

Collier County Rural Lands Stewardship Area



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Website

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History of the RLSA

- 1997 Collier County found in non-compliance with its Growth Management Plan to limit urban sprawl, protection of wetlands and listed species habitat, and the premature conversion of agricultural lands to other uses.
- June 22, 1999 the state of Florida Administrative Commission adopted Final Order No. AC-99-002, which directed Collier County to conduct a Rural and Agricultural Area Assessment.

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- County Commission appointed the Rural Lands Assessment Area Oversight Committee to conduct the assessment for the Immokalee Study Area.
 - 15 citizens appointed from Environmental, Planning, Land Development, Land Owner etc.
 - Resulted in the Rural Lands Stewardship Area (RLSA) Overlay, a voluntary, incentive based land development and conservation program.

Public Five-Review

- Progress from 2003-2008
- 13 Member Committee
 - Members of original committee, residents of area, environmental, planning, business owners
 - Nov. 2007 – Oct. 2008

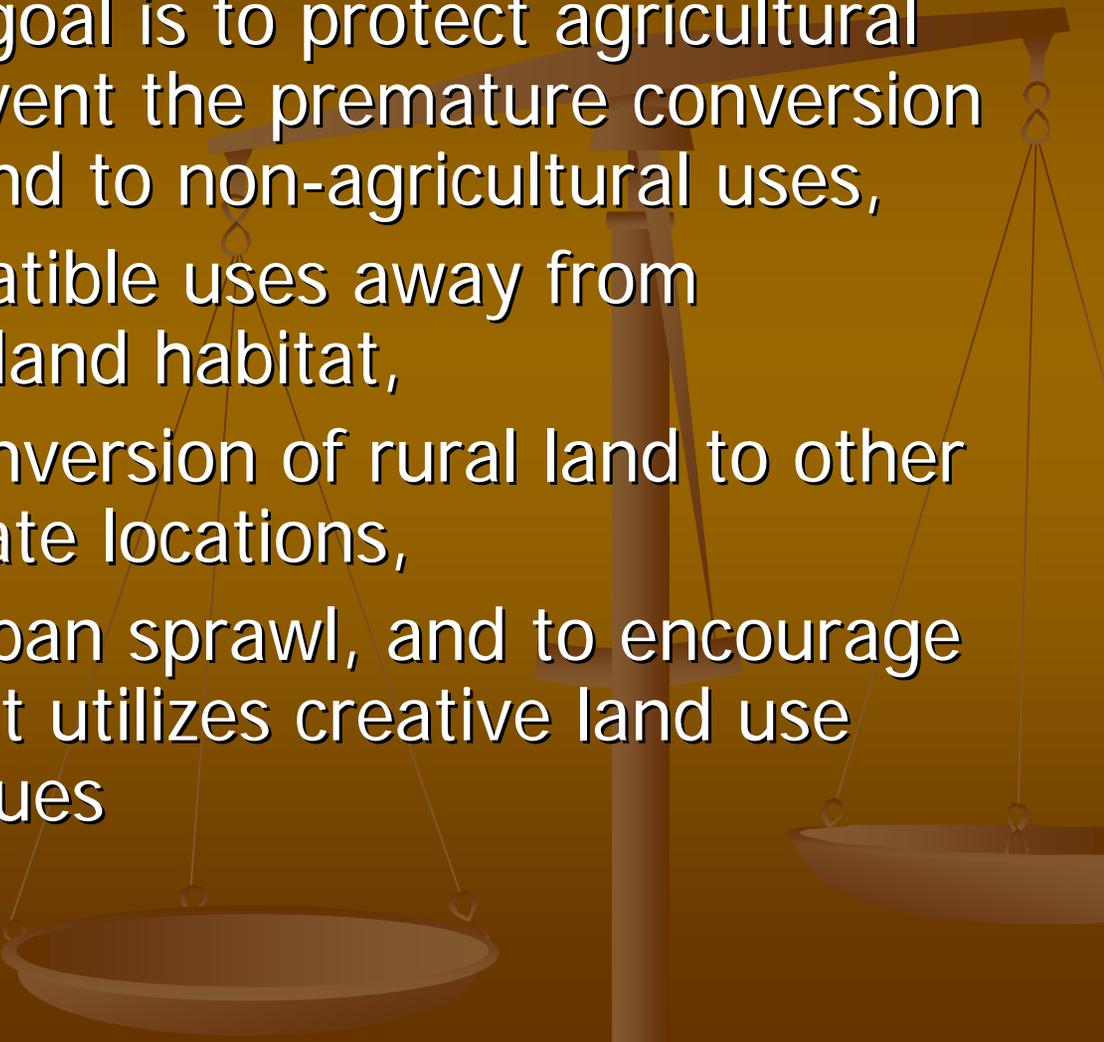


RLSA Primer



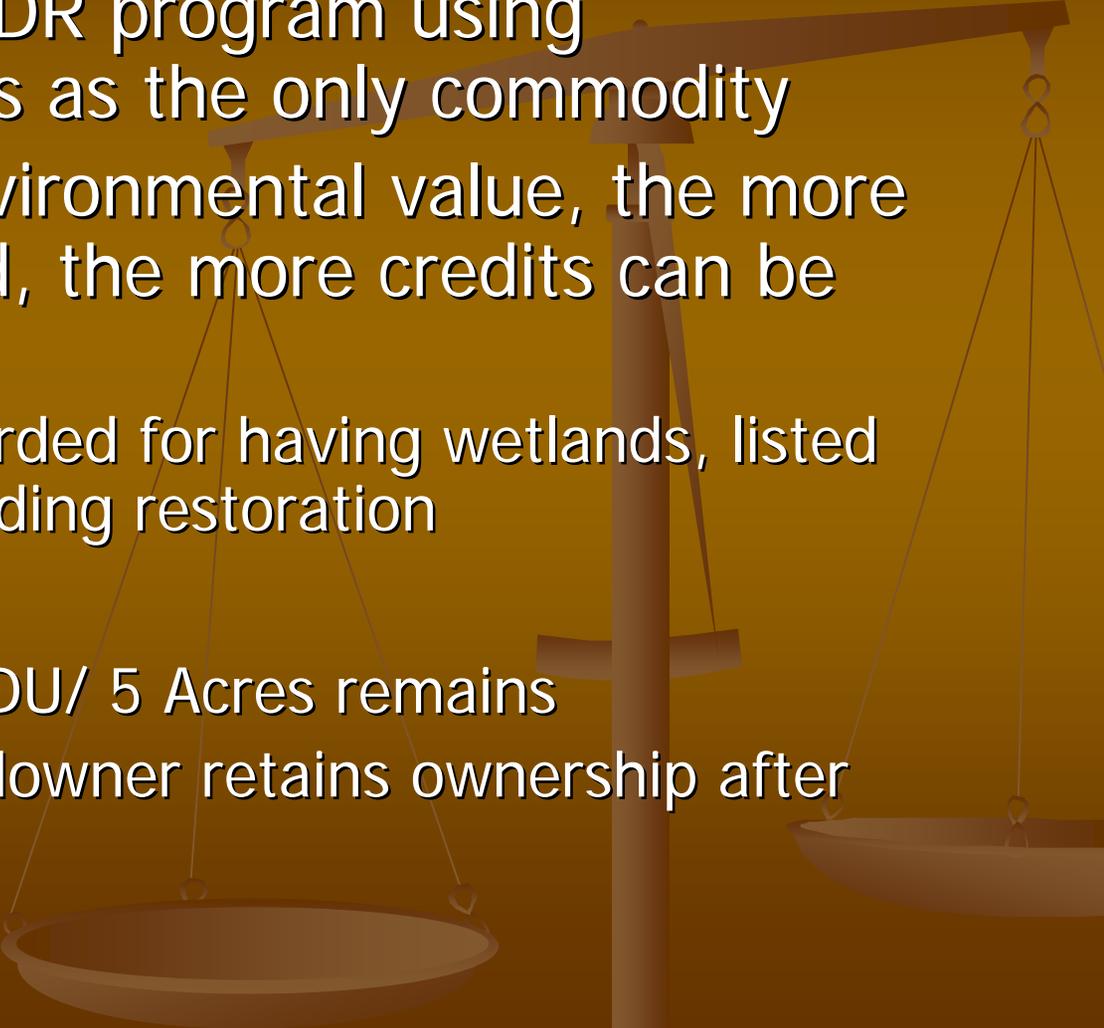


Goals of the RLSA

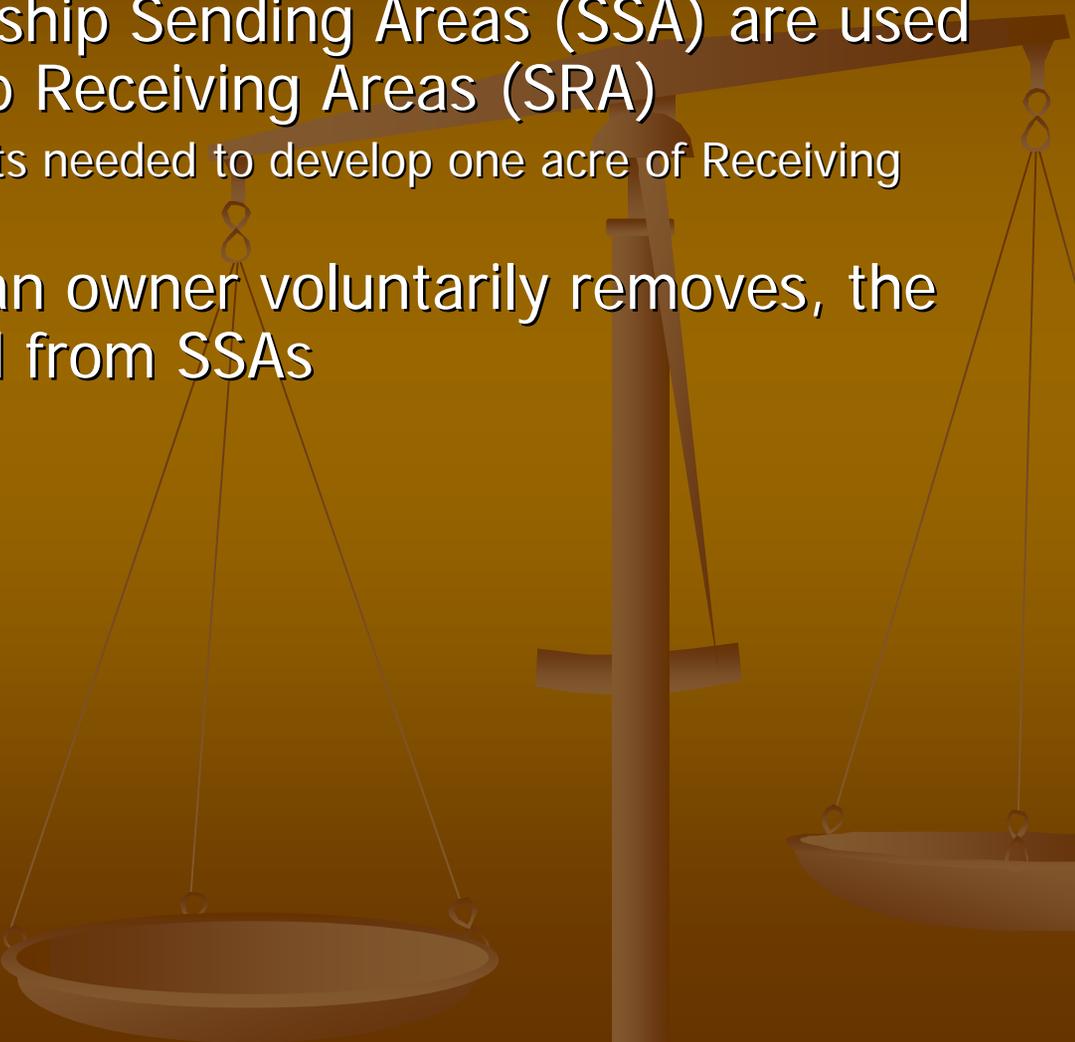


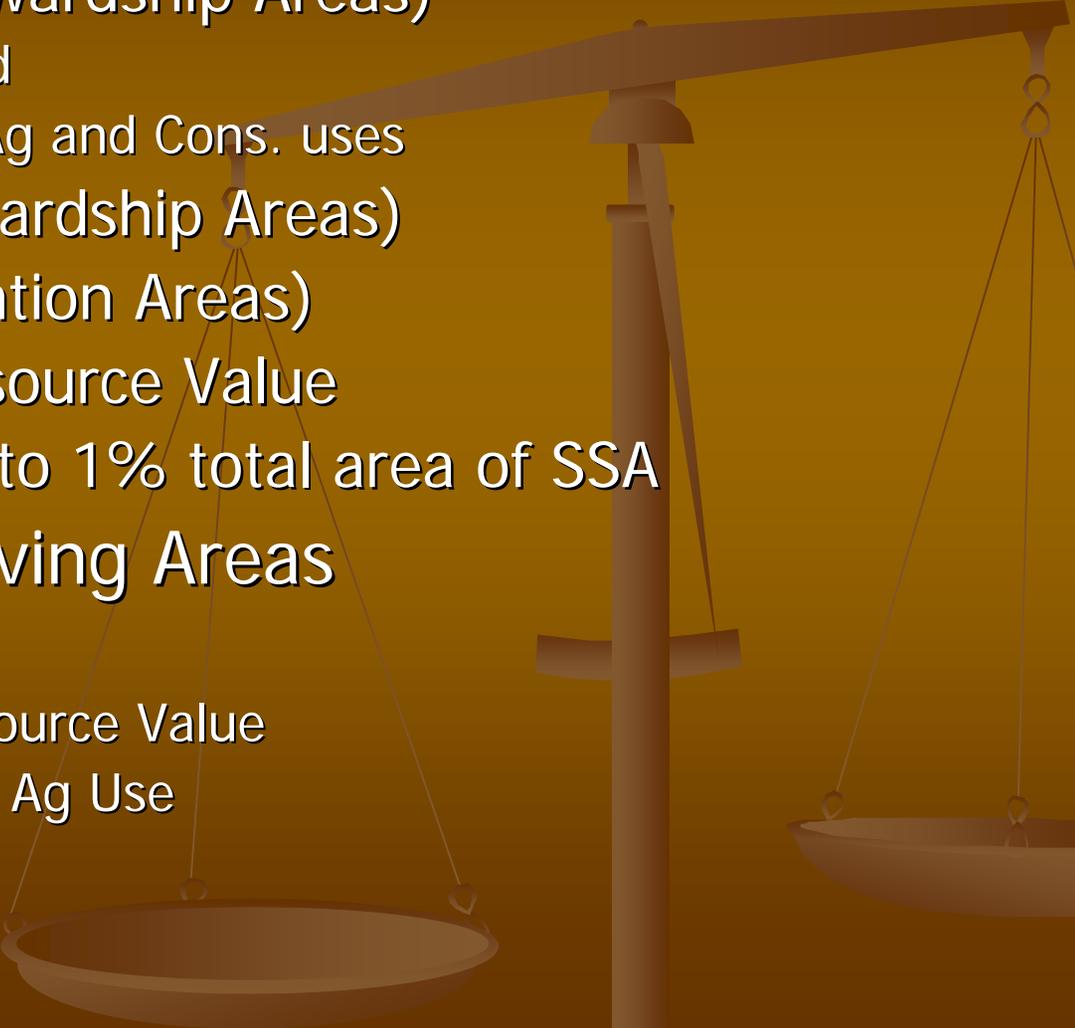
1. Collier County's goal is to protect agricultural activities, to prevent the premature conversion of agricultural land to non-agricultural uses,
2. to direct incompatible uses away from wetlands and upland habitat,
3. to enable the conversion of rural land to other uses in appropriate locations,
4. to discourage urban sprawl, and to encourage development that utilizes creative land use planning techniques

RLSA Program

- Not a traditional TDR program using development rights as the only commodity
 - The higher the environmental value, the more land uses removed, the more credits can be generated
 - Land owners rewarded for having wetlands, listed species, areas needing restoration
 - Property rights
 - Base density of 1 DU/ 5 Acres remains
 - Voluntary and landowner retains ownership after participation
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Program Mechanics

- Credits from Stewardship Sending Areas (SSA) are used to entitle Stewardship Receiving Areas (SRA)
 - 8 Stewardship Credits needed to develop one acre of Receiving Land
 - The more land uses an owner voluntarily removes, the more credits received from SSAs
 1. Residential
 2. Conditional Uses
 3. Earth Mining
 4. Recreational Uses
 5. Ag 1
 6. Ag Support Uses
 7. Ag 2
 8. Conservation
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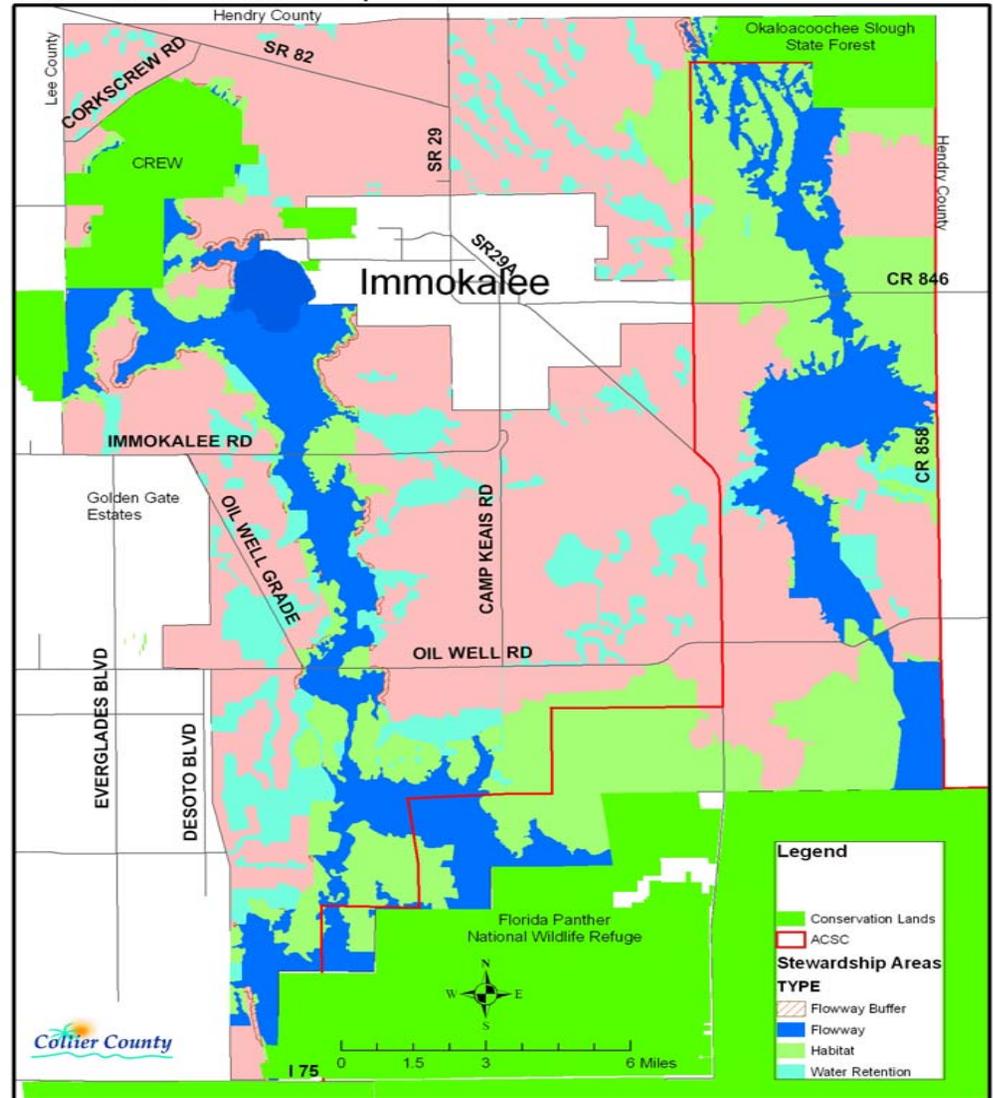
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- Stewardship Sending Areas
 - FSA (Flowway Stewardship Areas)
 - layers 1-4 removed
 - restricted to only Ag and Cons. uses
 - HSA (Habitat Stewardship Areas)
 - WRA (Water Retention Areas)
 - Higher Natural Resource Value
 - Clearing is limited to 1% total area of SSA
 - Stewardship Receiving Areas
 - Open
 - Lower Natural Resource Value
 - Typically Intensive Ag Use

RLSA Land Designations

- Open 73788
- HSAs 45776
- FSAs 38657
- WRAs 18228

- 102,661+ Acres of Potential SSAs

Rural Lands Stewardship Areas



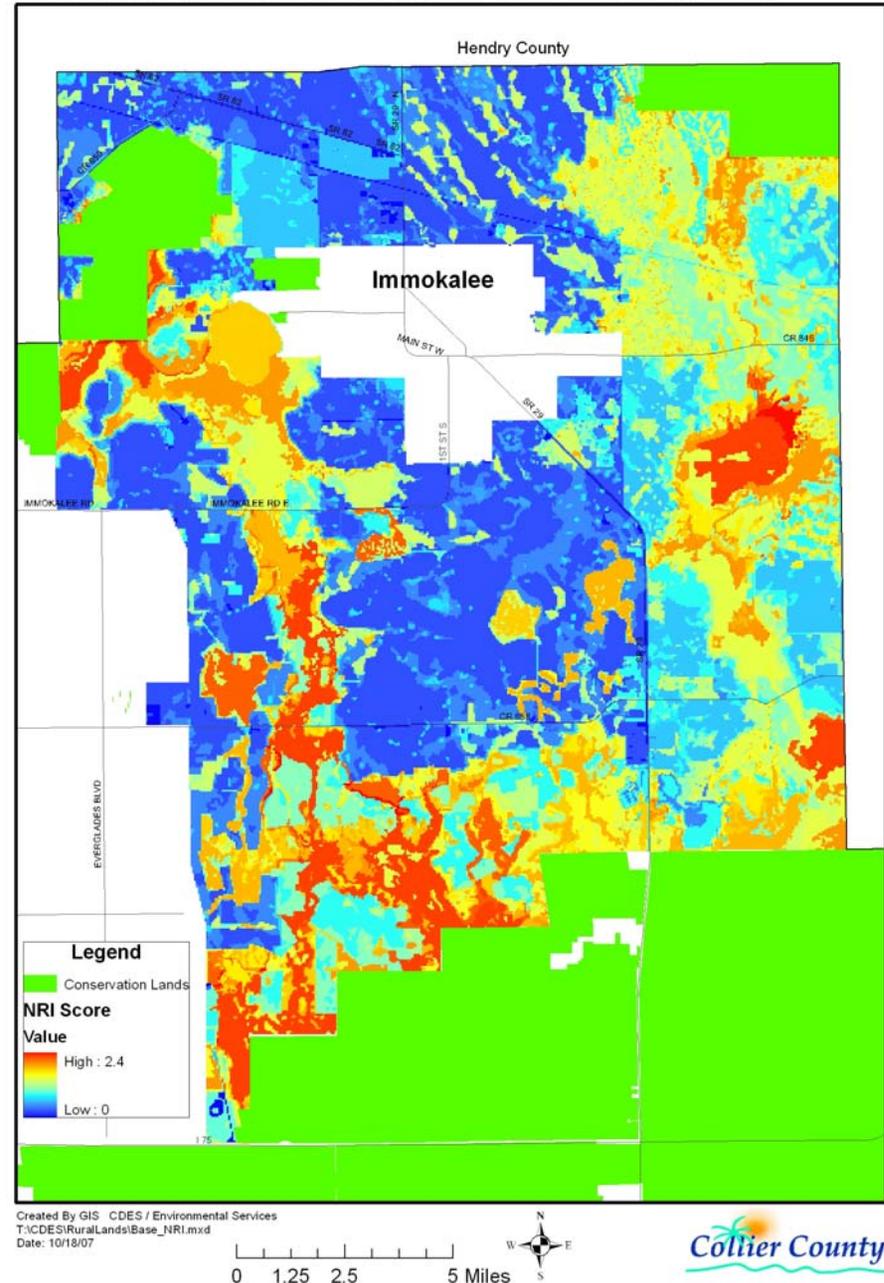
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Natural Resource Index Values NRI

- Overlay Designation
- Proximity to Sending Area
- Listed Species Habitat
- Soils/Surface Water
- Restoration Potential
- Land Use/Land Cover

RED = Higher NRI
BLUE = Lower NRI

Rural Lands NRI Score (Assumes no Restoration Potential)



Current SSAs and SRAs

SSAs 1-9 Approved

- 24,023 Acres

SSAs 10-16 Pending =

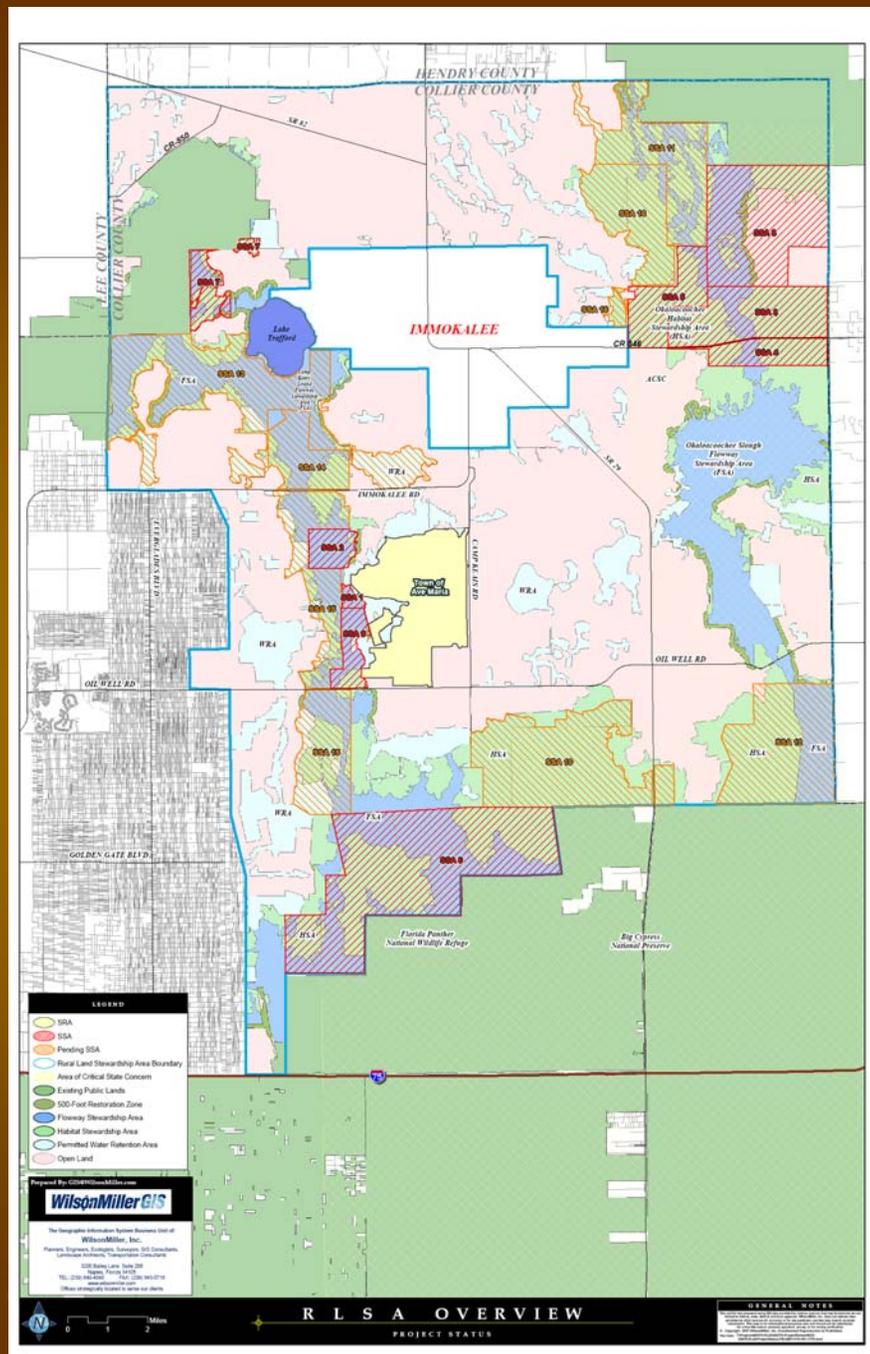
- 31,830 Acres

SRAs

Ave Maria 5,027 acres

- 17, 298 SSA Acres used

Big Cypress 2,798



Status of Program

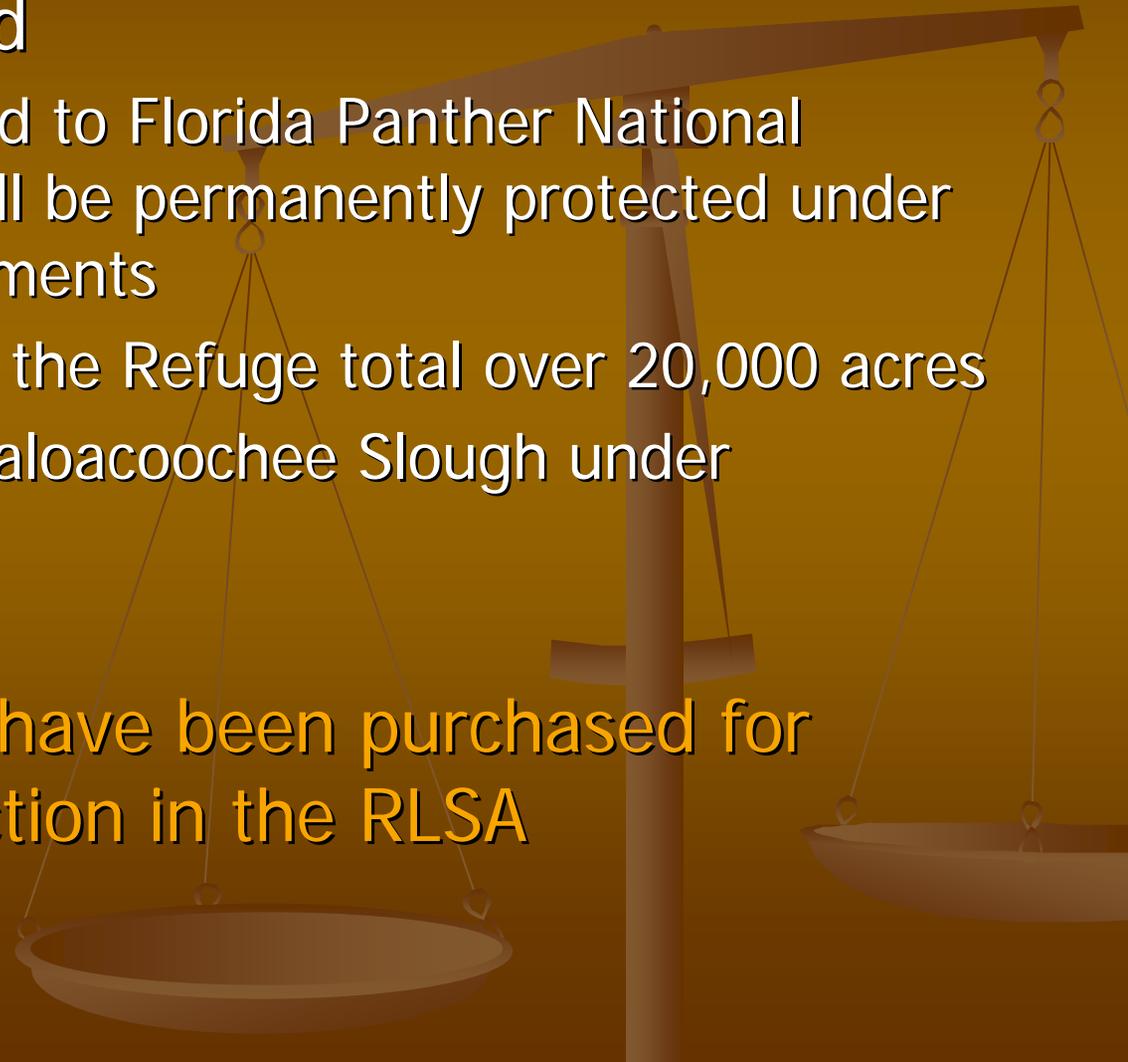
Land Type	Acres	Total Acres Possible	% in SSAs	Proposed FSA Acres/ %
FSA	8,876.7	38,657	23%	10,619 / 27%
HSA	12,860.8	45,776	28%	
WRA	43.5	18,228	.02%	
Open	2,591.8	Based on Restoration potential	3.5%	
Total SSA Lands	24,372.8	176,449		

Easements to limit activity to Ag 1 and Ag 2 uses

Flowway Protection

■ Camp Keais Strand

- From Lake Trafford to Florida Panther National Wildlife Refuge will be permanently protected under Stewardship Easements
- Lands adjacent to the Refuge total over 20,000 acres
- Large areas of Okaloacoochee Slough under easements
- No other lands have been purchased for resource protection in the RLSA



Stewardship Credit Participation

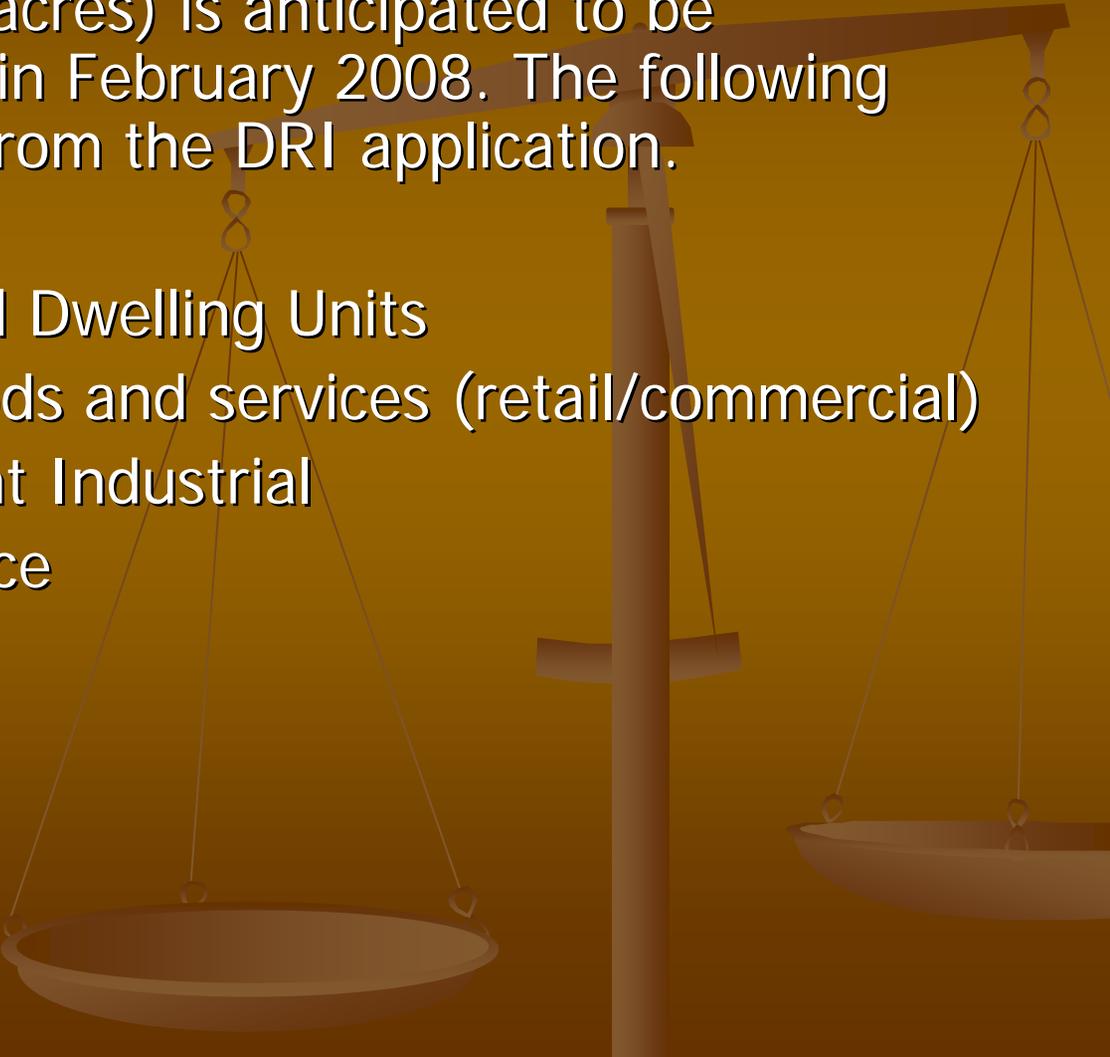
Credits Generated (From 24,023 Acres)	50,870.5
Credits Used (Ave Maria) (from 17,298 Acres)	- 28,658.8
Credits Balance (Held for Future Use)	= 22,211.5
*Credits Pending (with completed restoration) 3344.5 acres pending	9,187.4

SRA Development = 2,776 – 3,925 Acres

SRA Development

Ave Maria Stewardship Receiving Area comprises 5,027 acres.

- 11,000 residential units
- 690,000 ft² retail/service
- 510,000 ft²
- 400 hotel rooms
- 6,000 student university
- 450 units of assisted living facilities
- 148,500 ft² of civic, community and miscellaneous facilities
- 35,000 ft² of medical facilities, a public K-8 school and K-12 private school

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- **Big Cypress** (2,798 acres) is anticipated to be submitted as an SRA in February 2008. The following information is taken from the DRI application.
 - 8,997 Residential Dwelling Units
 - 831,000 sq.ft. Goods and services (retail/commercial)
 - 496,530 sq.ft. Light Industrial
 - 858,330 sq.ft. Office
 - 500 Hotel Rooms