

**FIVE-YEAR REVIEW OF THE COLLIER COUNTY, FLORIDA
RURAL LANDS STEWARDSHIP PROGRAM
[FIRST FIVE YEARS WERE 2002-2007]**

BCC RESOLUTION 2007-305A

[October 24, 2007]

CREATED THE

AD HOC RURAL LANDS STEWARDSHIP AREA REVIEW COMMITTEE [THE COMMITTEE]

FUNCTIONS, POWERS, AND DUTIES OF THE COMMITTEE:

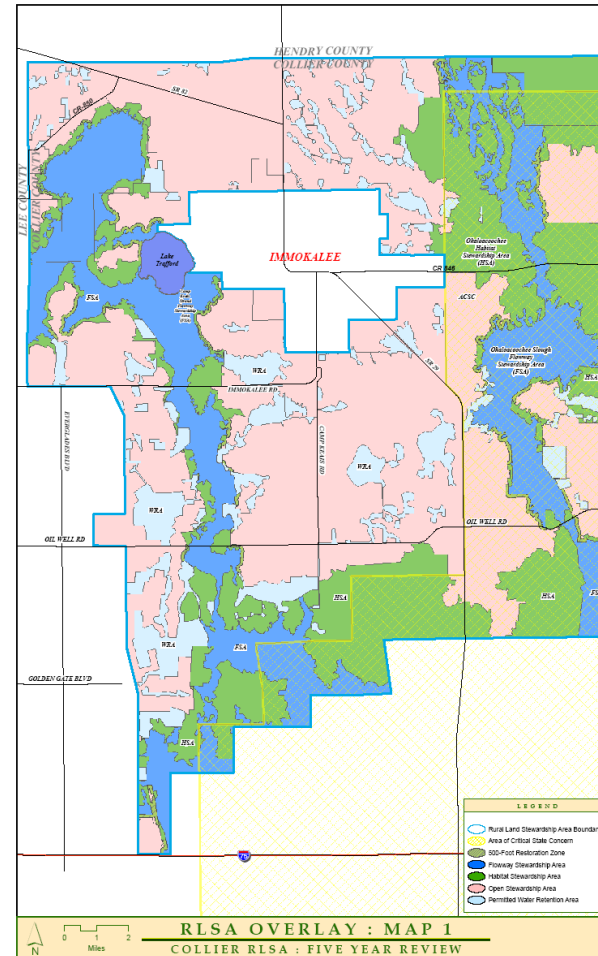
- 1. Review data concerning the participation and effectiveness in the Overlay meeting the Goal, Objective, and Policies of the FLUE of the GMP.**
- 2. Review the RLSA Overlay and make recommendations to increase the effectiveness of the Overlay.**
- 3. Assist in determining the most effective venues and dates to hold public presentations; and**
- 4. Assist in promoting public interest in the review process.**

1. PARTICIPATION IN THE RLSA PROGRAM IS VOLUNTARY
2. PRIVATELY OWNED LANDS ONLY

GOALS OF THE RLSA PROGRAM

1. TO PROTECT AGRICULTURE AND PREVENT 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; AND
4. TO DISCOURAGE URBAN SPRAWL AND ENCOURAGE URBAN DEVELOPMENT THAT UTILIZES CREATIVE LAND USES PLANNING TECHNIQUES.

**COLLIER COUNTY, FLORIDA
RURAL LANDS STEWARDSHIP AREA OVERLAY**



RURAL LANDS STEWARDSHIP AREA REVIEW COMMITTEE

COMMITTEE MEMBER

BACKGROUND

- **RON HAMEL, CHAIRMAN** **GULF CITRUS GROWERS ASSOCIATION EXECUTIVE DIRECTOR**
- **NENO SPAGNA, VICE CHAIRMAN** **LAND PLANNER AND GOLDEN GATE ACTIVIST**
- **BRAD CORNELL** **COLLIER COUNTY AUDUBON SOCIETY AND AUDUBON OF FLORIDA POLICY ADVOCATE**
- **GARY EIDSON** **NORTH NAPLES ACITIVIST AND FORMER CHAIR OF CITIZENS TRANSPORTATION COALITION OF COLLIER COUNTY**
- **DAVID FARMER** **LAND PLANNER AND ENGINEER**
- **JIM HOWARD** **WACHOVIA REAL ESTATE FINANCIAL SERVICES MANAGER**
- **TOM JONES** **BARRON COLLIER COMPANIES VICE PRESIDENT**
- **BILL MCDANIEL** **CORKSCREW ISLAND NEIGHBORHOOD ASSOCIATION PRESIDENT AND MINING CONTRACTOR**
- **TAMMIE NEMECEK** **ECONOMIC DEVELOPMENT COUNCIL OF COLLIER COUNTY PRESIDENT**
- **FRED THOMAS** **IMMOKALEE ACTIVIST AND FORMER COLLIER COUNTY HOUSING AUTHORITY EXECUTIVE DIRECTOR**
- **DAVE WOLFLEY** **MEMBER OF THE COLLIER COUNTY PLANNING COMMISSION**

PUBLIC PARTICIPATION IN THE FIVE YEAR REVIEW

1. PUBLIC MEETINGS. TWENTY THREE [23] PUBLIC MEETINGS WERE HELD BETWEEN NOVEMBER 20, 2007 AND JANUARY 6, 2009:

- 15 MEETINGS IN COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES BUILDING
- 5 MEETINGS IN TOWN OF AVE MARIA
- 3 MEETING AT NORTH COLLIER REG. PARK
[AVERAGE PUBLIC ATTENDANCE 20 TO 30]
- MEETING SUMMARY MINUTES WERE TAKEN AND AUDIO RECORDED

2. MEETING NOTICES.

- NOTICES OF PUBLIC MEETINGS THROUGH COUNTY INFORMATION OFFICER
- NOTICES OF PUBLIC MEETINGS IN NAPLES DAILY NEWS
- NOTICES OF PUBLIC MEETINGS BY EMAIL TO 65+ PERSONS AND ORGANIZATIONS, IN ADDITION TO COMMITTEE MEMBERS

MAJOR REGULAR CONTRIBUTORS TO THE FIVE-YEAR REVIEW

- Audubon Society
- Collier Citizen
- Collier County Planning Commission
- Collier County Community Development and Environmental Services Division
- Collier County Environmental Advisory Council
- Collier County Transportation Division
- Conservancy of Southwest Florida
- Defenders of Wildlife
- East Collier Property Owners [ECPO]
- Florida Gulf Coast University
- Florida Department of Community Affairs
- Florida Fish and Wildlife Conservation Commission
- Florida Wildlife Federation
- Fort Myers News-Press
- Naples Daily News [25+ STORIES DURING THE REVIEW]
- One Thousand Friends of Florida
- Sierra Club
- South Florida Water Management District
- University of Florida Institute for Food and Agricultural Sciences

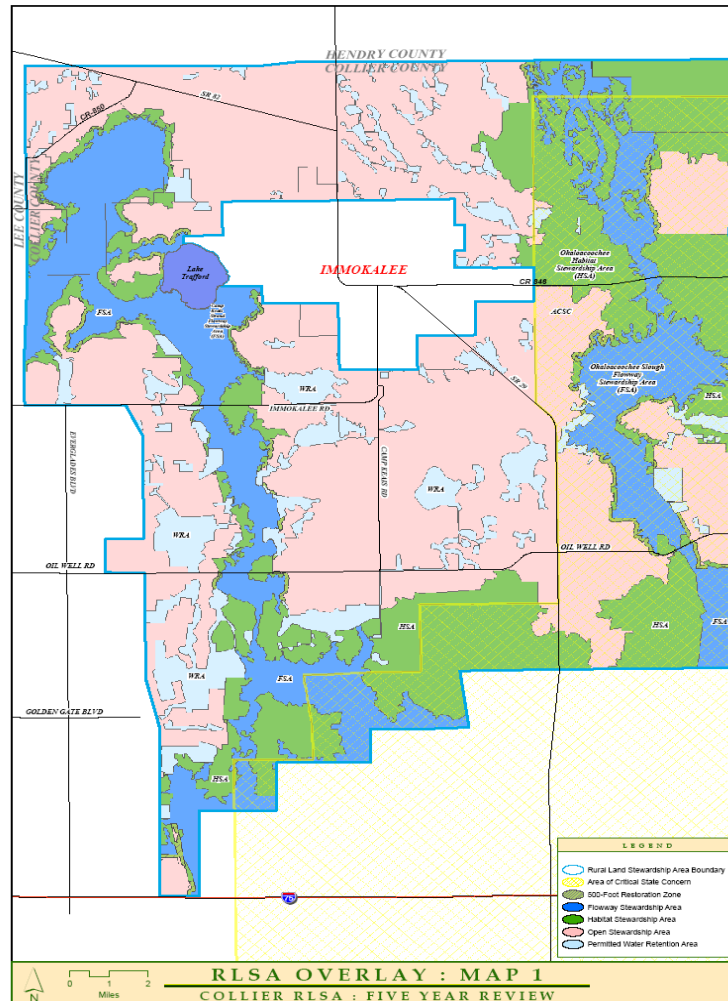
PHASE 1-TECHNICAL REVIEW, IN BRIEF

[RELEASED BY THE COMMITTEE IN FEBRUARY, 2008]

REVIEWED AND COMMENTED UPON BY THE EAC ON MARCH 6, THE CCPC ON MAY 1, AND THE BCC ON MAY 27, 2008 AND SUBMITTED TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

PURPOSE OF THE PHASE 1-TECHNICAL REVIEW

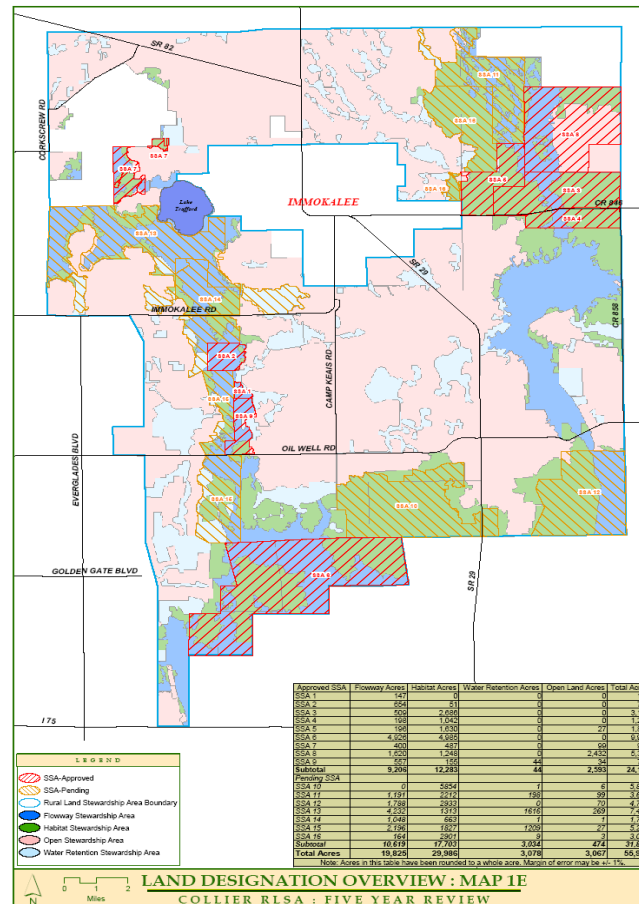
ASSESSMENT OF THE ACHIEVEMENTS AND ACTIVITIES OF THE RURAL LANDS STEWARDSHIP PROGRAM DURING ITS FIRST FIVE YEARS IN OPERATION



LEGEND FOR RLSA OVERLAY MAP
BOUNDARY; AREA OF CRITICAL STATE CONCERN; 500-FOOT RESTORATION
ZONE; FLOWWAY STEWARDSHIP AREA; HABITAT STEWARDSHIP AREA; OPEN
STEWARDSHIP AREA; AND PERMITTED WATER RETENTION AREA

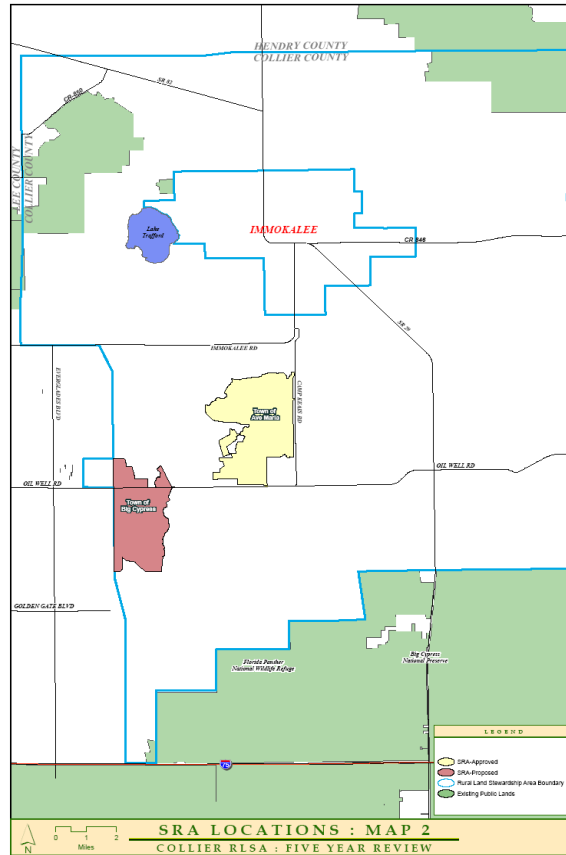
APPROVED AND PENDING STEWARDSHIP SENDING AREAS

[VOLUNTARY PROTECTION OF MOSTLY ENVIRONMENTALLY SENSITIVE AREAS...13 SSAS CURRENTLY APPROVED AS OF JANUARY 6, 2009 AND 3 SSAS PENDING APPROVAL]



APPROVED AND PENDING STEWARDSHIP RECEIVING AREAS

[LIMITED TO COMPACT FORMS OF DEVELOPMENT IN APPROPRIATE LOCATIONS UTILIZING CREATIVE LAND USE PLANNING TECHNIQUES...."TOWN", "VILLAGE", "HAMLET", OR "COMPACT RURAL DEVELOPMENT"]



PHASE 2 REPORT, IN BRIEF

[RELEASED BY THE COMMITTEE ON JANUARY 6, 2009]

PURPOSE OF THE PHASE 2 REPORT

**REVIEW OF THE RLSA OVERLAY AND MAKE RECOMMENDATIONS TO INCREASE
THE EFFECTIVENESS OF THE OVERLAY**

CCPC, EAC, BCC, AND DCA REVIEWS

CCPC...JANUARY 28/30, 2009

EAC....JANUARY 29/FEBRUARY 5, 2009

BCC.....MARCH 16/17, 2009

DCA....AT THE DIRECTION OF THE BCC

RLSA Credit System - Committee Changes

Proposed changes to the RLSA Overlay recommended by the Committee would change the Stewardship Credit estimates:

Agriculture Credits (Policy 2.2)

Open designated land in the ACSC at 2.6 Credits per acre.

Open designated land outside of the ACSC at 2.0 credits per acre.

Estimated 89,000 total Agriculture Credits.

Panther Corridor Credits (Policy 3.11)

1,300 acres of Open land and 1,000 acres of WRA land in the north and south corridors for a total of 2,300 acres at 10 Credits per acre.

Estimated 23,000 Panther Corridor Credits.

Tiered Restoration Credit Estimates (Policy 3.11)

Approved restoration credits (SSAs 1-9, 11): 28,000

Estimated pending and future restoration credits: 116,000

Estimated 144,000 Restoration Credits

SRA designation limit of 45,000 acres (Policy 4.2) and recalibration of SRA Credit Ratio from 8 Credits per acre to 10 Credits per acre. (Policy 4.19)

RLSA Credits – Open Space in SRAs

RLSA Policy 4.10 requires a minimum of 35% of each SRA to be open space.

15,750 acres of SRA will be open space if maximum SRA acreage is reached.

A maximum of 29,250 acres will be developed land.

The net developed footprint is equal to 15% of the total RLSA.

RLSA Supporting Documentation - Summary

Based on the adopted RLSA Overlay and the RLS Review Committee's recommended policies, the RLSA will:

Achieve a balance of natural resource protection, agriculture and sustainable community development at the planning horizon year and at buildout.

Provide new and meaningful economic incentives for agriculture to remain as a viable component of the economy of Collier County.

Increase the total area of lands expected to be placed into Stewardship Sending Areas from 92,000 acres to 134,300 acres.

Enable protection and restoration of critical natural resources on private land using incentives that do not require public dollars for acquisition or management.

Align the RLSA program with the Florida Panther Protection Program's objectives.

RLSA Supporting Documentation - Summary

Based on the adopted RLSA Overlay and the RLS Review Committee's recommended policies, the RLSA will:

Establish a maximum SRA development footprint of 45,000 acres - less than 1/4 of the total RLSA; or 15% when open space within new communities is accounted for.

Reduce the potential for conversion of open lands to non - RLSA baseline development, thereby reducing potential sprawl.

Accommodate forecasted population growth in a sustainable manner and ensure that supporting public facilities, services, and infrastructure are provided.

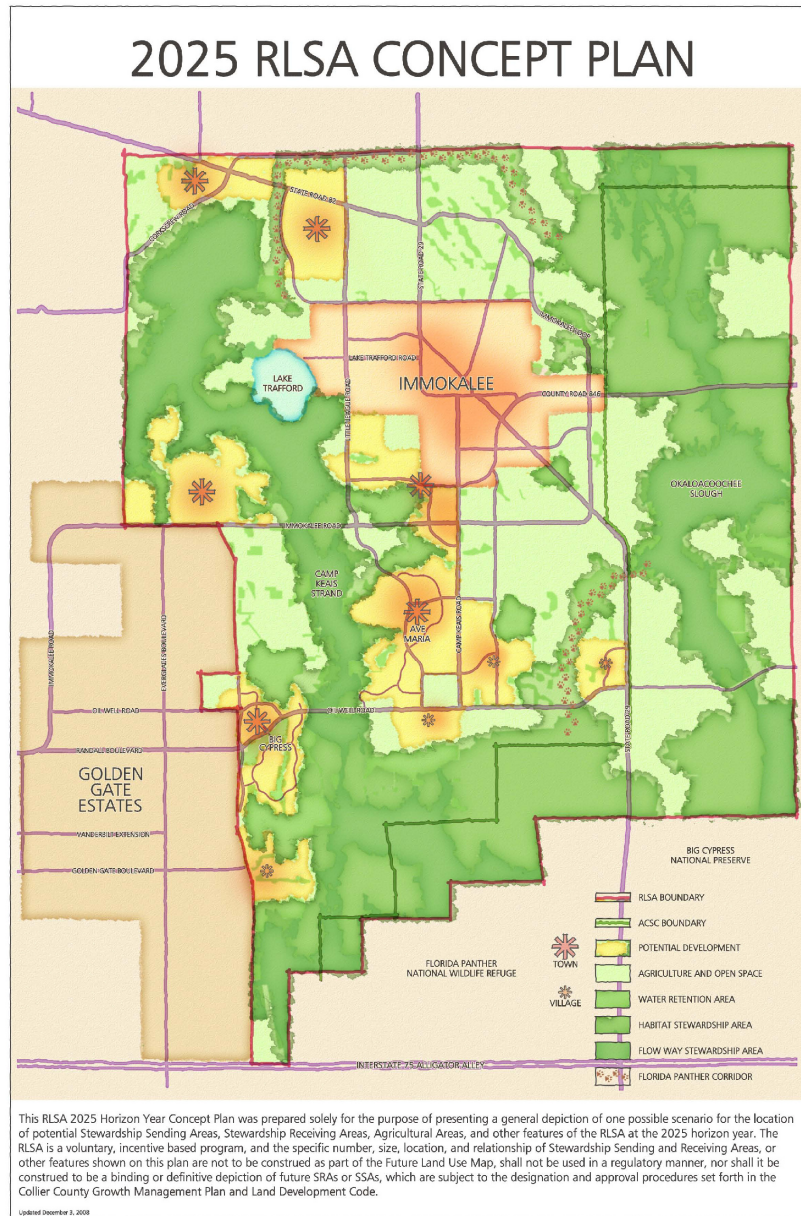
Create new opportunities to site economic development driven new businesses in proximity to places for employees to live.

Accommodate a long range interconnected transportation network plan that serves eastern Collier County.

2025 RLSA CONCEPT PLAN

NOTE:

THE RLSA HORIZON YEAR CONCEPT PLAN WAS PREPARED SOLELY FOR THE PURPOSE OF PRESENTING A GENERAL DEPICTION OF ONE POSSIBLE SCENARIO FOR THE LOCATION OF POTENTIAL STEWARDSHIP SENDING AREAS, STEWARDSHIP RECEIVING AREAS, AGRICULTURAL AREAS, AND OTHER FEATURES OF THE RLSA AT THE 2025 HORIZON YEAR. THE RLSA IS A VOLUNTARY INCENTIVE BASED PROGRAM, AND THE SPECIFIC NUMBER, SIZE, LOCATION AND RELATIONSHIP OF SSAS AND SRAS, OR OTHER FEATURES SHOWN ON THIS PLAN ARE NOT TO BE CONSTRUED AS PART OF THE FUTURE LAND USE MAP, SHALL NOT BE USED IN A REGULATORY MANNER, NOR SHALL IT BE CONSTRUED TO BE A BINDING OR DEFINITIVE DEPICTION OF FUTURE SSAS OR SRAS, WHICH ARE SUBJECT TO THE DESIGNATION AND APPROVAL PROCEDURES SET FORTH IN THE GMP AND LDC.

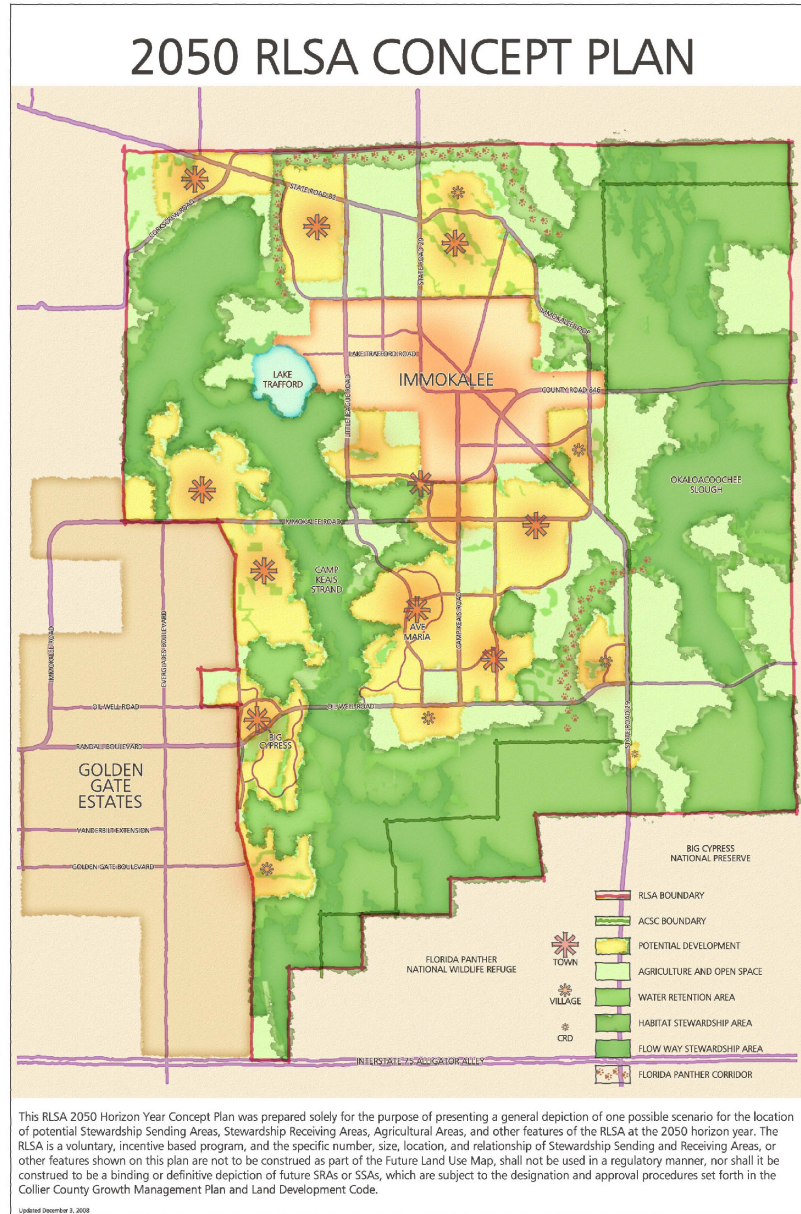


This RLSA 2025 Horizon Year Concept Plan was prepared solely for the purpose of presenting a general depiction of one possible scenario for the location of potential Stewardship Sending Areas, Stewardship Receiving Areas, Agricultural Areas, and other features of the RLSA at the 2025 horizon year. The RLSA is a voluntary, incentive based program, and the specific number, size, location, and relationship of Stewardship Sending Areas, Stewardship Receiving Areas, Agricultural Areas, or other features shown on this plan are not to be construed as part of the Future Land Use Map, shall not be used in a regulatory manner, nor shall it be construed to be a binding or definitive depiction of future SRAs or SSAs, which are subject to the designation and approval procedures set forth in the Collier County Growth Management Plan and Land Development Code.

2050 RLSA CONCEPT PLAN

NOTE:

THIS RLSA 2050 HORIZON YEAR CONCEPT PLAN WAS PREPARED SOLELY FOR THE PURPOSE OF PRESENTING A GENERAL DEPICTION OF ONE POSSIBLE SCENARIO FOR THE LOCATION OF POTENTIAL STEWARDSHIP SENDING AREAS, STEWARDSHIP RECEIVING AREAS, AGRICULTURAL AREAS, AND OTHER FEATURES OF THE RLSA AT THE 2050 HORIZON YEAR. THE RLSA IS A VOLUNTARY INCENTIVE BASED PROGRAM, AND THE SPECIFIC NUMBER, SIZE, LOCATION AND RELATIONSHIP OF SSAS AND SRAS, OR OTHER FEATURES SHOWN ON THIS PLAN ARE NOT TO BE CONSTRUED AS PART OF THE FUTURE LAND USE MAP, SHALL NOT BE USED IN A REGULATORY MANNER, NOR SHALL IT BE CONSTRUED TO BE A BINDING OR DEFINITIVE DEPICTION OF FUTURE SSAS OR SRAS, WHICH ARE SUBJECT TO THE DESIGNATION AND APPROVAL PROCEDURES SET FORTH IN THE GMP AND LDC.

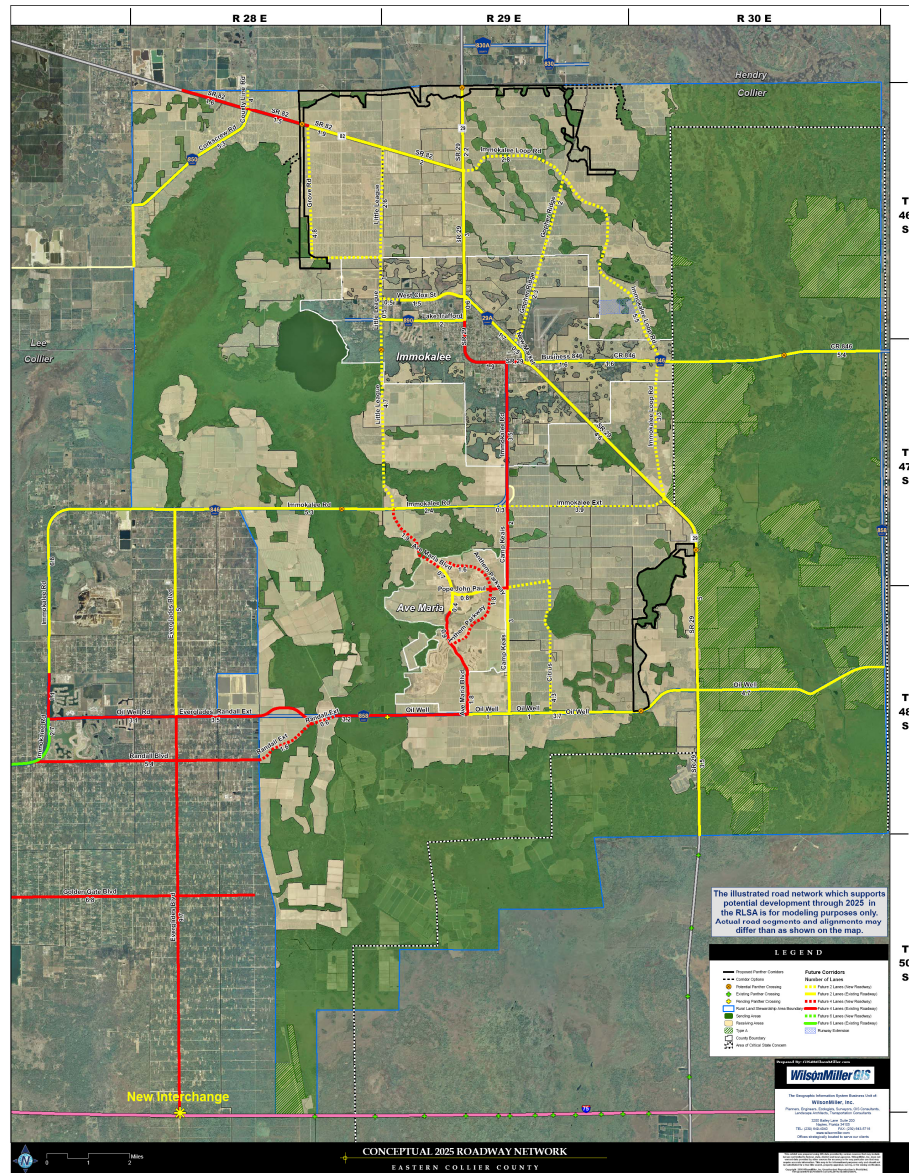


CONCEPTUAL 2025 ROADWAY NETWORK

NOTE:

THE ILLUSTRATED ROAD NETWORK WHICH SUPPORTS POTENTIAL DEVELOPMENT THROUGH 2025 IN THE RLSA IS FOR MODELING PURPOSES ONLY. ACTUAL ROAD SEGMENTS AND ALIGNMENTS MAY DIFFER THAN AS SHOWN ON THE MAP.

THIS MAP HAS NOT BEEN APPROVED BY THE TRANSPORTATION DIVISION AND WILL BE SUBJECT TO FURTHER REFINEMENTS PRIOR TO INCORPORATION INTO THE COUNTY-WIDE TRANSPORTATION PLAN NETWORK THAT WILL BE SHOWN TO MEET THE ADOPTED LEVEL OF SERVICE THROUGH THE "COUNTY BUILD OUT VISION PLAN" WHICH IS ADDRESSED IN SECTION 5 OF THIS PHASE 2 REPORT AS PROPOSED NEW POLICY 3.7 OF THE TRANSPORTATION ELEMENT OF THE GMP.

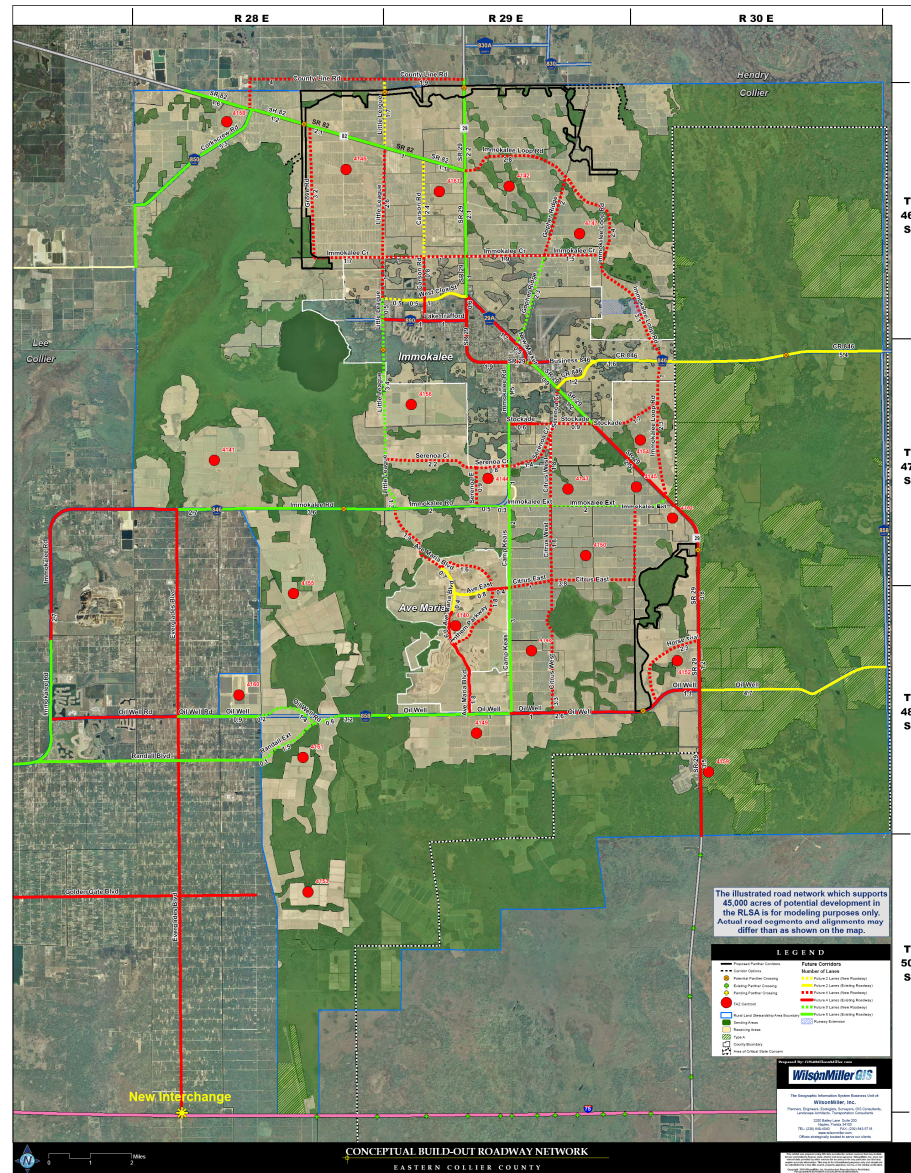


CONCEPTUAL 2050 ROADWAY NETWORK

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REVIEW OF THE FIVE YEAR REPORT OF THE RURAL LANDS STEWARDSHIP PROGRAM WITH THE COMMITTEE



FIVE-YEAR REVIEW OF THE RURAL LANDS STEWARDSHIP PROGRAM [VOLUME 1]

PHASE I REPORT-TECHNICAL REVIEW
[Five-Year review of activities under the Rural Lands Stewardship Program]

AND

PHASE II REPORT- REVIEW OF THE RURAL LANDS STEWARDSHIP AREA OVERLAY
[Five-Year review and recommendations to increase the effectiveness of the RLSA Overlay]

COLLIER COUNTY RURAL LANDS STEWARDSHIP AREA OVERLAY
OF THE
FUTURE LAND USE ELEMENT OF THE COLLIER COUNTY, FLORIDA GROWTH MANAGEMENT PLAN



Prepared by: The Collier County Rural Lands Stewardship Area Review Committee
Date: January, 2009