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**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:



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## Protect agricultural lands

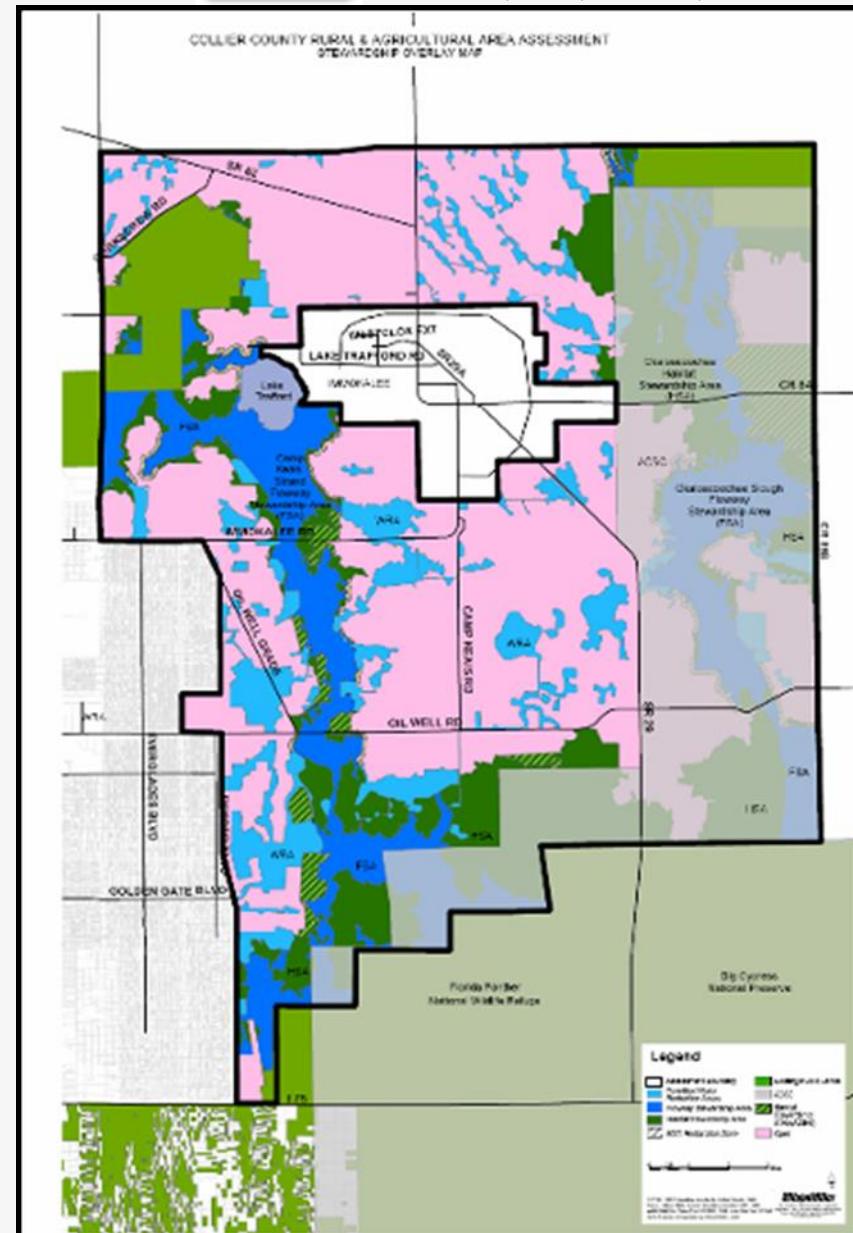


Direct incompatible uses away from listed species and their habitat



Allow for development,  
while avoiding sprawl

But, what did this mean?

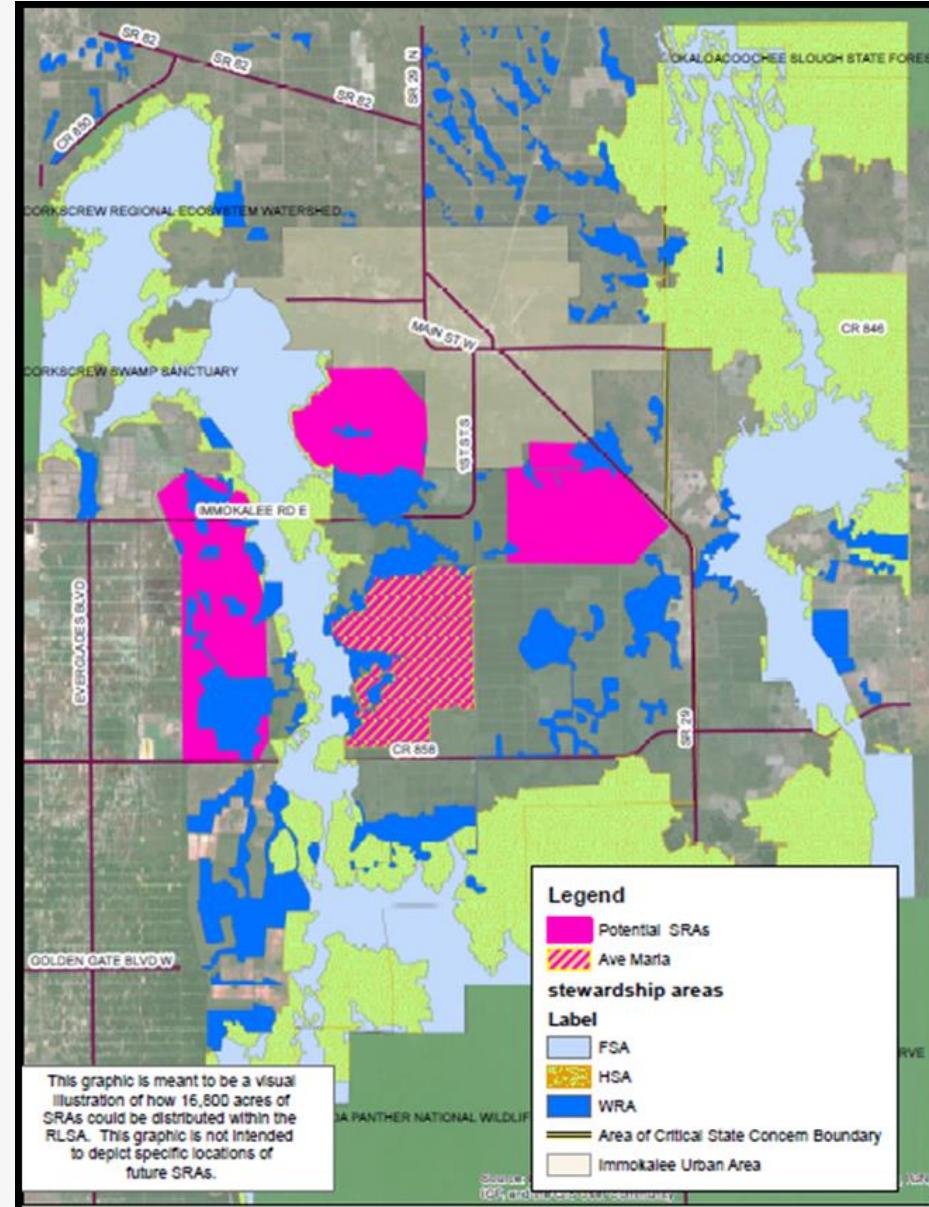


# A Matter of Record: RLSA would not increase population in eastern Collier

"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



# Why This Is Important: 230% more development

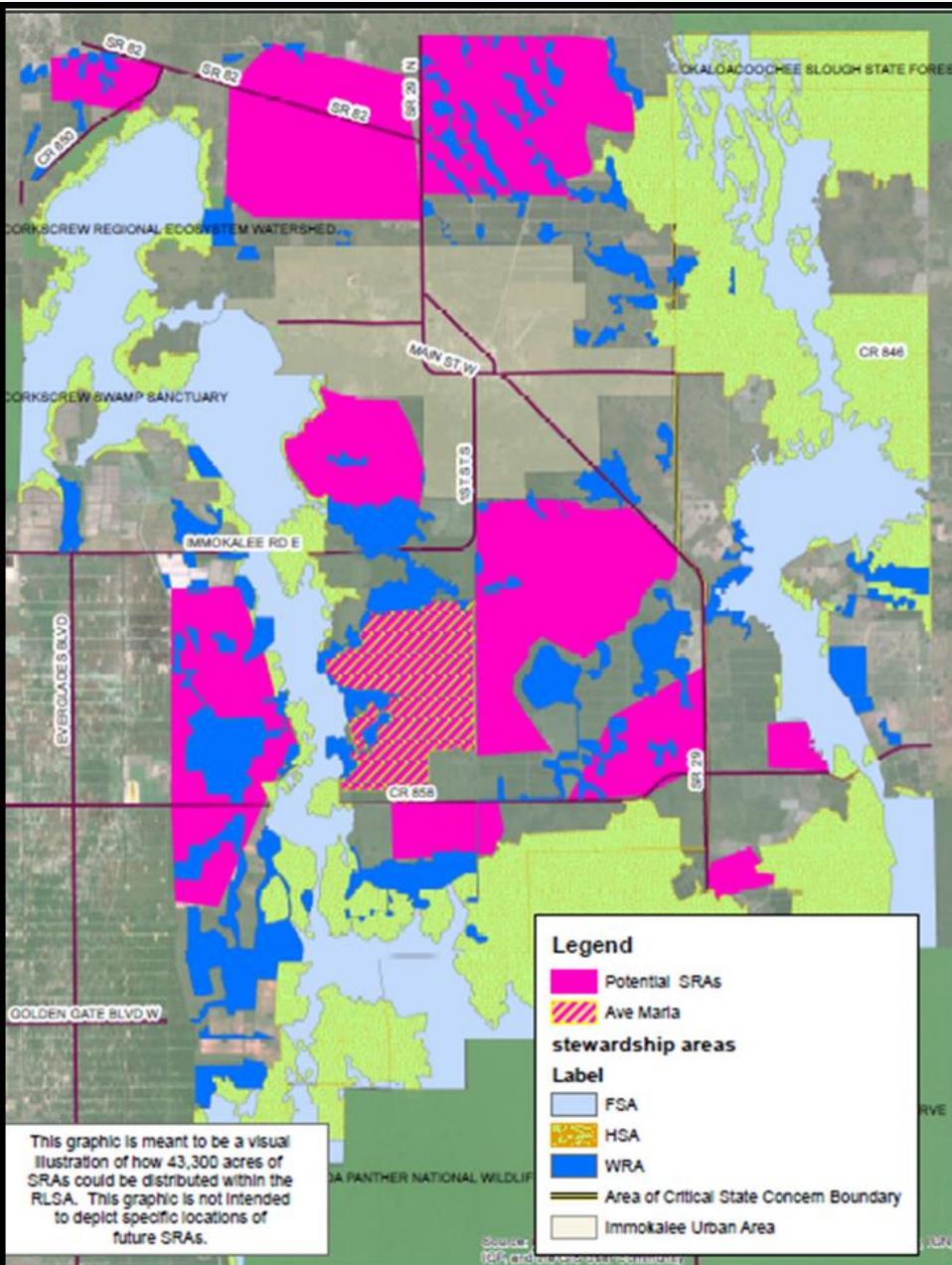


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In 2008, we learned the RLSA had the capacity for 230% more towns, villages and hamlets than promised

Max. participation = 43,300 acres of new towns, villages and hamlets + 43,700 acres of ranchettes = approx. 87,000 acres of development!

*Memo from WilsonMiller to Collier County RE Estimates of Stewardship Credits under the current and revised RLSA Program and recommendation for Credit calibration. 9-18-2008.*





## What This Means

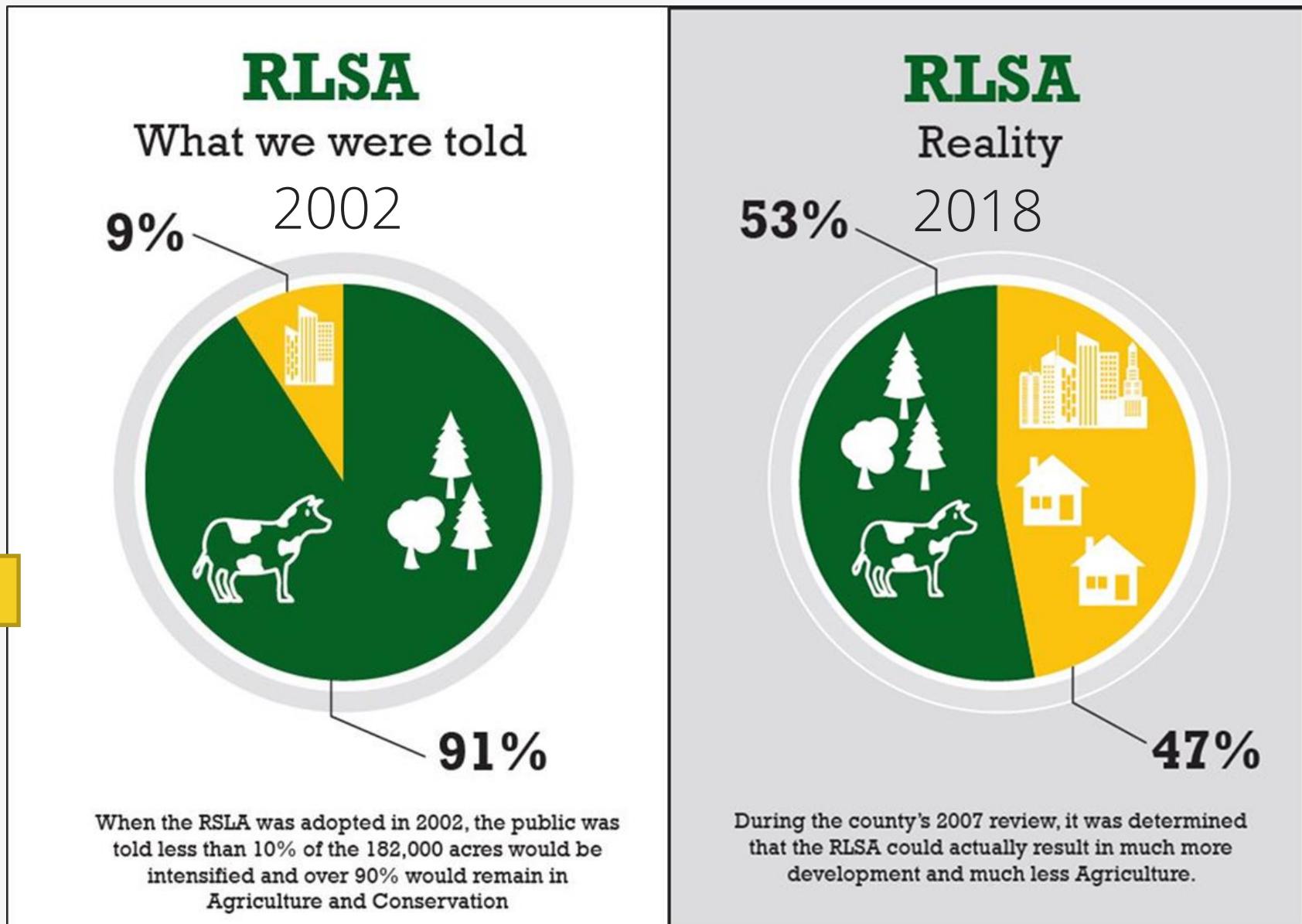
What we were told:

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

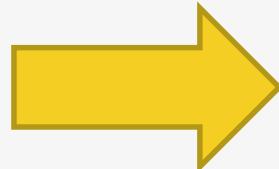


# We Learned: The RLSA is a complex TDR-type program

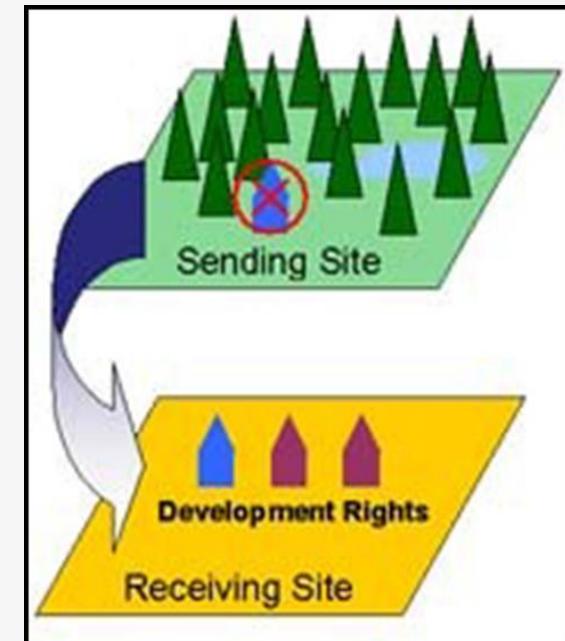


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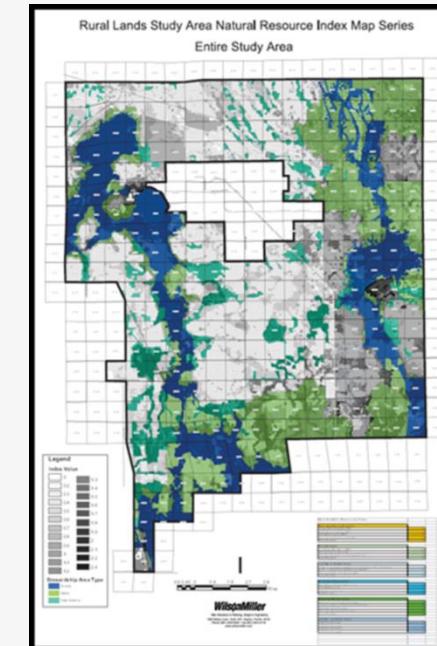
Traditional TDR  
program



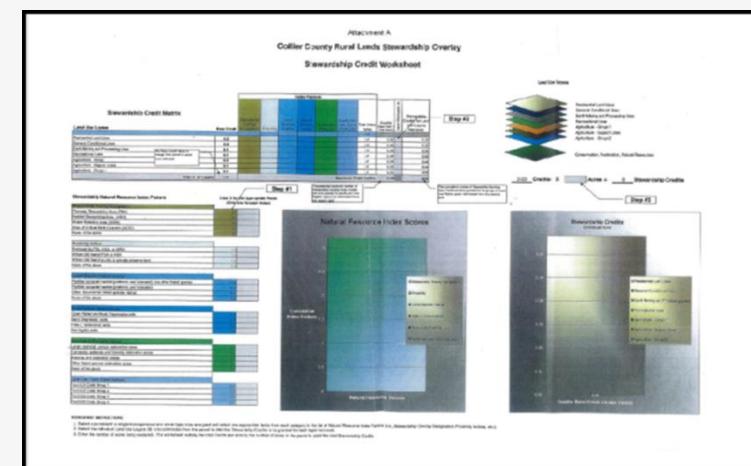
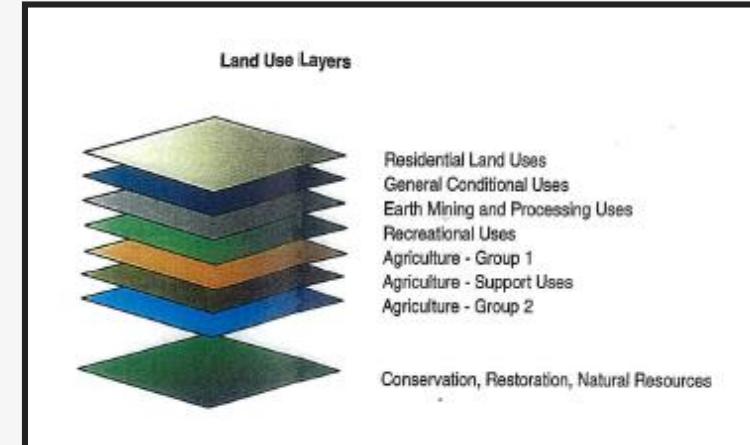
RLSA



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

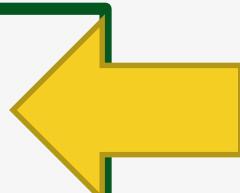
Why?

Credits were added for restoration  
without recalibration

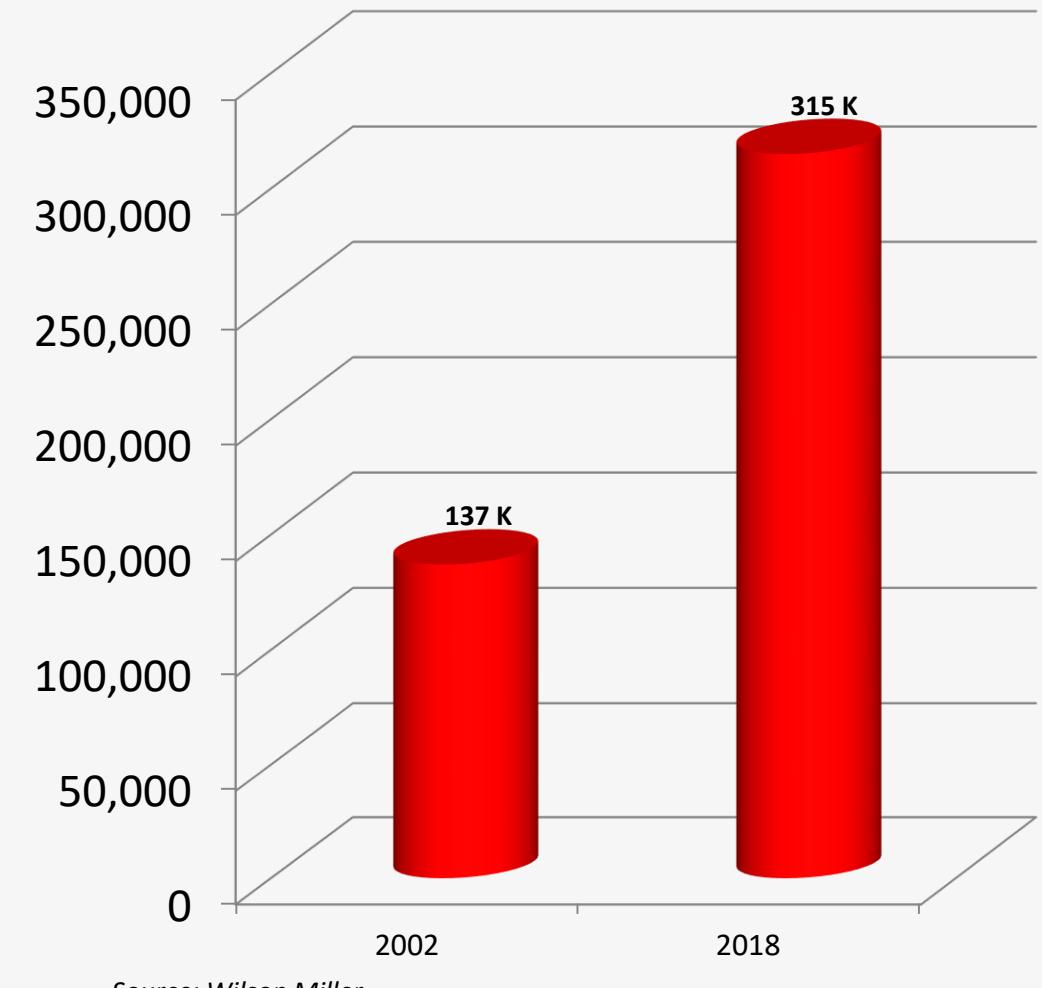
Can this be “fixed”?

RECALIBRATE!!

Conservancy  
Recommendation:  
Recalibrate based on the  
original intent



**Number of Stewardship Credits**



## We Learned: This is sprawl

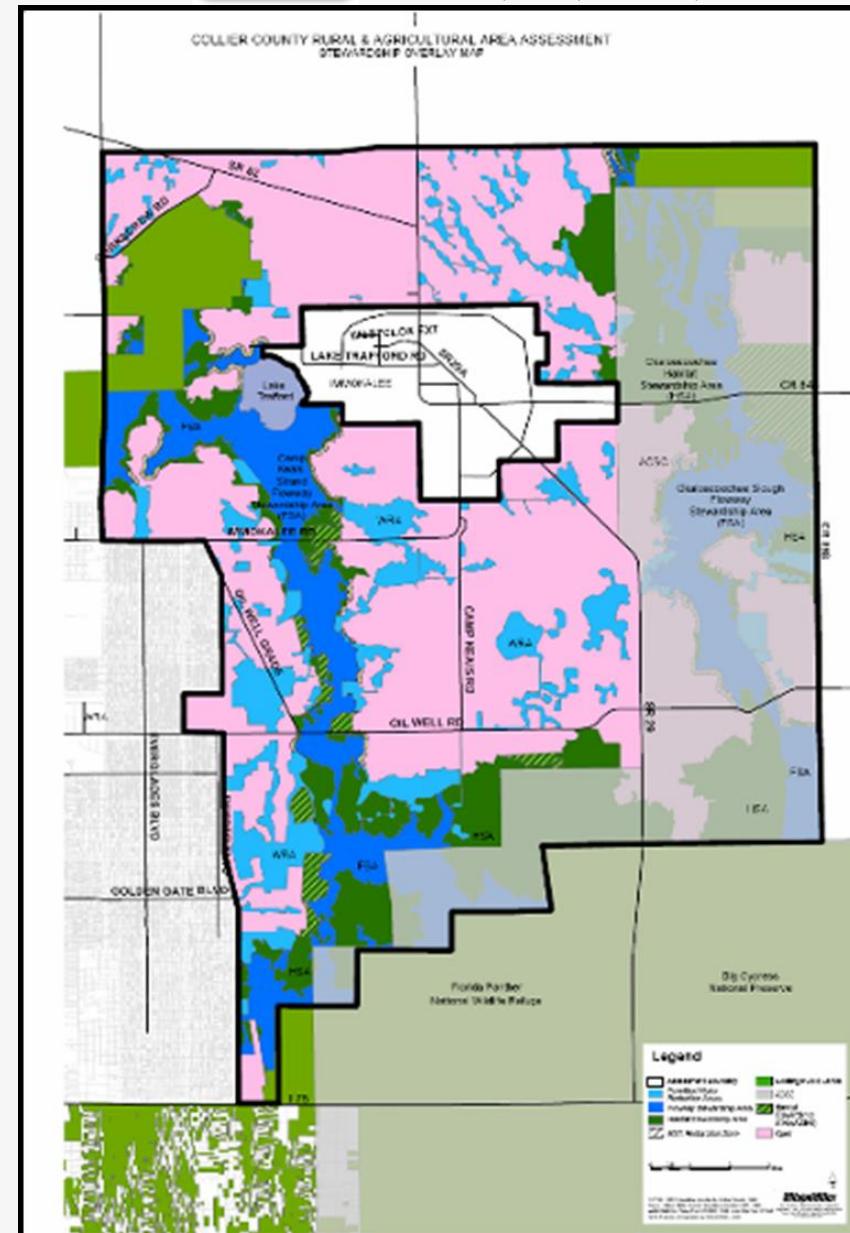


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“The large 93,000 acre area eligible for designation of receiving areas, which also allows the conversion of land uses to the underlying low-density uses, is the exact opposite of a plan to direct growth to the most suitable areas.” *Dept. of Community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

*Dept. of Community Affairs “Rural Land Stewardship Area Program  
2007 Annual Report to the Legislature”*

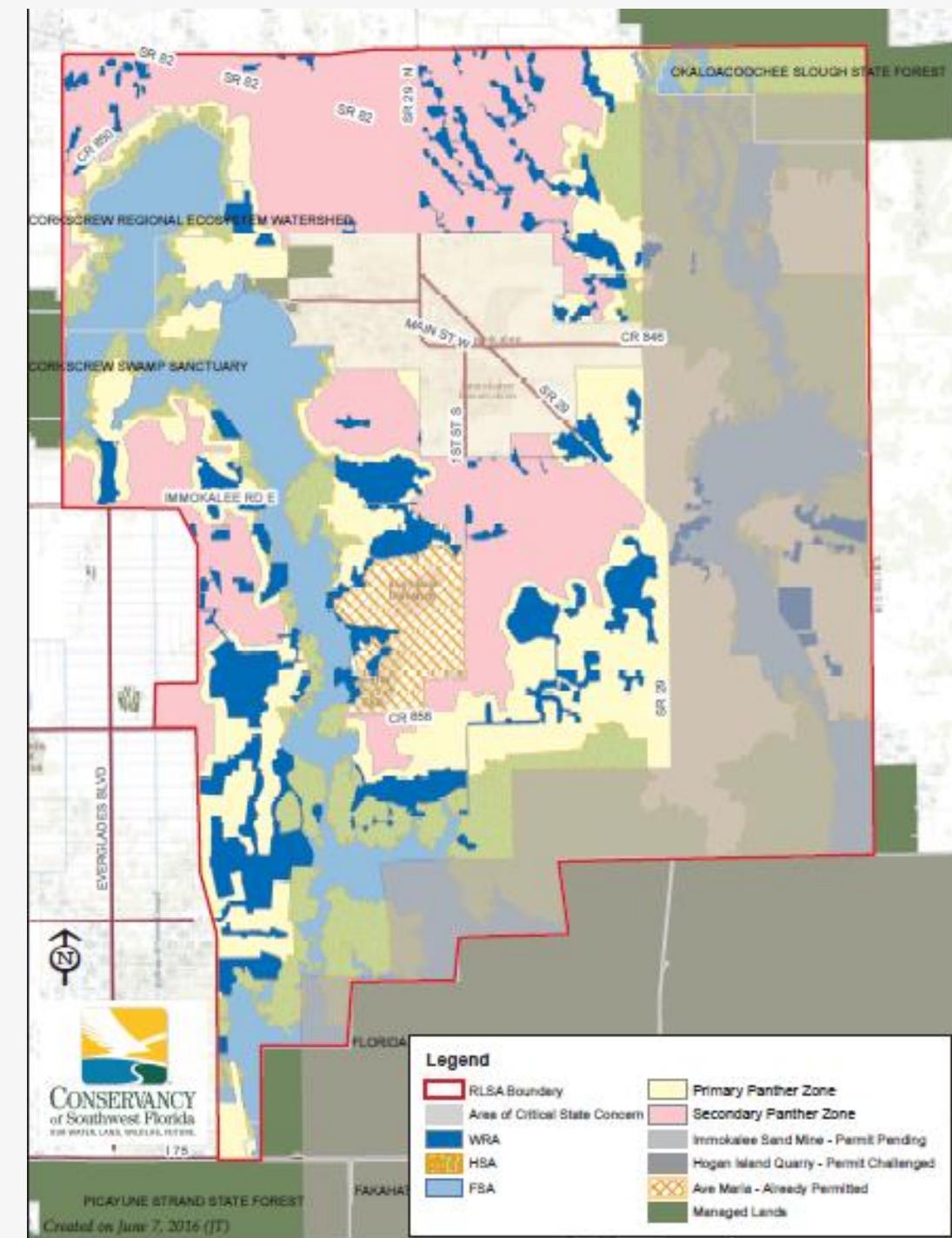
Conservancy Recommendation:  
Revisit the areas where intensification is  
incentivized, based on updated best  
available science, economics and original  
intent of RLSA.



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

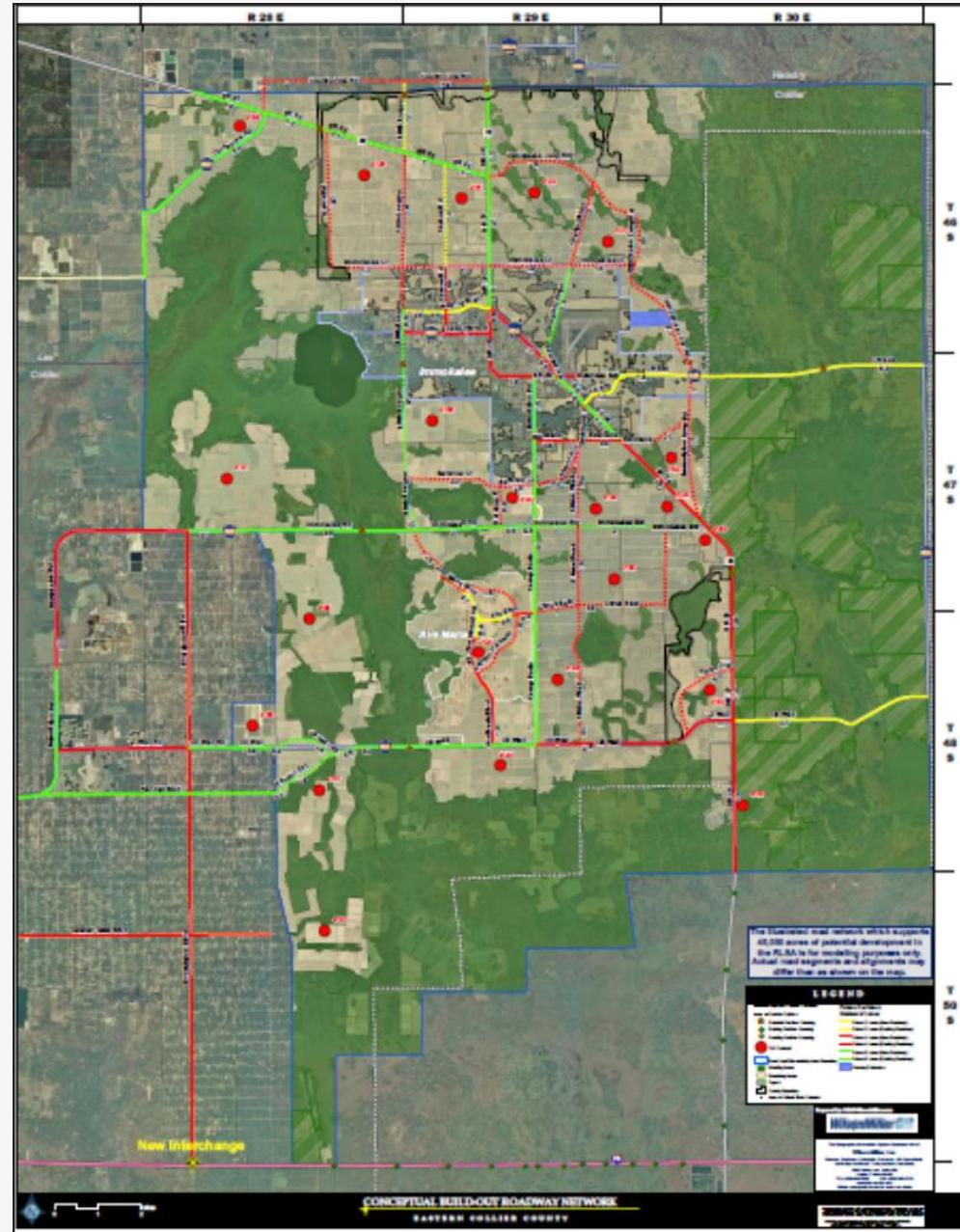
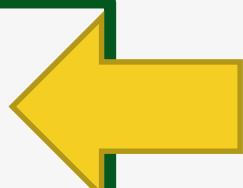
Road cost could equal \$2.1 Billion

*(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!

A screenshot of the Collier County website. The header features the Collier County logo with a palm tree and the word "Collier County". The navigation menu includes links for HOME, YOUR GOVERNMENT, RESIDENTS, VISITORS, DOING BUSINESS, and I WANT TO... The main content area is titled "RURAL LANDS STEWARDSHIP AREA RESTUDY PUBLIC WORKSHOPS". Below this, a table lists eight workshops with details like date, location, and topic. A sidebar on the left contains links for the Zoning Division, Board of Building Adjustment and Appeals, Check Status of Planning Project, Community Planning Section, and more. A large yellow arrow points from the Conservancy's recommendation text to this sidebar area.

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