

# Collier County Rural Lands Stewardship Area

A Land Use Strategy to Preserve Natural Resources, Retain Agriculture and Promote Sustainable Future Development



# Collier County RLSA History

- 1999
  - Collier Comprehensive Plan challenged by environmental groups
  - No strategy for 300 sq. miles area
  - Down zoning proposed
  - Landowners, Environmentalists and County head toward prolonged litigation
- 2000
  - Under Governor's Order, the *Study* begins
  - A collaborative planning process to create a new long-range plan
- 2002
  - Collier County Citizen Committee recommends RLSA Overlay
  - RLSA Plan supported by all stakeholders, receives final BCC approval.
- 2004-2006
  - Collier County approves first new RLSA town - Ave Maria
  - 17,242 Stewardship Sending acres preserved
- 2007 - 2010
  - Five-year review committee begins study and reports to BCC
  - 32,419 Stewardship Sending acres preserved
- 2015 - present
  - Rural Lands West town plan submitted to County for review
  - 2,716 Stewardship Sending acres pending approval for preservation

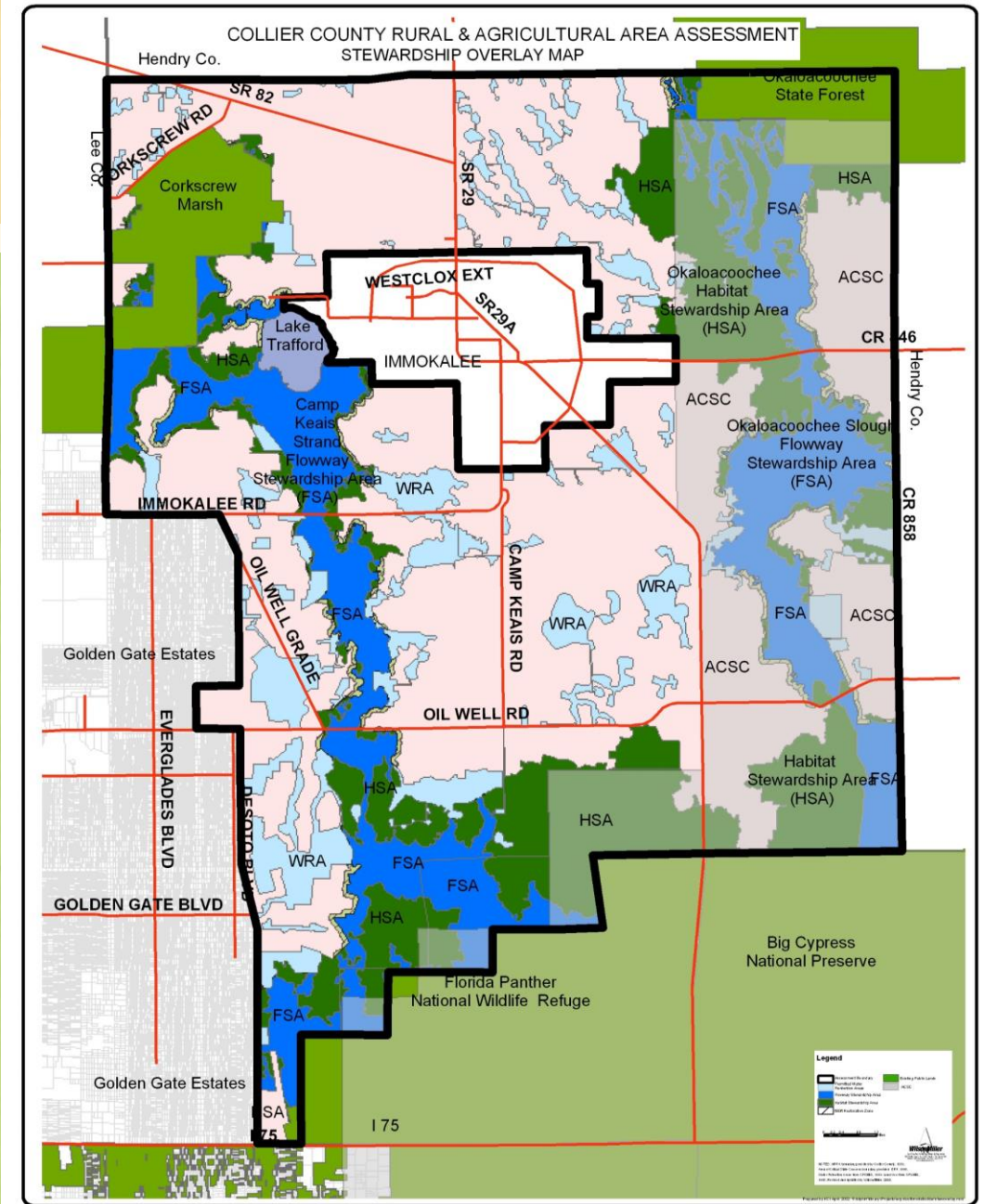
# The Goals of the RLSA

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



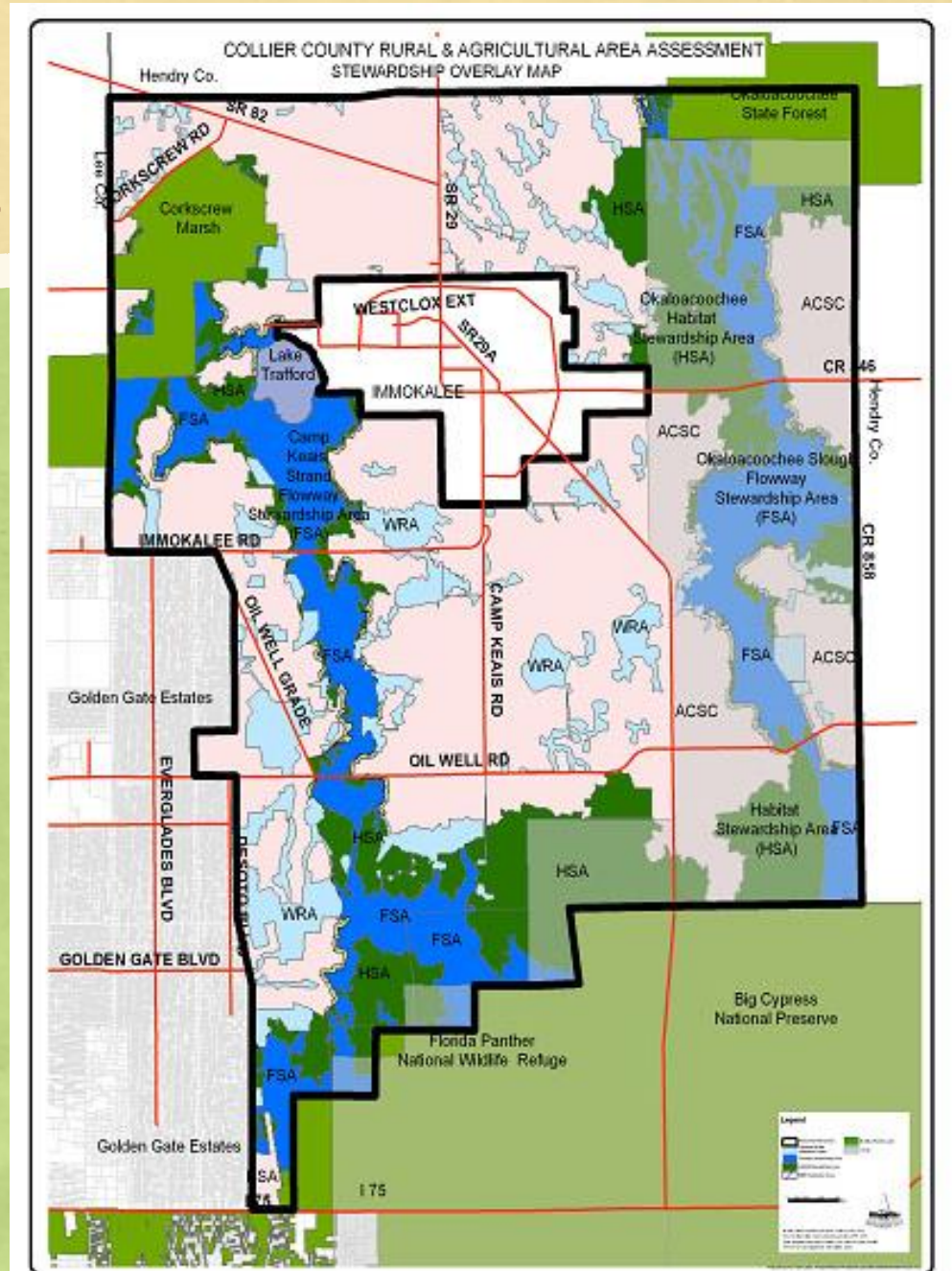
# The Overlay Map

- Adopted as the Future Land Use Overlay
- Illustrates Overlay Land Use Classifications:
  - Habitat Stewardship Area (HSA) – green
  - Flowway Stewardship Area (FSA) – dark blue
  - Water Retention Area (WRA) – light blue
  - Open – pink
- Delineates generally where development can occur and specifically where natural resources should be protected
- Provides guidance for locations of future development, which can only occur in Open designations



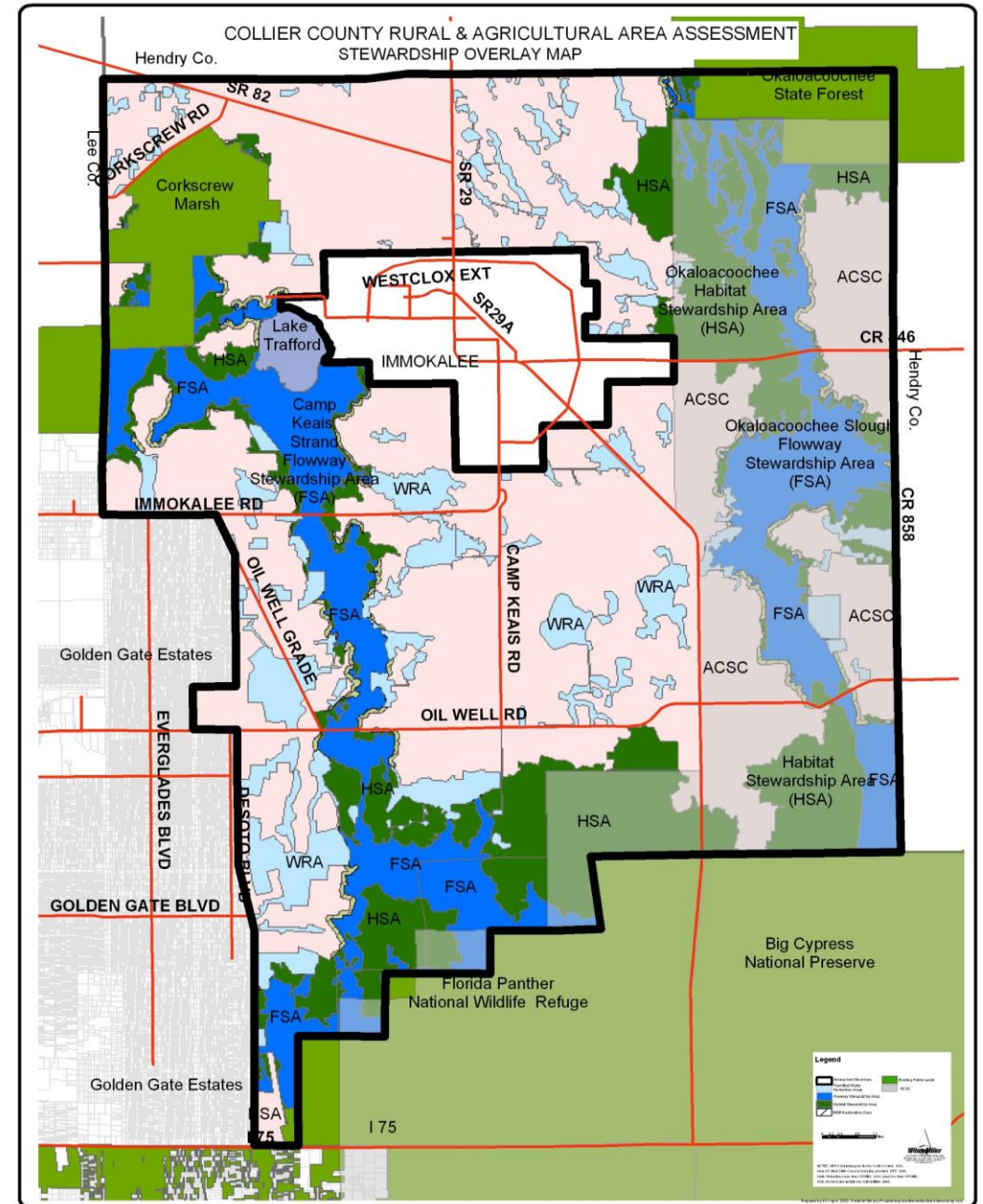
# How the Stewardship Program Works

- Stewardship Credits are the “currency”-- created from natural resource value in Sending Areas
- Credits are calculated with a multi layered GIS database and natural resource index model
- Credits are acquired by builders of new sustainable communities in Receiving Areas.
- Existing rights are retained, but density and intensity increases require use of Credits.
- Regional scale conservation and management occurs without requiring public acquisition.



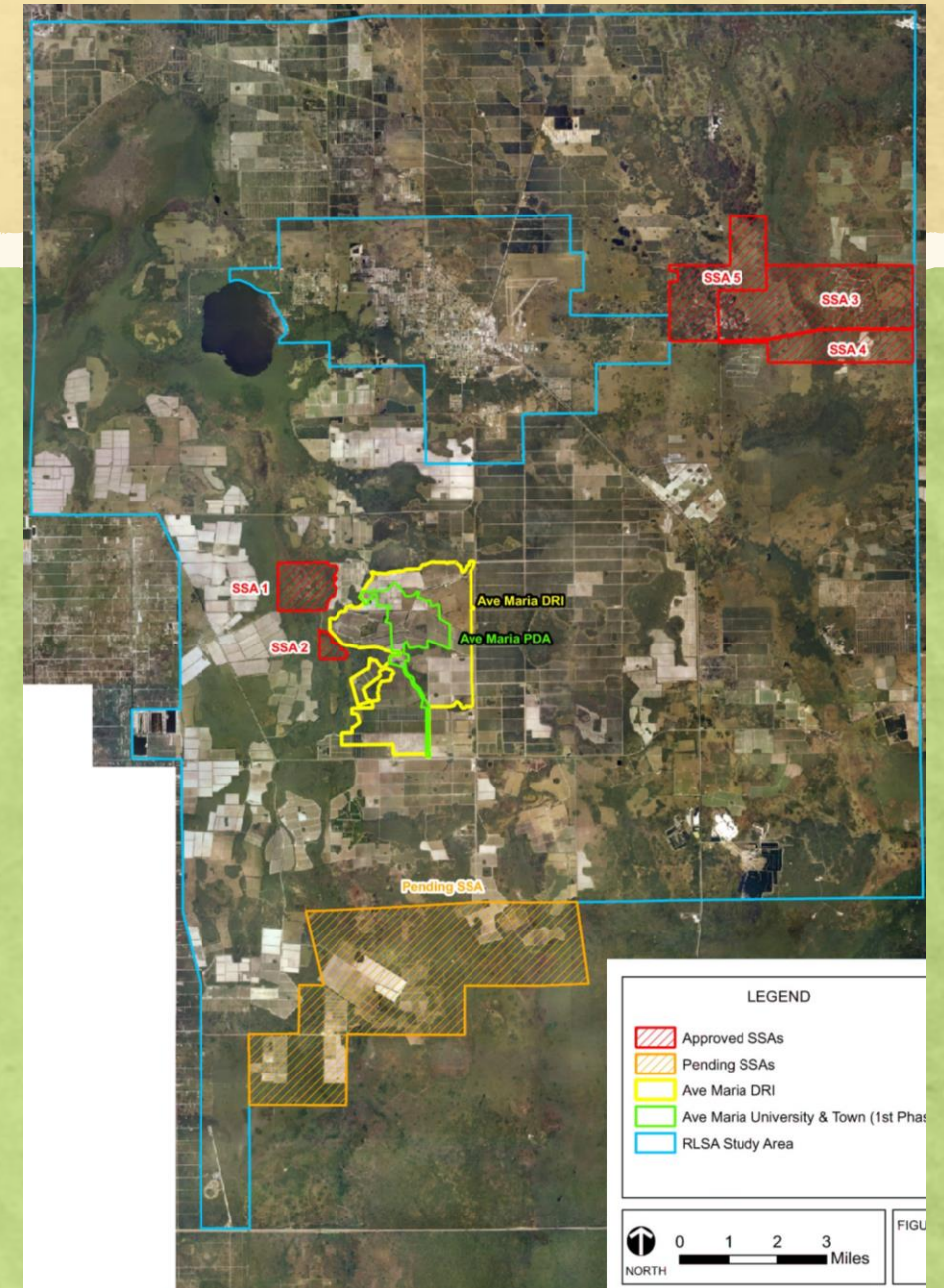
# The Overlay Map: *by the acres*

- RLSA private ownership 186,00
- Environmental protection targets 91,000
  - HSAs 40,000
  - FSAs 31,000
  - WRAs, buffers 20,000
- Open areas 95,000



# Sending Areas and Receiving Areas

- RLSA encourages property owners to designate Sending Areas on lands with the highest natural resource value.
- Sending Areas protect large parcels by eliminating incompatible land uses.
- Receiving Areas can occur only when sufficient credits are generated by protecting Sending Areas.
- Resource protection, agriculture and future growth are balanced.



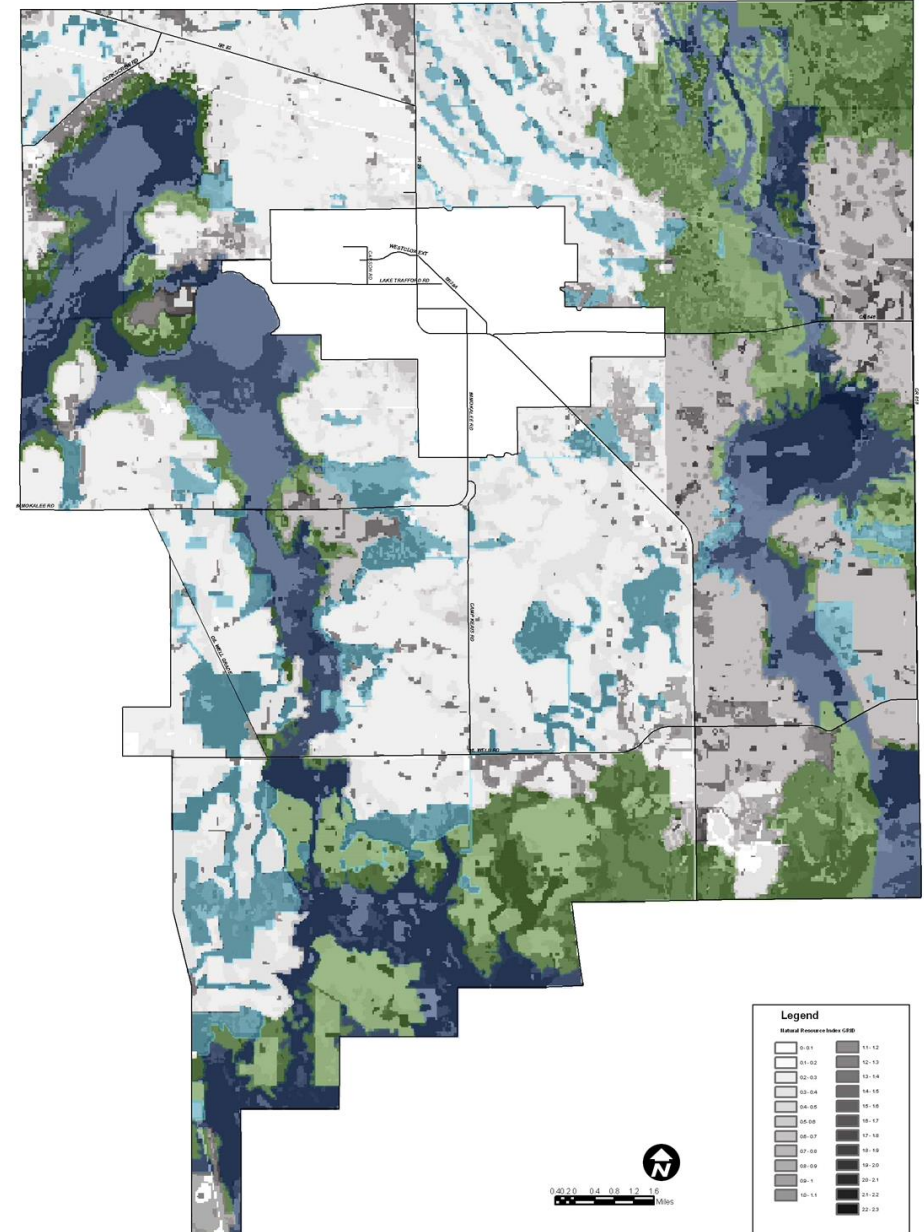
# Stewardship Sending Areas

Preserving Valued Natural Resource Lands with No Cost to Public



# How Sending lands are valued

- All land area has a scored value
- Value based on Natural Resources Indices as shown on the Stewardship Credit Worksheet
- Highest scoring areas correspond to Stewardship Sending Areas (HSA, FSA, WRA)
- Creates a digital natural resource blueprint to guide growth and conservation
- Scored Natural Resource Index (NRI) value is one component of Credit calculations.



Entire Study Area

Stewardship Index Map

# The Stewardship Credit Worksheet

Stewardship Credits are calculated based on the total acres of the proposed SSA, multiplied by the land's natural resource index score, and the number of land uses permanently removed from the SSA.

$$\text{Credits} = \text{Acres} \times \text{RI score} \times \text{Land Use score}$$

$$\text{Credits} = 500 \text{ ac} \times 1.8 \times 0.9$$

$$\text{Stewardship Credits} = 810$$

**Attachment A**  
**Collier County Rural Lands Stewardship Overlay**  
**Stewardship Credit Worksheet**

### Stewardship Credit Matrix

Land Use Layers	Base Credit	Index Factors					Land Use Land Cover (FLUCCS)	Total Index Value	Credits Base Credit X Index Factor	Stewardship Credits for Land Use Layers Removed
		Stewardship Overlay Designation	Proximity	Listed Species Habitat	Soils & Surface Water	Restoration Potential				
Residential Land Uses	0.2						0.0	0.00	0.00	
General Conditional Uses	0.2						0.0	0.00	0.00	
Earth Mining and Processing Uses	0.4						0.0	0.00	0.00	
Recreational Uses	0.1						0.0	0.00	0.00	
Agriculture - Group 1	0.2						0.0	0.00	0.00	
Agriculture - Support Uses	0.1						0.0	0.00	0.00	
Agriculture - Group 2	0.1						0.0	0.00	0.00	
<b>Total of all Layers</b>	<b>1.0</b>						<b>0.0</b>	<b>0.00</b>	<b>0.00</b>	

**Step #2** (Points to Stewardship Credits for Land Use Layers Removed)

### Land Use Layers

**0.00 Credits X 500 Acres = 0 Stewardship Credits**

**Step #3** (Points to the final calculation)

### Stewardship Natural Resource Index Factors

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

Stewardship Overlay Designation	Score
Flowway Stewardship Area (FSA)	0.9
Habitat Stewardship Area (HSA)	0.6
Water Retention Area (WRA)	0.6
Area of Critical State Concern (ACSC)	0.9
None of the above	0.0

Proximity Indices	Score
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	0.3
None of the above	0.0

Listed Species Habitat Indices	Score
Partially occupied habitat (disturbed and tolerated) plus other listed species	0.3
Partially occupied habitat (disturbed and tolerated)	0.2
Other documented listed species habitat	0.4
None of the above	0.0

Soils/Surface Water Indices	Score
Open Water and Blank Depression soils	0.4
Sand Depression soils	0.3
Flats (Transitional) soils	0.2
Non-hydric soils	0.0

Restoration Potential Indices	Score
Large minimal corridor restoration areas	0.4
Connector wetlands and flowway restoration areas	0.3
Wading bird restoration areas	0.4
Other listed species restoration areas	0.3
None of the above	0.0

Land Use - Land Cover Indices	Score
FLUCCS Code Group 1	0.4
FLUCCS Code Group 2	0.3
FLUCCS Code Group 3	0.2
FLUCCS Code Group 4	0.0

### Natural Resource Index Scores

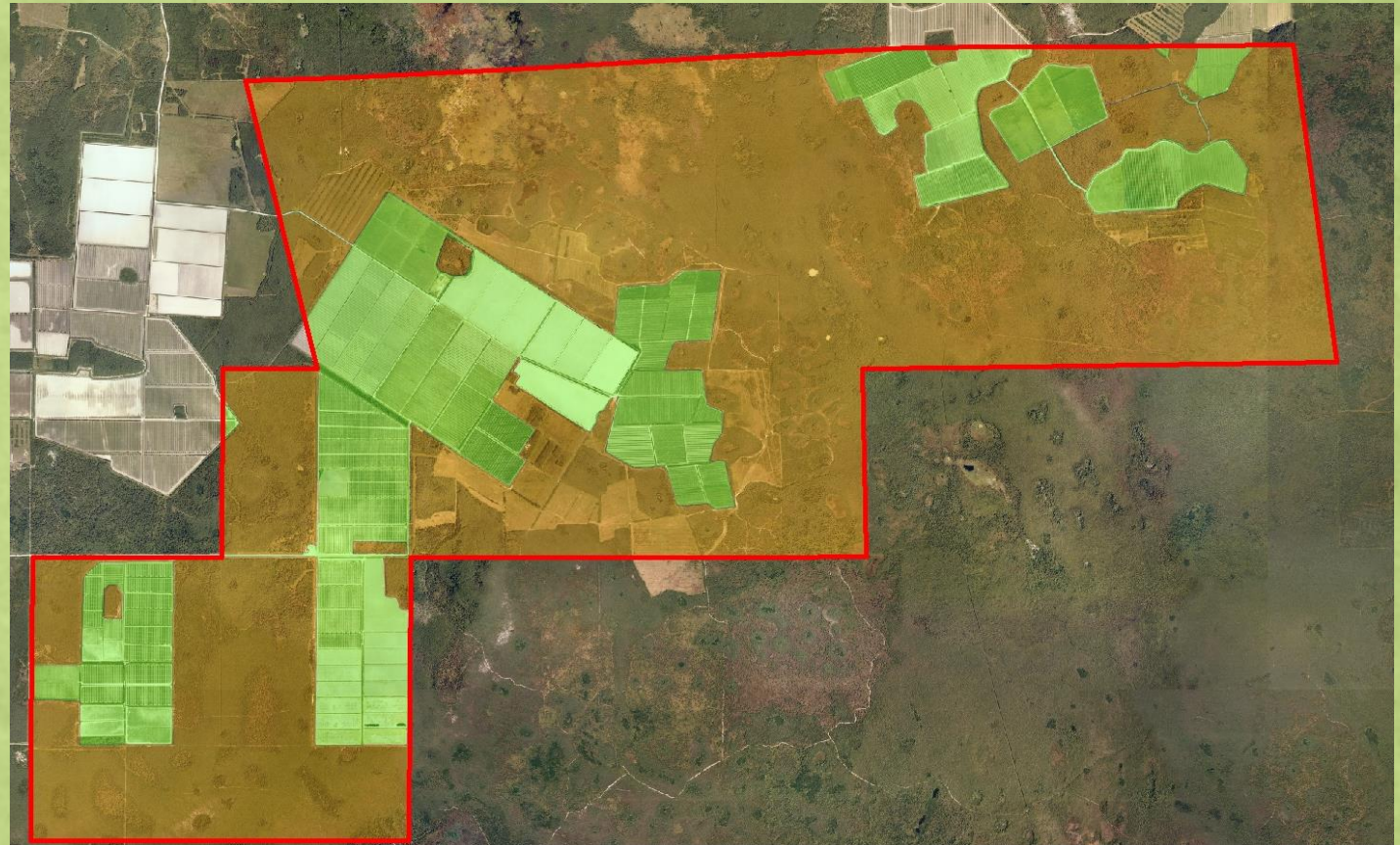
### Stewardship Credits (Credits per Acre)

**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.

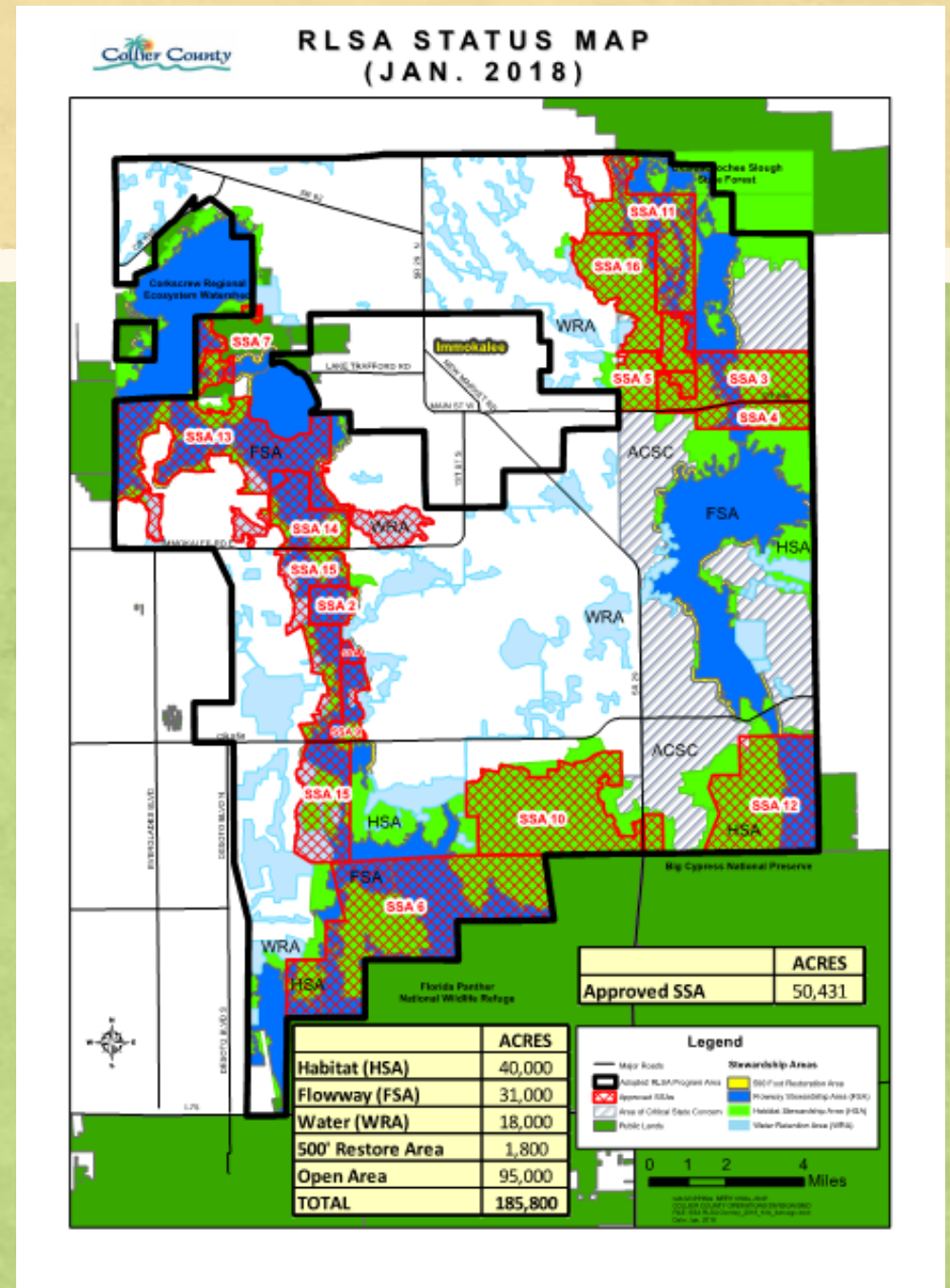
# Stewardship Sending Areas (SSAs)

- Sending Areas selected for natural resource values and strategic locations for wildlife corridors
- SSAs retain compatible agriculture while protecting native wetland and upland land cover and water resources
- Stewardship easements provide permanent protection and management
- Stewardship Plan includes credit bonuses for restoration of flow ways and listed species habitat
- Land is protected without purchase or maintenance cost to the public



# Protected Areas to Date

- Environmental protection targets 91,000 ac.  
 HSAs, FSAs, WRAs protected 50,000 ac.  
 55%
- Open areas 95,000 ac.  
 Open areas protected 600 ac.  
 < 1%



# Stewardship Receiving Areas

A Sustainable Pattern of Future Development

# Stewardship Receiving Areas (SRAs)

- Areas with low natural resource value can be designated as SRAs
- Full mix of uses required – residential, commercial, civic and parks
- Design required to be compact, mixed-use, pedestrian friendly
- Positive fiscal impact to the local government expected
- Creates new educational, civic, cultural, recreational and employment opportunities for residents of the region
- Promotes internal capture of traffic
- Agreement for joint funding and construction of public infrastructure



Photo courtesy of [www.privatecommunities.com](http://www.privatecommunities.com)

# Forms of Stewardship Receiving Areas

- Town
- Village
- Hamlet

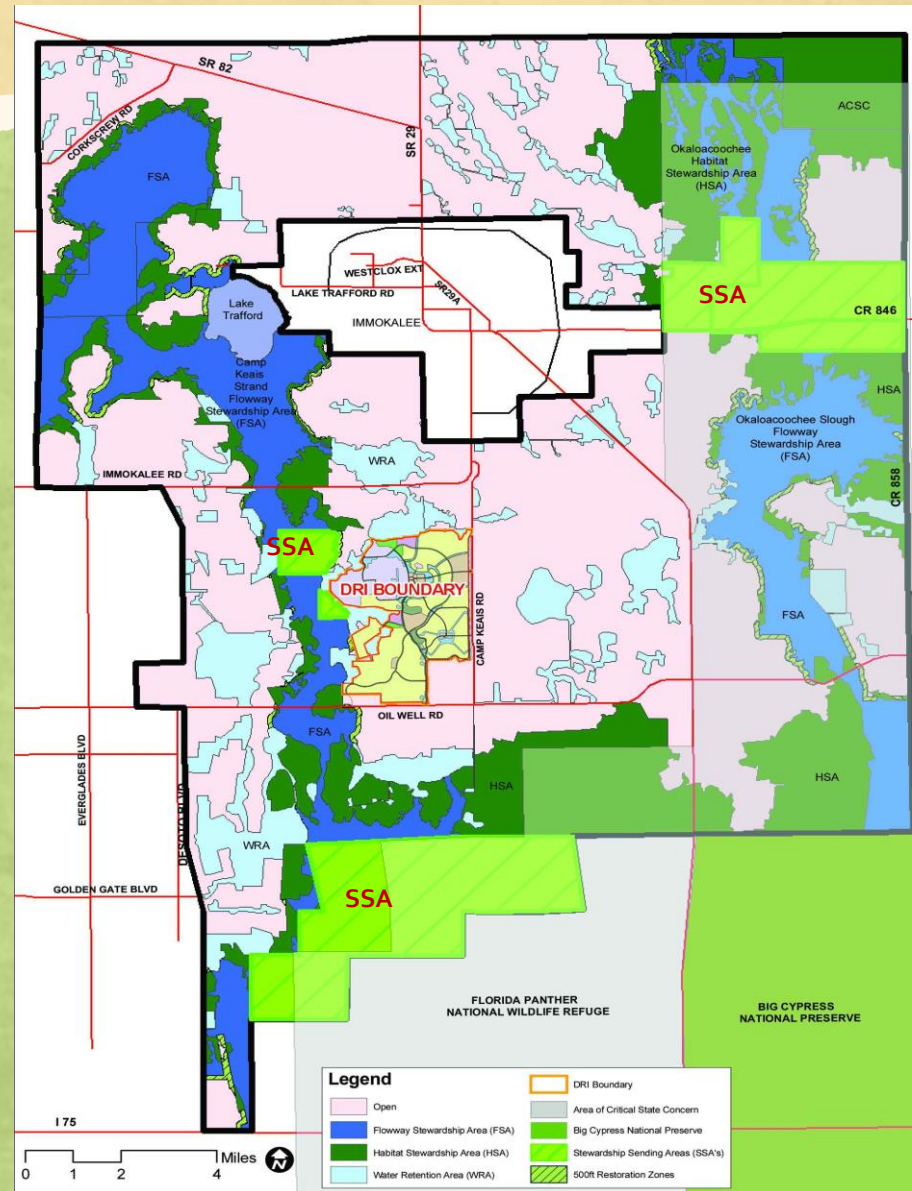
Typical Characteristics	Town	Village	Hamlet
Size/Area	1,000-4,000 acres	100-1,000 acres	20-100 acres
Average Gross Density Dwelling Units (DUs) per Acre	1-3 DUs per gross acre 1,000-10,000 DUs	1-3 DUs per gross acre 100-3,000 DUs	<1 DU per gross acre 20-100 DUs
Residential Type	SF/MF Large diversity 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

# An example of the RLSA in action- The Town of Ave Maria

## Stewardship Sending Area

- 16,000 acres protected in SSAs. No purchase or maintenance cost to public
- Key SSA areas include the Camp Keais Strand and Okaloacoochie Slough
- One SSA buffers the Florida Panther National Wildlife Refuge



## Stewardship Receiving Area

- 5,027 acres in the Open Designation west of Camp Keais Road and north of Oil Well Road
- Meets location and suitability criteria set forth in the RLSA policies and regulations
- Meets design requirements of compact, mixed-use, pedestrian friendly development