

Collier County | Florida

Introduction: Perspectives on the Rural Lands Stewardship Area (RLSA)

2018 Area Restudy

COMMUNITY PLANNING
PLANNING AND ZONING DIVISION
JANUARY 25, 2018

Perspectives

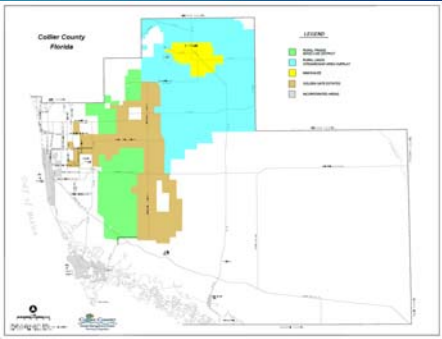
Florida Wildlife Federation	Collier Enterprises
1000 Friends of Florida	Barron Collier
Conservancy SWF	Consolidated Citrus
Audubon of Western Everglades	UF/IFAS SW Research & Ed
Collier Citizens Council	Greater Naples Chamber
Stantec	League of Women Voters

Future Meeting Schedule

- ▶ Group 1 Policies - *General Purpose and Structure*
North Collier Regional Park, Exhibition Hall, February 22, 4:00 PM
- ▶ Group 2 Policies - *Agricultural Protection*, March 22, 4:00 PM
- ▶ Group 3 Policies - *Environmental protection*, April 26, 4:00 PM
- ▶ Group 4 Policies - *Responsible development*, May 24, 4:00 PM
- ▶ Group 5 Policies - *Lands not voluntarily included in program*
South County Regional Library, June 28, 4:00 PM
- ▶ Evaluation - Review initial recommendations:
South County Regional Library, August 23, 6:30 PM

Restudy Project

- ▶ Four overlapping restudies
- ▶ All 4 now under way
- ▶ Growth Management Oversight Committee



The map displays the geographical layout of Collier County, Florida, with four distinct areas highlighted in different colors to represent overlapping restudy zones. A legend in the top right corner identifies these areas: green for 'Growth Management Study Area', yellow for 'Agricultural Protection Study Area', orange for 'Environmental Protection Study Area', and blue for 'Responsible Development Study Area'. The map also shows major roads and the county's boundary.

County Website

<https://www.colliergov.net/GMPrestudies>

COMMUNITY PLANNING SECTION

- [Rural Fringe Mixed-Use District](#)
- [Golden Gate Area Master Plan](#)
- [Rural Lands Stewardship Area](#)
- [Immokalee Area Master Plan](#)

Public Workshop page: schedules and agendas

Library Page- Document Sections:

- Assessment and Adoption
- 5-Year Review
- Approved SSAs and SRAs
- Materials after 2009

1999 "Final Order":

- ▶ Protect agricultural activities
- ▶ Protect from unrestrained growth:
 - ▶ Wetlands
 - ▶ Protected species
 - ▶ Wildlife habitat
- ▶ Direct growth to appropriate locations through creative land use planning techniques



A balance of three essential goals is needed:

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



Creation of the RLSA

- ▶ 1999-2002: Assessment
 - ▶ Wilson Miller
 - ▶ Oversight Committee
 - ▶ Found that the equivalent of underlying agricultural zoning, if developed, entitled 36,000 units on 186,000 acres.
 - ▶ If reconfigured into a more compact rural development, the same number of units accommodated on 16,800 acres
 - ▶ Proposed additional credits for environmental restoration on a "case by case" basis

Creation of the RLSA

- ▶ 2002 Public Hearings: Transmittal
 - ▶ Added Early Entry bonus credits
 - ▶ Retained Restoration Credits, "case by case"
 - ▶ Executive Summary to Board:
 - "...it is estimated that the 8 credit requirement will set aside approximately 16,800 acres, or 9% of the study area, for clustered development."

- ▶ 2002 Public Hearings: Adoption
 - ▶ Increase and cap on Early Entry Bonus
 - ▶ Quantified restoration credits per acre
 - ▶ Added an additional 4,000 acres to be protected
 - ▶ Executive Summary language similar to Transmittal

Adopted RLSA Program

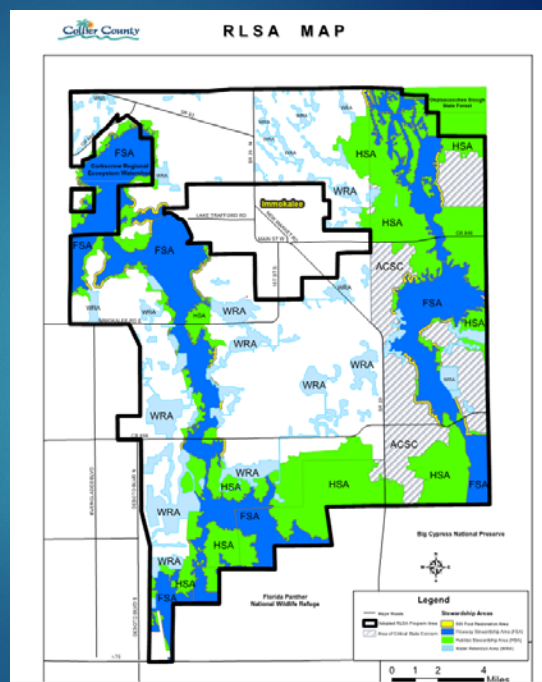
Credits come from high value areas:
91,000 acres

Development in "open" areas:
95,000 acres

"Baseline" credits
=16,800 acres

Early Entry credits
= 3,400 acres

Restoration credits
= not quantified



5-Year Review*

- ▶ Quantify existing base and bonus credits using assumptions
- ▶ Strengthen *Ag protection*- new credits
- ▶ Improve *panther corridors*- new credits
- ▶ Quantify *restoration potential*- limit credits

Existing and new credit incentives = 57,000 acre footprint

- ▶ Cap total credits/acres- 45,000 acres
- ▶ Adjust credits needed for SRA development
 - ▶ 8 increased to 10 credits per acre

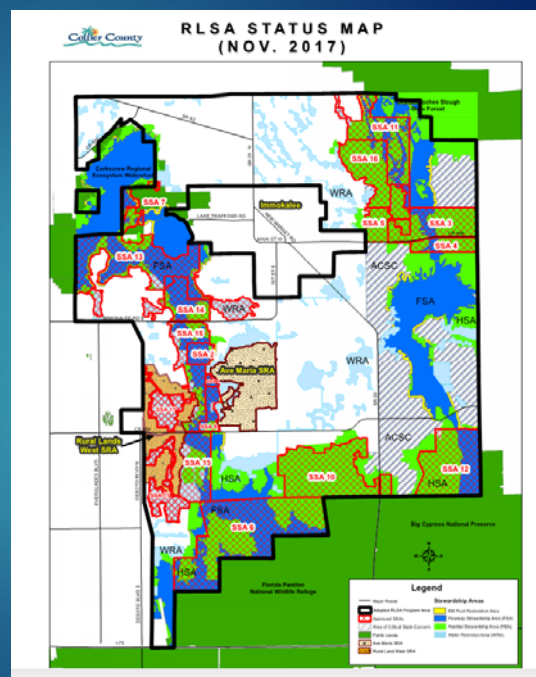
* Reported to BCC, no action taken

Participation to Date

Protected areas:
50,000 acres

Towns:
9,000 acres

SSA Credits to date, entitle:
16,246 acres



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