

## EXECUTIVE SUMMARY

**Recommendation to provide direction to staff to prepare and publicly vet Land Development Code (LDC) amendments to modify current off-site native vegetation retention alternatives established in LDC Section 3.05.07 H.1.f.iii.a-b during the 2015 LDC Amendment Cycle 2, and authorize staff to explore adding new off-site native vegetation retention alternatives as part of a future LDC amendment cycle.**

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**OBJECTIVE:** To request direction from the Board to (1) prepare and publicly vet LDC amendments to modify the current methods for calculating monetary payments and land donations with endowments established in LDC section 3.05.07 H.1.f.iii.a-b during the 2015 LDC Amendment Cycle 2; and (2) explore adding new off-site native vegetation retention alternatives and bring forward as amendments in a future LDC amendment cycle, as feasible.

**CONSIDERATIONS:** LDC section 3.05.07 B establishes on-site native vegetation retention standards and criteria for development projects. In 2010, the LDC was amended to include LDC Section 3.05.07 H.1.f.iii.a-b which identified two alternatives for satisfying the on-site native vegetation retention requirements. These two alternatives allow for off-site preservation: 1) monetary payment to Collier County for conservation purposes or 2) donation of land, with land management endowments, to Collier County or to another government agency for conservation purposes.

In June 2015, at the request of the Board, staff presented information regarding the off-site native vegetation retention alternatives. The presentation focused on the donation of land option and whether the endowment for land management, as currently calculated pursuant to the LDC, is sufficient to manage donated properties in the future. At that time, six land donations had been accepted, each providing endowments calculated to last approximately seven years. Since that time, the Board has accepted two additional land donations with management endowments. On July 7, 2015, after a staff presentation of options to amend the two alternatives and public discussion (Agenda Item 11G), the Board directed staff to work with the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) and the Development Services Advisory Committee (DSAC) to provide recommendations to increase the long-term land management endowments and to review the monetary donations option as well.

CCLAAC and DSAC, and their respective subcommittees, met multiple times between July and December 2015 to discuss and provide recommendations regarding the monetary donation and land management endowment calculations to Collier County or to another governmental agency. See the attachment, Overview of Advisory Board Meetings and Current Recommendations for Alternatives 1 and 2, for the schedule of public meetings and the advisory board's proposals to amend the existing alternatives. Based on these recommendations, LDC amendments can be prepared and publicly vetted within the current 2015 LDC Amendment Cycle 2. Both alternatives will be fully vetted through the LDC amendment cycle process and the Collier County Planning Commission will provide a final recommendation to the Board.

Both proposals include a recommendation to review and update actual costs and revise the required endowment amounts every 3 years.

During the review and discussion of the recommendations to the existing alternatives by DSAC, two additional alternatives to off-site native vegetation retention were proposed:

*Additional Alternative 3: To develop a process to allow a land owner to dedicate and maintain qualified private lands, in perpetuity through a conservation easement dedicated to the county on an off-site*

*location.* This alternative was proposed by a member of DSAC. When DSAC brought the alternative to a vote, the motion identified the alternative needs extensive research and discussion prior to being brought forward as an LDC amendment. The need for additional research and vetting was also supported by stakeholders attending the meeting to discuss the item. Therefore, it is proposed that this concept is explored, researched, and discussed with community members and advisory boards before an LDC amendment is proposed and included in a future cycle.

*Additional Alternative 4: To calculate the currently allowed monetary payment based on the market value of the preserve lands to be mitigated.* This alternative was proposed by stakeholders. It is proposed this concept is explored, researched, and discussed with community members and advisory boards before an LDC amendment is proposed and included in a future cycle.

**FISCAL IMPACT:** There are no anticipated fiscal impacts associated with this Executive Summary requesting LDC amendments. The two alternatives use the same costs assumptions for the first 5 years of the management of donated parcels - \$558/ac/year. Where they differ is that after 5 years, the DSAC proposal reduces the annual management funds from \$558 to \$141 per acre under a conventional understanding that once land management has been in effect for 5 years, the properties will reach a stasis condition that can be maintained with fewer resources. While that may have held true in the past, staff's experience is that new exotics are constantly invading, making predictions of lowered maintenance needs after 5 years uncertain. Additionally, larger areas are more cost efficient to treat, so the DSAC recommended cost structure assumes that 70% of the multi-parcel projects have been acquired after 5 years and efficiencies of scale can be realized. Currently, Collier County owns approximately 50% of each of the multi-parcel project areas. A comparison of proposed land endowment funding proposals after 10 and 50 years in the program (using the assumed interest rate of 2.25% and assumed inflation rate of 3.0%) is below:

Recommendation	Total Endowment	Principal remaining after 10 years	Principal remaining after 50 years	Cost/ac/year
CCLAAC	\$36,500	\$33,593	\$909	\$558/ac/yr
DSAC	\$17,200	\$12,246	\$11,797	\$558/ac years 1-5, \$141/ac years 6-50

**GROWTH MANAGEMENT IMPACT:** There are no GMP impacts associated with this Executive Summary requesting LDC amendments.

**LEGAL CONSIDERATIONS:** This item has been approved for form and legality and requires majority vote for approval. -JAB

**RECOMMENDATION:** To provide direction to staff to: (1) prepare and publicly vet LDC amendments to modify the current methods for calculating monetary payments and land donations with endowments established in LDC section 3.05.07 H.1.f.iii.a-b during the 2015 LDC Amendment Cycle 2; and (2) explore adding new off-site native vegetation retention alternatives and bring forward as amendments in a future LDC amendment cycle, as feasible.

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Attachment: 1) Overview of Advisory Board Meetings and Current Recommendations for Alternatives 1 and 2

## Overview of Advisory Board Meetings and Current Recommendations for Alternatives 1 and 2

The following provides an overview of the advisory board meetings held to discuss the off-site native vegetation retention requirements.

Advisory Board	Meeting Date
Conservation Collier Land Acquisition Advisory Committee	July 13, 2015
Development Services Advisory Committee	September 2, 2015
Conservation Collier Land Acquisition Advisory Committee subcommittee	October 12, 2015
Development Services Advisory Committee subcommittee	October 19, 2015
Development Services Advisory Committee subcommittee	November 12, 2015
Development Services Advisory Committee	December 12, 2015
Development Services Advisory Committee	January 6, 2016
Conservation Collier Land Acquisition Advisory Committee subcommittee	January 11, 2016

The following tables identify the current Conservation Collier Land Acquisition Advisory Committee and Development Services Advisory Committee recommendations for alternatives 1 and 2. These are proposed to be included in the current LDC amendment cycle.

<b>Conservation Collier Land Acquisition Advisory Committee and                  Development Services Advisory Committee Endowment Recommendation                  Modifications to Alternative 1 (LDC section 4.05.07 H.1.f.iii.a)</b>	
	Monetary Donation
<b>Conservation Collier Land Acquisition Advisory Committee recommendation</b>	\$86,500/acre*
<b>Development Services Advisory Committee recommendation</b>	\$50,000/acre**
*Includes \$50,000 for land costs, real property management fees, closing costs, etc. and \$36,500 for management endowment.	
**Includes \$32,000 land cost, \$4,000 initial exotic removal cost, and \$13,200 for management endowment.	

<b>Conservation Collier Land Acquisition Advisory Committee and                  Development Services Advisory Committee Endowment Recommendations                  Modifications to Alternative 2 (LDC section 4.05.07 H.1.f.iii.b)</b>				
	Principal Balance Year 1	Principal Balance Year 20 <sup>+</sup>	Principal Balance Year 50 <sup>+</sup>	Total provided with exotic \$4,000 removal funding added
<b>Conservation Collier Land Acquisition Advisory Committee recommendation</b>	\$32,500	\$32,435*	-\$1,016*	\$36,500
<b>Development Services Advisory Committee recommendation</b>	\$13,200	\$13,149.79**	\$11,787.20**	\$17,200

<sup>+</sup> Assumes a 2.25% interest rate and 3.0% inflation rate which were deemed not unreasonable by Collier County Office of Management and Budget.

\*Assumes \$558/ac/year.

\*\*Assumes \$558/ac for years 1-5, and \$141/ac thereafter. Also assumes that no new unexpected exotic species emerge once the parcel is clean, and that 70% of the project area is acquired.