

COLLIER ROD AND GUN CLUB AT THE PRESERVE SRA PROJECT NARRATIVE & COMPLIANCE

Request:

This petition seeks to establish a Stewardship Receiving Area, in the form of a Compact Rural Development, on property located within eastern Collier County, to be known as the Collier Rod and Gun Club at the Preserve SRA. The property is within Sections 18, 19, 24 & 30, Township 48 and Range 30 and consists of ± 259.6 -acres.

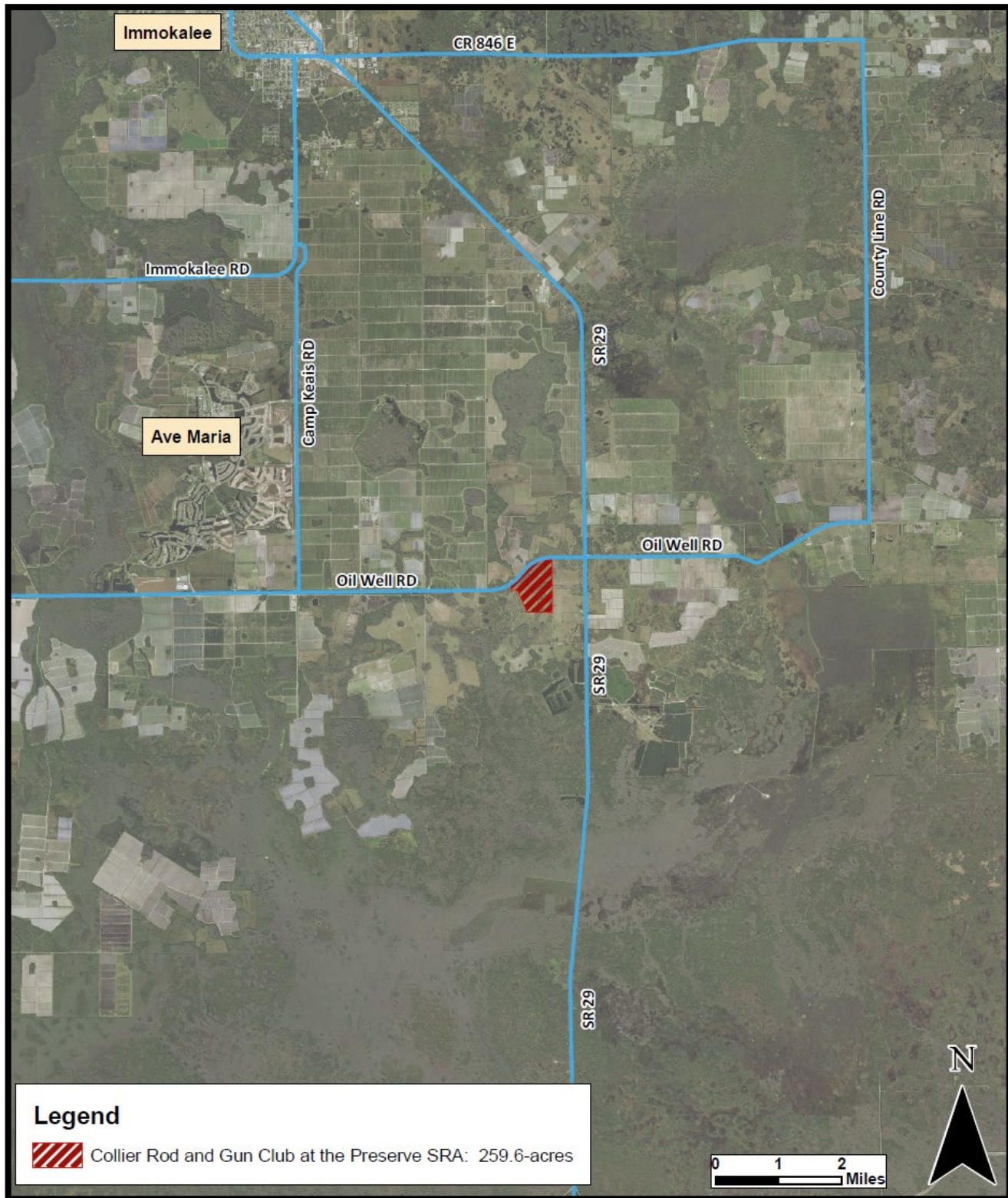
The property is zoned Agricultural within the Mobile Home Overlay and Rural Lands Stewardship Area Overlay (A-MHO-RLSAO). Per the RLSAO, the property is designated as 'Open Lands' and is adjacent to Habitat Stewardship Areas (HSA) along the southern and western property boundaries.

The Collier Rod and Gun Club at the Preserve SRA is a unique project, planned to be rooted in conservation, designed with nature as the focal point of the development and where ecology of the site is respected. Existing native vegetation will be preserved to the extent possible; pavement/asphalt will be constructed as-needed only, allowing the site to be left in the most natural state feasible.

The SRA will consist of up to 225-privately owned vacation homes (cabins), a main lodge and convenience goods and services for residents. The SRA will offer many recreational amenities, such as fishing, archery, spa and wellness, passive walking trails, and a shooting club. There will also be an on-site naturalist to provide educational services to residents. The cabins will serve as a retreat to owners, providing a place to escape every day, busy urban life to enjoy the environment, wildlife and nature of eastern Collier County.

The proposed SRA's primary uses are 'Tourism, Recreation and Education' and complies with the definition of a Compact Rural Development, which is defined as *"a form of SRA that shall support and further Collier County's valued attributes of agriculture, natural resources and economic diversity. CRDs shall demonstrate a unique set of uses and support services necessary to further these attributes within the RLSA. Primary CRD uses shall be those associated with and needed to support research, education, convenience retail, tourism and recreation. A CRD may include but is not required to have permanent residential housing and the services that support permanent residents. The number of residential units shall be equivalent with the demand generated by the primary CRD use but shall not exceed the maximum of two units per gross acre. A CRD shall be a maximum size of 300-acre."*

To conclude, the proposed development will comply with provisions outlined in the Florida Statutes and Collier County's Land Development Code and Growth Management Plan for the Rural Lands Stewardship Area Overlay.



Collier Rod and Gun Club at the Preserve SRA-PL20210002843
May 25, 2022

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FUTURE LAND USE POLICIES

Policy 5.6

New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended).

Response: The proposed SRA has been designed to be compatible and complementary to surrounding land uses. A 300' buffer, consisting of open/ green space and lakes, will be provided adjacent to HSA designated lands, located directly west and south of the SRA. Abutting properties to the west and south are under the same ownership, and the SRA has been designed to be complementary to the future development of a golf course/sporting club in these locations. A 9' fence will be installed at breaks between the proposed lakes and development areas to limit the potential for large mammals to access the development areas.

Along the remaining SRA perimeters, landscape buffers and adequate setbacks will be provided, and existing native vegetation will be retained to the extent possible to create sufficient screening/buffering from neighboring properties.

Policy 7.1

The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code.

Response: Direct access to the SRA is planned from Oil Well Road. In addition, a 'trailway' is planned to connect the SRA to the abutting Collier Rod and Gun Club at the Preserve Conditional Use property, which has direct access from SR 29. Therefore, access to the SRA can also be achieved via SR 29.

Policy 7.2

The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals.

Response: Internal access will be provided throughout the development. Please refer to the SRA Master Plan.

Policy 7.3

All new and existing developments shall be encouraged to connect their local streets and their interconnection points with adjoining neighborhoods or other developments regardless of land use type.

Response: Pedestrian paths and a 'trailway' connection are proposed with the abutting Collier Rod and Gun Club at the Preserve Conditional use property, which is under the same ownership.

Policy 7.4

The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types.

Response: The SRA is planned as a walkable community with common open spaces and recreational amenities.

RLSAO GROUP 4 POLICIES

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

Policy 4.1

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

Response: The Collier Rod and Gun Club at the Preserve SRA is a compact form of development, associated with and supporting recreation, tourism and education in eastern Collier County. The development utilizes creative land use planning techniques.

Policy 4.2:

All privately owned lands within the RLSA which meet the criteria set forth herein are eligible for designation as a SRA, except land delineated as a FSA, HSA, WRA or land that has been designated as a Stewardship Sending Area. The exception, consistent with Policy 3.13, is when a WRA provides stormwater quality treatment for an SRA, then the acreage of the WRA used for stormwater quality treatment for the SRA shall be included in the SRA. Land proposed for SRA designation shall meet the suitability criteria and other standards described in Group 4 Policies. Due to the long-term vision of the RLSA Overlay, and in accordance with the guidelines established in Section 163.3248, Florida Statutes, the specific location, size and composition of each SRA cannot and need not be predetermined in the GMP. In the RLSA Overlay, lands that are eligible to be designated as SRAs generally have similar physical attributes as they consist predominately of agriculture lands which have been cleared or otherwise altered for this purpose. Lands shown on the Overlay Map as eligible for SRA designation include approximately 72,000 acres outside of the ACSC and 15,000 acres within the ACSC. Total SRA designation shall be a maximum of 45,000 acres. Because the Overlay requires SRAs to be compact, mixed-use and self-sufficient in the provision of services, facilities and infrastructure, traditional locational standards normally applied to determine development suitability are not relevant or applicable to SRAs. Therefore, the process for designating a SRA follows the procedures set forth herein and the adopted RLSA Zoning Overlay District.

Response: The subject, privately-owned property is designated as ‘Open Lands’, per the RLSAO and does not contain any HSA, FSA or WRA lands; therefore, the property is eligible to be designated as a Stewardship Receiving Area. The Collier Rod and Gun Club at the Preserve SRA complies with this policy.

Policy 4.3

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

Response: The Collier Rod and Gun Club at the Preserve SRA petition includes a Master Plan, demonstrates consistency with the policies of the RLSAO and the applicant has acquired sufficient Stewardship Credits to implement the SRA uses.

Policy 4.4

Collier County will update the Overlay Map to delineate the boundaries of each approved SRA. Such updates shall be incorporated into the adopted Overlay Map by amendment periodically initiated by the County, or sooner at the discretion of the Board of County Commissioners.

Response: Acknowledged.

Policy 4.5

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 a SRA. The master plan will demonstrate that the SRA complies with all applicable policies of the Overlay and the LDC Stewardship District and is designed so that incompatible land uses are directed away from wetlands and critical habitat identified as FSAs and HSAs on the Overlay Map. The SRA Master Plan shall comply with the County's then-adopted MPO Long Range Transportation Plan (LRTP), and Access Management procedures.

Each SRA master plan shall include a Management Plan with provisions for minimizing human and wildlife interactions. Low intensity land uses (e.g. passive recreation areas, golf course) and vegetation preservation requirements, including agriculture, shall be used to establish buffer areas between wildlife habitat areas and areas dominated by human activities. Consideration shall be given to the most current Florida Fish and Wildlife Commission guidelines and regulations on techniques to reduce human wildlife conflict. The management plans shall also require the dissemination of information to local residents, businesses and governmental services about the presence of wildlife and practices that enable responsible coexistence with wildlife, while minimizing opportunities for negative interaction, such as appropriate waste disposal practices.

Response: The Collier Rod and Gun Club at the Preserve SRA petition includes a Master Plan that demonstrates that the SRA complies with applicable RLSAO Policies, the Land Development Code and the County's MPO Long Range Transportation Plan and Access Management procedures. The SRA is designed so incompatible land uses are directed away from adjacent HSA land. In addition, a management plan with provisions for minimizing human and wildlife interactions is also included with the Collier Rod and Gun Club at the Preserve SRA petition.

Policy 4.6

SRA characteristics shall be based upon innovative planning and development strategies referenced in Section 163.3248, Florida Statutes. These planning strategies and techniques include urban villages, new towns, satellite communities, area-based allocations, clustering and open space provisions, and mixed-use development that allow the conversion of rural and agricultural lands to other uses while protecting environmentally sensitive areas, maintaining the economic viability of agricultural and other predominantly rural land uses, and providing for the cost-efficient delivery of public facilities and services. The SRA shall also include a mobility plan that includes vehicular, bicycle/pedestrian, public transit, internal circulators, and other modes of travel/movement within and between SRA's and area of outside development and land uses. The mobility plan shall provide mobility strategies such as bus subsidies, route sponsorship or other incentives which encourage the use of mass transit services. The development of SRAs shall also consider the needs identified in the MPO Long Range Transportation Needs Plan, and plan land uses to accommodate services that would increase internal capture and reduce trip length and long-distance travel. Such development strategies are recognized as methods of discouraging urban sprawl, encouraging alternative modes of transportation, increasing internal capture and reducing vehicle miles traveled.

Response: The Collier Rod and Gun Club at the Preserve SRA is a proposed compact rural development that focuses on recreation, education and tourism as the primary uses with the natural environment as the focal point of development. The project complies with the innovative characteristics established for a Compact Rural Development. In addition, a mobility plan is included within the SRA Master Plan which provides pedestrian movement internally and externally of the SRA.

Policy 4.7

There are three specific forms of SRA permitted within the Overlay. These are Towns, Villages, and Compact Rural Development (CRD). The Characteristics of Towns, Villages, and CRD are set forth in Attachment C and are generally described in Policies 4.7.1, 4.7.2, and 4.7.3. Specific regulations, guidelines and standards within the LDC Stewardship District to guide the design and development of SRAs to include innovative planning and development strategies as set forth in Section 163.3248, Florida Statutes. The size and base density of each form shall be consistent with the standards set forth on Attachment C. The maximum base residential density as set forth in Attachment C may only be exceeded through the density blending process as set forth in density and intensity blending provision of the Immokalee Area Master Plan or through the affordable workforce housing density bonus as referenced in the Density Rating System of the Future Land Use Element. The base residential density is calculated by dividing the total number of residential units in a SRA by the overall area therein. The base residential density does not restrict net residential density of parcels within a SRA. The location, size and density of each SRA will be determined on an individual basis during the SRA designation review and approval process.

Response: The Collier Rod and Gun Club at the Preserve SRA complies with the maximum base residential density set forth in Attachment C of the RLSAO. The SRA includes innovative planning and development strategies outlined in Section 163.3248, Florida Statutes.

Policy 4.7.1

Towns are the largest and most diverse form of SRA, with a full range of housing types and mix of uses. Towns have urban level services and infrastructure that 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 greater than 1,500 acres and up to 5,000 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 include an internal mobility plan, which shall include a transfer station or park and ride area that is appropriately located within the town to serve the connection point for internal and external public transportation. Towns shall have at least one community park with a minimum size of 200 square feet per dwelling unit in the Town, subject to Level of Service requirements.

Towns shall also have parks or public green spaces within neighborhoods. Towns shall include both community and neighborhood scaled retail and office uses, described in Policy 4.15.1. Towns may also include those compatible corporate office, research, development companies, and light industrial uses such as those permitted in the Business Park and Research and Technology Park Subdistricts of the FLUE and those included in Policy 4.7.4. Towns shall be the preferred location for the full range of schools, and to the extent possible, schools and parks shall be located abutting each other to allow for the sharing of recreational facilities and as provided in Policies 4.15.2 and 4.15.3. Design criteria for Towns are included in the LDC Stewardship District. Towns shall not be located within the ACSC.

Response: Not applicable. The Collier Rod and Gun Club at the Preserve SRA is planned as a 'Compact Rural Development'.

Policy 4.7.2

Villages are 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 300 acres and up to 1,000 acres within the Area of Critical State Concern and up to 1,500 acres outside the Area of Critical State Concern. Villages are comprised of residential neighborhoods and shall include a mixed-use village center to serve as the focal point for the community's support services and facilities. Villages shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. Villages shall have parks or public green spaces within neighborhoods. Villages shall include neighborhood scaled retail and office uses, in a ratio as provided in Policy 4.15. Appropriately scaled uses described in Policy 4.7.3 shall also be permitted in Villages. Villages are an appropriate location for a full range of schools. To the extent possible, schools and parks shall be located adjacent to each other to allow for the sharing of recreational facilities. Design criteria for Villages shall be included in the LDC Stewardship District. Villages greater than 500 acres shall include an internal mobility plan which shall include a transfer station or park and ride area that is appropriately located within the village to serve the connection point for internal and external public transportation.

Response: Not applicable. The Collier Rod and Gun Club at the Preserve SRA is planned as a 'Compact Rural Development'.

Policy 4.7.3

Compact Rural Development (CRD) is a form of SRA that shall support and further Collier County's valued attributes of agriculture, natural resources and economic diversity. CRDs shall demonstrate a unique set of uses and support services necessary to further these attributes within the RLSA. Primary CRD uses shall be those associated with and needed to support research, education, convenience retail, tourism or recreation. A CRD may include but is not required to have permanent residential housing and the services that support permanent residents. The number of residential units shall be equivalent with the demand generated by the primary CRD use but shall not exceed the maximum of two units per gross acre. A CRD shall be a maximum size of 300 acres. To maintain a proportion of CRDs of 300 acres or less to Villages and Towns, not more than 5 CRDs of 300 acres or less may be approved as SRAs prior to the approval of a Village or Town, and thereafter not more than 5 additional CRDs of 300 acres or less may be approved prior to each subsequent Village or Town.

Response: The Collier Rod and Gun Club at the Preserve is planned as a Compact Rural Development, consisting of ±268.7-acres, associated with and supporting recreation, tourism and education in eastern Collier County. This is a unique project planned to be rooted in conservation, designed with nature as the focal point of the development and where ecology of the site is respected. Existing native vegetation will be preserved to the extent possible; pavement/asphalt will be constructed as-needed only, allowing the site to be left in the most natural state feasible.

The SRA will consist of 225-privately owned cabins (vacation homes), a main lodge and convenience goods and services for residents. The SRA will offer many recreational amenities, such as fishing, archery, spa and wellness, passive walking trails, and a shooting club. There will also be an on-site naturalist to provide educational services to owners. The cabins will serve as a retreat to owners, providing a place to escape every day, busy urban life to enjoy the environment, wildlife and nature of eastern Collier County.

Policy 4.7.4

Existing urban areas, Towns and Villages shall be the preferred location for business and industry within the RLSA, to further promote economic sustainability and development, diversification and job creation. The business and industry use allowed includes, but is not limited to, those as defined as Florida Qualified Target Industries. The appropriate scale and compatibility of these uses within a Town or Village will be addressed during SRA application process.

Response: Not applicable. The Collier Rod and Gun Club at the Preserve SRA is planned as a 'Compact Rural Development'.

Policy 4.7.5

To address the accommodation of Affordable Housing in a Town or Village. the SRA applicant shall utilize one of the following options:

- 1) Affordable Housing Land Reservation
 - a) Reservation of one or more site(s) within the SRA or within a proximal SRA in the RLSAO with densities and development standards that accommodate Affordable Housing residential uses at a minimum density of 10 units per acre. for acquisition by either Collier County. a Community Land Trust. a private developer or any other affordable housing provider.

- b) The aggregate acreage of such site(s) shall be equal to or greater than 2.5% of the gross area of the SRA.
 - c) The acreage of land reserved for Affordable Housing will be considered as a Public Benefit Use and not require the consumption of Stewardship Credits but shall be included in the calculation of total SRA acreage.
 - d) The County shall verify the site(s) is/are appropriate and approve the site(s) at time of SRA approval. subject to standards to be established in the LDC.
 - e) Affordable Housing units shall be excluded from the Traffic Impact Statement or trip cap for the SRA in which they are located.
- 2) Alternatives proposed by the SRA Applicant
- a) While compliance with the Land Reservation described above shall be deemed to satisfy affordable housing requirements, other options may be proposed by the SRA applicant and approved by the Board of County Commissioners to address housing affordability issues in the subject SRA.
- 3) The process and procedures to implement this policy, including a definition to be used to determine " proximal SRA" and specific guidelines and standards in those instances in which alternative options may be proposed, shall be set forth in the Rural Lands Stewardship Area Overlay Zoning District.

Response: Not applicable. The Collier Rod and Gun Club at the Preserve SRA is planned as a 'Compact Rural Development'.

Policy 4.8

An SRA may be contiguous to a FSA or HSA, but shall not encroach into such areas, and shall buffer such areas as described in Policy 4.13. A SRA may be contiguous to and served by a WRA in accordance with Policy 3.12 and 3.13.

Response: The Collier Rod and Gun Club at the Preserve SRA is contiguous to HSA lands. A 300' buffer, consisting of open space, trails and lakes will be provided within the SRA limits adjacent to HSA lands.

Policy 4.9

An SRA must contain sufficient suitable land to accommodate the planned development in an environmentally acceptable manner. The primary means of directing development away from wetlands and critical habitat is the prohibition of locating SRAs in FSAs, HSAs, and WRAs unless the WRA is being used to provide water quality treatment volume as referenced in Policy 3.13, in which case the WRA shall retain its WRA Overlay classification and be included in the SRA acreage total. To further direct development away from wetlands and critical habitat, residential; commercial, manufacturing/light industrial, group housing, and transient housing, institutional, civic and community service uses within a SRA shall not be sited on lands that receive a Natural Resource Index value of greater than 1.2. In addition, conditional use essential services and governmental essential services, with the exception of those necessary to serve permitted uses and for public safety, shall not be sited on lands that receive a Natural Resource Index value of greater than 1.2. Infrastructure necessary to serve permitted uses may be exempt from this restriction, provided that designs seek to minimize the extent of impacts to any such areas. The Index value of greater than 1.2 represents those areas that have a high natural resource

value as measured pursuant to Policy 1.8. Less than 2% of potential SRA land achieves an Index score of greater than 1.2.

Response: The Collier Rod and Gun Club at the Preserve SRA does not contain any FSA, HSA or WRA designated lands. There are no lands within the SRA limits with a Natural Index Value greater than 1.2.

Policy 4.10

Within the RLSA Overlay, open space, which by definition shall include public and private conservation lands, underdeveloped areas of designated SSAs, agriculture, water retention and management areas and recreation uses, will continue to be the dominant land use. Therefore, open space adequate to serve the forecasted population and uses within the SRA is provided. To ensure that SRA residents have such areas proximate to their homes, open space shall also comprise a minimum of thirty-five percent of the gross acreage of an individual SRA Town, Village. Lands within a SRA greater than one acre with Index values of greater than 1.2 shall be retained as open space except for the allowance of uses described in Policy 4.9.

Response: The Collier Rod and Gun Club at the Preserve SRA exceeds the 35% minimum open space requirement. Per the SRA Master Plan, open space will be provided at 66% of gross SRA acreage (176.3-acres).

Policy 4.11

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

Response: The proposed SRA has been designed to be compatible and complementary to surrounding land uses. A 300' buffer, consisting of open/ green space and lakes, will be provided adjacent to HSA designated lands, located directly west and south of the SRA. Note, abutting properties to the west and south are under the same ownership, and the SRA has been designed to be complementary to the future development of a golf course/sporting club in these locations.

Along the remaining SRA perimeters, landscape buffers and adequate setbacks will be provided, and existing native vegetation will be retained to the extent possible to provide sufficient screening/buffering from neighboring properties. A transition from landscaping buffers, open space and retained native vegetation to residential development is planned from the SRA edges.

Policy 4.12

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

shall be established to protect such natural areas and be consistent with surrounding land and project control elevations and water tables.

Response: A 300' buffer is being provided adjacent to HSA designated lands and are planned to consist of retained native vegetation, open space, lakes and pathways. Piezometer readings and biological indicators are being utilized to demonstrate that ground water table draw down or diversion will not impact adjacent HSA designated lands.

Policy 4.13

Open space within or contiguous to a 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 Overlay Map. Open space contiguous to or within 300 feet of the boundary of a FSA, HSA, or existing public or private conservation land may include: natural preserves, lakes, golf courses provided no fairways or other turf areas are allowed within the first 200 feet, passive recreational areas and parks, required yard and set-back areas, and other natural or manmade 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.

Response: A 300' buffer is being provided adjacent to HSA designated lands and are planned to consist of retained native vegetation, open space, lakes and pathways.

Policy 4.14

The SRA must have either direct access to a County collector or arterial road or indirect access via a road provided by the developer that has adequate capacity to accommodate the proposed development in accordance with accepted transportation planning standards. At the time of SRA approval, an SRA proposed to adjoin land designated as an SRA or lands designated as Open Lands shall provide for the opportunity to provide direct vehicular and pedestrian connections from said areas to the County's arterial/ collector roadway network as shown on the MPO's LRTP Needs Plan so as to reduce travel time and travel expenses, improve interconnectivity, increase internal capture, and keep the use of county arterial roads to a minimum when traveling between developments in the RLSA.

Public and private roads within an SRA shall be maintained by the SRA it serves. Signalized intersections within or adjacent to an SRA that serves the SRA shall be maintained by the SRA it serves. No SRA shall be approved unless the capacity of County collector or arterial road(s) serving the SRA is demonstrated to be adequate in accordance with the Collier County Concurrency Management System in effect at the time of SRA designation. A transportation impact assessment meeting the requirements of Section 2.7.3 of the LDC, or its successor regulation shall be prepared for each proposed SRA to provide the necessary data and analysis. To the extent required to mitigate an SRA's traffic impacts, actions may be taken to include, but shall not be limited to, provisions for the construction and/or permitting of wildlife crossings, environmental mitigation credits, right of way dedication(s), water management and/or fill material which may be needed to expand the existing or proposed roadway network. Any such actions to offset traffic impacts shall be memorialized in a developer contribution agreement. These actions shall be considered within the area of significant influence of the project traffic on existing or proposed roadways.

Response: The Collier Rod and Gun Club at the Preserve SRA has direct access to Oil Well Road. All roads, known as Trailways, within the SRA limits will be maintained by the developer.

Policy 4.15.1

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, and 4.7.3, Attachment C. An appropriate mix of retail, office, recreational, civic, governmental, and institutional uses will be available to serve the daily needs and community wide needs of residents of the RLSA. Depending on the size, scale, and character of a SRA, such uses may be provided either within the specific SRA, within other SRAs in the RLSA or within the Immokalee Urban Area provided the capacity of those adjoining area's facilities as described in Attachment C to be utilized by the newly created SRA can demonstrate sufficient capacity exists for their desired uses per the standards of Attachment C. By example, each Village or Town shall provide for neighborhood retail/office uses to serve its population as well as appropriate civic and institutional uses, however, the combined population of several Villages may be required to support community scaled retail or office uses in a nearby Town. Standards for the minimum amount of non-residential uses in each category are set forth in Attachment C and shall be also included in the Stewardship LDC District.

Response: The Collier Rod and Gun Club at the Preserve SRA meets the requirements set forth in Attachment 'C' of the RLSAO.

Policy 4.15.2

The Board of County Commissioners (BCC) may, as a condition of approval and adoption of an SRA development, require that suitable areas for parks, schools, and other public facilities be set aside, improved, and/or dedicated for public use. When the BCC requires such a set aside for one or more public facilities, the set aside shall be subject to the same provisions of the LDC as are applicable to public facility dedications required as a condition for PUD rezoning.

Response: Acknowledged.

Policy 4.15.3

Applicants for SRA designation shall coordinate with Collier County School Board staff to allow planning to occur to accommodate any impacts to the public schools as a result of the SRA. As a part of the SRA application, the following information shall be provided:

1. Number of residential units by type;
2. An estimate of the number of school-aged children for each type of school impacted (elementary, middle, high school); and
3. The potential for locating a public educational facility or facilities within the SRA, and the size of any sites that may be dedicated, or otherwise made available for a public educational facility.

Response: Due to the unique use of the property, there are no students proposed to be generated by the Collier Rod and Gun Club at the Preserve SRA. Coordination with the Collier County School Board Staff has occurred.

Policy 4.16

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

Response: Please refer to the Public Facilities Impact Assessment, being reviewed with the SRA designation request.

Policy 4.17

The BCC will review and approve SRA designation applications in accordance with the provisions of Policy 1.1.2 of the Capital Improvement Element of the GMP and public facilities pursuant to Policy 1.1 of the Capital Improvement Element in addition to the following: jails, law enforcement, emergency medical services, fire service, government buildings and libraries. Final local development orders will be approved within a SRA designated by the BCC in accordance with the Concurrency Management System of the GMP and LDC in effect at the time of final local development order approval.

Response: Acknowledged. Please refer to supporting documentation to assess impacts on public facilities.

Policy 4.18

The SRA will be planned and designed to be fiscally neutral or positive to Collier County at the SRA horizon year based on a public facilities impact assessment, as identified in LDC 4.08.07.K. The BCC may grant exceptions to this Policy to accommodate affordable workforce housing, as it deems appropriate. Techniques that may promote fiscal neutrality such as Community Development Districts, and other special districts, shall be encouraged. At a minimum, the assessment shall consider the following public facilities and services: transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, and schools. Development phasing, developer contributions and mitigation, and other public/private partnerships shall address any potential adverse impacts to adopted levels of service standards.

In the event that an SRA development, generates surplus revenues to Collier County, Collier County may choose to allocate a portion of such surplus revenues to ensure that sufficient resources are available to allow Collier County to respond expeditiously to economic opportunities and to compete effectively for high- value research, development and commercialization, innovation, and alternative and renewable energy business protects.

Response: The Collier Rod and Gun Club at the Preserve SRA is planned and designed to be fiscally neutral. Please refer to the Economic Assessment.

Policy 4.19

Eight (8) credits shall be required for each acre of land included in a SRA, where such Credits were created from a Stewardship Sending Area submitted for review or approved prior to May 10, 2021. Land that is designated for a public benefit use described in Policy 4.20 do not require the use of Credits. In order to promote compact, mixed-use development and provide the necessary support facilities and services to residents of rural areas, the SRA designation entitles a full range of uses, accessory uses and associated uses that provide a mix of services to and are supportive to the residential population of a SRA, as provided for in Policies 4.7, 4.15.1 and Attachment C. Such uses shall be identified, located and quantified in the SRA master plan.

Response: Acknowledged. Stewardship Credits from an existing Stewardship Sending Area will be utilized to establish the Collier Rod and Gun Club at the Preserve SRA. Convenient goods and services required to serve residents of the SRA will provided, as required in Attachment C of the RLSAO. These uses are identified, located and quantified on the SRA Master Plan.

Policy 4.20

The acreage of a public benefit use shall not count toward the maximum acreage limits of an SRA, unless such public benefit uses were approved as part of an SRA approved prior to May 10, 2021 in which case such public benefit uses shall continue to be excluded from the maximum acreage limitation pursuant to the policy in effect at the time of approval. Public benefit uses shall not count toward the consumption of Stewardship Credits. For the purpose of this Policy, public benefit uses include: affordable housing as defined in the LDC, public schools (preK-12) and public or private post secondary institutions, including ancillary uses; community parks exceeding the minimum acreage requirements of Attachment C, municipal golf courses; regional parks; and governmental facilities as defined in the LDC. The location of public schools shall be coordinated with the Collier County School Board, based on the interlocal agreement, Section 163.3248 F.S. and in a manner consistent with 235.193 F.S. Schools and related ancillary uses shall be encouraged to locate in or proximate to Towns, and Villages subject to applicable zoning and permitting requirements.

Response: Acknowledged.

Policy 4.21

Lands within the ACSC that meet all SRA criteria shall also be restricted such that credits used to entitle a SRA in the ACSC must be generated exclusively from SSAs within the ACSC. Further, the only form of SRA allowed in the ACSC east of the Okaloacoochee Slough shall be CRDs of 100 acres or less and the only form of SRA allowed in the ACSC west of the Okaloacoochee Slough shall be CRDs and Villages of

not more than 300 acres. Provided, not more than 1,000 acres of SRA development in the form of Villages or CRDs exclusive of any lakes created prior to June 30, 2002 as a result of mining operations, shall be allowed in areas that have a frontage on State Road 29 and that had been predominantly cleared as a result of Ag Group I or Earth Mining or Processing Uses. This Policy is intended to assure that the RLSA Overlay is not used to increase the development potential within the ACSC but instead is used to promote a more compact form of development as an alternative to the Baseline Standards already allowed within the ACSC. No policy of the RLSA Overlay shall take precedence over the Big Cypress ACSC regulations and all regulations therein shall apply.

Response: The Collier Rod and Gun Club at the Preserve SRA does not contain lands within the Area of Critical State Concern (ACSC).

Policy 4.22

When historic or cultural resources are identified within the RLSA through the SRA designation process, the applicant in conjunction with the Florida Division of Historic Resources will assess the historic or cultural significance and explore the educational and public awareness opportunities regarding significant resources.

Response: The Cultural Resource Assessment, conducted by Archaeological Consultants Inc., did not identify any areas of significance within the Collier Rod and Gun Club at the Preserve SRA.

Policy 4.23

Any development on lands participating in the RLS Program shall be compatible with surrounding land uses. Within one year of the effective date of this Policy LDC regulations shall be implemented for outdoor lighting to protect the nighttime environment, conserve energy, and enhance safety and security.

Response: Acknowledged.

Conservation and Coastal Management Element

CCME Objective 7.1

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

Response: Listed species have not been documented on the site, though listed species are likely utilizing the surrounding properties. A Protected Species Survey was prepared by Earth Tech Environmental in April 2022 (see Appendix D of the Environmental Assessment). Species-specific management plans/guidelines, BMPs, necessary permits, and consultation with USFWS and/or FWC will be obtained and adhered to. PHUs may be purchased to offset Florida panther impacts, or the applicant may propose alternative mitigation in closer proximity to the project as part of a more comprehensive strategy. Technical assistance with USFWS and

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foraging and nesting surveys are currently underway for crested caracara. Technical assistance with USFWS is currently underway for Florida bonneted bat.