

# Introduction, History and Perspectives on the RLSA

## Collier County, January 25, 2018 Rural Lands Stewardship Area program restudy kick-off meeting

- 1000 Friends of Florida reviewed Rural Land Stewardship Area on behalf of Conservancy of Southwest Florida
- Issued final report in 2014
- Recommends 8 improvements to RLSA




# Recommendations

- Re-evaluate RLSA credit system
- Sustain rural and agricultural working lands
- Consider panther habitat in protection of rural agricultural landscapes
- Identify appropriate locations for new towns
- Address infrastructure costs
- Limit infrastructure in Big Cypress Area of Critical State Concern
- Incorporate Immokalee with RLSA planning
- Limit extensions of stewardship agreements to one year exemptions

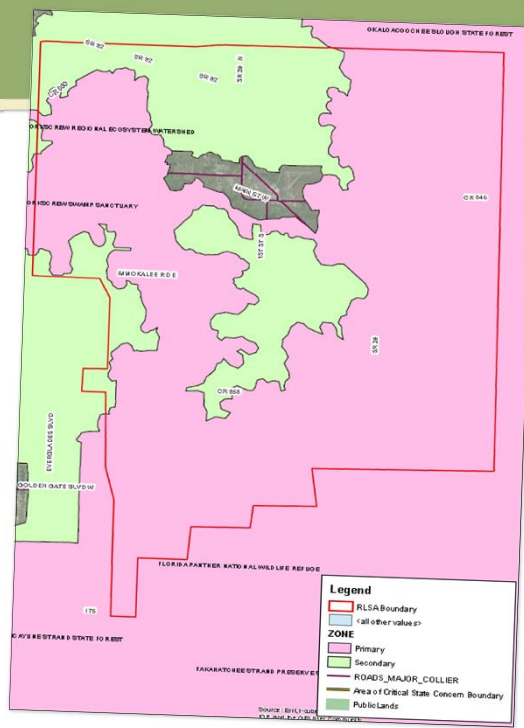
“It is believed that the adoption and implementation of the Rural Lands Stewardship Area Overlay will not result in an increase to the total number of allowable dwelling units or population in the Eastern Lands area, but rather result in a re-allocation of the density and population allowed under the baseline standards (pre-Final Order conditions) from a land-consuming checkerboard pattern into compact, clustered development.”

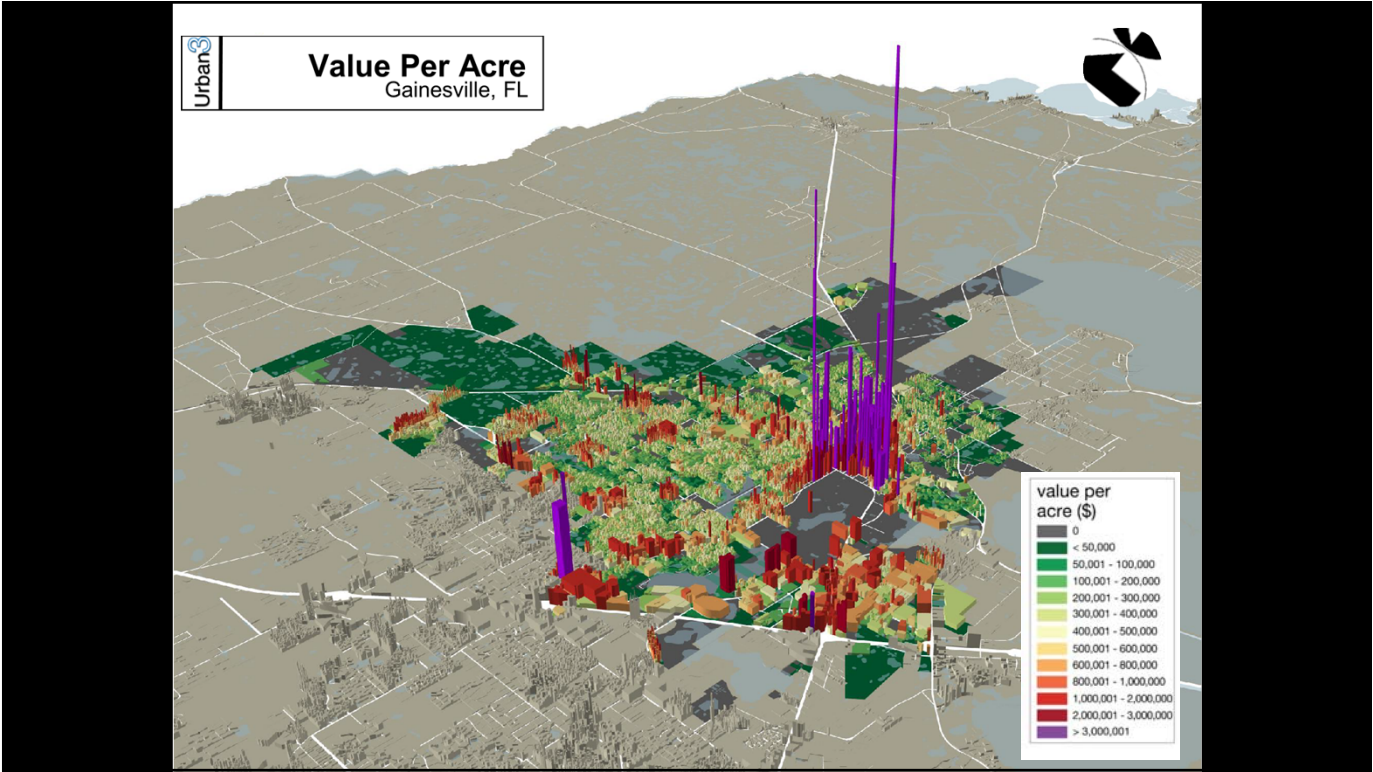
*—Commission’s Executive Summary from the 2002 RLSA transmittal hearing*

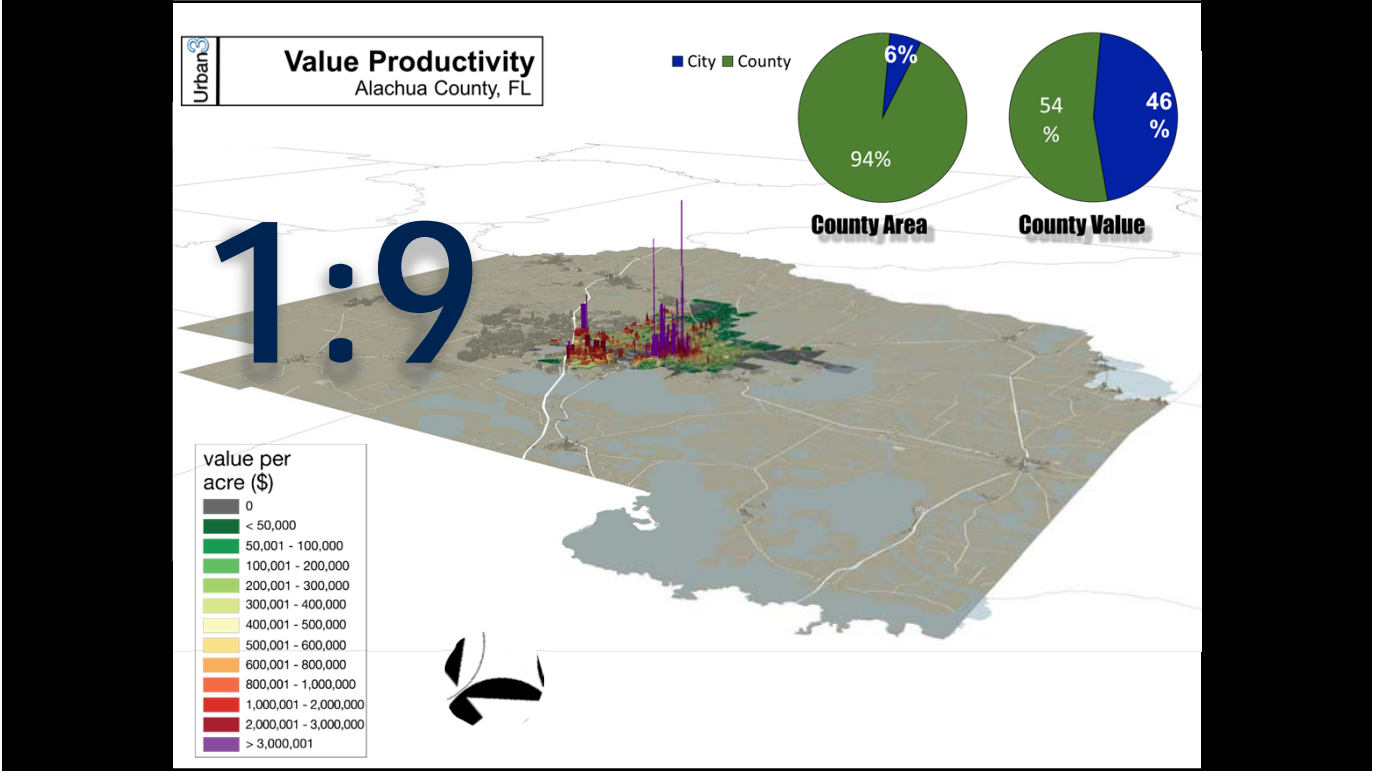


# Panther habitat

- Sensitive land within the RLSA are useable for primary panther habitat and co-use as productive farm land
- These lands deserve greater preservation attention







Downtown Sarasota

NW Fruitville and I-75

CBD High-rise urban residential pays off its infrastructure in **3 years**

While suburban multi-family layout pays off its infrastructure in **42 years**

Property (357 residential units)	Acres Consumed	Infrastructure Cost/Unit*	Total Infrastructure Cost	Total County Tax Return
Urban residential @ 100 units/acre	3.4	\$15,956	\$5,696,292	\$1,980,900
NW Quadrant of Fruitville and I-75	30.6	\$28,042	\$10,010,994	\$238,529

\* 1987 Brookings Institute Metropolitan Study adjusted to current values by Dept. of Labor/CPI

### Return on Infrastructure Dollars

Downtown Sarasota



CBD High-rise urban residential Return on Infrastructure Dollars (ROI) is: **35%**



Suburban multi-family Return on Infrastructure Dollars (ROI) is: **2%**

Property (357 residential units)	Acres Consumed	Infrastructure Cost/Unit*	Total Infrastructure Cost	Total County Tax Return
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