

# **The Collier County Rural Lands Stewardship Overlay**

Presented to:

**Collier County  
Board of County Commissioners**

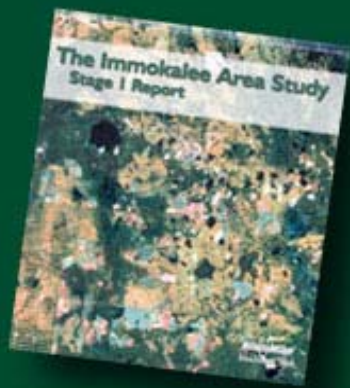
Presented by:

Alan Reynolds, AICP

President/CEO

WilsonMiller, Inc.

June 12 , 2002



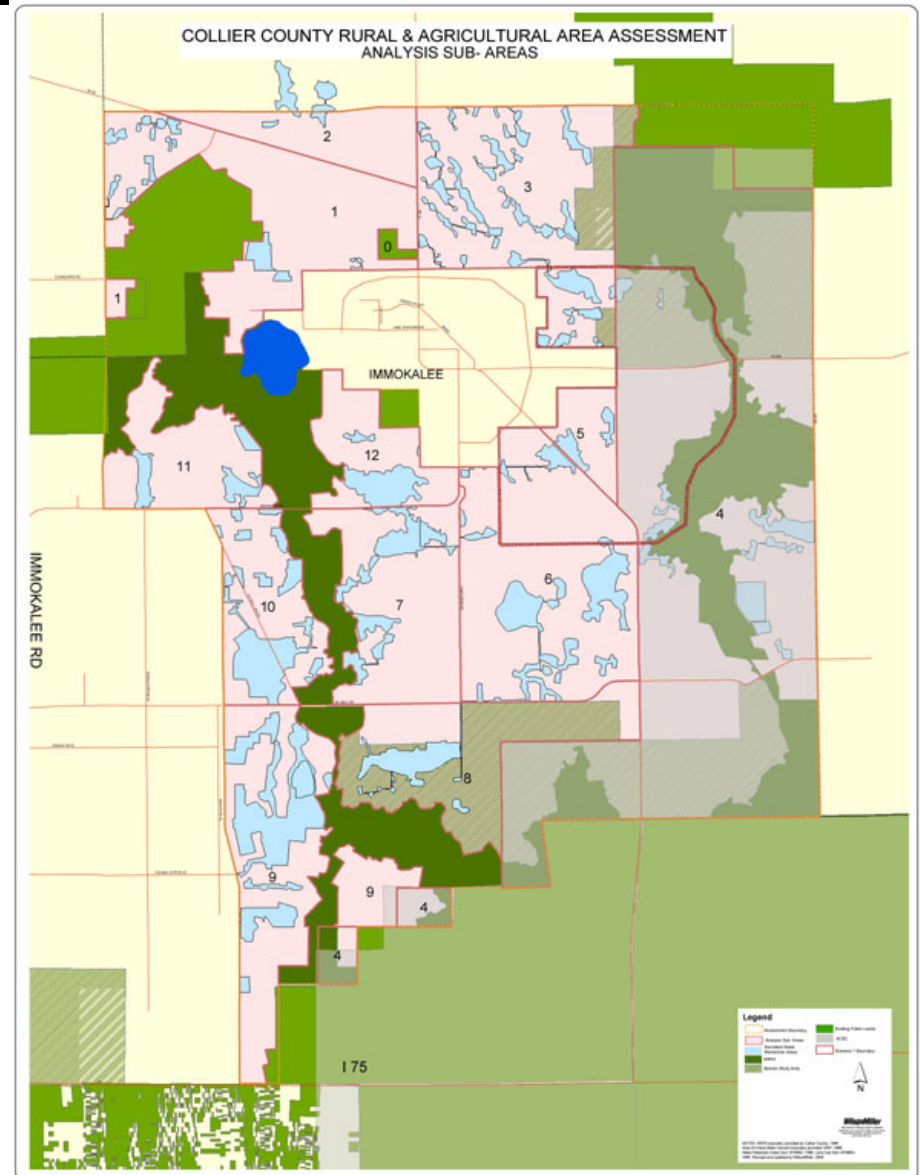
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**(Updated for presentation to RLSA Review Committee**

**December 4, 2007)**

# Overview of the Collier County – Immokalee Area Study

In the Fall of 1999, a three year strategic land planning process was started for 195,846± acres of rural agricultural land as a part of Collier County's Rural Land Area Assessment.



An aerial photograph showing a vast agricultural landscape. In the foreground and middle ground, there are large, rectangular fields of green crops, likely citrus, separated by dirt roads and drainage canals. A prominent canal winds through the fields. In the background, there is a dense forest of tall, thin trees, possibly cypress, and a distant horizon line under a clear sky. The overall scene depicts a mix of intensive agriculture and natural wetland areas.

## **Immokalee Study Area**

**The 300 square mile Study Area is the home of Collier County's Agricultural industry.**

**One third of the Area is within the Big Cypress Area of Critical State Concern.**

**Includes two privately owned wetland flow ways, the Camp Keais Strand and Okaloacoochee Slough.**



## **A balance of three essential goals is needed:**

- Continued agricultural viability
- Environmental resource protection
- Long-term economic prosperity and diversification



# Collier County Land Uses



**2/3 of Collier County is currently preserved as Environmental Conservation Land**

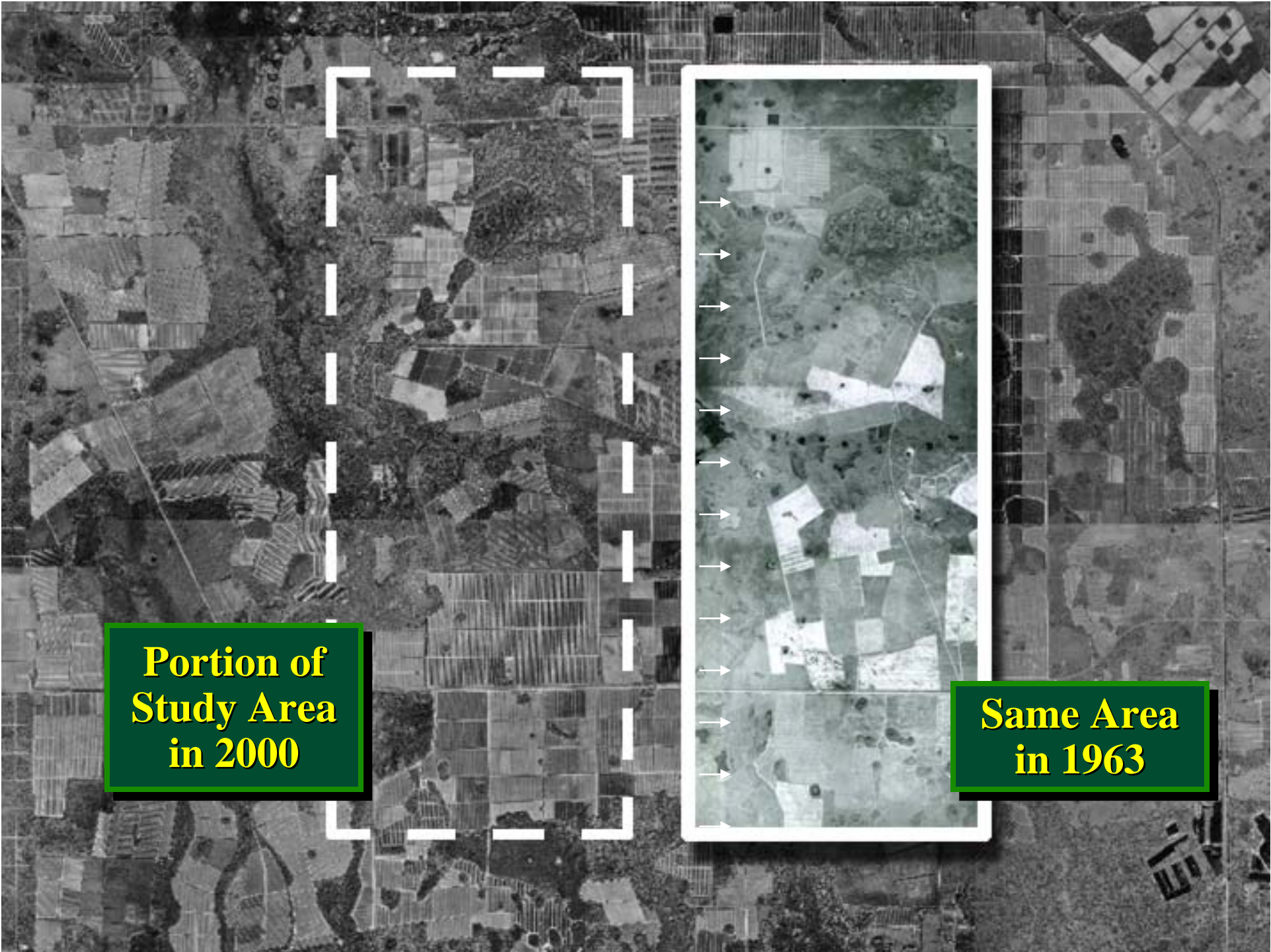


LAND USE	Approx. Acres	% of County
Conservation Lands	912,700	66.2%
<b>Study Area</b>	<b>195,000</b>	<b>14.1%</b>
Urban Areas	116,000	8.4%
Rural Fringe	93,600	6.8%
Golden Gate Estates	62,250	4.5%
<b>Total Collier County</b>	<b>1,379,55</b>	<b>100%</b>

# Agriculture has been the economic mainstay of the Immokalee Study Area for more than a Century.

- Little has changed in many decades.
- Citrus, row crops and cattle are still the primary products.



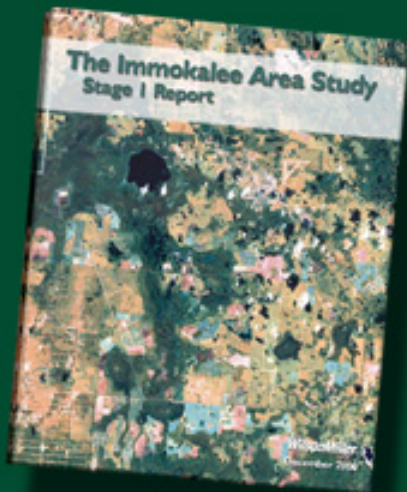


**Portion of  
Study Area  
in 2000**

**Same Area  
in 1963**

# Citizen Oversight Committee

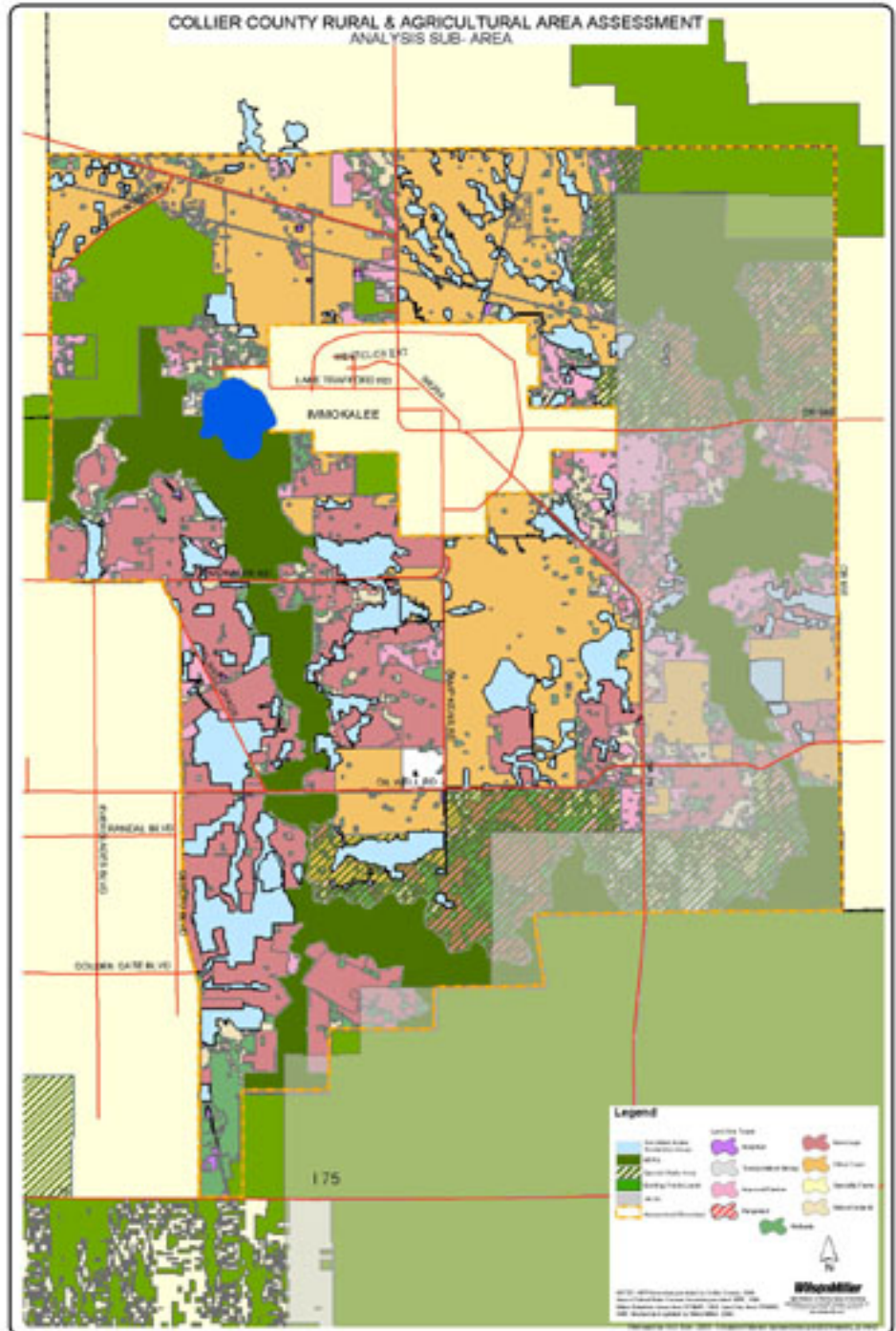
- 15 Citizens appointed by Board of County Commissioners
- 32 Public Meetings over 2.5 years.
- Established best available data and analysis in Stage One.
- Designed 3 alternative Scenarios in Stage Two.
- Tested and evaluated alternatives in Stage Three.
- Considered over 100 hours of expert testimony and public input.
- Decided that incentive based system was needed, not more regulations.
- Reached unanimous consensus on Growth Management Plan Amendments in Stage Four.





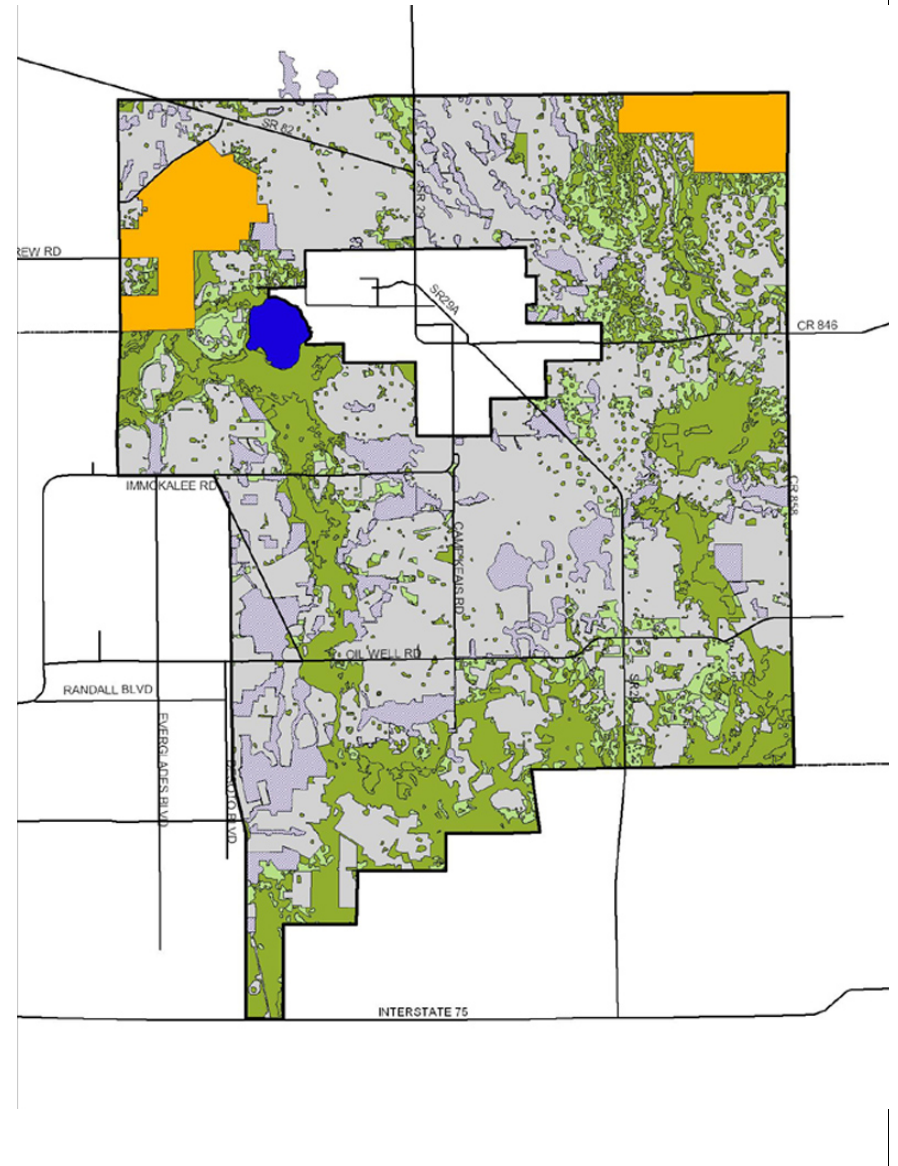
# GIS Database

The Study produced Collier County's first integrated GIS land use and environmental database, and its most accurate large-scale resource mapping to date, through private funding.



# Natural Resource Mapping

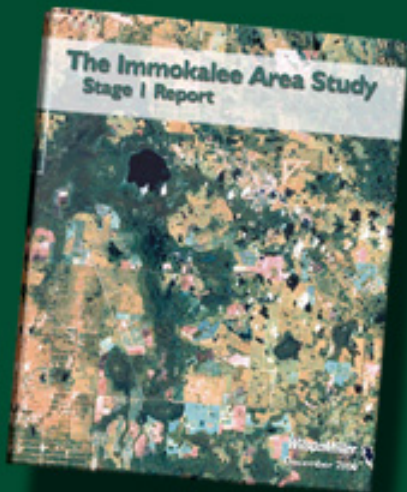
- Wetlands cover 38% of the study area, including those permitted for water retention.
- Natural vegetated uplands cover 10% of the study area, and are used as grazing land.
- 6 federally listed species and 10 state listed species have been documented in the study area.





# Agriculture

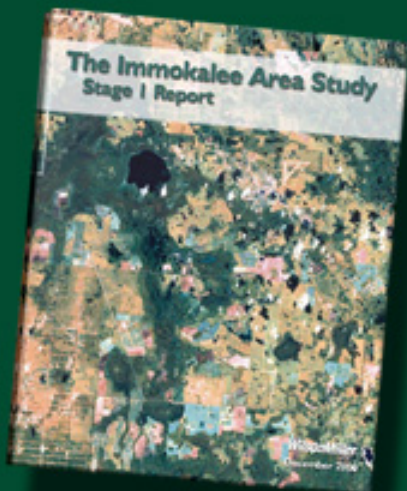
- Agriculture is the dominant land cover in the Study Area.
- Agriculture, including citrus, row crops, pastures and cattle grazing land and water retention encompass 91% of the total study area.
- Citrus increased substantially in the past two decades through conversion of other agriculture land



Sources: Landowner and County records and permits; Florida Agricultural Statistical Service, Commercial Citrus Inventory

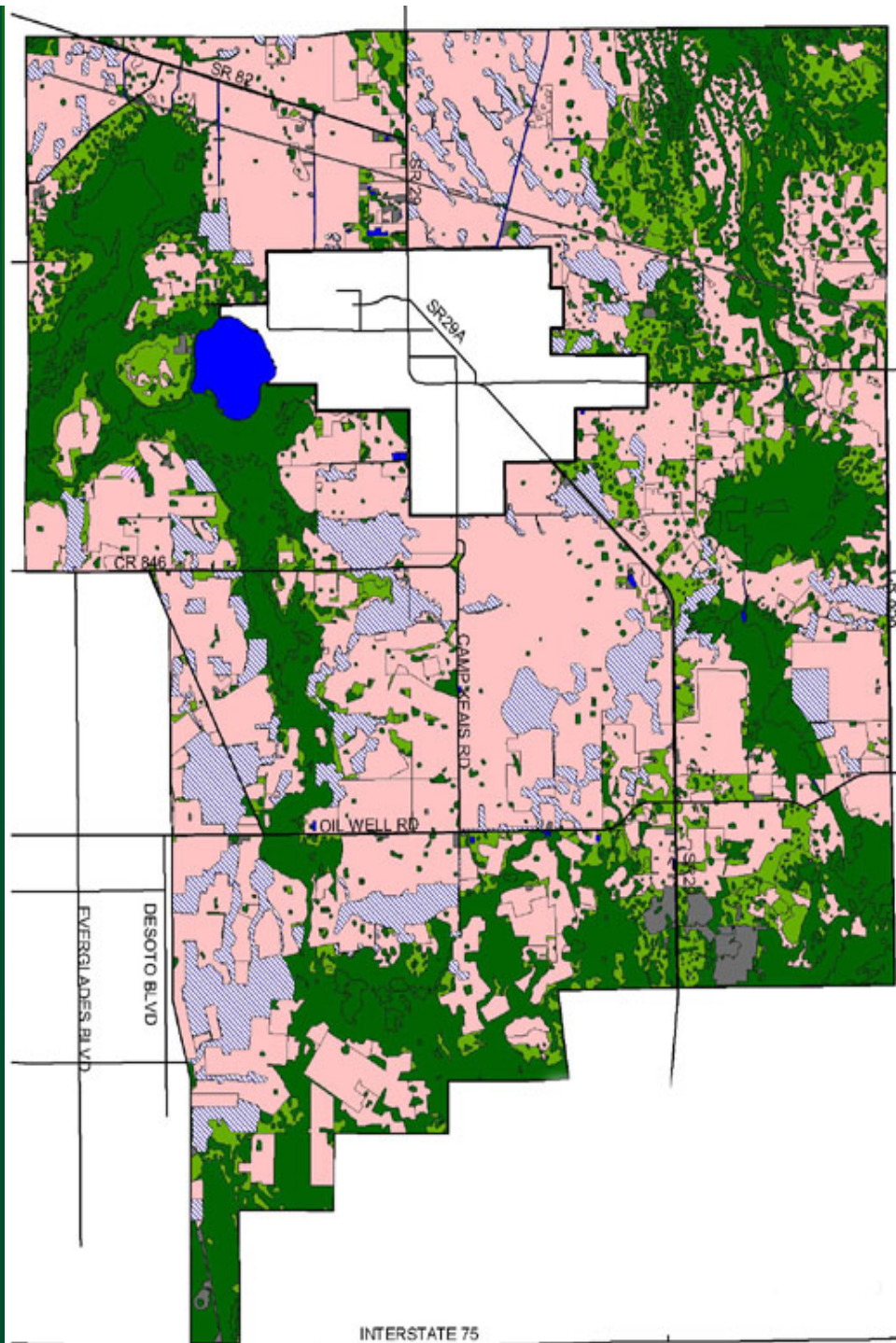
# Land Cover Acreage Data

Total	195,080 acres
Agriculture*	112,996 ac.
Wetlands	55,752 ac.
Uplands	20,289 ac.
Other	4,028 ac.
Water	2,105 ac.



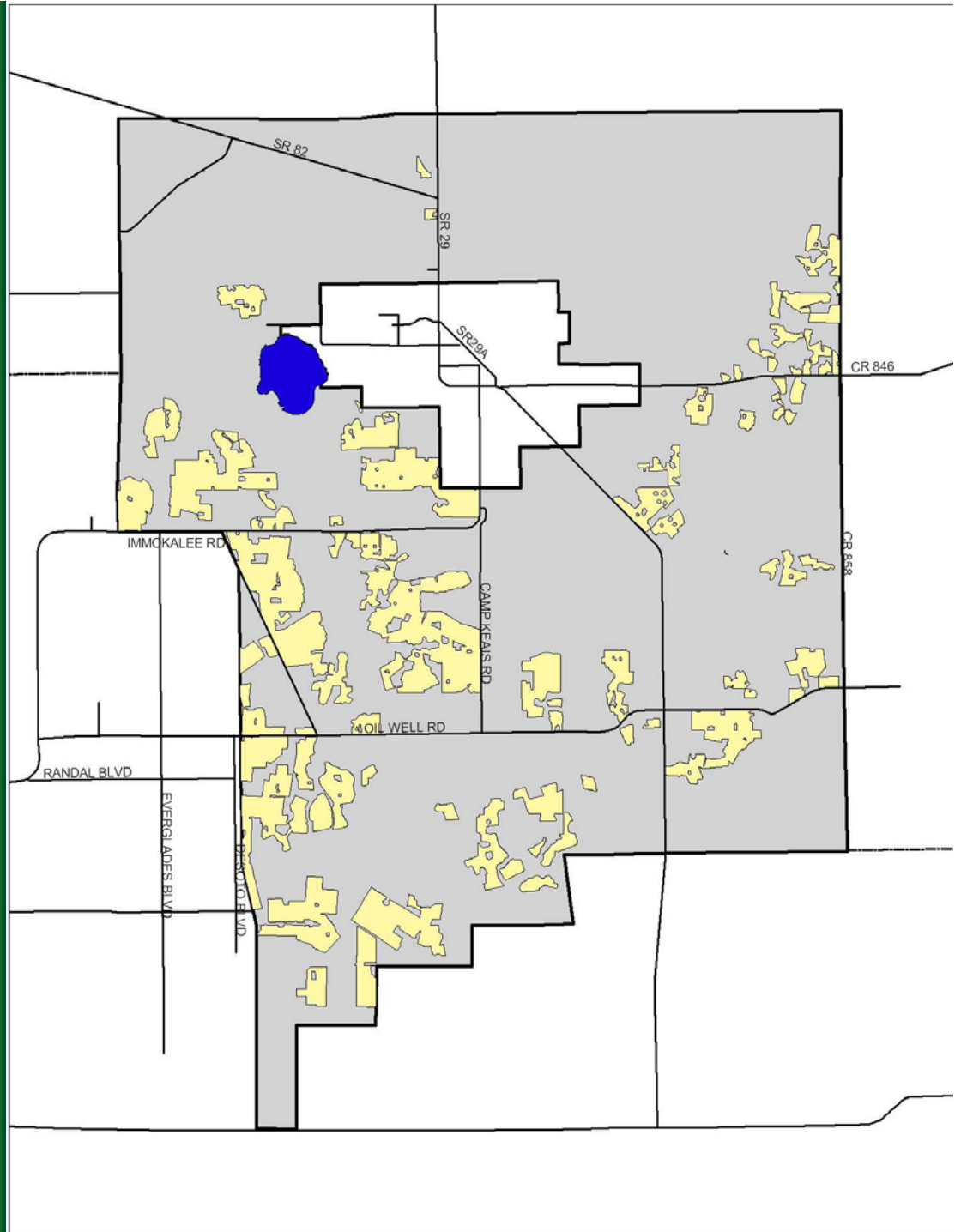
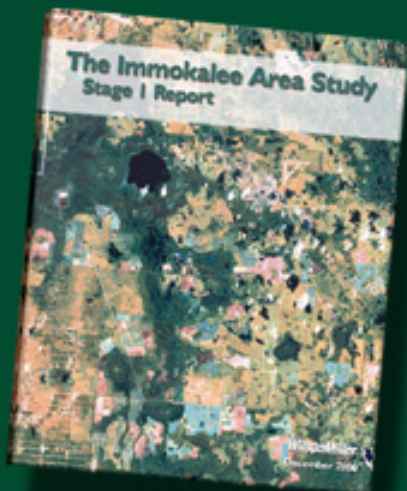
\*Includes 19,155 acres of agricultural water retention areas

Source: Rural Lands Study Stage 1 Report



# Breakdown of Agricultural Areas

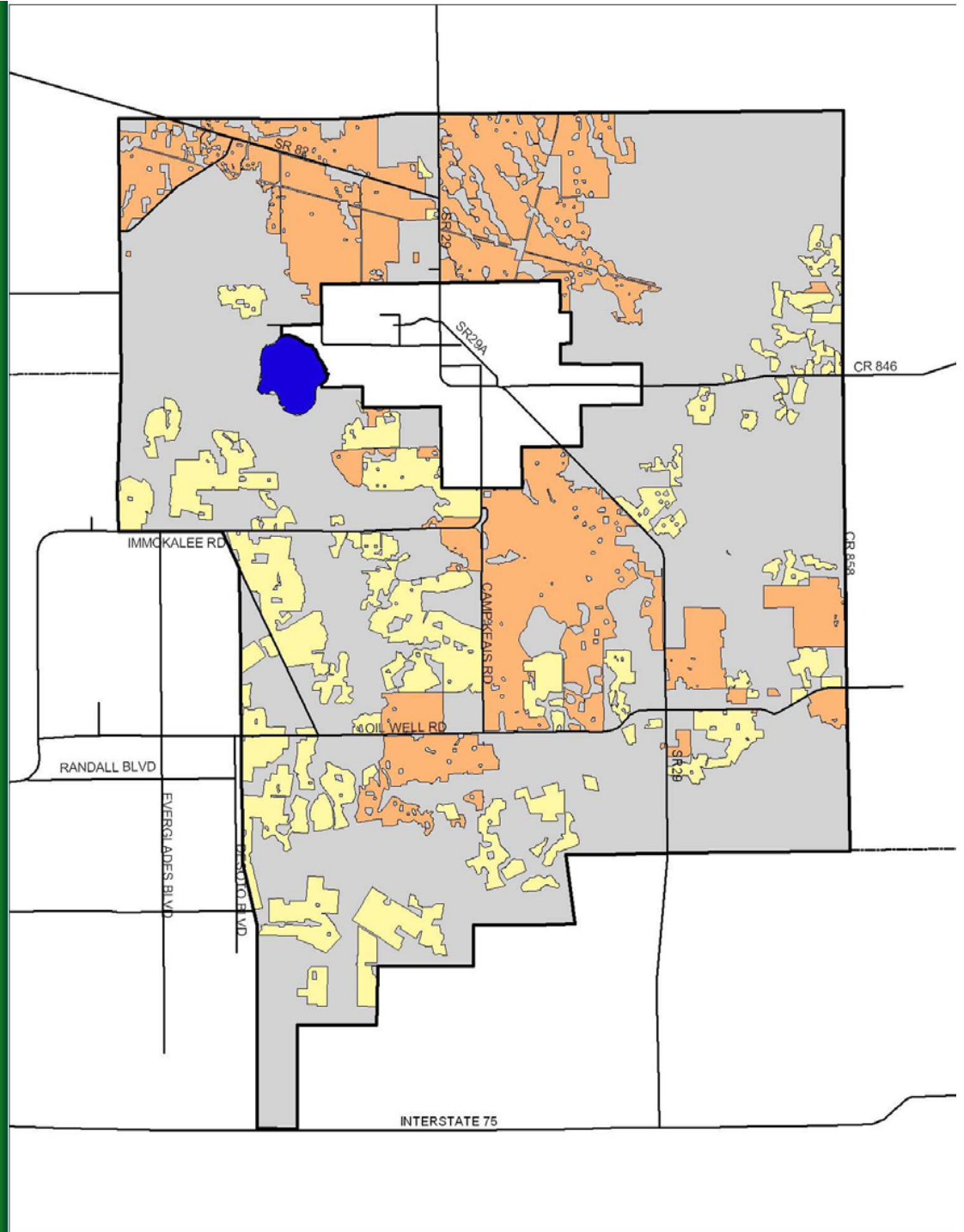
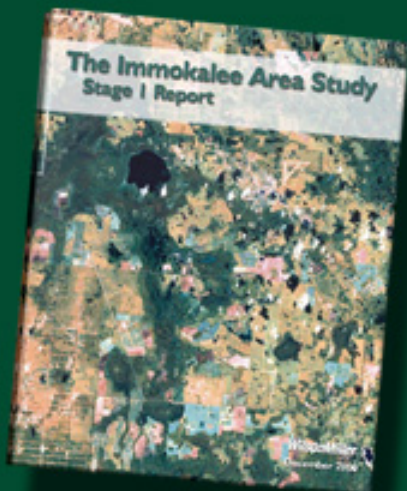
Row Crop Areas



# Breakdown of Agricultural Areas

Row Crop Areas

Citrus Areas



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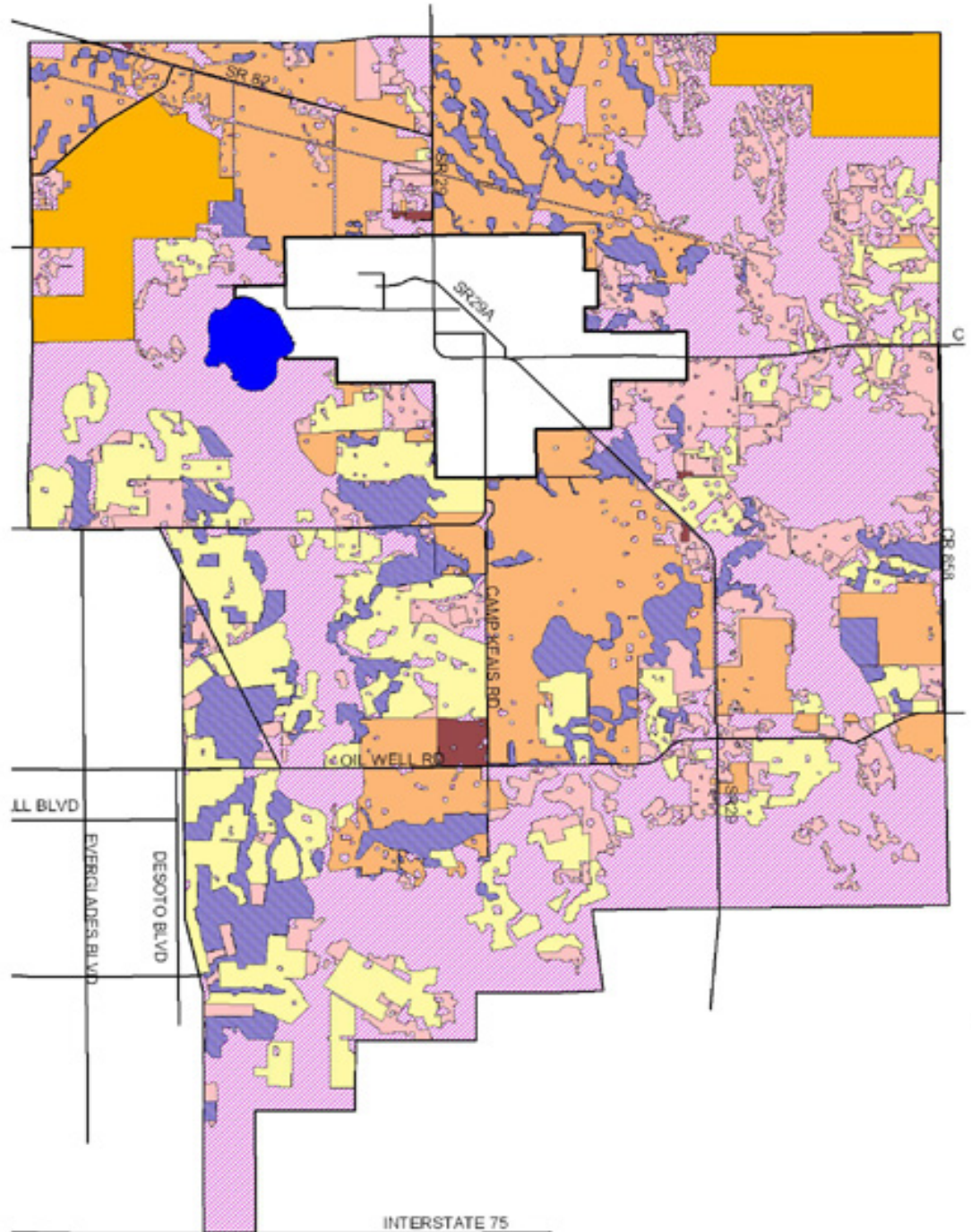
Row Crop Areas

Citrus Areas

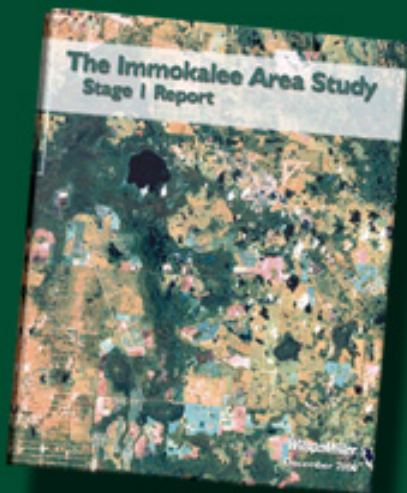
Specialty Farm Areas

Pasture Areas

Agricultural Grazing Leases  
and Water Retention Areas



# Summary of Stage 1 Findings

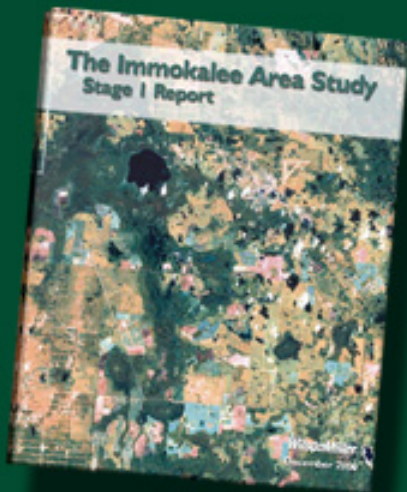


- No new subdivisions, major rezonings or significant population growth.
- Prior studies incorrectly indicate large scale conversion of natural areas to agriculture over past 15 years
- Conversion has been nominal - less than 3% of the area - approximately 5,000 acres.



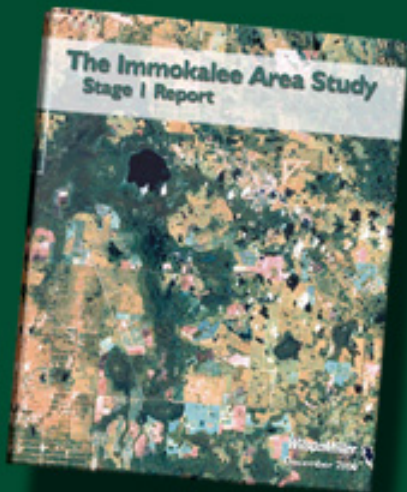
## Growth in Immokalee Study Area

- Immokalee Study Area has experienced minimal change or growth since 1985.
- Rapid growth is occurring in Orange Tree and Golden Gate Estates areas.
- Immokalee Urban Area has experienced modest growth in the last decade.
- Of the total Immokalee Study Area of 195,000 acres, there are 138 parcels that are 40 acres or smaller in size.
- To date, there has been no significant agricultural land converted to non-agricultural uses in the Immokalee Study Area



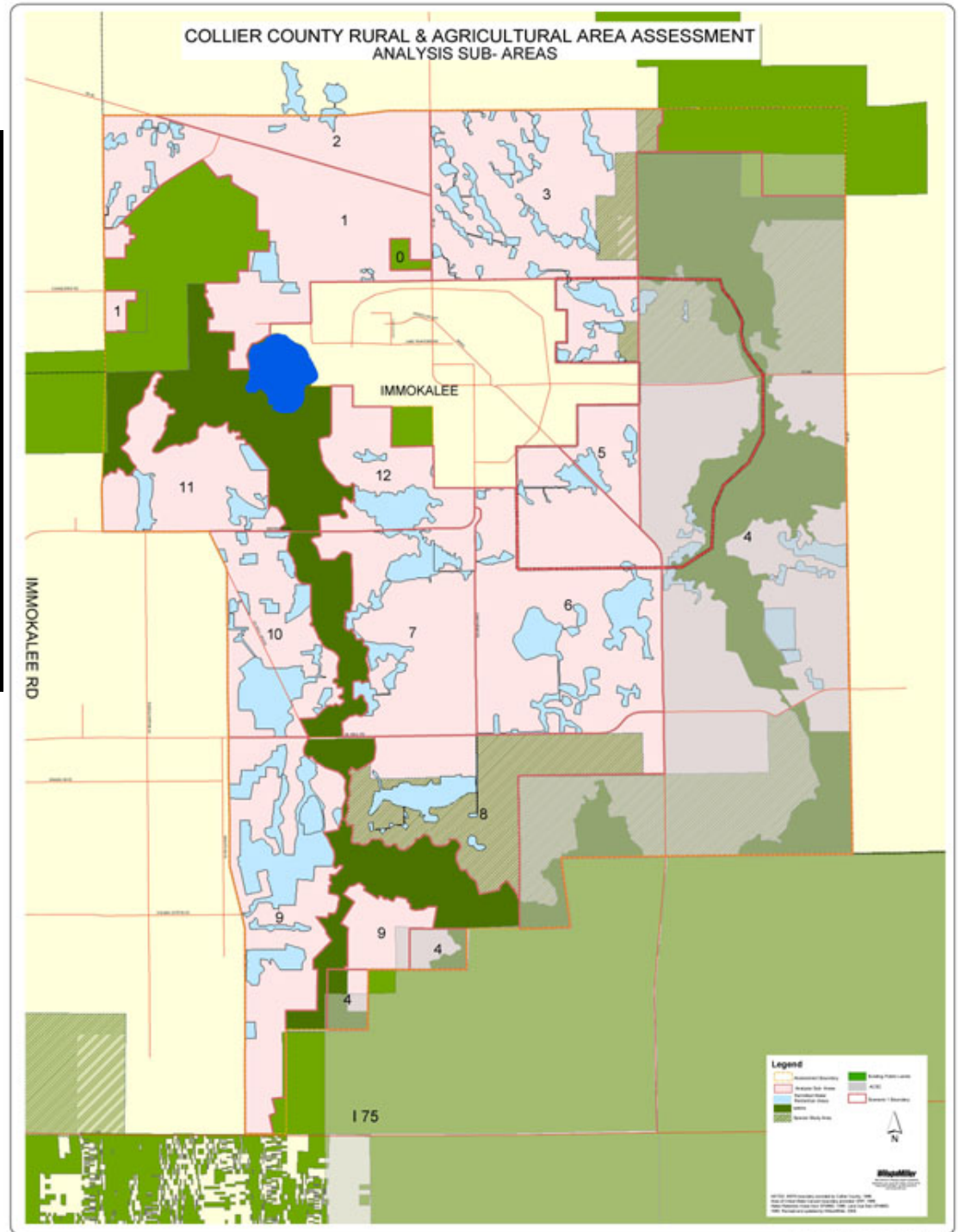
# Collier County Land Development Code Permitted and Conditional Uses in Rural Area - Agricultural District (A)

- Agricultural activities
- Single Family Residential (1 unit/5 acres)
- Sporting and recreational camps
- Oil and gas exploration
- Conservation uses
- Earth mining
- Schools
- Golf courses
- Others



Source: Collier County Land Development Code

**A Creative,  
Future-oriented  
Long-term  
Perspective is  
needed**



## Rural Stewardship Concept

*“The goal of Collier County’s rural stewardship plan is to create an incentive-based system that encourages the voluntary preservation and private stewardship of natural resources, retention of rural uses and agriculture, and accommodates economic growth and diversification in a sustainable rural character.”*



# Future Scenarios

All tested scenarios were designed to:

- Discourage urban sprawl
- Direct incompatible land uses away from critical habitat
- Encourage development that utilizes innovative planning techniques
- Achieve a dynamic balance of uses which contribute to a sustainable future.
- Create an innovative and incentive based system that is not dependent on more regulation.
- Not rely solely on limited public funds to accomplish environmental protection goals.



# Building a Stewardship Toolbox

The Rural Lands Oversight Committee identified, tested and selected the best tools to implement the Stewardship Program



Primary Tools for Scenario One	Objectives of the Final Order		
	Agricultural Viability	Protection of Natural Resources	Economic and Land Use Diversification
Big Cypress Area of Critical State Concern Regulations		x	
Transfer of rights through a credit overlay system	x	x	x
Sending area criteria	x	x	
Receiving area criteria	x	x	x
Natural Resource Protection Area (NRPA) guidelines		x	
Private ownership incentives	x	x	x
Clustering	x	x	x
Open space ratios		x	
Preservation techniques	x	x	
Environmental design		x	x
Conservation easements and incentives		x	
Economic incentives	x	x	x
Mixed uses			x
Best management practices	x	x	x
Wildlife corridors and flow ways		x	
Rural towns, villages and hamlets	x	x	x
Flexible regulations and creative community planning	x	x	x
Design guidelines		x	x
Economic diversification tools			x

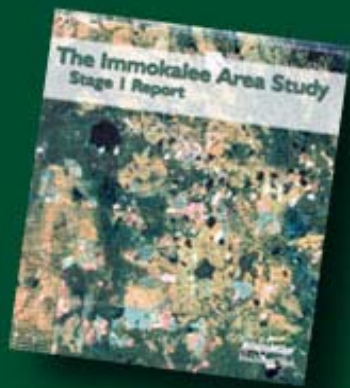
# Stewardship Sending Areas:

- Based on the natural resource value of the land.
- Three classifications:
  - Flow ways
  - Habitats
  - Water retention areas.
- Sending areas remain substantially in private ownership.
- Public funds can be used to accelerate acquisition of highest priority areas.



# Flow way Stewardship Areas

- 31,000 acres of private land delineated as FSAs. *(31,100 acres, as adopted)*
- Includes Camp Keais Strand and Okaloacoochee Slough.
- Restoration credit at strategic locations to enhance wildlife corridors





# Habitat Stewardship Areas

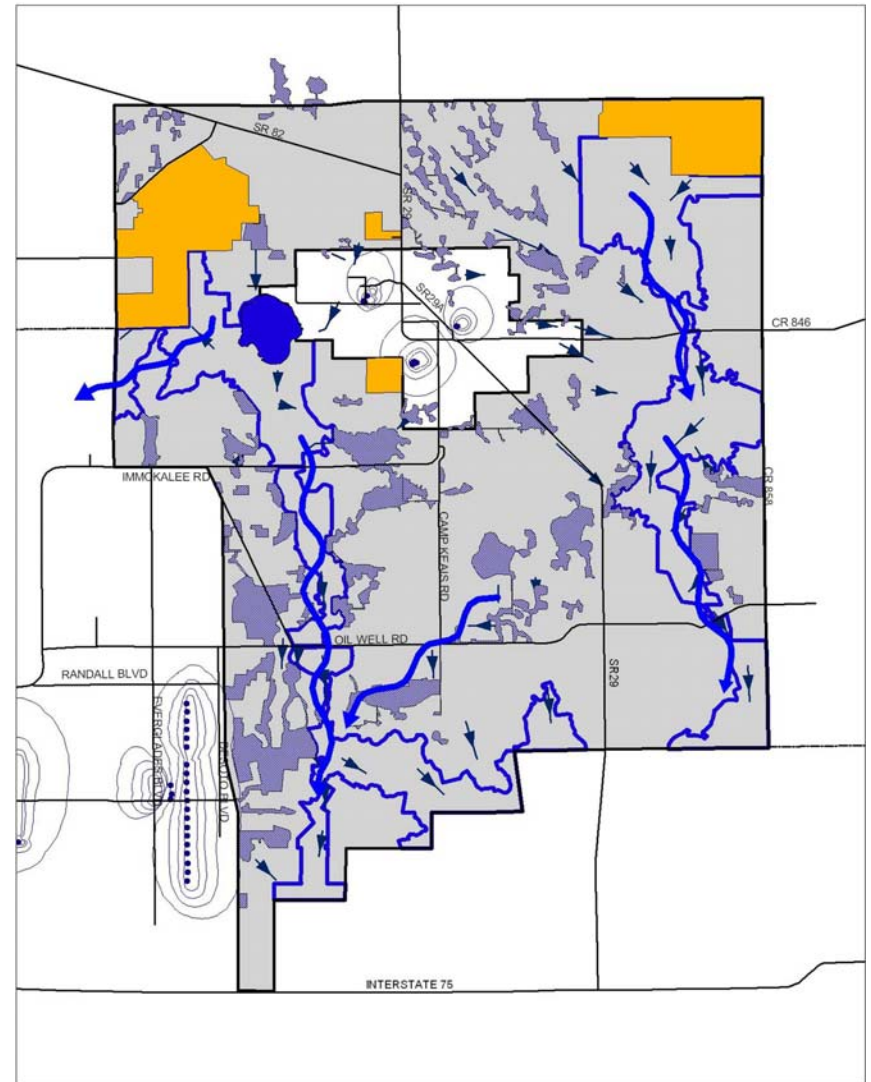


- 36,000 acres of private land delineated as HSAs. (*40,000 acres as adopted*)
- 91% of Panther telemetry points are included in stewardship areas.
- Includes native uplands and farm fields not otherwise protected by regulation.



# Water Retention Stewardship Areas

- 18,000 acres of private land delineated as WRAs. (18,200 acres, as adopted)
- Water retention, treatment, conveyance and habitat functions are maintained to serve both present and future needs.



# Natural Resource Protection



Perpetual easements and stewardship agreements work in conjunction with the incentive based stewardship credit system to protect, restore and maintain natural resources and habitats.



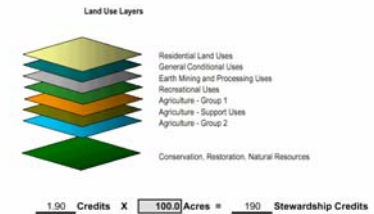
# Stewardship Credit Worksheet

- The natural resource values of lands are calculated by measuring each acre of land against a set of valuation criteria

Collier County Rural Lands Stewardship Overlay  
Stewardship Credit Worksheet

**Stewardship Credit Matrix**

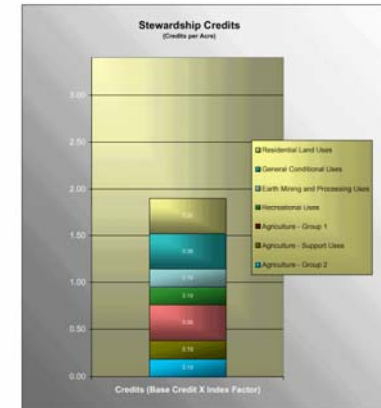
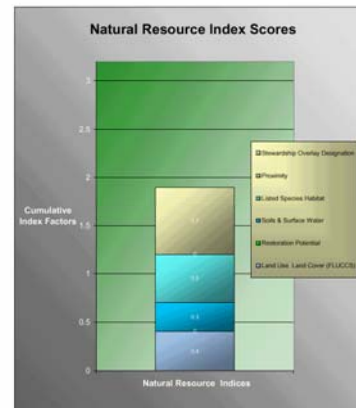
Land Use Layers	Base Credit	Index Factors					Total Index Value	Credits per Acre	Stewardship Credits for Land Use Layers Removed
		Stewardship Overlay Designation	Proximity	Land Species Habitat	Soils & Surface Water	Restoration Potential			
Residential Land Uses	0.2	0.1	0	0.5	0	0.6	1.9	0.38	X
General Conditional Uses	0.2	0.1	0	0.5	0	0.6	1.9	0.38	X
Earth Mining and Processing Uses	0.1	0.1	0	0.5	0	0.6	1.9	0.38	X
Recreational Uses	0.1	0.1	0	0.5	0	0.6	1.9	0.38	X
Agriculture - Group 1	0.2	0.1	0	0.5	0	0.6	1.9	0.38	X
Agriculture - Support Uses	0.1	0.1	0	0.5	0	0.6	1.9	0.38	X
Agriculture - Group 2	0.1	0.1	0	0.5	0	0.6	1.9	0.38	X
<b>Total of all Layers</b>	<b>1.0</b>					<b>1.90</b>		<b>1.90</b>	



**Stewardship Natural Resource Index Factors**

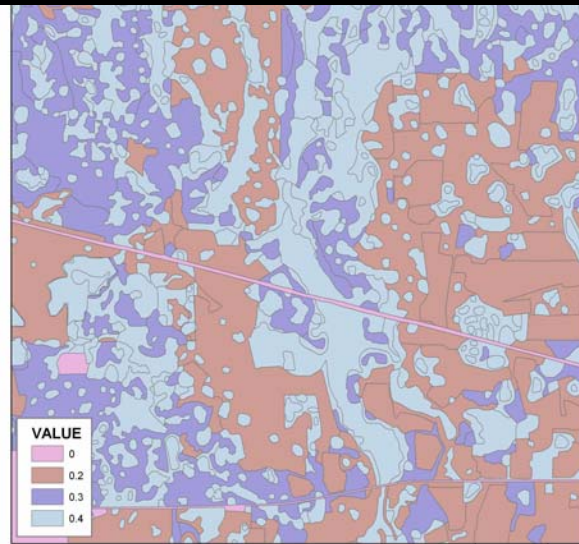
Enter X for the Appropriate Factor (Only one for each index)

<b>Stewardship Overlay Designation</b>	
Stewardship Area (SA)	<input checked="" type="checkbox"/>
Natural Stewardship Area (NSA)	<input type="checkbox"/>
Water Retention Area (WRA)	<input type="checkbox"/>
Area of Critical State Concern (ACSC)	<input type="checkbox"/>
Name of the above	
<b>Proximity Indices</b>	
Enclosed by SA, NSA, or WRA	<input type="checkbox"/>
Within 500 feet of SA or NSA	<input type="checkbox"/>
Within 500 feet of public or private protective land	<input type="checkbox"/>
Name of the above	<input checked="" type="checkbox"/>
<b>Land Species Habitat Indices</b>	
Former occupied habitat (undisturbed and forested) plus other listed species	<input type="checkbox"/>
Former occupied habitat (disturbed and forested)	<input checked="" type="checkbox"/>
Other documented listed species habitat	<input type="checkbox"/>
Name of the above	
<b>Soils/Surface Water Indices</b>	
Open Water and Much Depression soils	<input type="checkbox"/>
Sand Depression soils	<input checked="" type="checkbox"/>
High Transmittal soils	<input type="checkbox"/>
Non-eroded soils	<input type="checkbox"/>
<b>Restoration Potential Indices</b>	
Large natural corridor restoration areas	<input type="checkbox"/>
Connector wetlands and forestry restoration areas	<input type="checkbox"/>
Wetland restoration areas	<input type="checkbox"/>
Other listed species restoration areas	<input type="checkbox"/>
Name of the above	<input checked="" type="checkbox"/>
<b>Land Use - Land Cover Indices</b>	
FLUCCS Code Group 1	<input checked="" type="checkbox"/>
FLUCCS Code Group 2	<input type="checkbox"/>
FLUCCS Code Group 3	<input type="checkbox"/>
FLUCCS Code Group 4	<input type="checkbox"/>



- WORKSHEET INSTRUCTIONS**
- Select a parcel with a single homogeneous land cover type to be analyzed and select one appropriate factor from each category in the list of Natural Resource Index Factors (i.e., Stewardship Overlay Designation, Proximity Indices, etc.).
  - Select the individual Land Use Layers (X) to be eliminated from the parcel to yield the Stewardship Credits to be granted for each layer removed.
  - Enter the number of acres being analyzed. The worksheet multiplies the total Credits per acre by the number of acres in the parcel to yield the total Stewardship Credits.

# Scored Input Data Layers



Landuse Values



Soil Values



Species Values



Stewardship Values



## Stewardship Natural Resource Index Factors

Enter X for the Appropriate  
(Only one for each Index)

Stewardship Overlay Designation		
Flowway Stewardship Area (FSA)	0.7	X
Habitat Stewardship Area (HSA)	0.6	
Water Retention Area (WRA)	0.6	
Area of Critical State Concern (ACSC)	0.4	
None of the above	0.0	

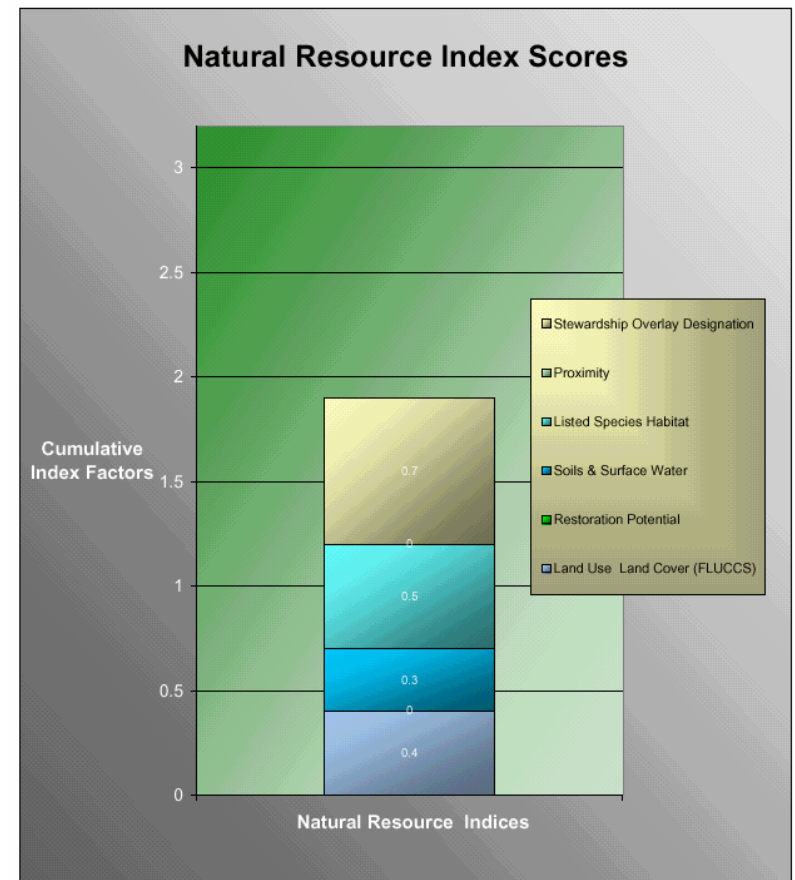
Proximity Indices		
Enclosed by FSA, HSA, or WRA	0.4	
Within 300 feet of FSA or HSA	0.3	
Within 300 feet of public or private preserve land	0.2	
None of the above	0.0	X

Listed Species Habitat Indices		
Panther occupied habitat (preferred and tolerated) plus other listed species	0.8	
Panther occupied habitat (preferred and tolerated)	0.5	X
Other documented listed species habitat	0.4	
None of the above	0.0	

FLUCCS Code Group 3	0.2	
FLUCCS Code Group 4	0.0	

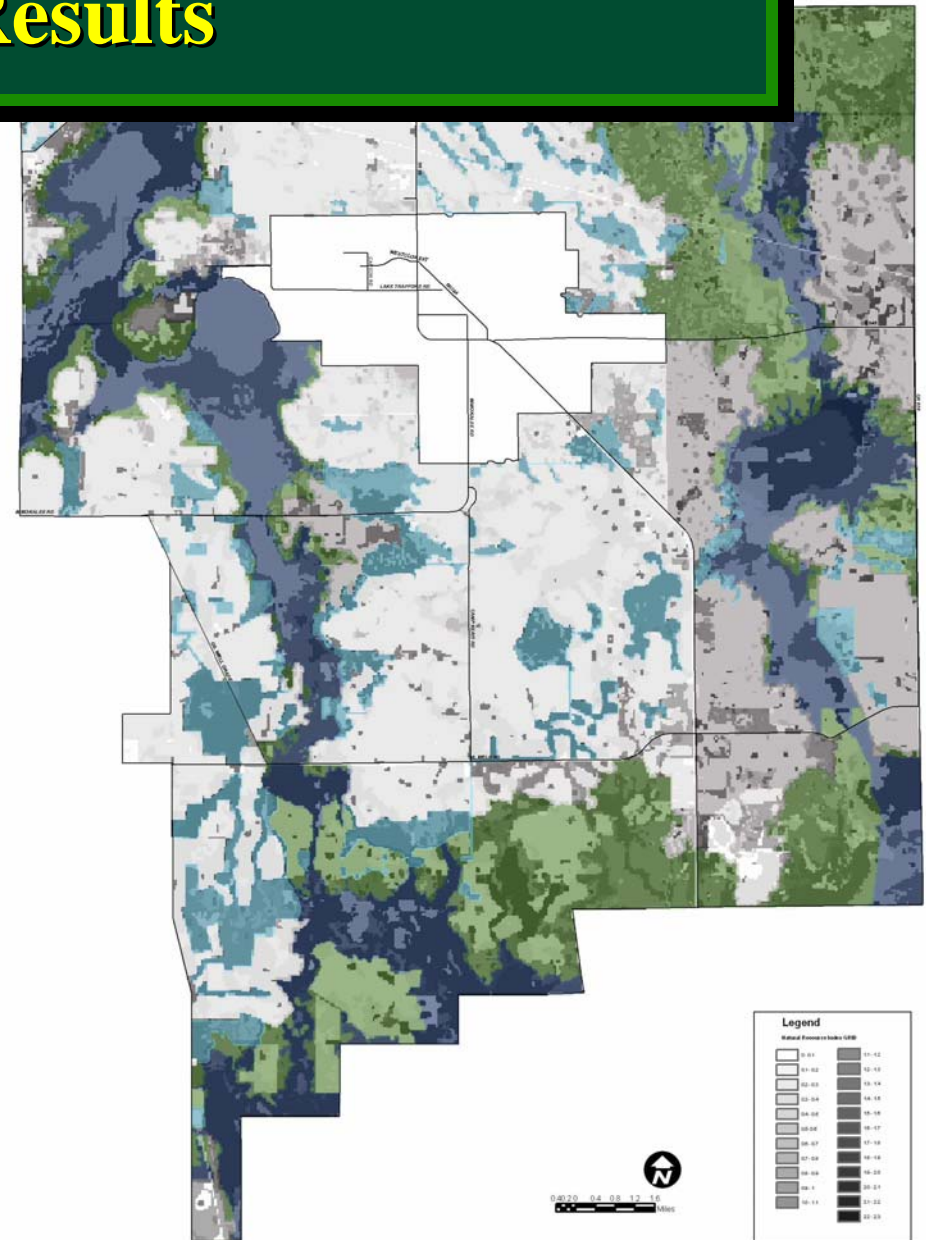
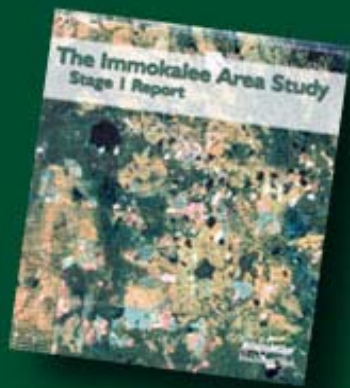
# Natural Resource Index Scale

- ***The quality attributes of the natural resources accumulate to determine the index score value on a scaled basis.***



# Model Results

- Each 1 acre grid cell has a score value
- Value based on Natural Resource Indices
- Highest scoring areas defined Stewardship Areas



Entire Study Area



# Land Use Layers

## Stewardship Credit Matrix

Land Use Layers		Base Credit
Residential Land Uses		0.2
General Conditional Uses		0.2
Earth Mining and Processing Uses	The "base credit" does not change from parcel to parcel once calibrated	0.1
Recreational Uses		0.1
Agriculture - Group 1		0.2
Agriculture - Support Uses		0.1
Agriculture - Group 2		0.1
<b>Total of all Layers</b>		<b>1.0</b>

# Sample Stewardship Credit Calculation

**Sample 1,000 acre SSA property:**

**700 acres of natural area/native  
range**

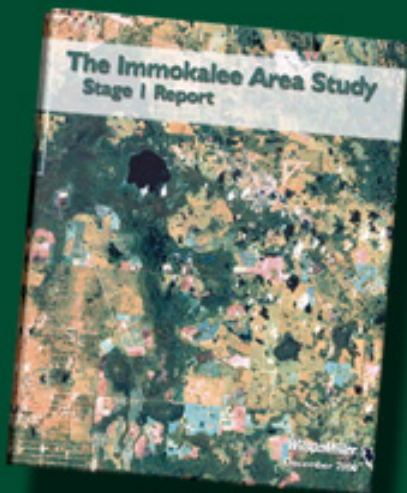
**300 acres of improved cropland**

Acres x NRI Value x Land Use Value =	Credits
700 acres x 1.9 NRI x .9 LUV	= 1,197 Credits
<u>300 acres x 1.0 NRI x .6 LUV</u>	<u>= 180 Credits</u>
1,000 acres	= 1,377 Credits

1,377 Credits @ 8 Credits per SRA acre = 172 SRA acres

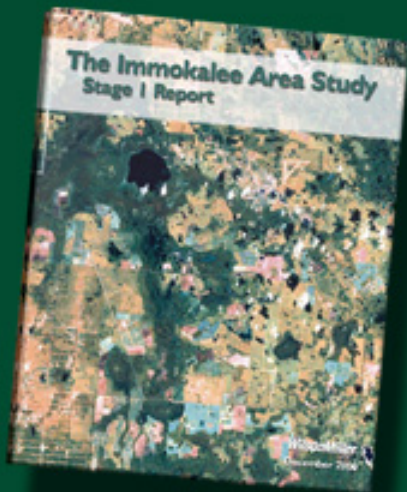
## Horizon Framework -Elements

- A Horizon year of 2025.
- The MPO 2025 projected road network & population
- Interim NRPA boundaries as adopted.
- The current boundary of the Immokalee Urban Area.
- The Big Cypress Area of Critical State Concern
- Existing public lands.
- The natural resource and land use inventory
- Employment estimates and demographic indexes
- Adopted level of service standards in the Collier County Growth Management Plan.



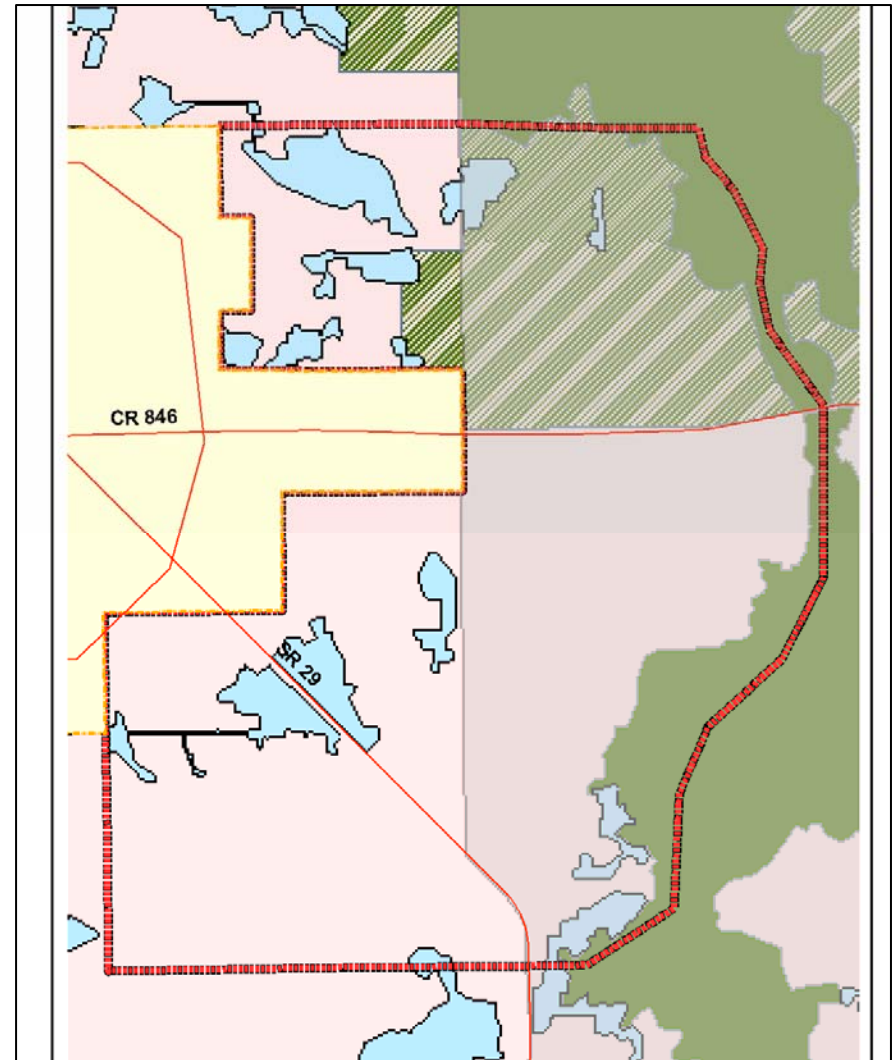
# Baseline Reference Scenario

- The County's Growth Management Plan coupled with zoning and land development regulations in effect at the time the Final Order was adopted, applied to the Study area and projected forward establish a future condition that results from no change to the Plan.
- This baseline reference scenario is used for comparison to assess to what extent the application of various tools will achieve the results desired under the Final Order.



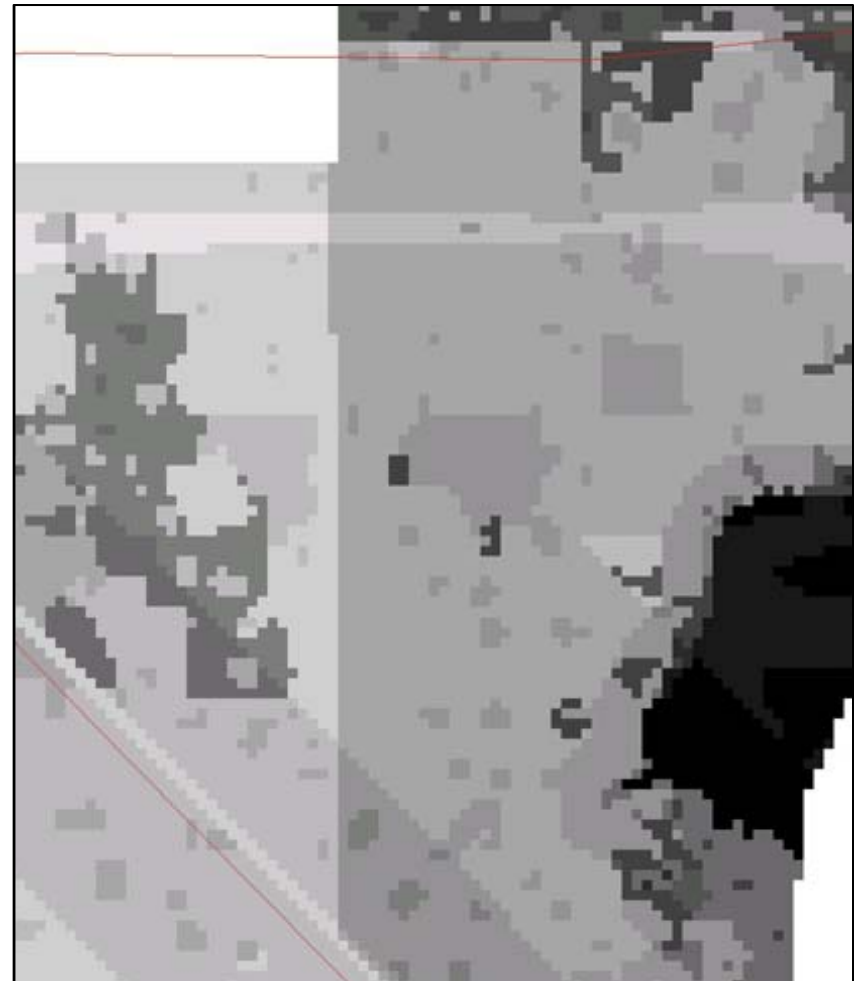
# Horizon Framework – Sub-Area Testing

- A 20,000 acre Sub-Area of the entire Rural Lands Study Area was selected for scenario testing that generally represents the common characteristics of the Horizon Framework.



# Natural Resource Index GIS Analysis

- Resource value calculated for every acre in the Study Area
- Darker shading represents higher natural resource value
- Each of 195,000 acres is scored



# Receiving Area Suitability Factors

- Suitability Factors locate and guide land uses to appropriate Receiving Areas

Receiving Area Suitability Factors
Excludes Public Lands, NRPA or Sending Area
Innovative & flexible planning & development strategies
Rural design guidelines specific to the Immokalee Stewardship Area
Not less than 20 acres and 1/2 unit/acre
Conceptual Master Plan for each SRA
Incompatible land uses directed away from critical habitat
Discourage urban sprawl
Sufficient land to develop in an environmentally acceptable manner
Land uses sited using natural resource indices
Sufficient area for open space, lakes, & recreational lands
Appropriate mix of commercial, recreational, & civic uses
Adequate infrastructure to serve the proposed development
Adequate access to County road system
Incentives to encourage & support diversification & enhancement rural economy
Beneficial impact to tax base

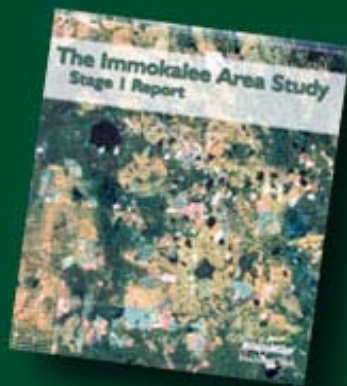


# Receiving Area Characteristics

- **Towns, Villages and Hamlets are the preferred rural land use communities with characteristics appropriate to size and scale**

Typical Characteristics	Town	Village	Hamlet
Size/Area	1,000-4,000 acres	100-1,000 acres	20-100 acres
Average Gross Density Dwelling Units (DUs) per Acre	1-3 DUs per gross acre 1,000-10,000 DUs	1-3 DUs per gross acre 100-3,000 DUs	<1 DU per gross acre 20-100 DUs
Residential Type	SF/MF Large diversity of housing types, styles, lot sizes	SF/MF Large diversity of housing types, styles, lot sizes	SF Minimum diversity
Goods and Services	Community and Neighborhood Goods and Services	Neighborhood Goods and Services and Village Center	Convenience Goods and Services
Employment Opportunities	Substantial - Moderate	Moderate - Limited	Limited - None
Infrastructure (Central Utilities, Private Systems, etc.)	Full Central Services	Full Central Services	Private Systems
Recreation and Open Spaces	Town Square Community Parks Neighborhood Parks Green Spaces Bike/Pedestrian System Golf Courses Lakes	Village Green Neighborhood Parks Green Spaces Bike/Pedestrian System Golf Course Lakes	Green or square Green Spaces
Civic and Community Services (Churches, Government Facilities, Medical, etc.)	Wide Range of Services	Moderate to Limited Services	Limited Services
Schools	Pre-K, K-5, 6-8, High School	Pre-K and K-5	Pre-K
Transportation	Auto Pedestrian Walkways County Transit Access Bicycle Pathways	Auto Pedestrian Walkways Equestrian Trails County Transit Access Bicycle Pathways	Auto Pedestrian Pathways Equestrian Trails

Note: Typical Characteristics are shown as representative ranges and are not intended to be absolute minimums or maximums





# Receiving Area Characteristics

- Towns, Villages and Hamlets are the preferred rural land use communities with characteristics appropriate to size and scale

(Changed to 1 – 4 DUs / Gross Acre)

Changed to  
1/2 - 2 DUs /  
Gross Acre

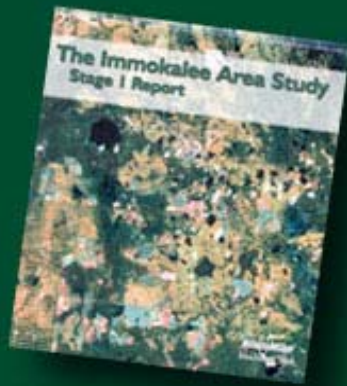
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Civic and Community Services (Churches, Government Facilities, Medical, etc.)	Wide Range of Services	Moderate to Limited Services	Limited Services
Schools	Pre-K, K-5, 6-8, High School	Pre-K and K-5	Pre-K
Transportation	Auto Pedestrian Walkways County Transit Access Bicycle Pathways	Auto Pedestrian Walkways Equestrian Trails County Transit Access Bicycle Pathways	Auto Pedestrian Pathways Equestrian Trails



Note: Typical Characteristics are shown as representative ranges and are not intended to be absolute minimums or maximums

# Receiving Area Blend

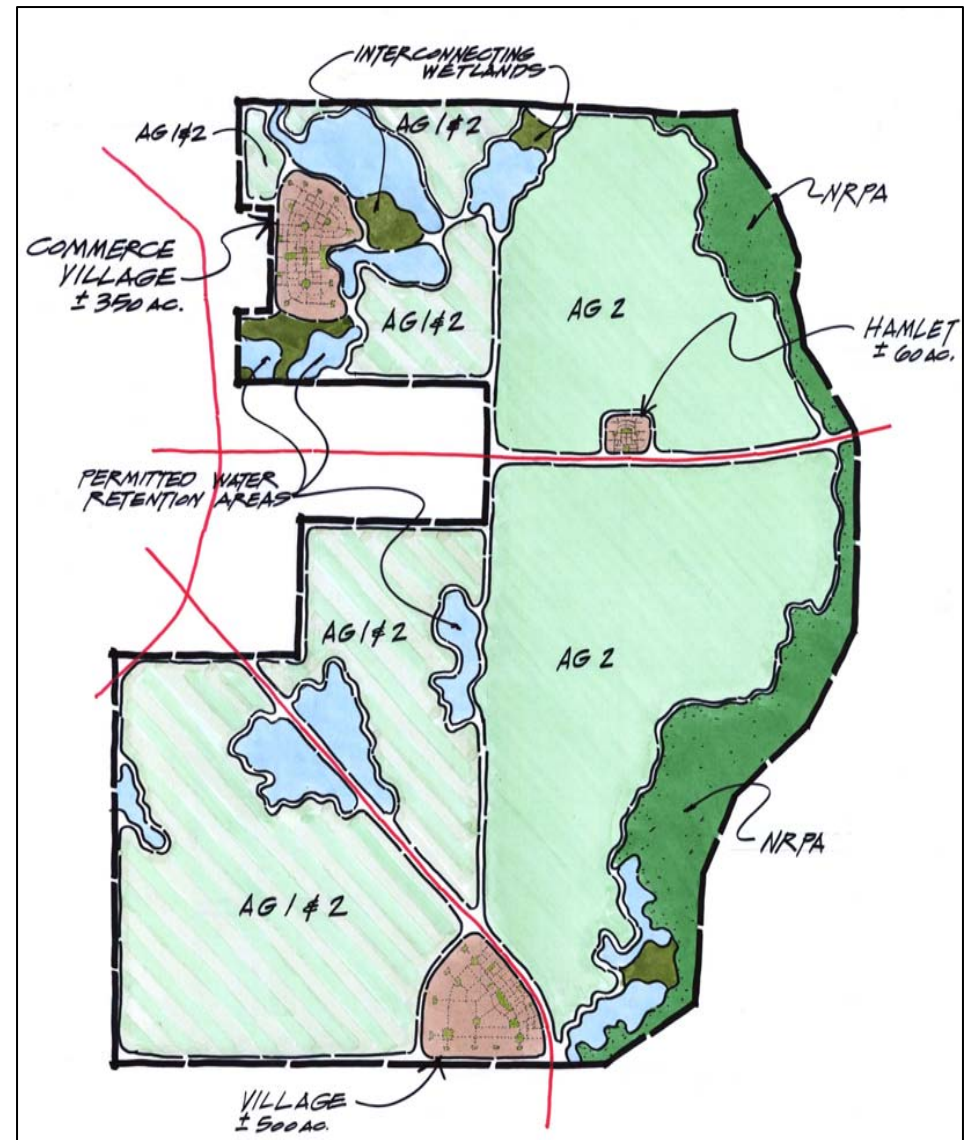
- A blend of rural land uses was assumed to test the viability of the system and calibrate the model
- More compact forms use substantially less land



Scenario One		
Sub-Area	1,614 DUs	910 Acres
Village	1150 DUs	500 Acres
Commerce Village	416 DUs	350 Acres
Hamlet	48 DUs	60 Acres
<b>Village @</b>		
	500 acres (Net Usable)	
	1,150 DUs @	2.30 DUs per gross acre
	2,875 people	
	115,000 GFA Village Center @ 40sq.ft./capita	
	11.5 acres for Village Center @ 10,000sq.ft./acre	
	178 Village Center employment @ 15.5 emp./acre	
	12.5 acres @ 2.5% for civic, cultural & government facilities	
	50.0 acre passive open space park/preserve	
	50.0 acres @ 10% for public parks, preserves, open spaces, etc.	
	25.0 acres @ 5% for roadways	
	149.0 acres of non-residential	
	351.0 net acres remaining for residential development	
	3.3 DUs per net acre (average)	
<b>Commerce Village</b>		
	350 acres (Net Usable)	
	161 acres Commerce Center	
	1,608,400 GFA Commerce Center @ 10,000 sq.ft./acre	
	2,553 Commerce Center employment @ 15.87 emp./acre	
	4.2 acres for Village Center @ 10,000sq.ft./acre	
	41,600 Village Center @ 40sq.ft./capita	
	64.5 Village Center employment @ 15.5 emp./acre	
	80.0 acres (net) Residential Neighborhood	
	416.0 DUs @ 5.2 DUs per net acre	
	1,040.0 people @ 2.5 persons per DU	
	17.5 acres @ 5% for utility & support facilities	
	70.0 acres @ 20% for parks, preserves, openspaces, etc.	
	17.5 acres @ 0.05 for roadways	
<b>Hamlet @</b>		
	60 acres (Net Usable)	
	48 DUs @	0.8 DUs per gross acre
	120 people	
	4,800 GFA Hamlet Convenience Center @ 40sq.ft./capita	
	0.5 acres for Hamlet Convenience Center @ 10,000sq.ft./acre	
	7 Hamlet Convenience Center employment @ 15.5 emp./acre	
	1.5 acres @ 2.5% for civic, cultural & government facilities	
	1.5 acres @ 3% for roadways	
	10.9 acres of non-residential	
	49.1 net acres remaining for residential development	
	1.0 DUs per net acre	

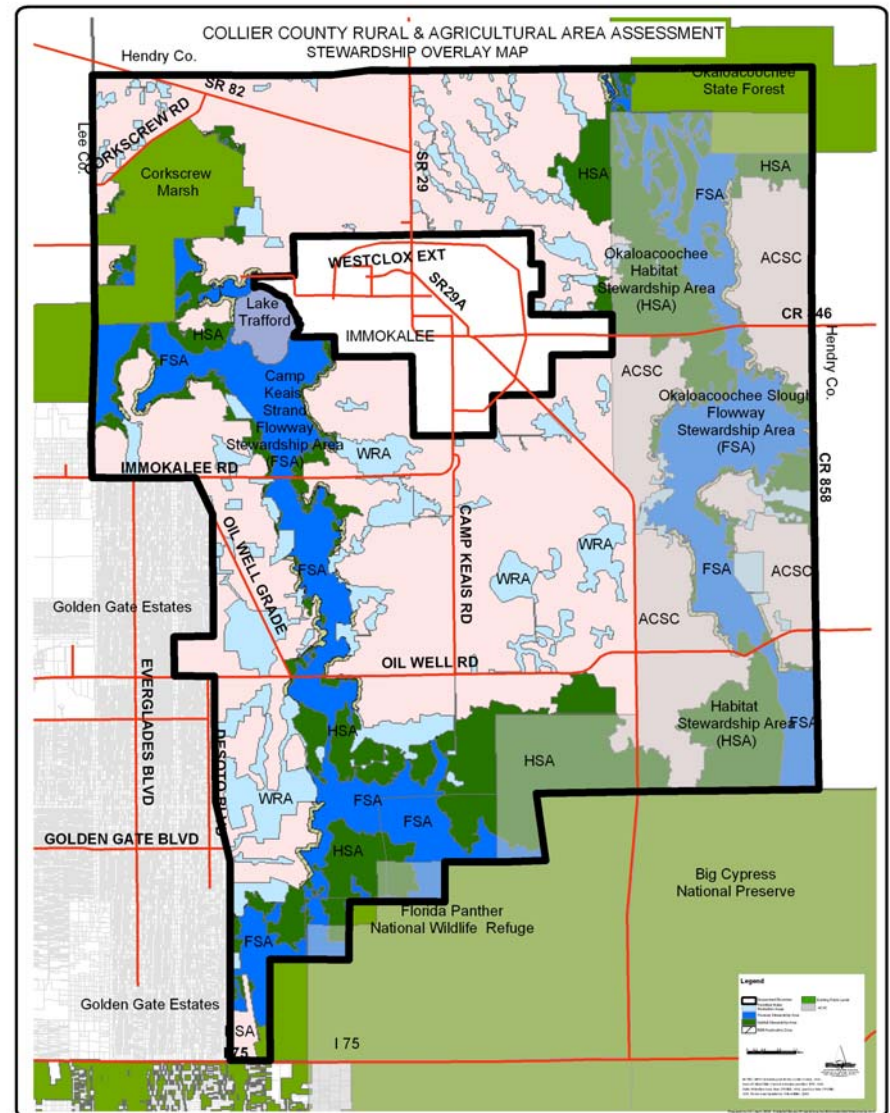
# Analysis of Scenarios

- Alternative scenarios were compared to a baseline condition
- Strategies are selected that fulfill requirements of “Final Order”



# Proposed Stewardship Overlay Map

**Stewardship Areas establish a conservation framework for both natural resources and agriculture .**



# Stewardship Benefits the Environment



- Includes 90% of all native wetlands and uplands in Sending Areas.
- Reduces impacts to the environment compared to baseline scenario.
- Protects environment without cost to taxpayers.
- Protects environment without destroying private property rights

# Stewardship Benefits Agriculture



- Stewardship provides economic incentive to retain agriculture.
- Agriculture maintained while accommodating forecasted population growth.
- Stewardship converts less than 8% of agriculture in sub area, baseline converts more than 50%.



# Stewardship Benefits Economy

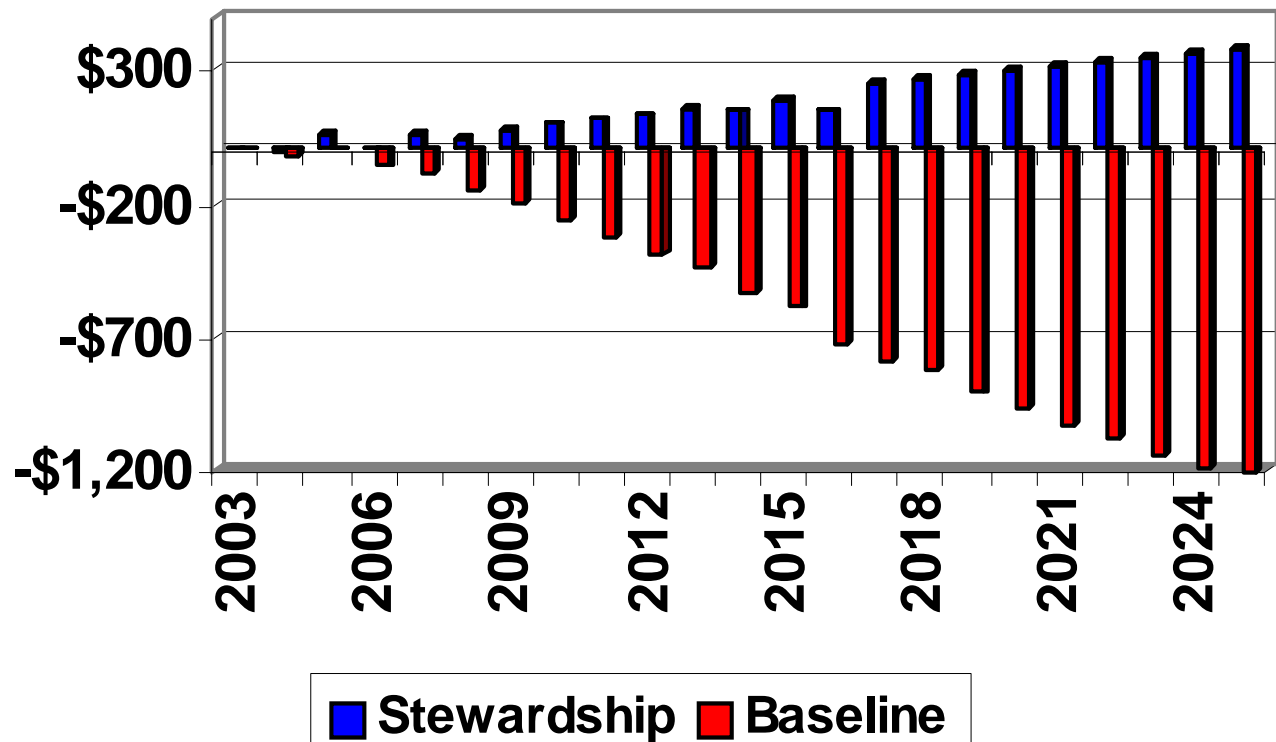


- Stewardship produces higher residential values than baseline.
- Stewardship enables mixed use commerce center to serve rural residents.
- Stewardship promotes self-sufficient communities.



# Net Fiscal Impact to Collier County

- Stewardship generates a substantial surplus in revenues over costs, unlike the baseline scenario.





# The Collier County Rural Stewardship Overlay creates a sustainable future for rural Collier County



- Sustainable incentive based protection of natural resources.
- Continued viability of agricultural production.
- Enhancement and diversification of rural economic base.
- Compact, mixed use, rural character development.
- Efficient and proximate public facilities and services for rural residents.



# Goals, Objectives and Policies of the Rural Stewardship Overlay

## OVERALL GOAL:

- Meet the long-term needs of residents.
- Protect agricultural activities.
- Prevent premature conversion of agricultural land to non-agricultural uses.
- Direct incompatible uses away from wetlands and upland habitat.
- Enable the conversion of rural land to other uses in appropriate locations
- Discourage urban sprawl.
- Encourage development that utilizes creative land use planning techniques.



# Growth Management Plan Objectives

- Create an incentive based land use overlay system based on the principals of rural land stewardship as defined in Chapter 163.3177(11), F.S.
- The Policies are set forth in groups.
  - Group 1 policies describe the structure and organization of the Rural Stewardship Overlay.
  - Group 2 policies relate to agriculture,
  - Group 3 policies relate to natural resource protection,
  - Group 4 policies relate to conversion of land to other uses and economic diversification.
  - Group 5 are regulatory policies that ensure that land that is not voluntarily included in the Overlay shall nonetheless meet the minimum requirements of the Final Order.



# Growth Management Plan Policies

- 68 separate policies will guide the creation and implementation of the Collier County Rural Lands Stewardship Overlay.
- Policies are carefully written to meet the criteria of the Final Order, Growth Management laws, and Florida's new stewardship legislation, and to be internally consistent with the overall program.



# Changes and Enhancements During Adoption

- Quantify Early Entry Bonus
- Added FSA, HSA, WRA Acreage
- Restoration Credits expanded
- GOPs revised to address DCA comments

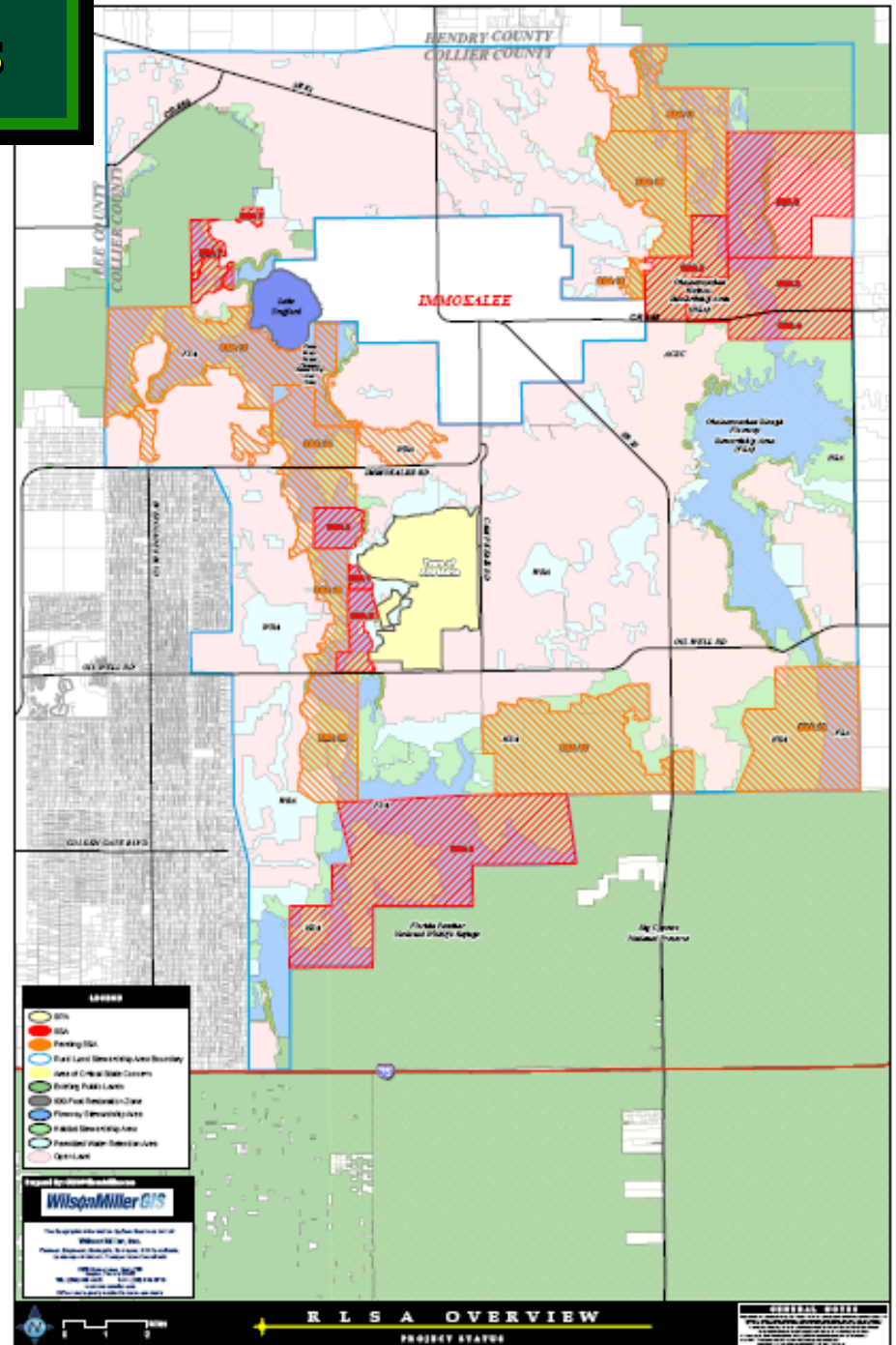


# Stewardship Sending Areas

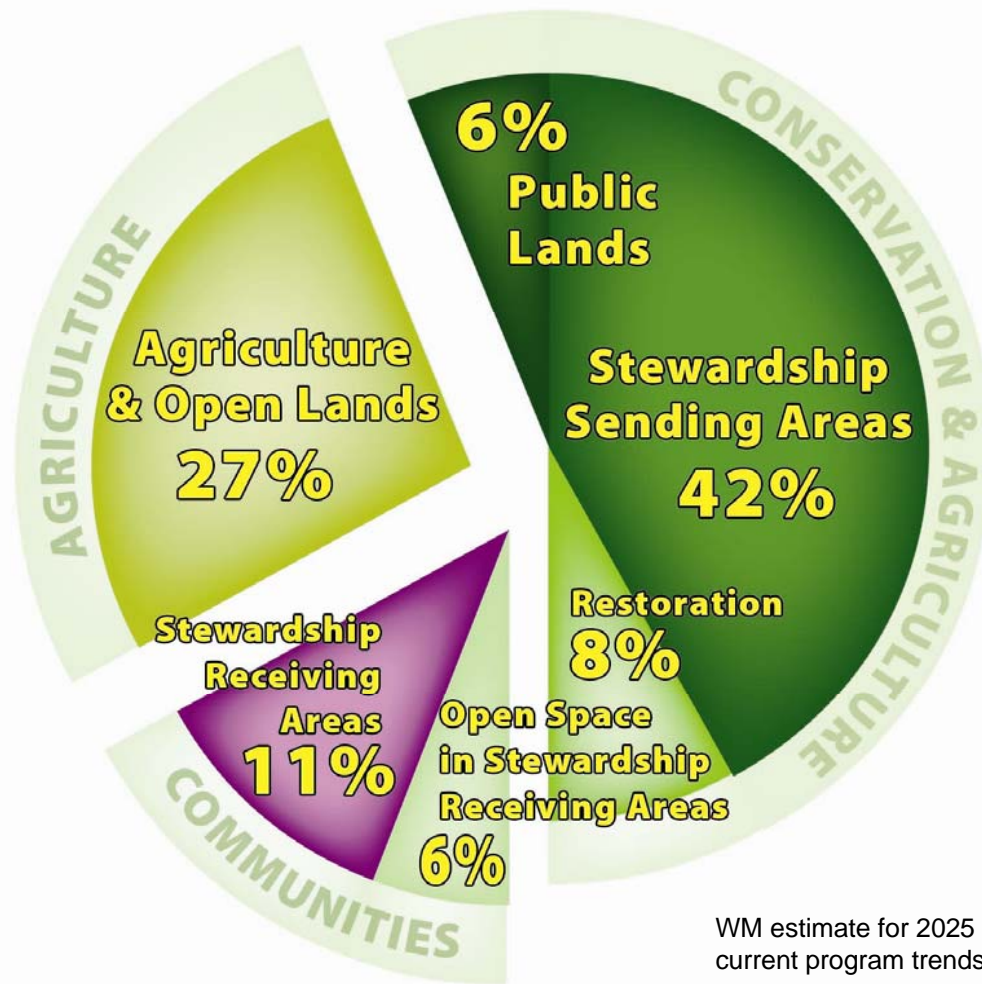
**SSAs 1-9 Approved:  
24,124 acres  
(59,453 Credits)**

**SSAs 10-16 under  
review or in pre-  
application process:  
31,926 acres**

**Total as of December  
2007:  
56,050 Acres**



# Horizon Year land Use Mix



WM estimate for 2025 based on current program trends



# The Collier County Rural Lands Stewardship Overlay – A Potential Statewide Model?

- The Collier County Stewardship Plan has been presented to numerous organizations around the State.
- In each case, the plan was favorably received and hailed as an innovative approach to rural land planning and conservation.
- I have been invited to serve on Florida's Rural Lands Stewardship Council, includes the DCA Secretary and representatives of many state planning and environmental organizations.
- The Stewardship Council is planning to use this program as a model for other communities to encourage participation in Florida's Stewardship initiative.





# The Collier County Rural Lands Stewardship Overlay

Questions from  
The Board of  
County  
Commissioners

