

1 3.05.07.H.1.
 2 3.05.07 Preservation standards.
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 4 H. Preserve standards.
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 6 1. Design standards.
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f. ~~Off-site vegetation retention.~~ Satisfying on-site native vegetation retention requirements off-site. The purpose of the native vegetation retention requirements is to retain, maintain, and protect existing native vegetation on-site. However, certain on-site vegetation may be less viable as a functional preserve because it is small in size and consists of native vegetation of lesser quality. As such, on-site vegetation that is one acre or less is eligible for 3.05.07 H.1.f as provided for below.

i. Applicability. A property owner may request that all or a portion of the Collier County on-site native vegetation preservation retention requirement be satisfied offsite for only the following situations and subject to restrictions listed below.

- a) ~~Where the on-site preserve requirement is less than one acre in size. Properties zoned commercial where the on-site preserve requirement is less than 2 acres in size.~~
- b) Park sites where the on-site preserve requirement is less than one acre in size.
- c) Essential service facilities other than parks, where the on-site preserve requirement is any size. ~~for any size preserves.~~
- ~~d) Preserves less than one acre in size~~
- ed) Affordable housing projects. The maximum percent of native vegetation retention allowed off-site shall be equal to the percent of affordable housing units, without limitation as to size of the on-site preserve requirement. An Affordable Housing Agreement shall be approved by the BCC prior to submittal of the SDP or PPL.
- ~~f) Existing or proposed preserves with 75 percent or more coverage with exotic vegetation. Existing preserves not previously overrun with this type vegetation and which arrive at this state due to lack of management of the preserve shall mitigate off site at a ratio of 2 to 1.~~
- ~~g) Created preserves which do not meet the success criteria in 3.05.07 H.1.e.viii or where preserves have not been planted in a manner which mimics a natural plant community.~~
- he) Preserves previously approved by the County which do not meet the minimum dimensional requirements for on-site vegetation retention established in ~~of~~ this section.
- if) Portions of preserves located within platted single-family lots.
- ig) Right of Way acquisitions to be conveyed or in the process of being conveyed to the County by non-governmental entities for all purposes necessary for roadway construction, including ancillary drainage facilities, and including utilities within the right of way acquisition area.
- ~~k) All criteria listed for created preserves.~~

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- ii. Restrictions, when one or more of the following situations occur.
 - a) Xeric scrub and hardwood hammocks which are one acre or more in size, mangrove (excluding mangrove fringes less than 40 feet in width on artificially created shorelines), coastal dune and strand environments, and listed species habitat or corridors per the requirements or recommendations of the FFWCC or USFWS, shall not be allowed to have the on-site native vegetation preservation retention requirement provided offsite.
 - b) Preserves shall remain onsite if located within or contiguous to natural flowways required to be retained per the requirements of the SFWMD, natural water bodies, estuaries, government required preserves (not meeting the offsite preservation criteria herein), NRPAs, or contiguous to property designated for purchase by Conservation Collier or purchased by Conservation Collier, or contiguous to properties containing listed species nests, buffers, corridors and foraging habitat per the requirements or recommendations of the FFWCC or USFWS. For the purpose of this section, natural flowways shall also include those identified during wetland permitting with applicable State and Federal agencies, regional drainage studies, or surface water management permits.
 - c) Remaining portions of on-site preserves must be a minimum of one acre in size and shall not meet the offsite criteria of subsection 3.05.07 H.1.f.i.(f) and (g) above, unless preserved with higher quality habitat not qualifying for the off-site native vegetation retention alternative.
- iii. Deviations.
 - a) There shall be no deviations from the Restrictions established above.
 - b) There shall be no deviations from this section for proposed or previously approved preserves where the preserve requirement for a PUD or development project is 2 acres or more, whichever preserve requirement is greater.