

# Overview:

## Rural Lands Stewardship Area

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



# History

- 1999
  - Collier Comprehensive Plan challenged
  - Landowners, Environmentalists and County head toward prolonged litigation
  - Final Order
- 2000
  - Under Governor's Order, the *Study* begins
  - A collaborative planning process to create a new long-range plan
- 2002
  - Citizen Committee recommends Florida's first RLS Overlay.
  - RLS Plan supported by all stakeholders, receives final BCC approval.
- 2004
  - Collier County approves first new Town - Ave Maria, preserves 16,000 acres
- 2006
  - Ave Maria under construction.
  - Big Cypress Stewardship (Rural Lands West) announced.
- 2007
  - Five Year Review begins
- 2009
  - Five Year Review- report to BCC
  - Technical Review: Florida Panther Protection Plan



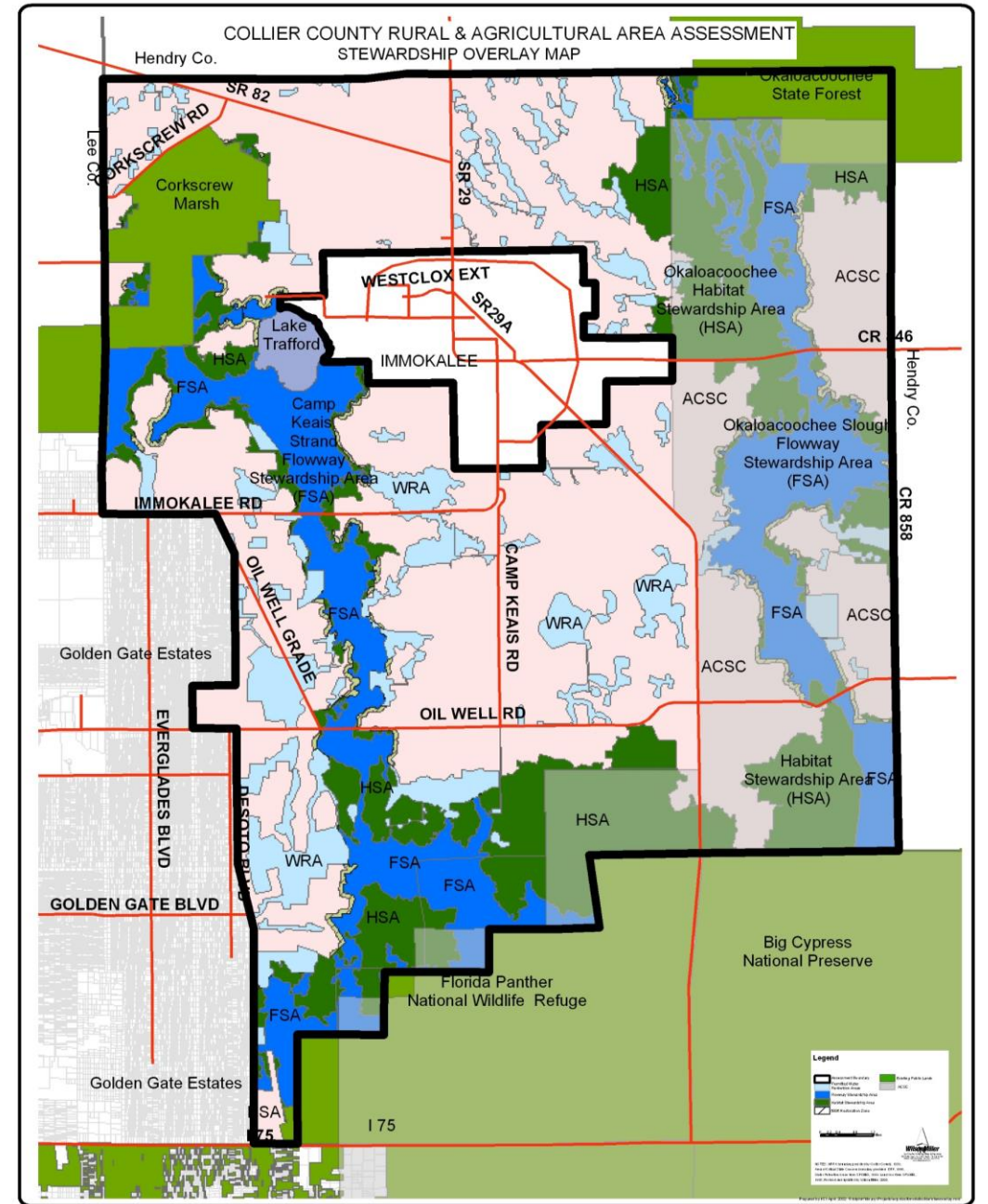
## A balance of three essential goals is needed:

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



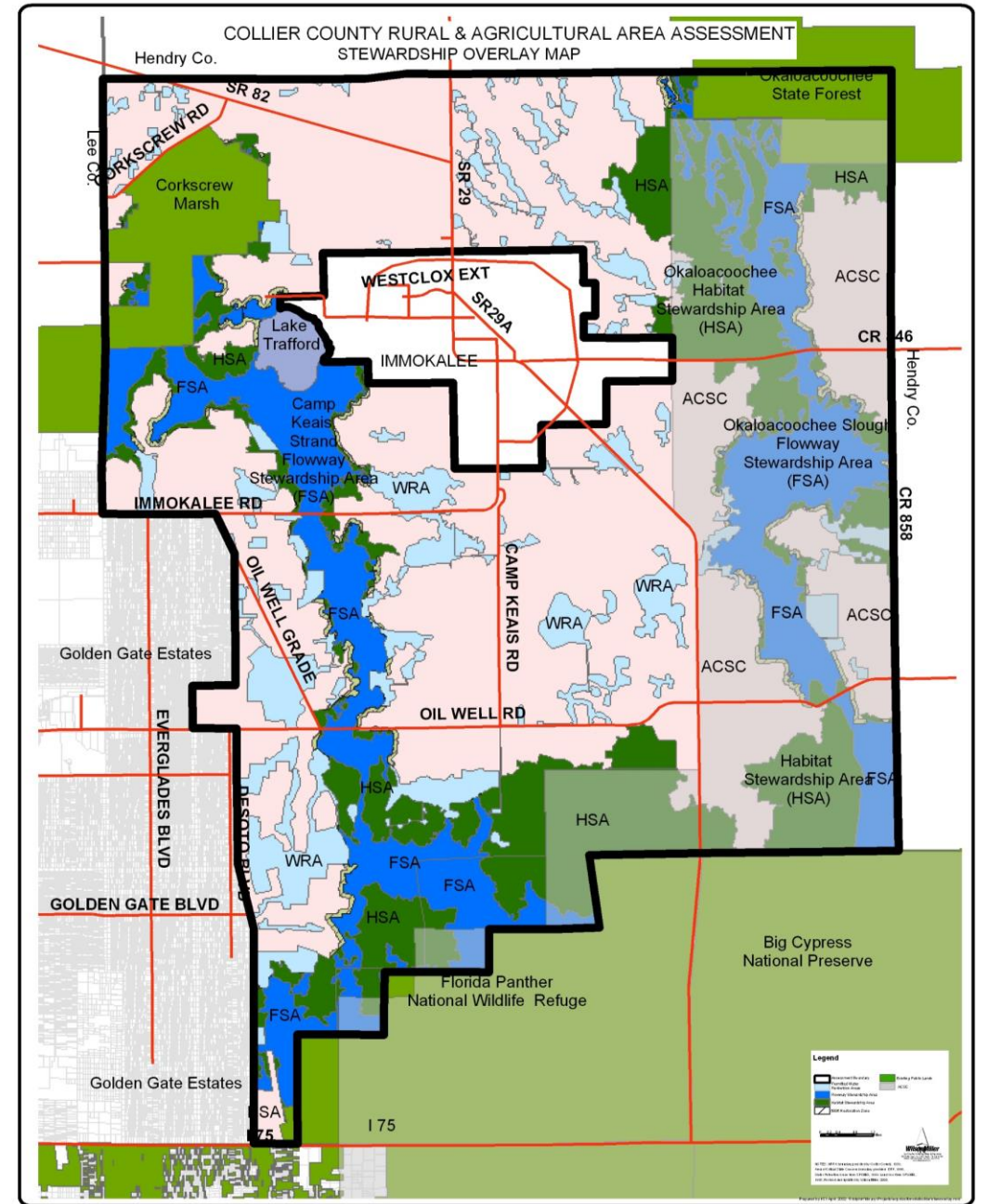
# The Overlay Map

- Adopted as the Future Land Use Overlay
- Illustrates Overlay Classifications
- Delineates generally where:
  - development can occur
  - environmental resources should be protected
    - Habitat Stewardship Areas
    - Flowway Stewardship Areas
    - Water Retention Areas



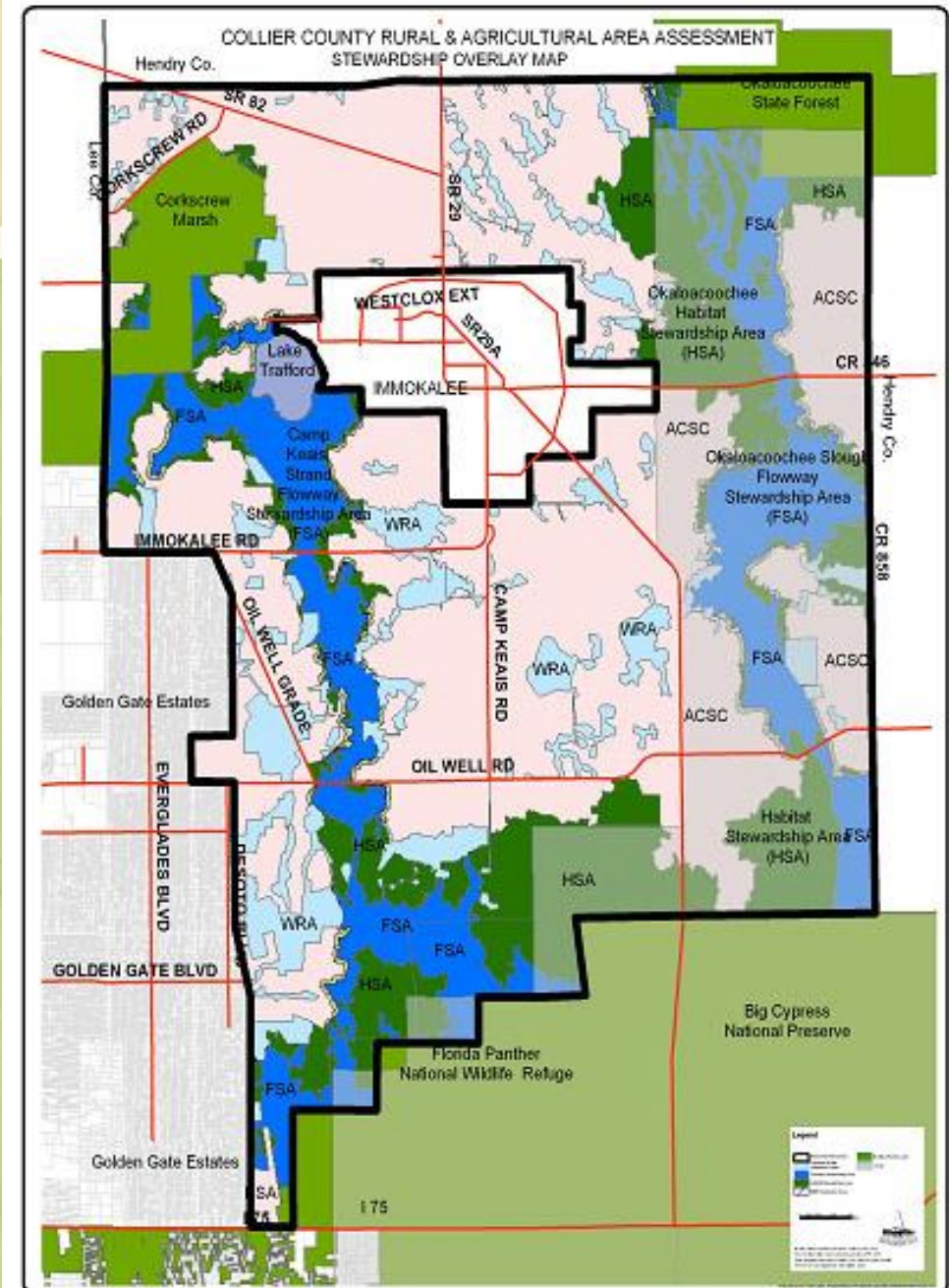
# The Overlay Map *by the acres*

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



# How the Stewardship program works

- Stewardship Credits are the “currency”-- created from natural resource values in Stewardship Sending Areas (SSAs)
- Credits are calculated with a multi layered GIS database and region specific natural resource index (NRI) model
- Credits are acquired by builders of new sustainable communities in Stewardship Receiving Areas (SRAs)
- Agricultural Values- subject of later concern



# 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)	Layer Eliminated	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	0.1						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>0.00</b>		<b>0.00</b>	

**Step #2**

### Land Use Layers

0.00 Credits X  Acres = 0 Stewardship Credits

**Step #3**

### Stewardship Natural Resource Index Factors

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

Stewardship Overlay Designation	Factor
Flowway Stewardship Area (FSA)	0.7
Habitat Stewardship Area (HSA)	0.6
Water Retention Area (WRA)	0.6
Area of Critical State Concern (ACSC)	0.4
None of the above	0.0

Proximity Indices	Factor
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	0.2
None of the above	0.0

Listed Species Habitat Indices	Factor
Panther occupied habitat (preferred and tolerated) plus other listed species	0.8
Panther occupied habitat (preferred and tolerated)	0.5
Other documented listed species habitat	0.4
None of the above	0.0

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

Restoration Potential Indices	Factor
Large mammal corridor restoration areas	0.5
Connector wetlands and flowway restoration areas	0.5
Wading bird restoration areas	0.4
Other listed species restoration areas	0.3
None of the above	0.0

Land Use - Land Cover Indices	Factor
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

**Step #1**

The potential maximum number of Stewardship Sending Area Credits per acre granted for each Land Use Rights Layer to be "minimized" from the owner's land

### Stewardship Credits (Credits per Acre)

**Step #3**

The cumulative number of Stewardship Sending Area Credits per acre granted for the groups of Land Use Rights Layers "minimized" from the owner's land

# The Stewardship Sending Area Credit Example

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

$$\text{Credits} = \text{Acres} \times \text{NRI score} \times \text{layers removed}$$

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

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

**Attachment A**

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

**Stewardship Credit Matrix**

Land Use Layers	Base Credit	Stewardship Overlay Designation	Proximity	Listed Species Habitat	Soils & Surface Water	Restoration Potential	Land Use Land Cover (FLUCCS)	Total Index Value	Credits Base Credit X Index Factor	Stewardship Credits for Land Use Layers Removed
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	0.2							0.0	0.00	0.00
Agriculture - Group 1	0.2							0.0	0.00	0.00
Agriculture - Support Uses	0.4							0.0	0.00	0.00
Agriculture - Group 2	0.4							0.0	0.00	0.00
<b>Total of all Layers</b>	<b>1.8</b>							<b>0.9</b>	<b>0.00</b>	<b>0.00</b>

**Step #1** Enter X for the Appropriate Factor (Only one for each Index)

**Step #2** The potential maximum number of Stewardship Sending Area Credits per acre granted for each Land Use Rights Layer to be "eliminated" from the ownership.

**Step #3** The cumulative number of Stewardship Sending Area Credits per acre granted for the groups of Land Use Rights Layers "eliminated" from the ownership.

**Land Use Layers**

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

**Stewardship Natural Resource Index Factors**

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 (buffered and tolerated) plus other listed species	0.3
Partially occupied habitat (buffered 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
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Restoration Potential Indices	Score
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Land Use - Land Cover Indices	Score
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FLUCCS Code Group 3	0.2
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**Natural Resource Index Scores**

**Stewardship Credits (Credits per Acre)**

**WORKSHEET INSTRUCTIONS**

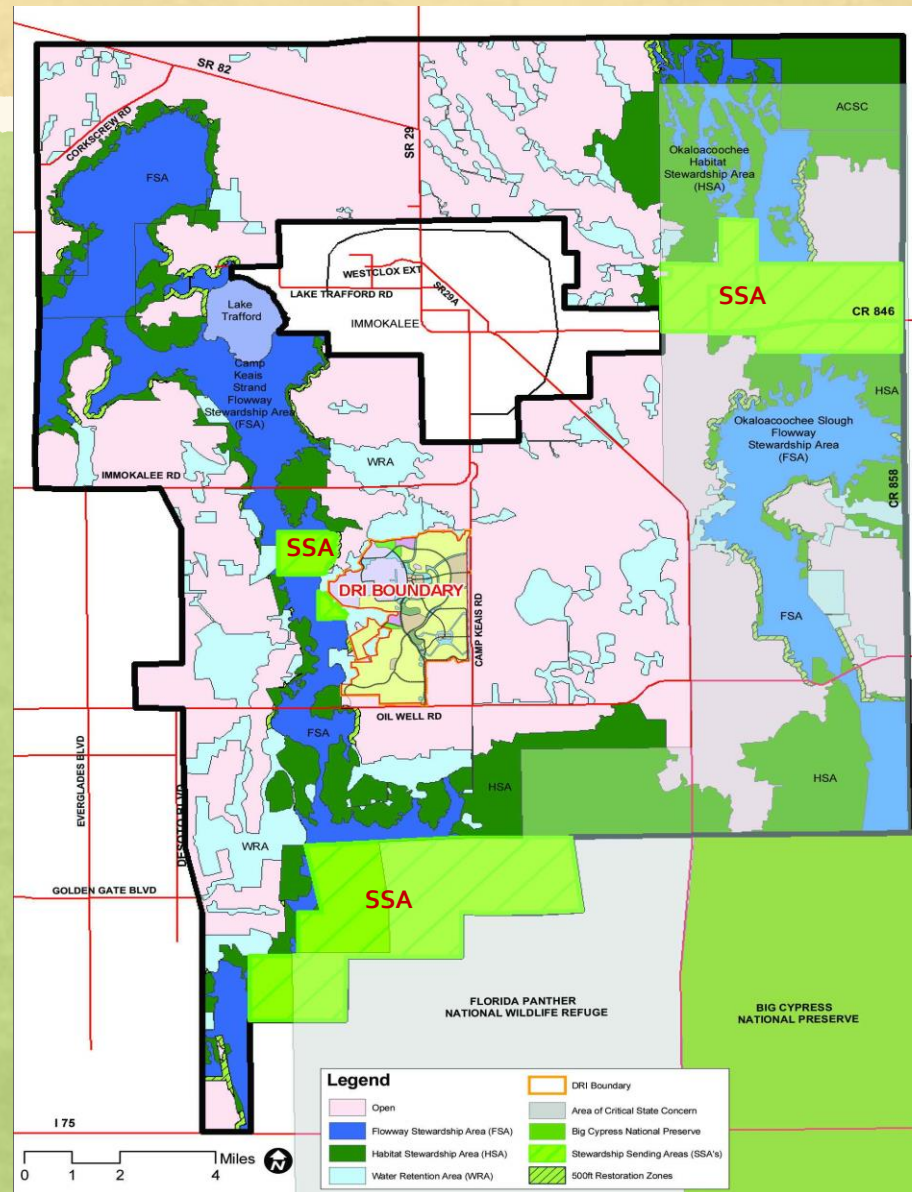
- Select a parcel with a single homogeneous land cover-type to be analyzed and select one appropriate factor from each category in the list of Natural Resource Index Factors (i.e., Stewardship Overlay Designation, Proximity Indices, etc.).
- Select the individual Land Use Layers (X) to be eliminated 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.



# An example of the RLSA in action- Ave Maria

## Stewardship Sending Area

- 16,000 acres protected in SSAs- high value NRI
- Areas include the Camp Keais Strand and Okaloacoochie Slough
- Large-scale conservation and management occurs without public funding

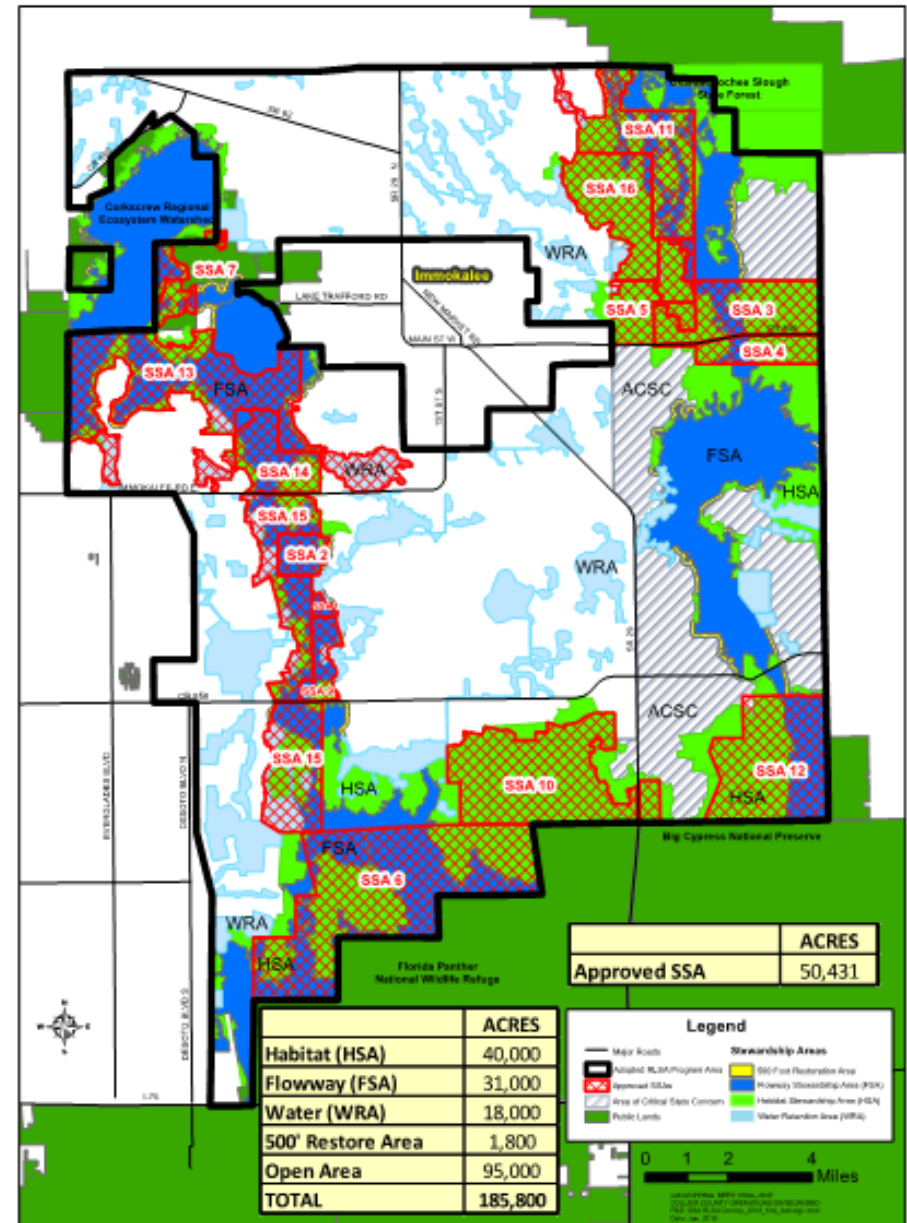


## Stewardship Receiving Area

- 5000 acres in the Open area becomes new Town
- Sufficient credits must be approved first
- Town must adhere to standards:
  - Goods and services
  - Civic and cultural
  - Mixed use
  - Mobility friendly
  - Housing diversity

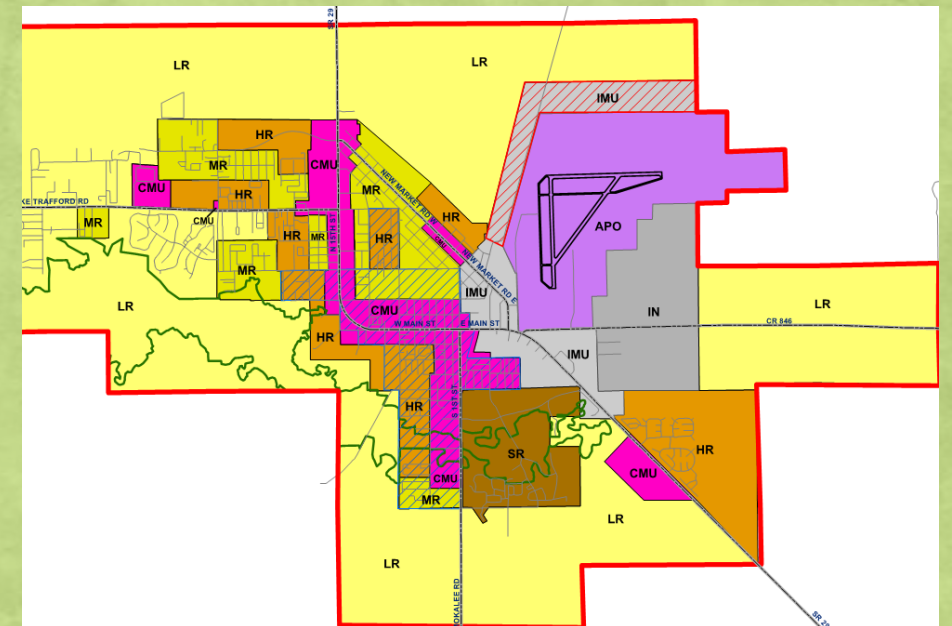
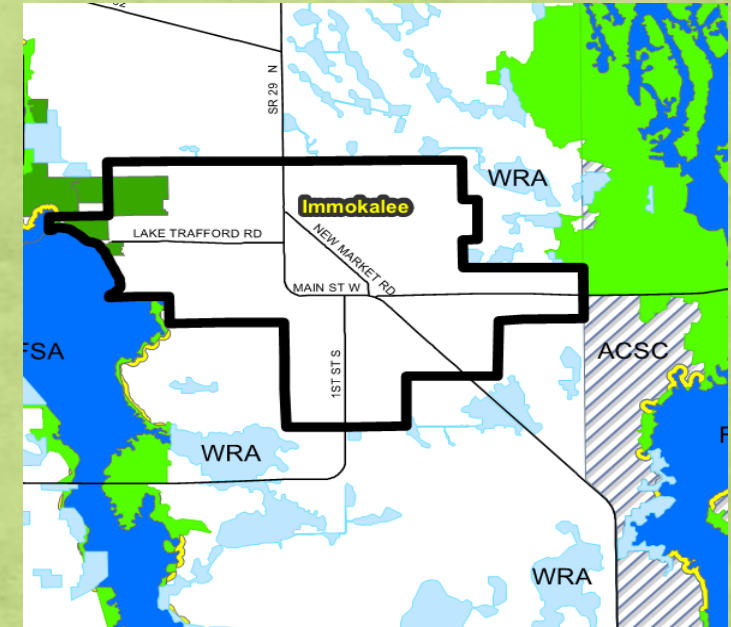
# Protected Areas to Date

- Environmental protection targets 91,000 ac.
- HSA, FSA, WRA protected 50,000 ac.
- 55%
- Open areas 95,000 ac.
- Open areas protected 600 ac.
- < 1%



## Complementary Land Uses

- Agriculture in the RLSA- importance to Immokalee economy
- Redevelopment in Immokalee- RLSA population demand for goods, services, jobs



# RLSA Restudy Process



# Information on County Website

[www.colliergov.net/GMPrestudies](http://www.colliergov.net/GMPrestudies)

[RLSArestudy@colliergov.net](mailto:RLSArestudy@colliergov.net)

# County Website

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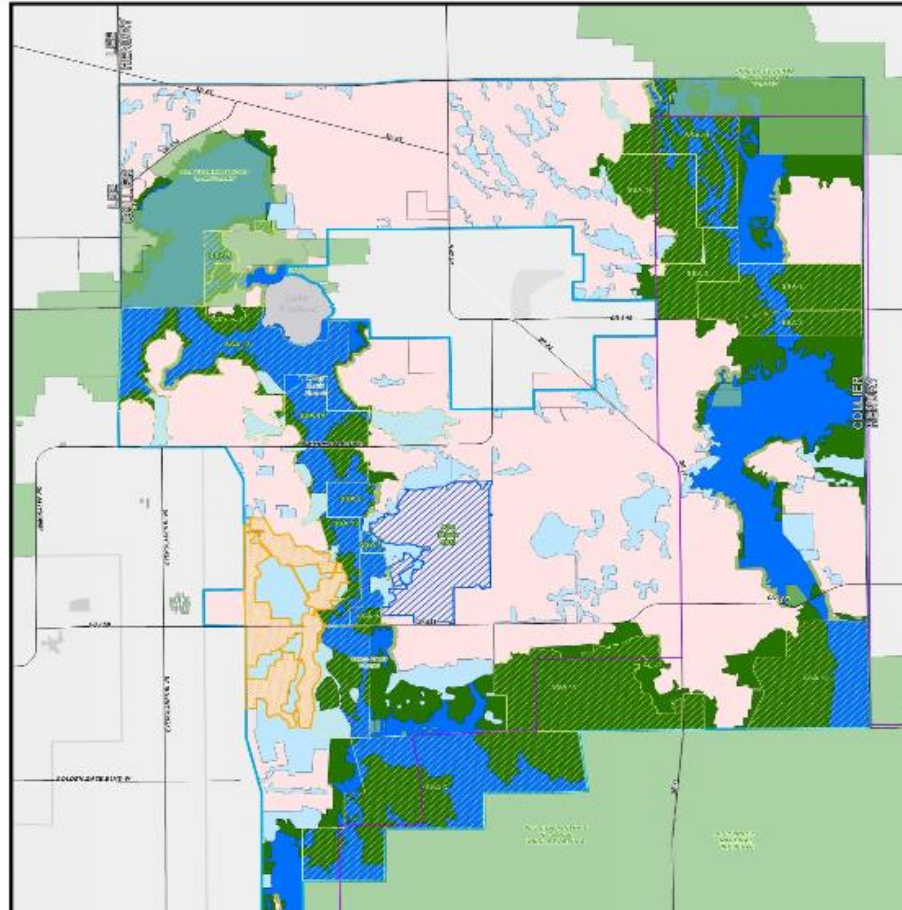
## COMMUNITY PLANNING SECTION

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





**The next public workshop for the Rural Lands Stewardship Area restudy is February 22, 2018. For more information, please refer to the [RLSA Public Workshops page](#).**

The Rural Lands Stewardship Area Overlay is approximately 185,000 acres surrounding the Immokalee area. The original plan for this area was adopted in 2002. A 5-year restudy of the Overlay was completed in 2009, led by a citizen committee and resulting in several policy change recommendations. The current restudy effort will begin with the previous committee's recommendations, and through new data and analysis, determine if further changes will have positive results. To date, the implementation of the Rural Land Stewardship Plan has protected over 52,000 acres of habitat, flow ways and agriculture, and directed growth to more sustainable town patterns of Ave Maria and the recently proposed Rural Lands West.

For detailed information about the establishment and progress of the RLSA please visit the [Rural Lands Stewardship Area Library](#).



# RURAL LANDS STEWARDSHIP AREA RESTUDY PUBLIC WORKSHOPS

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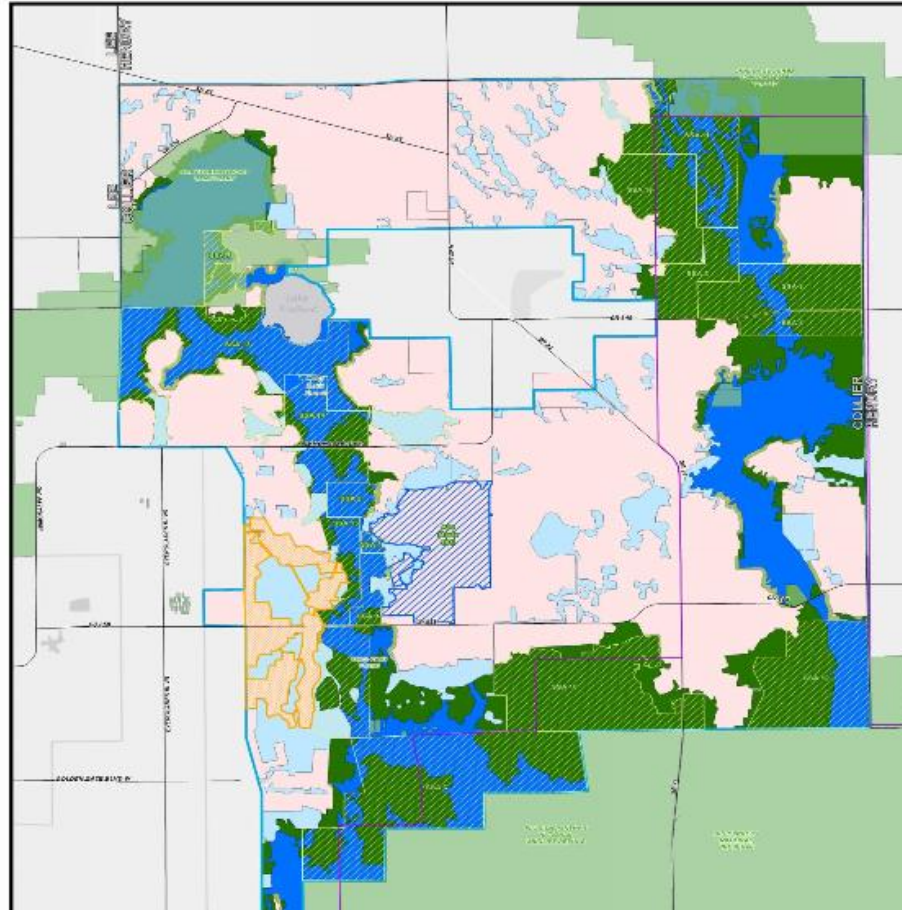
Date*	Location	Topic
January 25, 2018 6:30 PM	North Regional Community Park, Exhibition Hall <a href="#">1500 Livingston Road, Naples, FL 34109</a>	<p>Overview of the RLSA, facts and history</p> <p><a href="#">Agenda</a></p> <p><a href="#">Meeting Summary</a></p> <p>Presentations</p> <p><a href="#">Opening remarks, Kris Van Lengen, Community Planning Manager</a></p> <p><a href="#">Speaker 1 - Nancy Payton, Florida Wildlife Federation</a></p> <p><a href="#">Speaker 2 - Thomas Hawkins, 1000 Friends of Florida</a></p> <p><a href="#">Speaker 3 - Nicole Johnson, Conservancy of SW FL</a></p> <p><a href="#">Speaker 4 - Brad Cornell, Audubon of Western Everglades</a></p> <p><a href="#">Speaker 5/6 - Charlette Roman and Neville Williams, Collier Citizens Coalition</a></p> <p><a href="#">Speaker 7/8/9 - Reynolds, Jones, Hutchcraft, Eastern Collier Property Owners</a></p> <p><a href="#">Speaker 10 - Dr. Fritz Roka, UF IFAS SW Research and Education</a></p> <p><a href="#">Speaker 11 - Michael Dalby, Greater Naples Chamber of Commerce</a></p>
February 22, 2018 4:00 PM	North Regional Community Park, Exhibition Hall <a href="#">1500 Livingston Road, Naples, FL 34109</a>	<p>General Purpose and Structure of the RLSA</p> <p><a href="#">Agenda</a></p>







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# LIBRARY - RURAL LANDS STEWARDSHIP AREA RESTUDY

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**For detailed information regarding the RLSA, please click on the following links.**

(Folder) [Establishment of the Rural Lands Stewardship Area](#) (1999 - 2002)

(Folder) [5-Year Review of the Rural Lands Stewardship Area](#) (2007-2009)

(Folder) [Rural Lands Stewardship Designated Sending and Receiving Areas](#) (2002 - present)

## **Documents since June 2009 and continuing**

[Technical Review: Panther Protection Program](#) (October 2009)

[Memo to BCC from Nancy Linnan](#) (March 2010)

[11th Circuit Court Florida Panther CH Ruling](#) (April 2012)

[Habitat Conservation Plan \(HCP\)](#) (April 2015)

[HCP area map](#)

[HCP information sheet](#)

[Collier County Staff Memo: RLSA Footprint; Concept and History](#) (February 2018)

# RLSA

## “Group 1” Policies

General Purpose and Structure

# General Purpose and Structure

- 1.1 to 1.6: Nature of the overlay concept and baseline standards
- 1.7: SSA designation process, agreement and easement
- 1.8 to 1.11: Describes the NRI and land use layers
- 1.12 to 1.20: Structure of document and intent of overlay
- 1.15: SRA designation by resolution of the Board
- 1.21: Early entry bonus
- 1.22: Five-year review

## 1.7 Stewardship Sending Area Easements

- Run in perpetuity
- Grantee: *at least one of the following*
  - Collier County
  - Florida Dept. of Environmental Protection
  - Florida Dept. of Agriculture and Consumer Services
  - South Florida Water Management District
  - Recognized statewide land trust
- Grantee per Land Development Code
  - Collier County *and* another agency, above
- Five-year review: added Florida Fish and Wildlife Cons. Comm.

## 1.7 Stewardship Sending Area Easements

Please discuss and consider:

- At least 2 grantees? 3 grantees?
- Are easements adequate for the protection of resources?

# 1.15 Stewardship Receiving Areas- Approval by Resolution

## Overlays and Resolutions:

- Overlays are adopted by ordinance, requiring “supermajority” approval
- Once the overlay is approved, conforming development can be approved by a simple majority via Resolution
- FL statutes: RLSA development approvals “shall be by resolution”
- By contrast, most large developments in the urban area are approved through a zoning ordinance, typically a “planned unit development” (PUD)
- PUD approval is by ordinance, therefore, a super-majority approval is required
- Some projects use existing zoning- only plat approval is required (simple majority)

## 1.15 Stewardship Receiving Areas- Approval by Resolution

Please discuss and consider:

- Should SRAs require a simple or super-majority approval by the Board of County Commissioners?
- Are there any alternatives to assure responsible development?
- Does state statute inform your opinion?



**To you, what is the main objective of this  
Restudy process?**