



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

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

# CONSERVANCY OF SOUTHWEST FLORIDA

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# RLSA Myths vs. Reality

Aerial Support by Lighthawk

Myth 1: The RLSA is at risk of being developed as solid swath of 5-acre ranchettes



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**REALITY:** Five-acre platted development is too costly and too difficult to permit.

*"What person in their right mind would go out there and try to develop this stuff at one unit per five acres, and eventually platted subdivisions, knowing that they're facing years and years of permitting and virtually no market for it, as compared to being able to get some credit for protecting that, and going and taking those rights and clustering them into a development pattern that's proven to add value, be more cost effective, be more economically sound, who's going to do that? If you do this right, nobody's going to do the baseline conditions, that's my point."*

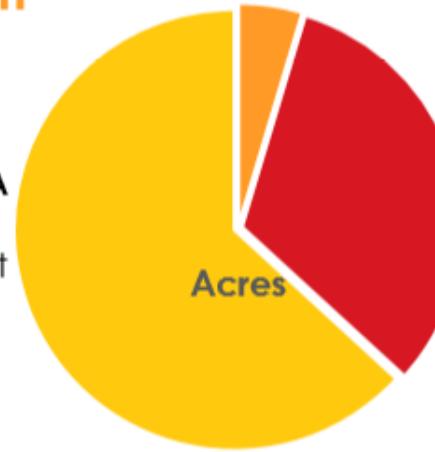
~ Al Reynolds, Stantec (formerly WilsonMiller)

**Myth 2:**  
50,000+ acres  
of SSAs have  
been placed in  
conservation.

## RLSA Conservation and Taxpayer Funded Conservation

### Collier County RLSA

53,569 Acres  
No Acquisition Cost  
\$ 0 per acre  
TEV: >\$1 B



■ Conservation Collier ■ Conservation 2020 Lee County ■ RLSA

TEV is Total Ecosystem Service Value, a calculation of the economic benefits provided by native habitats.

- Purification of air and water
- Detoxification and decomposition of wastes
- Pollination of crops and natural vegetation
- Cycling and movement of nutrients
- Moderation of weather extremes and their impacts
- Provision of aesthetic beauty and intellectual stimulation that lift the human spirit

### Conservation Collier

4,054 Acres  
\$ 103,898,698 Acquisition Cost  
\$ 25,711 per acre  
TEV annually: \$144,988,312  
(as estimated by J. Beever, SWFRPC, July 2014)

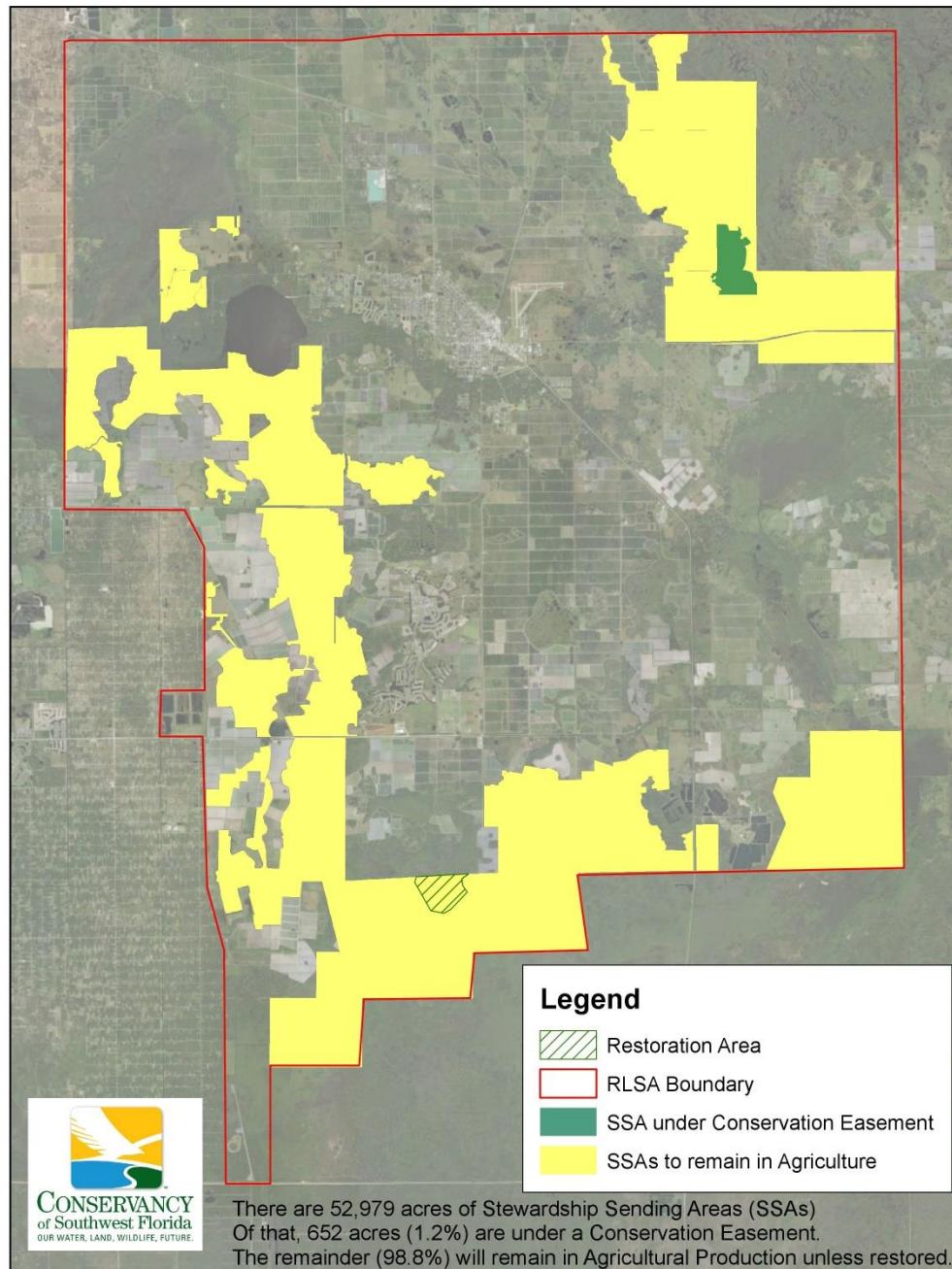
### Lee County Conservation 2020

28,978 Acres  
\$ 349,863,323 Acquisition Cost  
\$ 12,073 per acre



**REALITY:** Only  
1% of SSA lands  
have been  
placed in  
conservation.

Conservation & Agriculture Stewardship Sending Areas

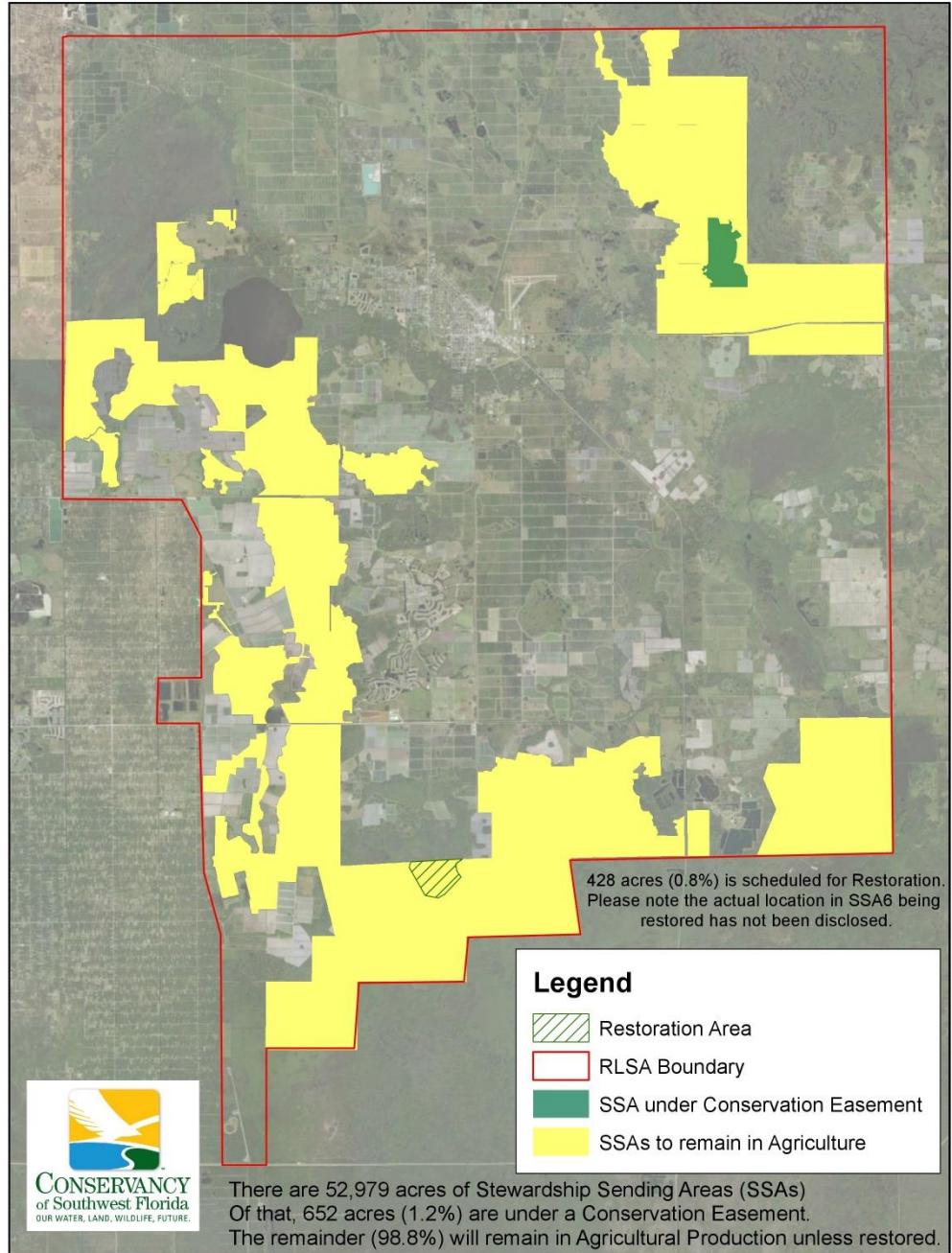


## Myth 3: Restoration is occurring in RLSA



Photo: Old Florida Wetland Mitigation Bank

**REALITY:** Less  
than 1% of  
SSA lands  
have been  
restored.

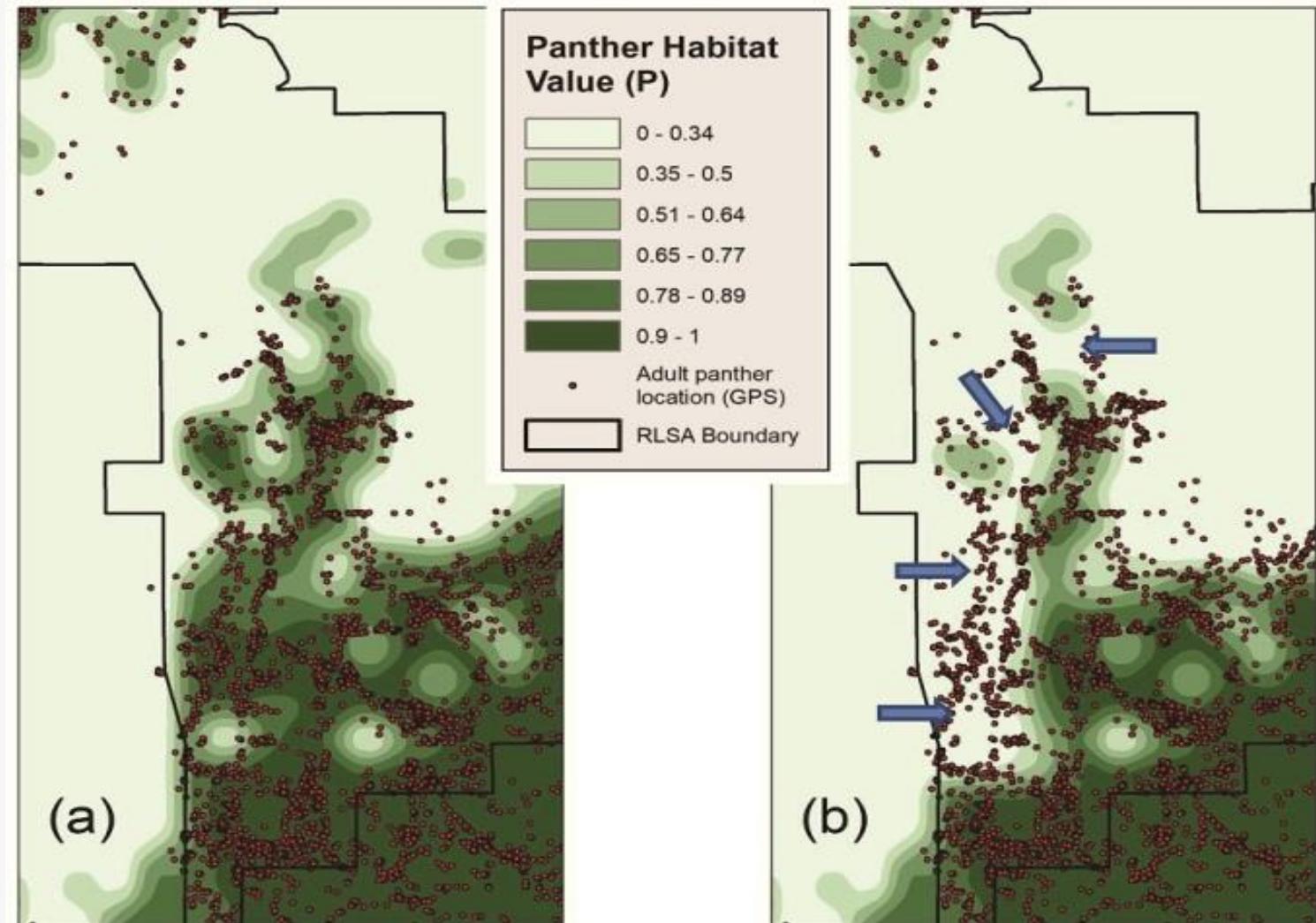


## Myth 4: Habitat connectivity will be retained and enhanced



*“Panther corridors will be severely fragmented, narrowed, and shortened as a result of HCP development.” ~ Frakes (2018)*

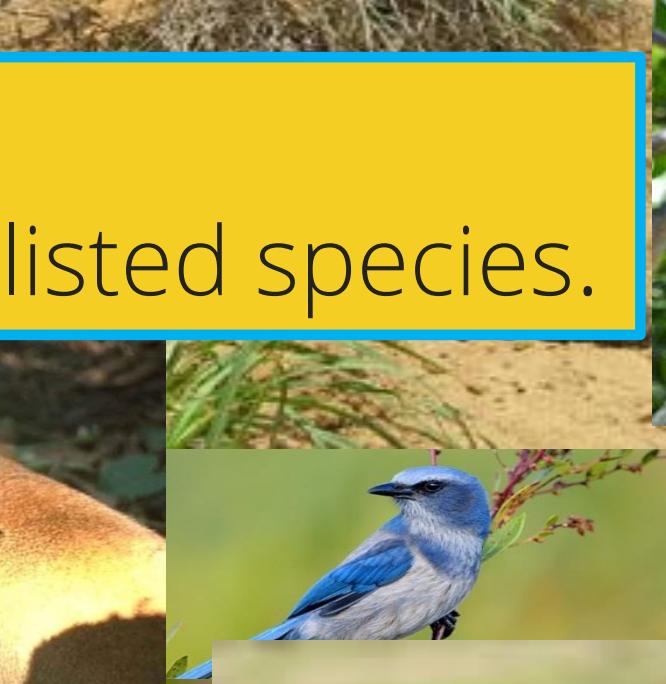
**REALITY:** Panther corridors will be narrowed and fragmented.



Frakes, Robert A. (2018, October 7). "Impacts to Panther Habitat from the Proposed Eastern Collier Multiple Species Habitat Conservation Plan: A Quantitative Analysis. Prepared for: Conservancy of Southwest Florida."

## Myth 5:

The HCP will protect listed species.



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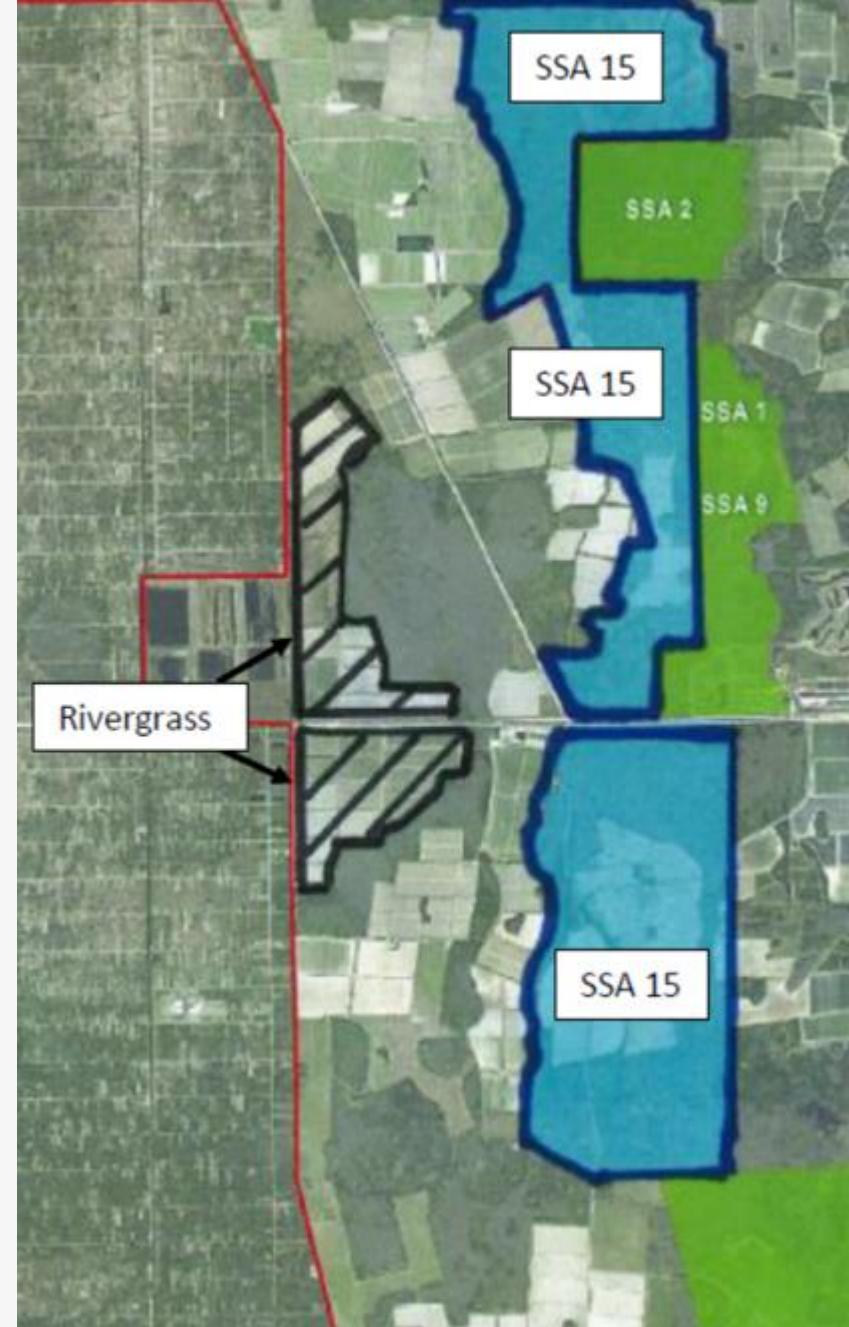
**REALITY:** The HCP development will gravely impact all listed species, not just the panther.

*"The increased traffic volume, which would result from implementation of this HCP, poses a grave risk not only to the panther, but to most of the other Covered Species."*  
~ Dr. Reed Noss



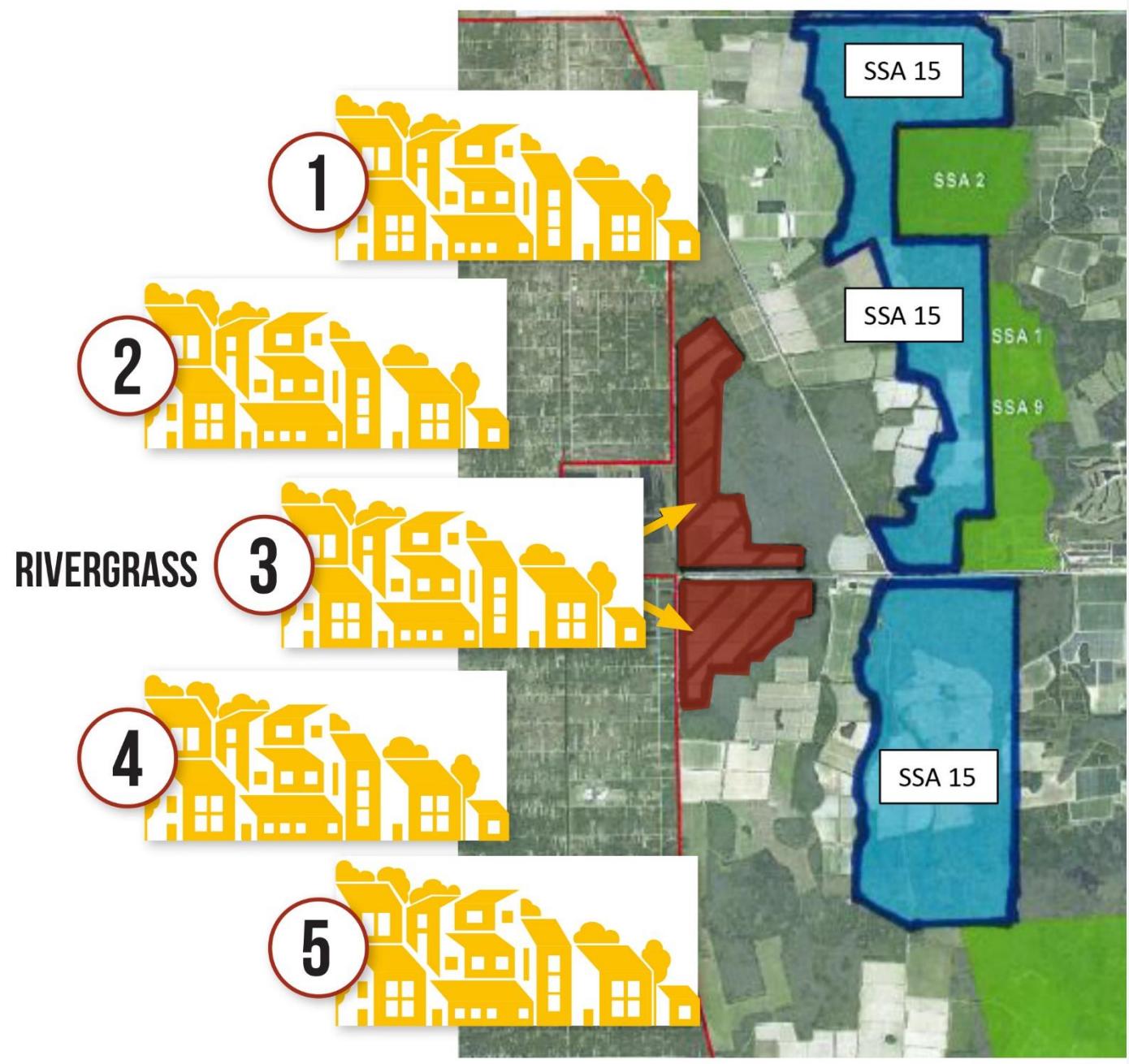
## Myth 6:

5,000 acres of land  
was set aside as  
conservation in  
exchange for one  
Rivergrass Village.



## REALITY:

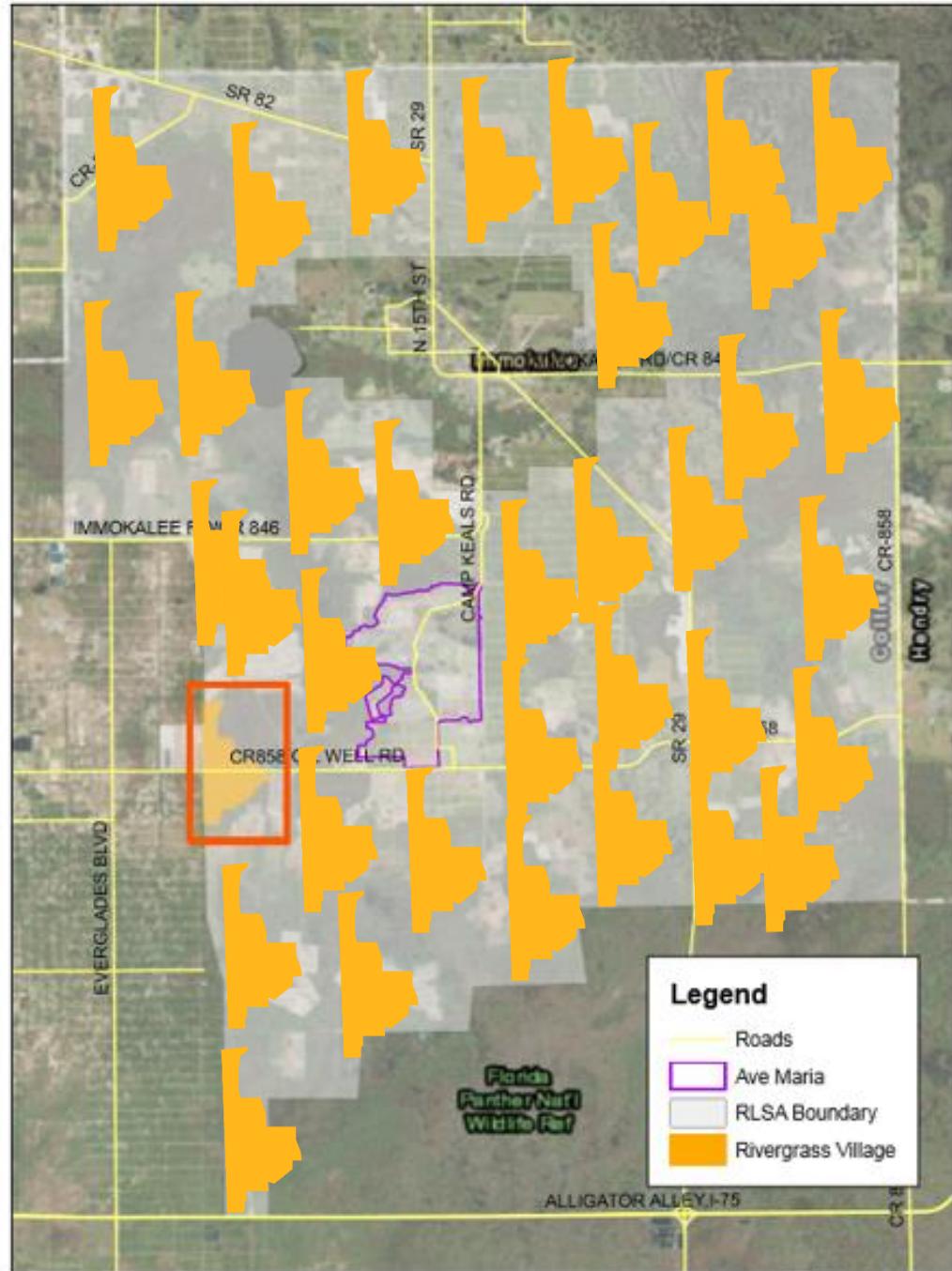
5,000 acres of land  
was set aside as  
agricultural  
preservation which  
will pave the way for  
**FIVE** Rivergrass  
villages, not one.



The RLSA needs to be fixed now:

Current credits  
pending/approved =  
**37 Rivergrass Villages**

The RLSA is  
37/45<sup>th</sup> the way to the  
45,000 acre cap





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