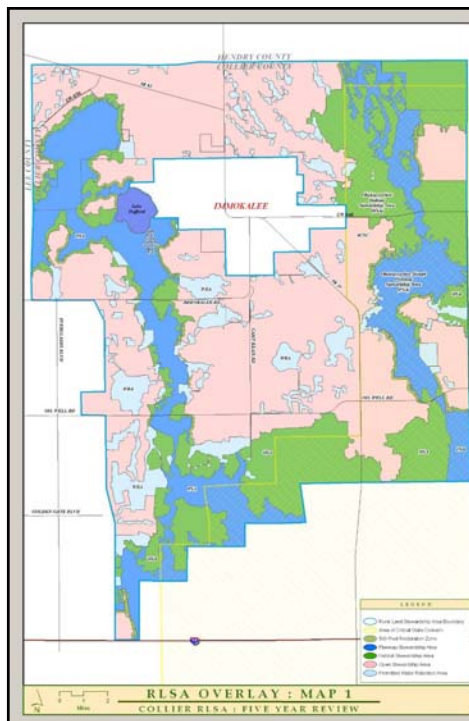


## Rural Land Stewardship

Rural Land Stewardship is a innovative, incentive-based planning program to preserve, maintain and restore natural habitat, protect land for agriculture, and promote sustainable growth and economic diversification in rural areas.



Photograph courtesy Bud Adams



## Guiding Principles

Applies outside urban boundaries

Established by a comprehensive plan overlay through a collaborative public/private process

Based on scientific data and market driven economic incentives.

Participation is voluntary for property owners. Pre-Existing Property Rights are protected.

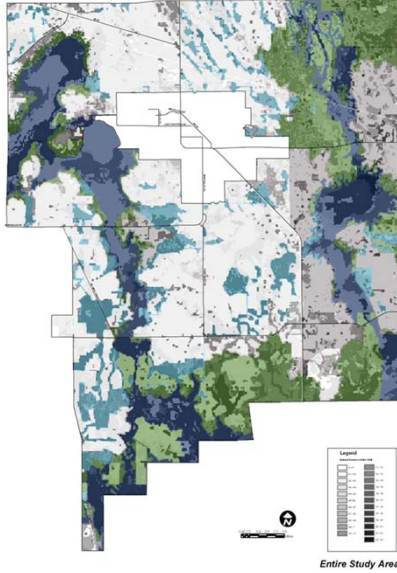
Private ownership and management of natural resources is a viable alternative to public acquisition

Economics of quality growth can be leveraged to accomplish far reaching public benefits.





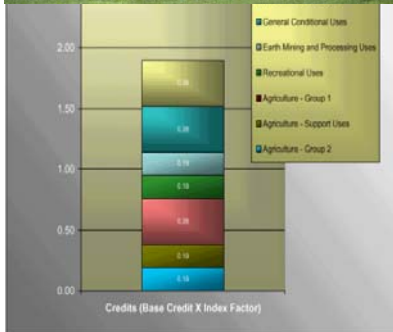
## How it works



- Stewardship Credits are the “currency” -  
 - created from ecological & agricultural values in Stewardship Sending Areas or SSAs.
- Credits calculated with a comprehensive multi layered GIS database and region specific natural resource index model.
- The most critical and diverse ecologic features receive the highest scores and values – opposite of land appraisals.
- Credits are acquired by builders of new communities in Stewardship Receiving Areas or SRAs.
- All Density increases require Credits
- Regional scale conservation and management occurs without requiring public acquisition.



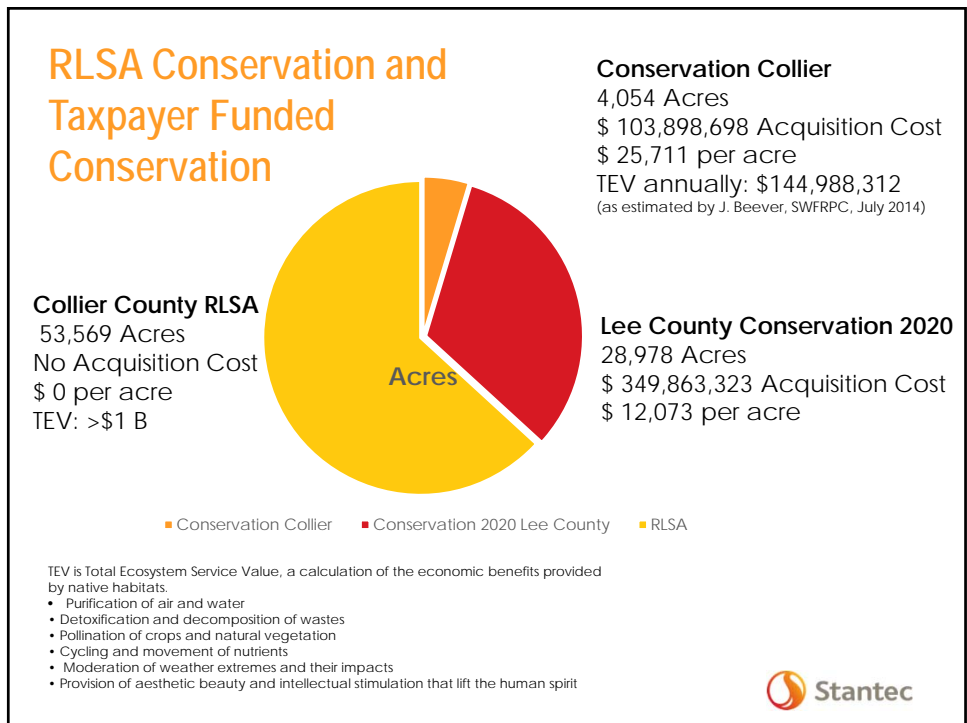
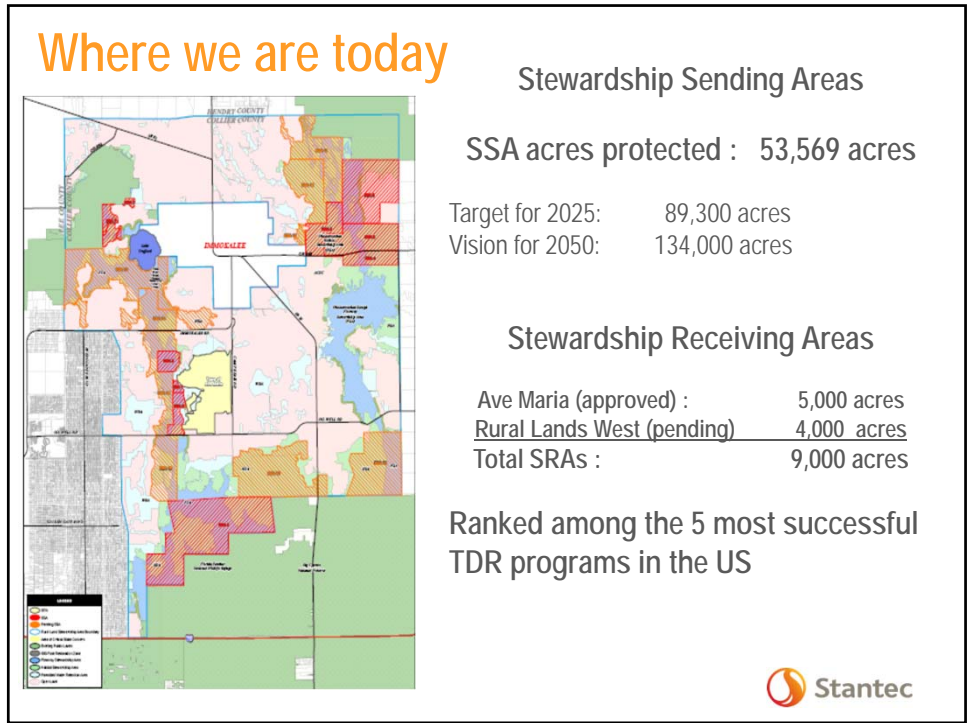
## Sending Area Credit Calculation



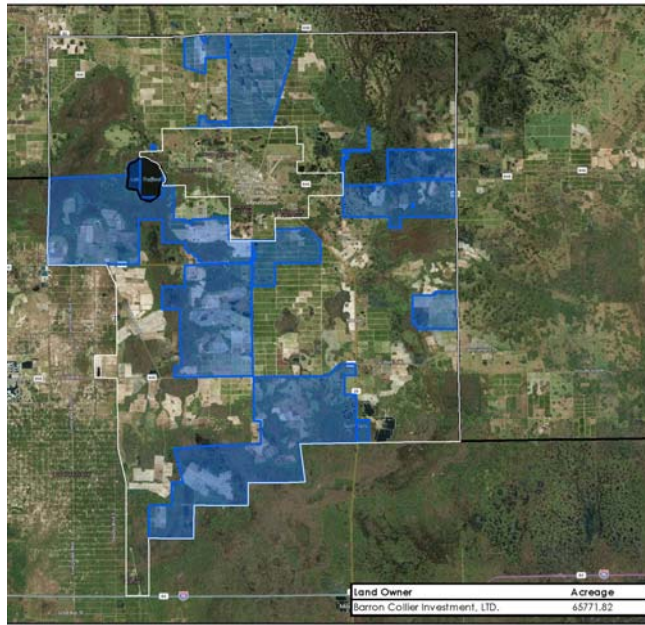
1000 acres of native rangeland will be conserved and maintained by the owner. The site is within a Habitat Stewardship Area.

- Natural resource score is 1.8.
- Existing development rights are removed yielding 90% of full Base Credit value.
- Credits = Acres x NRI score x % Base Credit Value
- Credits = 1000 ac x 1.8 x 0.9
- Stewardship Credits = 1600
- 1600 Credits exchanged for 200 acres of SRA





## Barron Collier Ownership



## Ave Maria Stewardship Sending Areas

- SSAs totaling 17,050 acres generated Stewardship Credits for Town of Ave Maria
- Agriculture and ranching is retained and critical natural resources are protected and restored.
- Critical linkage for Florida Panther established
- No public cost for acquisition, management or restoration.



## Ave Maria Stewardship Receiving Area

- A Compact, mixed-use, pedestrian friendly new town
  - 11,000 homes
  - Retail 690,000 SF
  - Office 510,000 SF
  - Manufacturing 600,000 SF
  - Hotel 300 Room
  - Civic 148,500 SF
  - Medical 35,000 SF
- Best Selling Community in Southwest Florida



## Ave Maria University

1,000 acre campus, academic, student housing, administration, recreation.  
Currently AMU has 1,100 Students, 590,000 sf of facilities, with a capital investment of \$200,000,000+



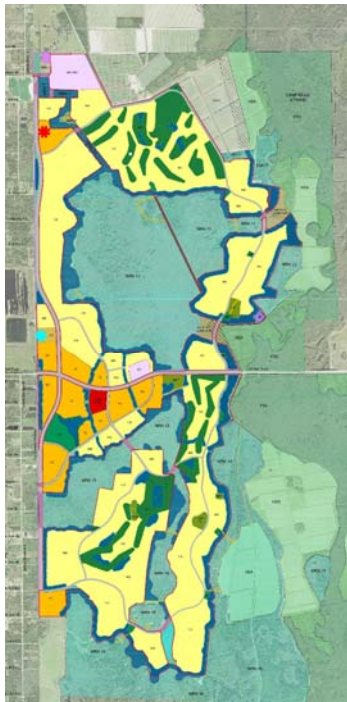
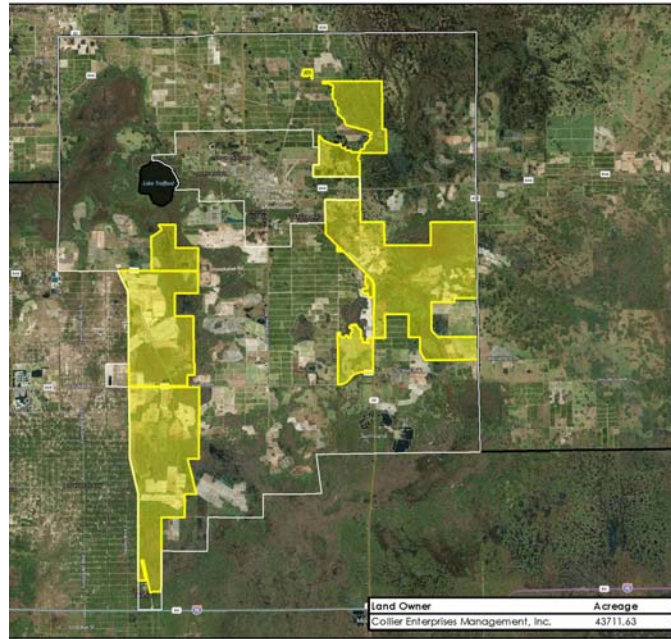
## Arthrex

A 417,000 sf advanced medical device manufacturing facility located in the RLSA, creating a significant job base and economic stimulus to the County.

Currently employs 1,600 highly skilled workforce



## Collier Enterprises Ownership



## RLW SRA

Planning and permitting is underway. SRA Filed Jan 2016

RLW is a 4,000 acre Town – comprised of neighborhoods that have individual identity and character.

RLW will include community and neighborhood parks, full range of schools

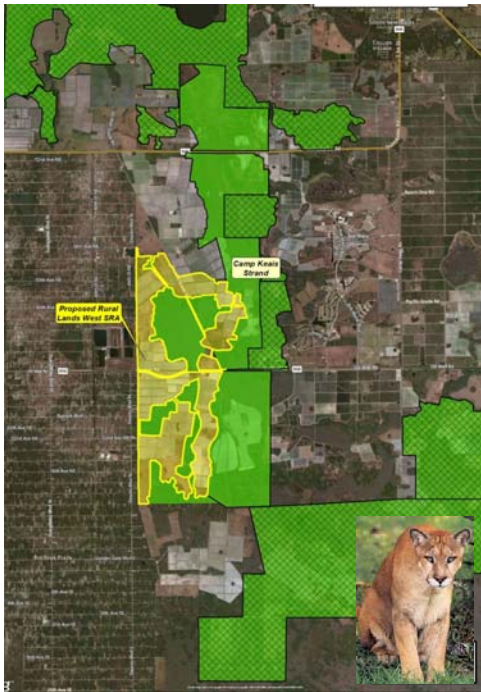
RLW will include both corporate and medical office and light industrial uses

RLW includes regional, community and neighborhood scaled retail

1,400 Acres community open space  
480 acres of lake

\$2.8 B. Tax Base created

\$267 M. Impact Fee Revenues



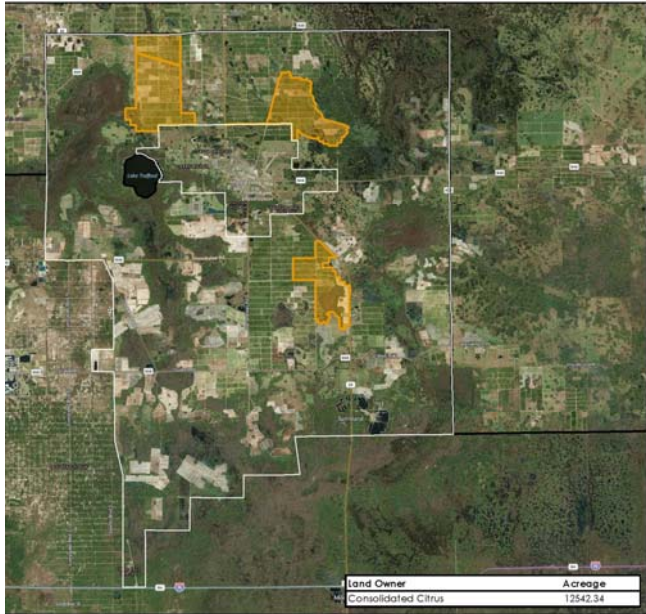
### RLW Regional Scale Habitat Protection

RLW SSAs total 12,210 acres

Camp Keais Strand - RLW completes a regional flowway and habitat connection between CREW lands/Corkscrew Swamp and the FPNWR to south.

Conservation value estimated \$80 - \$120 million if acquired by public funding

### Consolidated Citrus Ownership



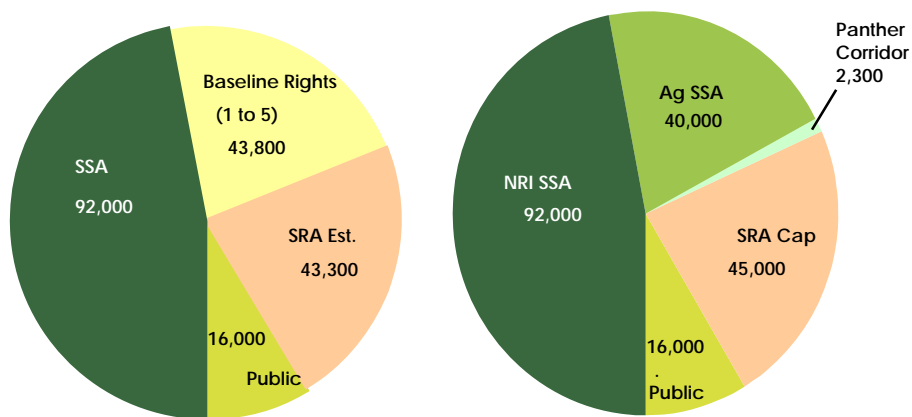
Land Owner	Acreage
Consolidated Citrus	12542.34



## Key 5 Year Review Recommendations

- SSA easement conditional approval
- **Incentives for agriculture protection**
- Restoration Tiered Bonus
- **Panther corridors**
- SRA Characteristics
- Economic development
- Listed species management plans
- **Cap on Credits and SRA Acres**
- Increase Stewardship Credits per SRA acre from 8 to 10

## Impact of 5 Year Review Recommendations



Based on 100% Voluntary Participation from Private Property Owners at Buildout