

Protecting Southwest Florida's unique natural environment and quality of life...now and forever.

CONSERVANCY OF SOUTHWEST FLORIDA

Main Points:

- 1) Why it's important to all of us
- 2) What we've learned over 16 years of the program's life
- 3) Our recommendations for moving forward together

The RLSA was intended to:



Protect agricultural lands



Direct incompatible uses away from listed species and their habitat



Allow for development, while avoiding sprawl

But, what did this mean?



A Matter of Record:

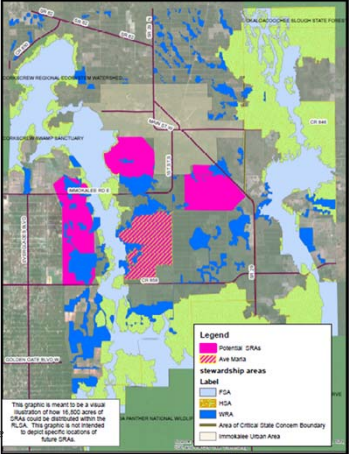
RLSA would not increase population in eastern Collier

“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 pre-Final Order conditions from a land-consuming checkerboard pattern into compact, mixed-use development.”

Collier County Board of County Commission Adoption Hearing Executive Summary. Oct. 22, 2002.

Max. participation = 16,800 acres of new towns, villages & hamlets with no ranchettes

Page 40 of “Report and Recommendations of the Collier County Rural Lands Assessment Area Oversight Committee for the Immokalee Area Study” Prepared by WilsonMiller, May 2002



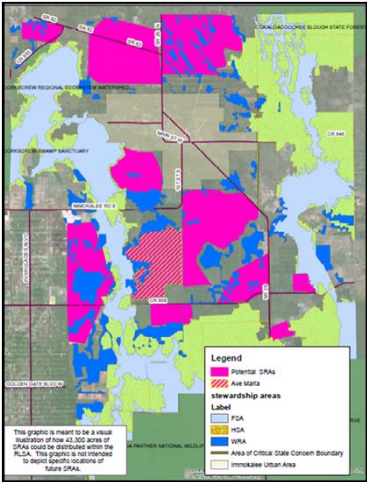
Why This Is Important:
230% more development

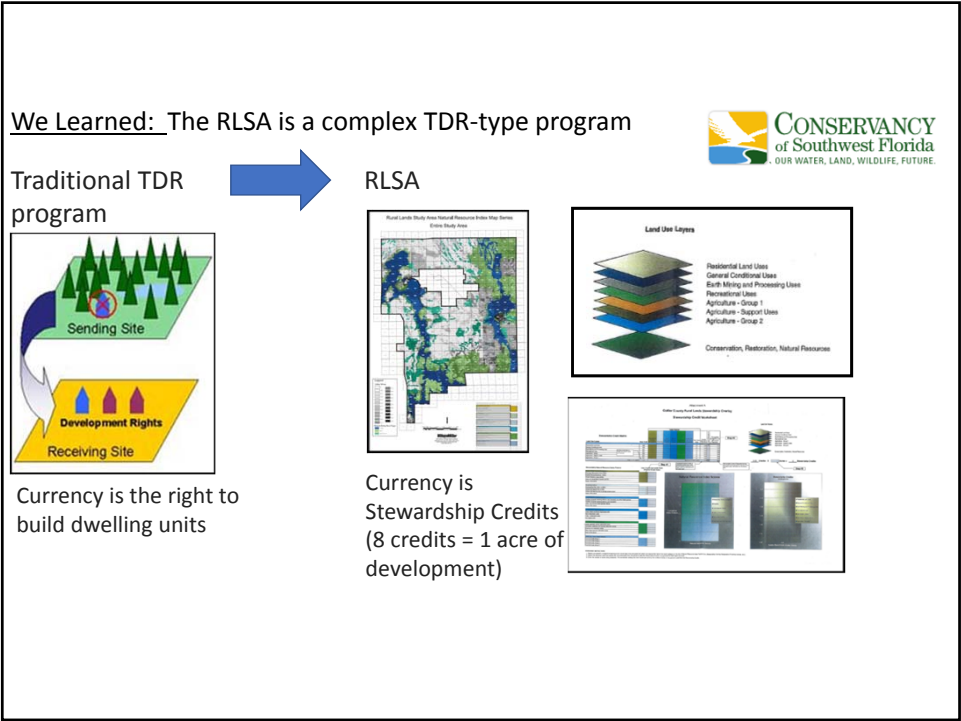
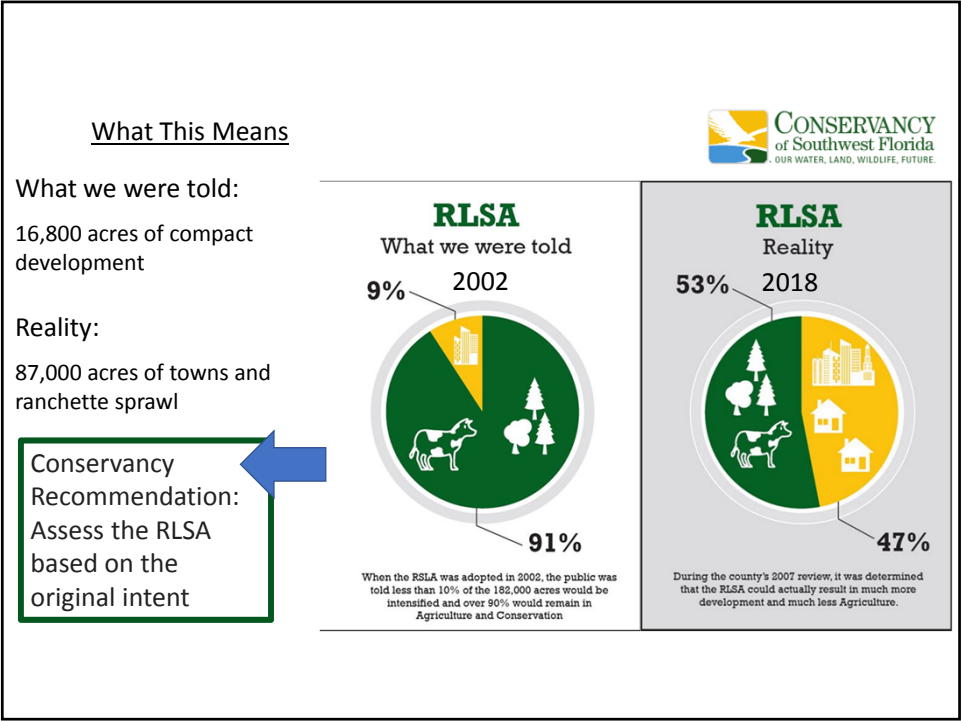


In 2008, we learned the RLSA had the capacity for 230% more towns, villages and hamlets than promised

Max. participation = 43,300 acres of new towns, villages and hamlets + 43,700 acres of ranchettes = approx. 87,000 acres of development!

Memo from WilsonMiller to Collier County RE Estimates of Stewardship Credits under the current and revised RLSA Program and recommendation for Credit calibration. 9-18-2008.





We Learned: More credits in the system than expected

Why?

Credits were added for restoration without recalibration

Can this be “fixed”?

RECALIBRATE!!

Conservancy Recommendation:
Recalibrate based on the original intent

Number of Stewardship Credits

Year	Number of Stewardship Credits
2002	137
2018	315

Source: Wilson Miller

We Learned: This is sprawl

“The large 93,000 acre area eligible for designation of receiving areas, which also allows the conversion of land uses to the underlying low-density uses, is the exact opposite of a plan to direct growth to the most suitable areas.” *Dept. of Community Affairs, “Rural Land Stewardship Area Program 2007 Annual Report to the Legislature”*

Conservancy Recommendation:
Revisit the areas where intensification is incentivized, based on updated best available science, economics and original intent of RLSA.

COLLEGE COUNTY WATERSHED & WATERSHED LITERATURE AREA REASSESSMENT

[illegible]

The map displays the San Francisco Bay Area with a focus on the proposed location for a new airport. A red dashed line delineates the proposed site, situated in the northern part of the city, near the Golden Gate Bridge. The map includes the city of San Francisco, the Golden Gate Bridge, and the surrounding bay. A legend in the bottom right corner identifies the symbols used on the map, including the proposed airport location, existing airports, and various transportation routes. The map also shows the city's grid system and the surrounding terrain.

Legend

- Proposed location of new airport
- Existing airports
- Major highways
- Minor highways
- Water bodies
- Urban areas
- Green spaces
- Topography

Scale

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Map Title

San Francisco Bay Area

Map Date

2000

Map Author

San Francisco Bay Area

Map Scale

1:100,000

Map Projection

North American Datum of 1983

Map Data

San Francisco Bay Area

Map Notes

This map is a preliminary map and is not intended for use as a legal document. It is subject to change without notice.

Map Contact

San Francisco Bay Area

Map Distribution

San Francisco Bay Area

Map Copyright

San Francisco Bay Area

Map Disclaimer

This map is a preliminary map and is not intended for use as a legal document. It is subject to change without notice.

Map Acknowledgments

San Francisco Bay Area

Map Credits

San Francisco Bay Area

Map References

San Francisco Bay Area

Map Sources

San Francisco Bay Area

Map Contributors

San Francisco Bay Area

Map Reviewers

San Francisco Bay Area

Map Approvals

San Francisco Bay Area

Map Signatures

San Francisco Bay Area

Map Stamps

San Francisco Bay Area

Map Seals

San Francisco Bay Area

Map Emblems

San Francisco Bay Area

Map Logos

San Francisco Bay Area

Map Symbols

San Francisco Bay Area

Map Icons

San Francisco Bay Area

Map Markers

San Francisco Bay Area

Map Labels

San Francisco Bay Area

Map Text

San Francisco Bay Area

Map Graphics

San Francisco Bay Area

Map Images

San Francisco Bay Area

Map Photos

San Francisco Bay Area

Map Videos

San Francisco Bay Area

Map Audio

San Francisco Bay Area

Map Animation

San Francisco Bay Area

Map Interactivity

San Francisco Bay Area

Map Accessibility

San Francisco Bay Area

Map Usability

San Francisco Bay Area

Map Reliability

San Francisco Bay Area

Map Accuracy

San Francisco Bay Area

Map Precision

San Francisco Bay Area

Map Detail

San Francisco Bay Area

Map Clarity

San Francisco Bay Area

Map Readability

San Francisco Bay Area

Map Comprehensibility

San Francisco Bay Area

Map Understandability

San Francisco Bay Area

Map Interpretability

San Francisco Bay Area

Map Communicability

San Francisco Bay Area

Map Expressibility

San Francisco Bay Area

Map Representability

San Francisco Bay Area

Map Describability

San Francisco Bay Area

Map Identifiability

San Francisco Bay Area

Map Recognizability

San Francisco Bay Area

Map Memorability

San Francisco Bay Area

Map Likeability

San Francisco Bay Area

Map Appeal

San Francisco Bay Area

Map Attractiveness

San Francisco Bay Area

Map Interest

San Francisco Bay Area

Map Engagement

San Francisco Bay Area

Map Involvement

San Francisco Bay Area

Map Participation

San Francisco Bay Area

Map Collaboration

San Francisco Bay Area

Map Cooperation

San Francisco Bay Area

Map Assistance

San Francisco Bay Area

Map Support

San Francisco Bay Area

Map Help

San Francisco Bay Area

Map Guidance

San Francisco Bay Area

Map Direction

San Francisco Bay Area

Map Navigation

San Francisco Bay Area

Map Movement

San Francisco Bay Area

Map Travel

San Francisco Bay Area

Map Journey

San Francisco Bay Area

Map Expedition

San Francisco Bay Area

Map Adventure

San Francisco Bay Area

Map Exploration

San Francisco Bay Area

Map Discovery

San Francisco Bay Area

Map Investigation

San Francisco Bay Area

Map Research

San Francisco Bay Area

Map Study

San Francisco Bay Area

Map Analysis

San Francisco Bay Area

Map Evaluation

San Francisco Bay Area

Map Assessment

San Francisco Bay Area

Map Review

San Francisco Bay Area

Map Critique

San Francisco Bay Area

Map Feedback

San Francisco Bay Area

Map Comments

San Francisco Bay Area

Map Suggestions

San Francisco Bay Area

Map Recommendations

San Francisco Bay Area

Map Advice

San Francisco Bay Area

Map Counsel

San Francisco Bay Area

Map Consultation

San Francisco Bay Area

Map Discussion

San Francisco Bay Area

Map Debate

San Francisco Bay Area

Map Argument

San Francisco Bay Area

Map Controversy

San Francisco Bay Area

Map Dispute

San Francisco Bay Area

Map Conflict

San Francisco Bay Area

Map Tension

San Francisco Bay Area

Map Strife

San Francisco Bay Area

Map Warfare

San Francisco Bay Area

Map Battle

San Francisco Bay Area

Map Fight

San Francisco Bay Area

Map War

San Francisco Bay Area

Map Peace

San Francisco Bay Area

Map Harmony

San Francisco Bay Area

Map Unity

San Francisco Bay Area

Map Solidarity

San Francisco Bay Area

Map Fellowship

San Francisco Bay Area

Map Community

San Francisco Bay Area

Map Society

San Francisco Bay Area

Map Culture

San Francisco Bay Area

Map Tradition

San Francisco Bay Area

Map Custom

San Francisco Bay Area

Map Habit

San Francisco Bay Area

Map Practice

San Francisco Bay Area

Map Routine

San Francisco Bay Area

Map Regimen

San Francisco Bay Area

Map Discipline

San Francisco Bay Area

Map Order

San Francisco Bay Area

Map Organization

San Francisco Bay Area

Map Structure

San Francisco Bay Area

Map System

San Francisco Bay Area

Map Framework

San Francisco Bay Area

Map Foundation

San Francisco Bay Area

Map Base

San Francisco Bay Area

Map Core

San Francisco Bay Area

Map Heart

San Francisco Bay Area

Map Center

San Francisco Bay Area

Map Middle

San Francisco Bay Area

Map Inner

San Francisco Bay Area

Map Outer

San Francisco Bay Area

Map Surface

San Francisco Bay Area

Map Interior

San Francisco Bay Area

Map Exterior

San Francisco Bay Area

Map Boundary

San Francisco Bay Area

Map Limit

San Francisco Bay Area

Map Edge

San Francisco Bay Area

Map Margin

San Francisco Bay Area

Map Border

San Francisco Bay Area

Map Frame

San Francisco Bay Area

Map Enclosure

San Francisco Bay Area

Map Container

San Francisco Bay Area

Map Vessel

San Francisco Bay Area

Map Hold

San Francisco Bay Area

Map Store

San Francisco Bay Area

Map Keep

San Francisco Bay Area

Map Save

San Francisco Bay Area

Map Preserve

San Francisco Bay Area

Map Protect

San Francisco Bay Area

Map Defend

San Francisco Bay Area

Map Guard

San Francisco Bay Area

Map Watch

San Francisco Bay Area

Map Observe

San Francisco Bay Area

Map Monitor

San Francisco Bay Area

Map Track

San Francisco

We Learned: More public participation is critical

The RLSA process is designed for public participation

What happens in the RLSA will impact everyone in Collier County

Conservancy Recommendation:
Collier County designed this review process for public participation – get involved!



CONSERVANCY of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.



Collier County




HOME YOUR GOVERNMENT RESIDENTS VISITORS DOING BUSINESS I WANT TO...

RURAL LANDS STEWARDSHIP AREA RESTUDY PUBLIC WORKSHOPS

Date	Location	Topic
January 22, 2018 8:30 PM	South Regional Community Park, Southside Mall	Overview of the RLSA, New Initiatives
February 22, 2018 5:30 PM	North Regional Community Park, Southside Mall	General Overview and Overview of the RLSA
March 22, 2018 5:30 PM	South Regional Community Park, Southside Mall	Protection of Agricultural Lands
April 22, 2018 5:30 PM	North Regional Community Park, Southside Mall	Protection of Natural Resources
May 22, 2018 5:30 PM	South Regional Community Park, Southside Mall	Encouraging Responsible Development
June 22, 2018 5:30 PM	South County Library, Northside Mall	Protecting the lands not currently included in the RLSA
August 22, 2018 8:30 PM	South County Library, Northside Mall	Review and Recommendations

Conservancy Recommendations

- 

CONSERVANCY of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.
1. **Reassess** the RLSA based on the original intent
 2. **Recalibrate** the credits to offset the existing imbalances
 3. **Revise** the RLSA Overlay based on current best available science
 4. **Recalculate** the potential infrastructure costs to taxpayers
 5. **Remember** participation among all stakeholders is key – we’re all in this together!



CONSERVANCY

of Southwest Florida

OUR WATER, LAND, WILDLIFE, FUTURE.

Protecting Southwest Florida's unique natural environment and quality of life...now and forever.



www.conservancy.org

facebook.com/ConservancySWF

**ADDRESS**

[\(239\) 262-0304](tel:(239)262-0304)

twitter.com/ConservancySWFL

1495 Smith Preserve Way
Naples, FL 34102