



CONSERVANCY
of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.

**Protecting Southwest Florida's unique
natural environment and quality of
life...now and forever.**

CONSERVANCY OF SOUTHWEST FLORIDA

Main Points:

- 1) Why it's important to all of us
- 2) What we've learned over 16 years of the program's life
- 3) Our recommendations for moving forward together

The RLSA was intended to:



Protect agricultural lands

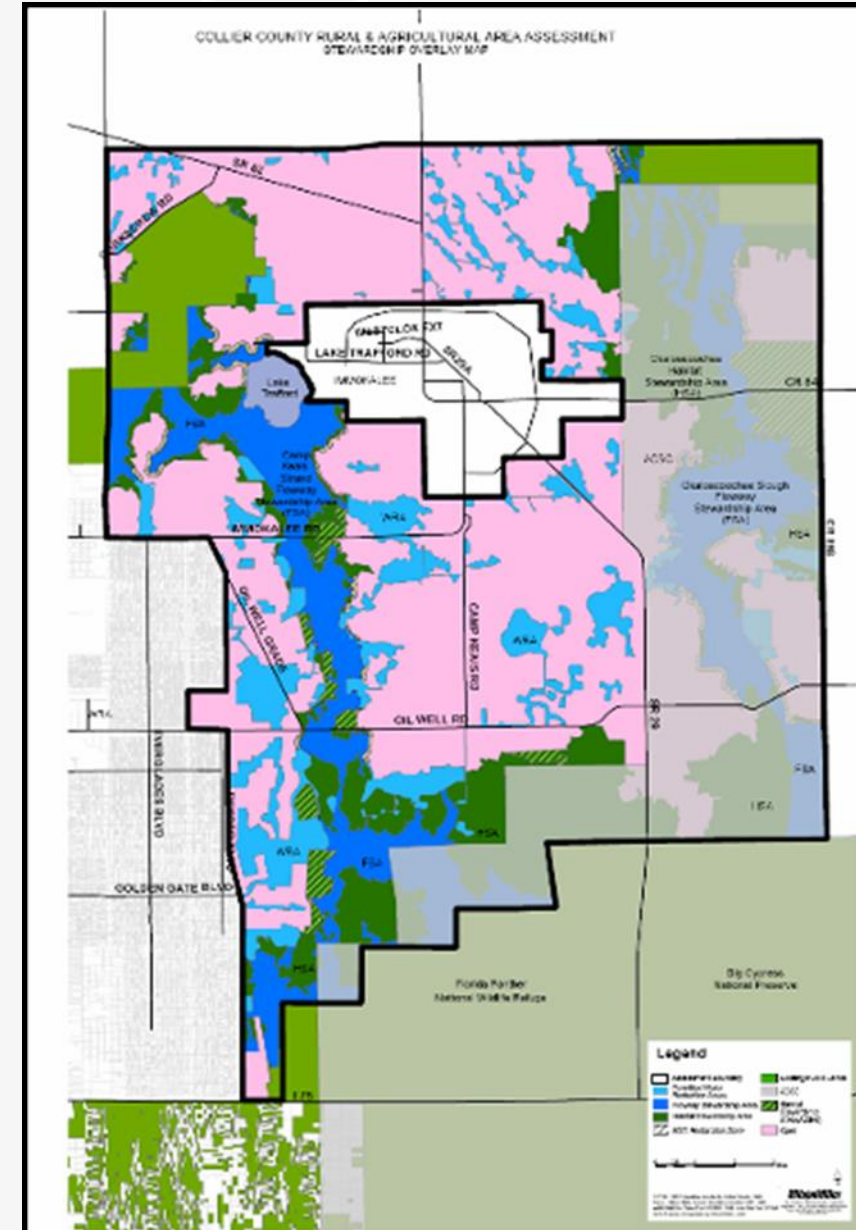


Direct incompatible uses away from
listed species and their habitat



Allow for development,
while avoiding sprawl

But, what did this
mean?



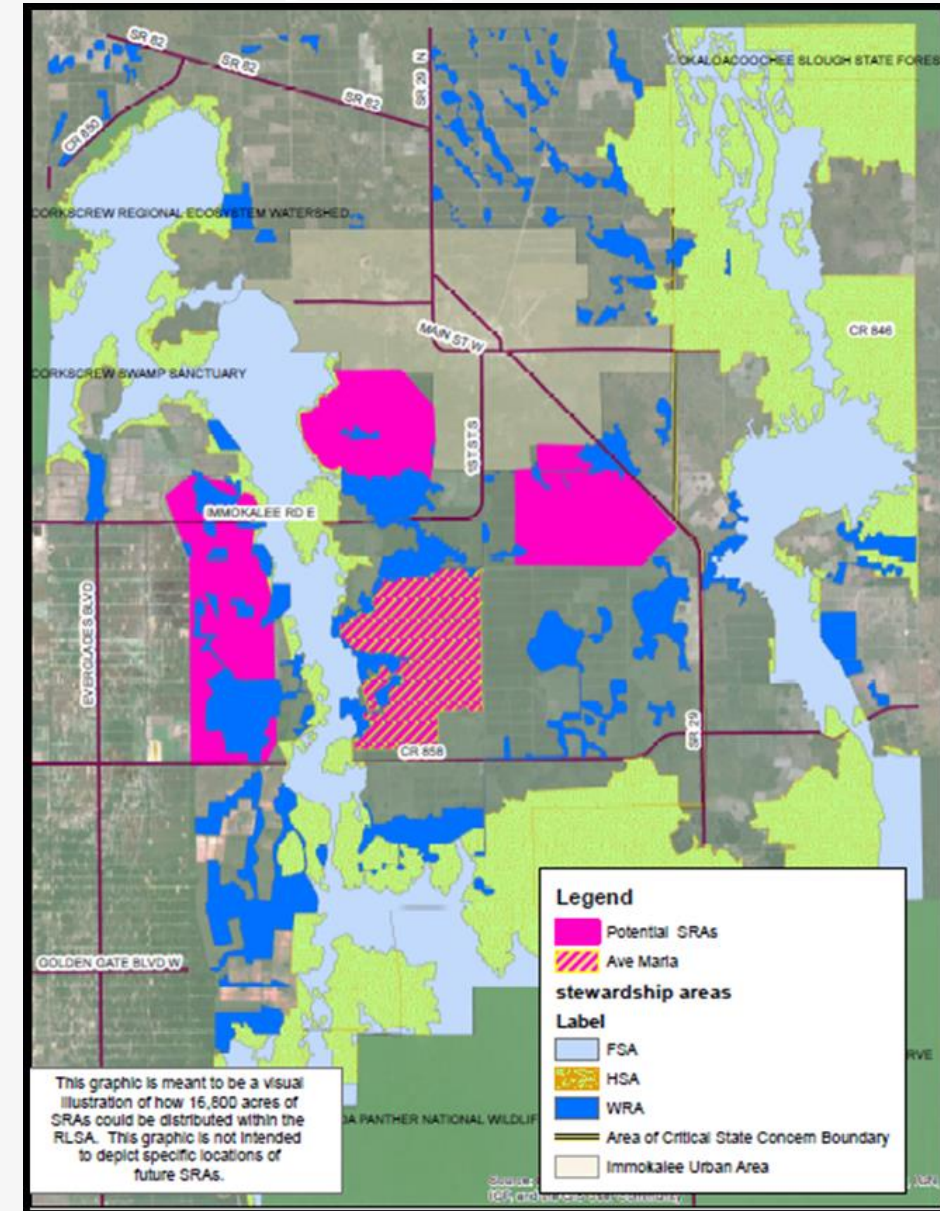
A Matter of Record:

RLSA would not increase population in eastern Collier



"It is believed that the adoption and implementation of the Rural Lands Stewardship Area Overlay will not result in an increase to the total number of allowable dwelling units or population in the Eastern Lands area, but rather result in a re-allocation of the density and population allowed under the pre-Final Order conditions from a land-consuming checkerboard pattern into compact, mixed-use development."

Collier County Board of County Commission Adoption Hearing Executive Summary. Oct. 22, 2002.



Max. participation = 16,800 acres of new towns, villages & hamlets with no ranchettes

What This Means

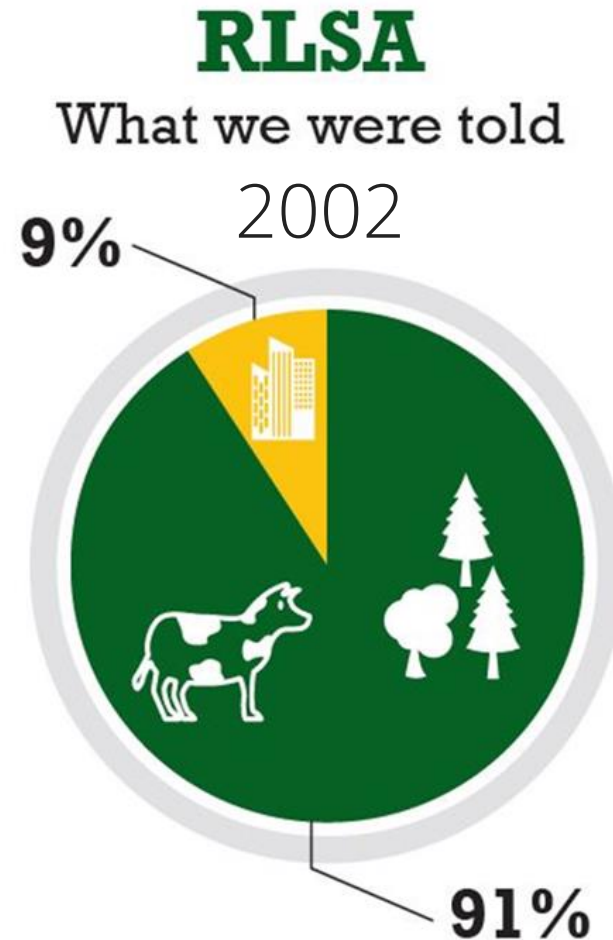
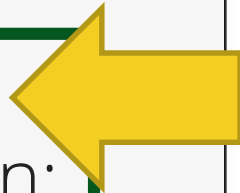
What we were told:

16,800 acres of compact development

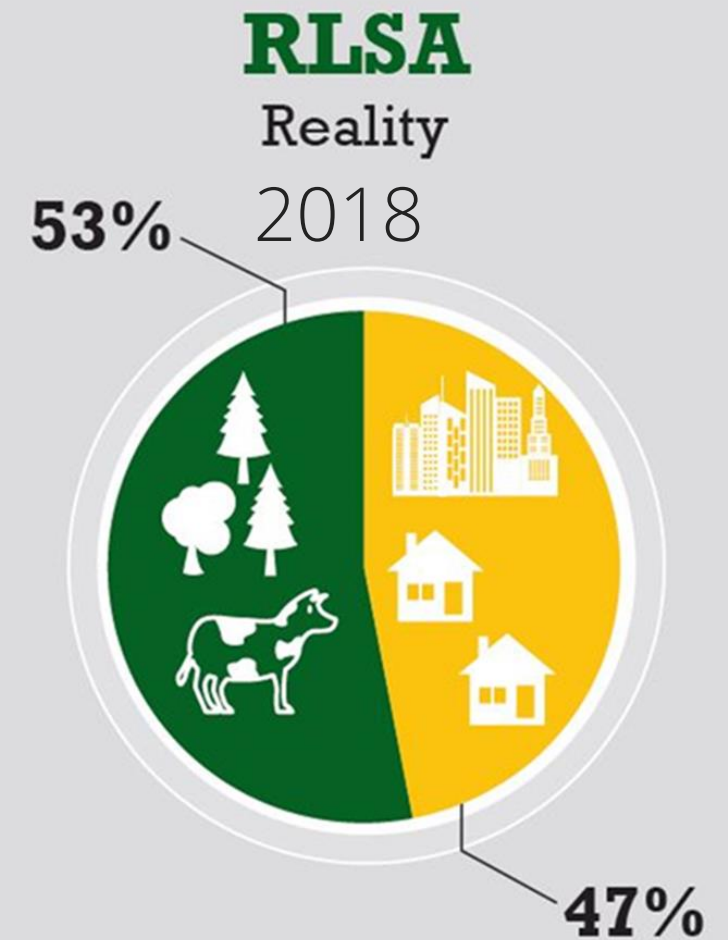
Reality:

87,000 acres of towns and ranchette sprawl

Conservancy
Recommendation:
Assess the RLSA
based on the
original intent



When the RSLA was adopted in 2002, the public was told less than 10% of the 182,000 acres would be intensified and over 90% would remain in Agriculture and Conservation

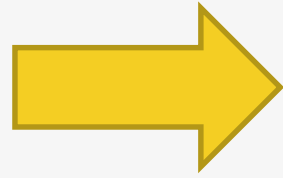


During the county's 2007 review, it was determined that the RLSA could actually result in much more development and much less Agriculture.

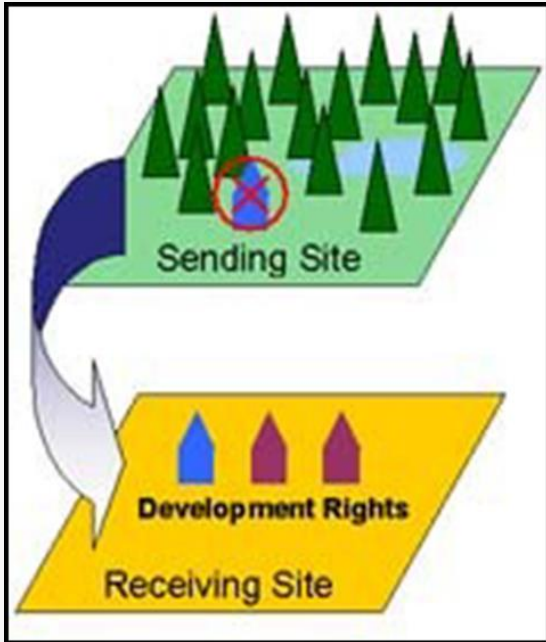
We Learned: The RLSA is a complex TDR-type program



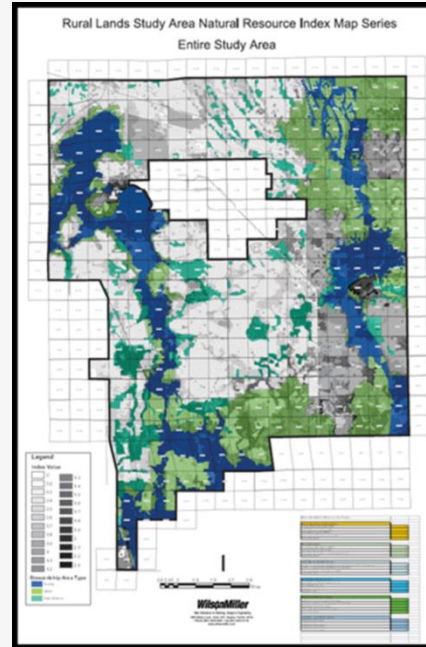
Traditional TDR
program



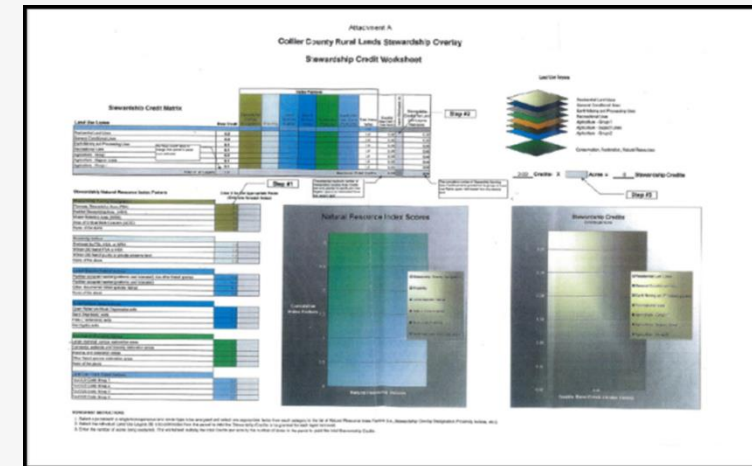
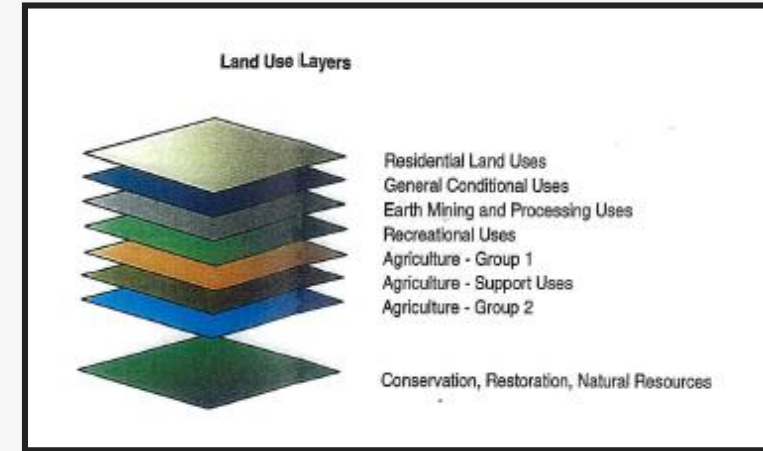
RLSA



Currency is the right
to build dwelling units



Currency is
Stewardship
Credits
(8 credits = 1 acre
of development)



We Learned: More credits in the system than expected



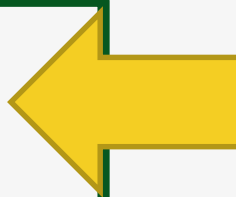
Why?

Credits were added for restoration without recalibration

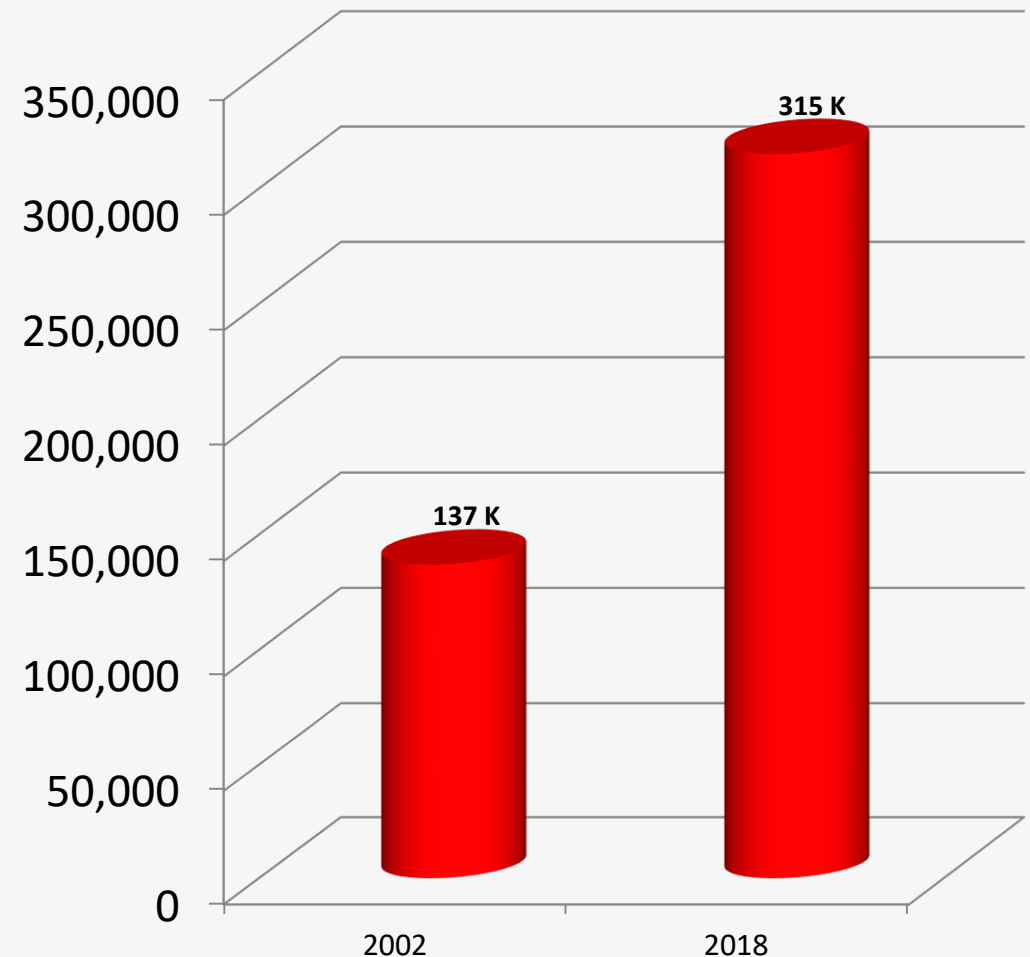
Can this be “fixed”?

RECALIBRATE!!

Conservancy
Recommendation:
Recalibrate based on the
original intent



Number of Stewardship Credits

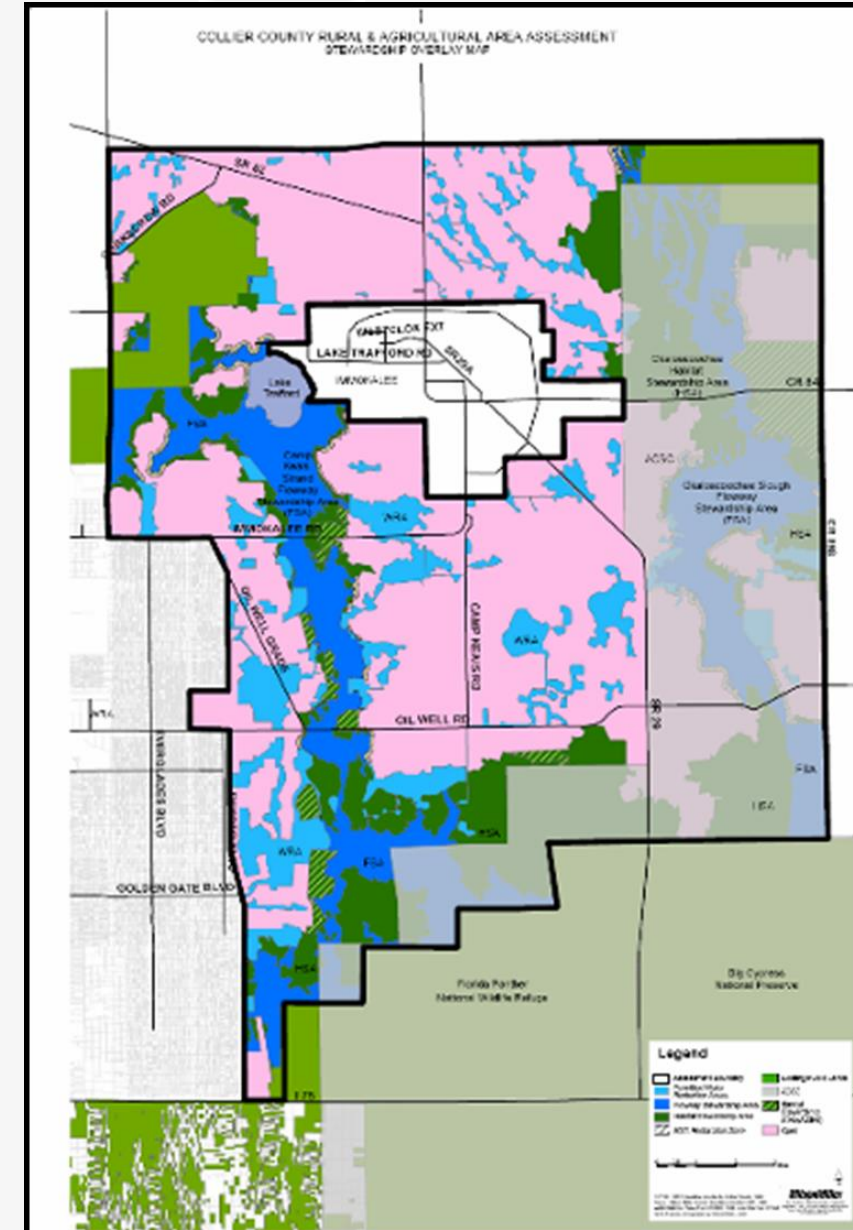


Source: Wilson Miller

We Learned: This is sprawl

“The large 93,000 acre area eligible for designation of receiving areas, which also allows the conversion of land uses to the underlying low-density uses, is the exact opposite of a plan to direct growth to the most suitable areas.” *Dept. of Community Affairs “Rural Land Stewardship Area Program 2007 Annual Report to the Legislature”*

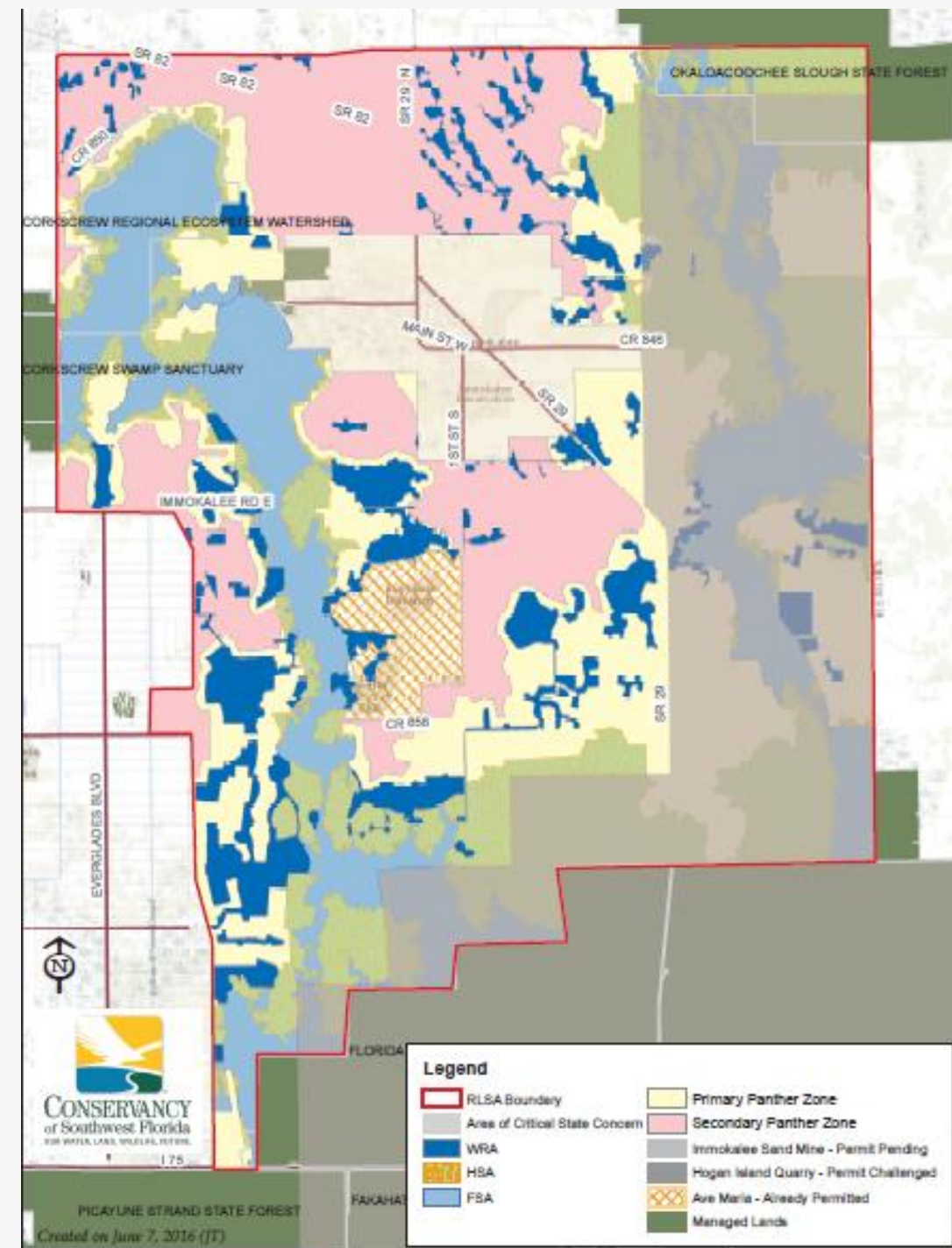
Conservancy Recommendation:
Revisit the areas where intensification is incentivized, based on updated best available science, economics and original intent of RLSA.



We Learned: RLSA is no longer based on best available science

RLSA map has not been updated with new best available science for the endangered Florida panther since 2000

Conservancy Recommendation:
Update areas where development is incentivized based on best available science for the endangered Florida panther



We Learned: There will be costs to taxpayers

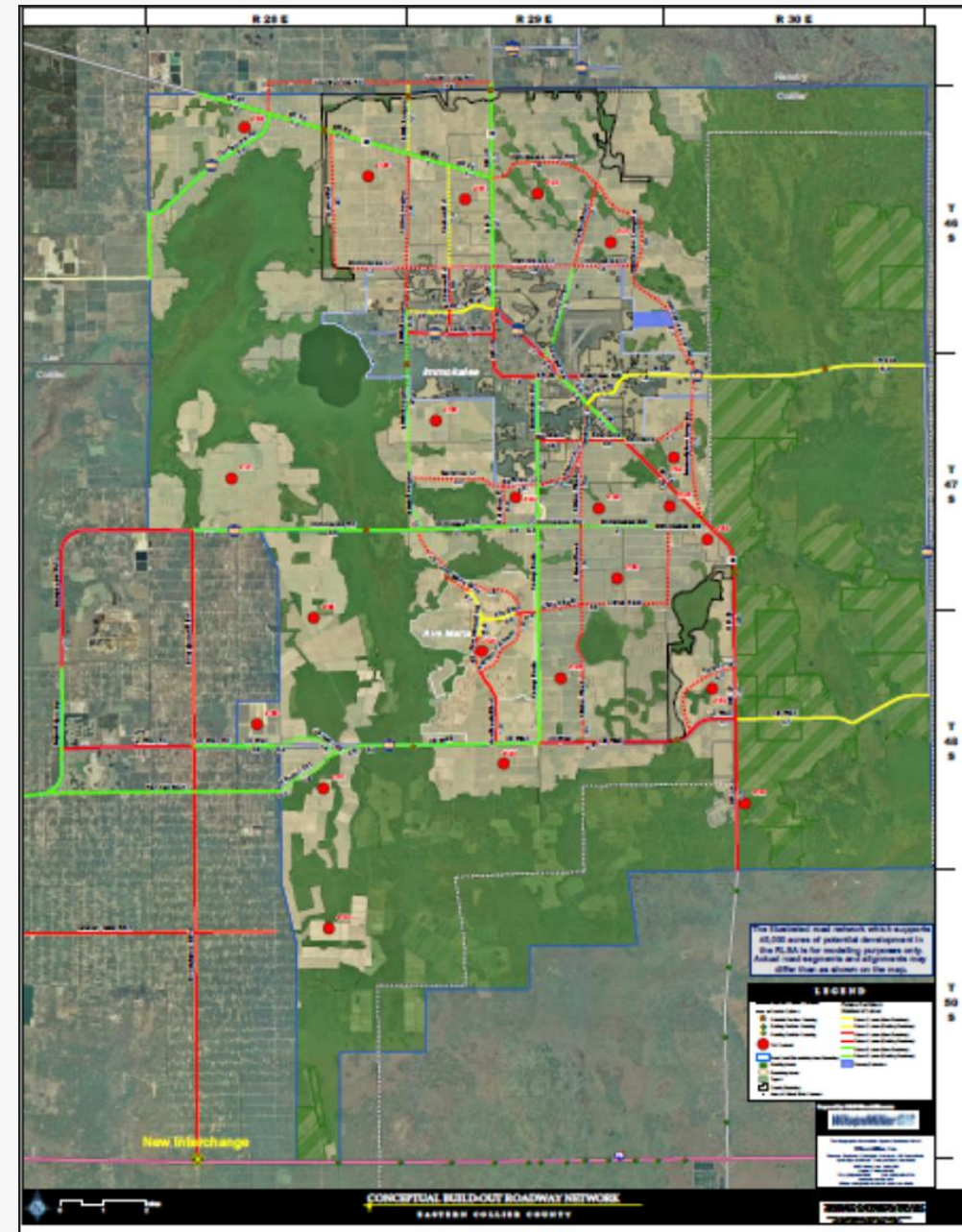
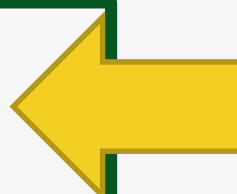
Road cost could equal \$2.1 Billion

(Based on 2010 Collier County data applied to WilsonMiller road map)

How much of this will be borne by taxpayers vs developers and residents of new towns?

What have we learned from Ave Maria and Oil Well Road?

Conservancy Recommendation:
Evaluate the RLSA based on the
infrastructure cost to taxpayers



We Learned: More public participation is critical



The RLSA process is designed for public participation

What happens in the RLSA will impact everyone in Collier County

Conservancy Recommendation: Collier County designed this review process for public participation – get involved!

CareersOnline ServicesFAQsEmployeesOrg Chart

GOSelect Language

HOMEYOUR GOVERNMENTRESIDENTSVISITORSDOING BUSINESSI WANT TO...

Zoning Division

Board of Building Adjustment and Appeals

Check Status of Planning Project

Community Planning Section

Rural Fringe Mixed-Use District Restudy

Golden Gate Area Master Plan Restudy

Rural Lands Stewardship Area Restudy

Public Workshops - Rural Lands Stewardship Area Restudy

Library - Rural Lands Stewardship Area Restudy

Immokalee Area Master Plan Restudy

Growth Management Oversight Committee

Public Workshops

Comprehensive Planning

Your Government » Divisions S-Z » Zoning Division » Community Planning Section » Rural Lands Stewardship Area Restudy »

RURAL LANDS STEWARDSHIP AREA RESTUDY PUBLIC WORKSHOPS

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Date	Location	Topic
January 25, 2018 6:30 PM	North Regional Community Park, Exhibition Hall 1500 Livingston Road, Naples, FL 34109	Overview of the RLSA, facts and history Agenda
February 22, 2018 3:00 PM	North Regional Community Park, Exhibition Hall 1500 Livingston Road, Naples, FL 34109	General Purpose and Structure of the RLSA
March 22, 2018 3:00 PM	North Regional Community Park, Exhibition Hall 1500 Livingston Road, Naples, FL 34109	Protection of Agricultural Lands
April 26, 2018 3:00 PM	North Regional Community Park, Exhibition Hall 1500 Livingston Road, Naples, FL 34109	Protection of Natural Resources
May 24, 2018 3:00 PM	North Regional Community Park, Exhibition Hall 1500 Livingston Road, Naples, FL 34109	Encouraging Responsible Development
June 28, 2018 3:00 PM	South County Library, Auditorium 8065 Lely Cultural Pkwy, Naples, FL 34113	Policies for lands not voluntarily included in the RLSA
August 23, 2018 6:30 PM	South County Library, Auditorium 8065 Lely Cultural Pkwy, Naples, FL 34113	Review initial recommendations

Conservancy Recommendations

1. **Reassess** the RLSA based on the original intent
2. **Recalibrate** the credits to offset the existing imbalances
3. **Revise** the RLSA Overlay based on current best available science
4. **Recalculate** the potential infrastructure costs to taxpayers
5. **Remember** participation among all stakeholders is key – we're all in this together!



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