it finds that all requirements for designation have been met, shall, by resolution, approve the application. If it finds that one or more of the requirements for designation have not been met, it shall either deny the application or approve it with conditions mandating compliance with all unmet requirements. Approval of such resolution shall require a majority vote by the BCC.

2. Legal Description. Following the Board’s approval of the SSA Application and SSA Credit Agreement, a legal description of the land designated SSA, the SSA credits granted, and the Stewardship easement applicable to such lands, shall be provided to the Collier County Property Appraiser and the applicant, and shall be recorded within thirty (30) days by the applicant in the public records.
3. **Update the RLSA Overlay Map and Official Zoning Atlas.** The Official Zoning Atlas shall be updated to reflect the designation of the SSA. Sufficient information shall be included on the updated zoning maps so as to direct interested parties to the appropriate public records associated with the designation, including but not limited to Resolution number and SSA Designation Application number. The RLSA Overlay Map shall be updated to reflect the SSA designation during a regular growth management cycle no later than twelve months from the effective date of the SSA Agreement.

F. **SSA Amendments.** Collier County shall consider an amendment to an approved SSA in the same manner described in this Section for the designation of an SSA. Amendment(s) to approved SSAs shall only be considered if the application removes one or more additional Land Use Layers from the existing SSA. Under no circumstances shall Land Use Layers, once removed as part of an SSA designation, be added back to the SSA. The application to amend the SSA may be submitted as part of an application to designate a new SSA provided such lands are contiguous to the previously approved SSA and are under the same ownership.

2.2.27.10. **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 2.2.27.10.D.11.c. 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 2.2.27.10.J.6.d. 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 2.2.2710.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 2.2.27.6., 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 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 Chapter 163.3177 (11), F.S. and 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 2.2.27.10.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 2.2.27.10.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 2.2.27.10.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 2.2.27.10.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 2.2.27.10.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 2.2.27.10.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 2.2.27.10.C.2. or 3.

   a. **Size of CRDs limited.** There shall be no more than 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 2.2.27.10.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 of 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 of less may 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 Section 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 PDA.

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 Administrator 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 2.2.27.10.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. FLUCCS 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 2.2.27.10.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 2.2.710.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 an SRA. The SRA Impact Assessment Report shall address the requirements of Section 2.2.27.10.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 2.2.2710.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 Administrator, 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 8 Credits / acre equals the number of Credits to be transferred (consumed);

i. A descriptive reference to one 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 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 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 leaseable 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 Sections 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 Administrator 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 growth management plan;
   b. Consideration of suitability criteria described in Section 2.2.27.10.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 Administrator or his designee. The contents of said application package shall be in accordance with Section 2.2.27.10.D.

3. Application Deemed Sufficient for Review. Within thirty (30) days of receipt of the SRA Application, the Administrator 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 Administrator 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 Administrator 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 Administrator 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.

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 the following provisions:
   a. Public Hearing Before the EAC, Recommendation to the BCC. The EAC shall hold one public hearing on a proposed resolution to designate an SRA if such SRA is within the ACSC, or is adjoining land designated as Conservation, FSA, or HSA.
   b. Public Hearing Before the CCPC, Recommendation to BCC. The CCPC shall hold one advertised public hearing on the proposed resolution to designate an SRA. A notice of the public hearing before the CCPC on the proposed resolution shall include a general description and a map or sketch and shall be published in a newspaper of general circulation in the County at least ten (10) days in advance of the public hearing.
   c. Public Hearing Before the BCC, Resolution Approved. The BCC shall hold one advertised public hearing on the proposed resolution to designate an SRA. A public notice, which shall include a general description and a map or sketch, shall be given to the citizens of Collier County by publication in a newspaper of general circulation in the County at least ten days prior to the hearing of the BCC. The advertised public notice of the proposed adoption of the resolution shall, in addition, contain the date, time and place of the hearing, the title of the proposed resolution and the place within the County where such proposed resolution may be inspected by the public. The notice shall also advise that interested parties may appear at the hearing and be heard with respect to the proposed resolution.

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 growth management plan 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 Administrator or his designee, if at the time of the pre-application conference, in the determination of the Administrator, 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 Administrator shall determine what application components and associated documentation are required in order to adequately evaluate the amendment request.

b. **Approval of Minor Changes by Administrator.** Administrator 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 Administrator’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,

   c. **Relationship to Subdivision or Site Development Approval.** Approval by the Administrator of a minor change or refinement may occur independently from, and
prior to, any application for Subdivision or Site Development Plan 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 Growth Management Plan 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 RLSA 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 Section 3.8 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;
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 Section 3.8 of the LDC; or
   c. a practicing 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 2.2.27.10.J.;

l. All proposed variations or deviations from the requirements of the LDC, including justification and alternatives proposed;

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 2.2.27.9.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 Administrator or his 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 Chapter 163.3177 (11), F.S. and 0J-5.006(5)(l). 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 FLUE. 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.
### Collier County RLSA Overlay SRA Characteristics Chart

<table>
<thead>
<tr>
<th>Typical Characteristics</th>
<th>Town*</th>
<th>Village</th>
<th>Hamlet</th>
<th>Compact Rural Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size (Gross Acres)</strong></td>
<td>1,000-4,000 acres</td>
<td>100-1,000 acres</td>
<td>40-100 acres**</td>
<td>100 Acres or less**</td>
</tr>
<tr>
<td>Residential Units (DUs) per gross acre</td>
<td>1-4 DUs per gross acre***</td>
<td>1-4 DUs per gross acre***</td>
<td>½-2 DUs per gross acre***</td>
<td>1-4 DUs per gross acre***</td>
</tr>
<tr>
<td>Residential Housing Styles</td>
<td>Full range of single family and multi-family housing types, styles, lot sizes</td>
<td>Diversity of single family and multi-family housing types, styles, lot sizes</td>
<td>Single Family and limited multi-family</td>
<td>Single family and limited multi-family***</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio or Intensity</td>
<td>Retail &amp; Office – 5</td>
<td>Retail &amp; Office – 5</td>
<td>Retail &amp; Office – 5</td>
<td>Retail &amp; Office – 5</td>
</tr>
<tr>
<td>Goods and Services</td>
<td>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</td>
<td>Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU</td>
<td>Convenience Goods and Services: Minimum 10 SF gross building area per DU</td>
<td>Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU</td>
</tr>
<tr>
<td>Water and Wastewater</td>
<td>Centralized or decentralized community treatment system</td>
<td>Centralized or decentralized community treatment system</td>
<td>Individual Well and Septic System: Centralized or decentralized community treatment system</td>
<td>Centralized or decentralized community treatment system</td>
</tr>
<tr>
<td>Recreation and Open Spaces</td>
<td>Community Parks (200 SF/DU); Parks &amp; Public Green Spaces with Neighborhoods; Active Recreation/Golf Courses; Lakes; Open Space Minimum 35% of SRA</td>
<td>Parks &amp; Public Green Spaces with Neighborhoods; Active Recreation/Golf Courses; Lakes; Open Space Minimum 35% of SRA</td>
<td>Public Green Spaces for Neighborhoods (Minimum 1% of gross acres)</td>
<td>Parks &amp; Public Green Spaces with Neighborhoods; Active Recreation/Golf Courses; Lakes; Open Space Minimum 35% of SRA</td>
</tr>
<tr>
<td>Civic, Government and Institutional Services</td>
<td>Wide Range of Services – minimum 15 SF/DU; Full Range of Schools</td>
<td>Moderate Range of Services – minimum 10 SF/DU; Full Range of Schools</td>
<td>Limited Services</td>
<td>Moderate Range of Services – minimum 10 SF/DU; Full Range of Schools</td>
</tr>
</tbody>
</table>
| Transportation | Auto – interconnected system of collector and local roads; required connection to collector or arterial; Interconnected sidewalk and pathway system; County Transit Access | Auto – interconnected system of collector and local roads; required connection to collector or arterial; Interconnected sidewalk and pathway system; Equestrian Trails; County Transit Access | Auto – interconnected system of local roads | Auto – interconnected system of collector and local roads; required connection to collector or arterial; Interconnected sidewalk and pathway system; Equestrian Trails; County Transit Access *- Towns are prohibited within the ACSC, per policy 4.7.1 of the Goals, Objectives, and Policies. ** - Villages, Hamlets, and Compact Rural Developments within the ACSC are subject to location and size limitations, per policy 4.20, and are subject to Chapter 28-25, FAC. *** - Density can be increased beyond the base density through the Affordable Housing Density Bonus or through the density blending provision, per policy 4.7. **** - Those CRDs that include single or multi-family residential uses shall include proportionate support services. Underlined uses are not required uses.

2. Town Design Criteria. [Reserved]
3. Village Design Criteria. [Reserved]
4. Hamlet Design Criteria. [Reserved]
5. CRD Design Criteria. [Reserved]
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 35% 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:

(1) 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.

(2) 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 2.2.27.9.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 Division 3.15 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 Division 3.15 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 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;

b. The deviations further the RLSA District Regulations and are consistent with those specific Design Criteria from which Section 2.2.27.10.J.2. through 5 expressly prohibit deviation; and

c. 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 Chapter 163.3177 (11), F.S. and 9J-5.006(5)(L).

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 2.2.2710.L. Impact assessments shall be prepared in the following infrastructure areas:

1. Transportation. A transportation impact assessment meeting the requirements of Section 2.7.3 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 Division 3.15 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 Chapter 64E-6, F.A.C., for private and limited use water systems, or FAC Chapter 62-555, F.A.C., 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 State of Florida in Chapter 64E6, F.A.C. for systems having a capacity not exceeding 10,000 gallons per day or Chapter 62-600, F.A.C. 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 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 2.2.27.9.A.4.b.

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 the Division 3.15 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, at the end of each phase, or every five (5) years, whichever occurs first, and in the horizon year (build-out). This demonstration will be made for each unit of government responsible for the services listed below, 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 model methodology will be consistent with the Fiscal Impact Analysis Model ("FIAM") developed by the State of Florida or with Burchell et al., 1994, Development Assessment Handbook (ULI).

      The BCC may grant exceptions to this policy of fiscal neutrality to accommodate affordable or workforce housing.

2. **Monitoring Requirement.** To assure fiscal neutrality, the developer of the SRA shall submit to Collier County a fiscal impact analysis report ("Report") every five years until the SRA is 90% built out. The Report will provide a fiscal impact analysis of the project in accord with the methodology outlined above.

3. **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 for a period covering the previous phase (or five year interval). The BCC may grant a waiver to accommodate affordable housing.

4. **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.

2.2.27.11. **Baseline Standards.** [Reserved]