

# Rural Lands Stewardship Area

## *Retaining Agriculture*

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

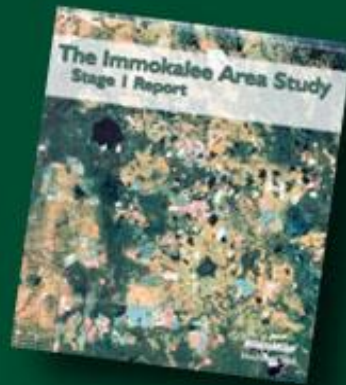






## A balance of three essential goals is needed:

- Continued agricultural viability
  - "Protect agricultural lands from premature conversion to other uses"
- Environmental resource protection
- Long-term economic prosperity and diversification





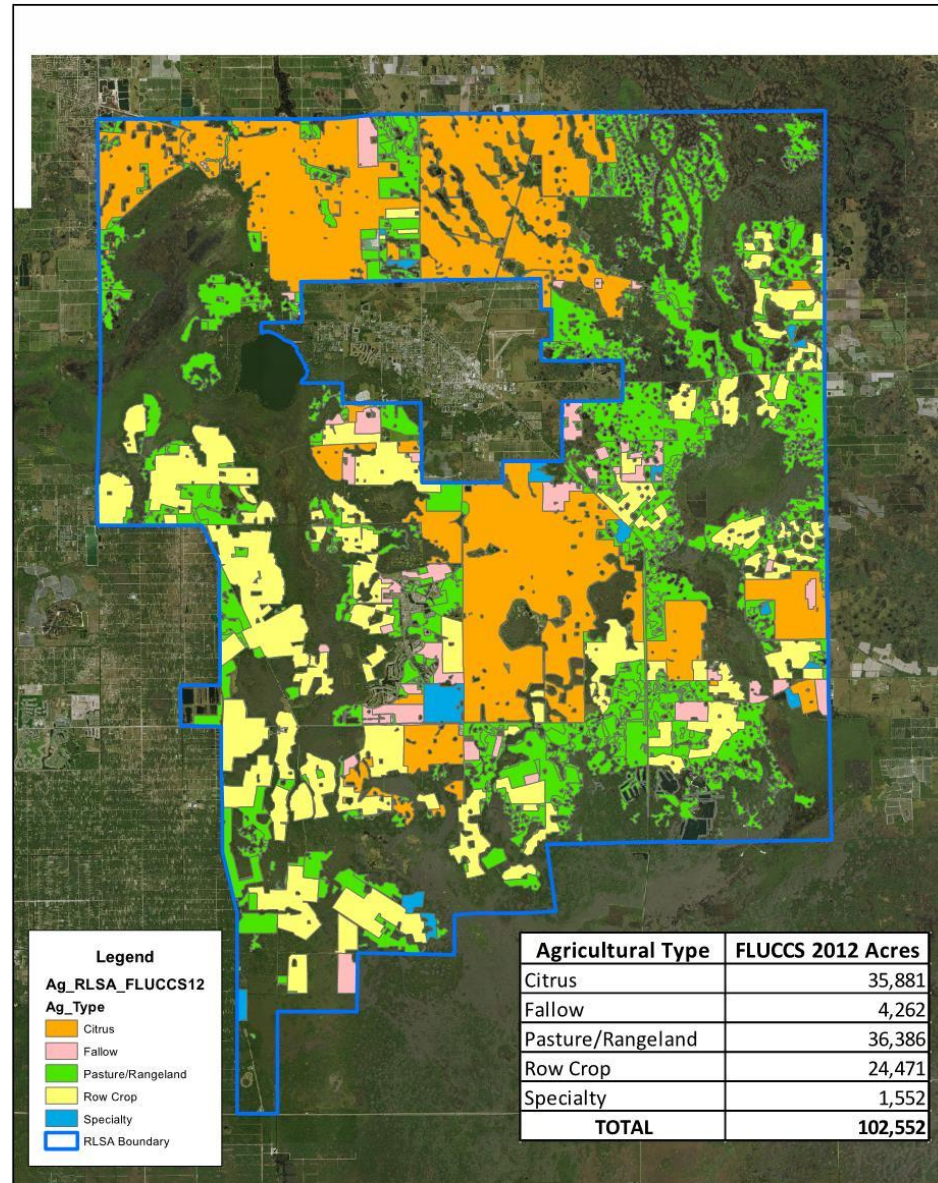
## 2012 FLUCCS LAND USE - AGRICULTURAL LAND

### RLSA Agriculture Today:

Over 100,000 acres

- Grazing
- Citrus
- Row Crops
- Specialty

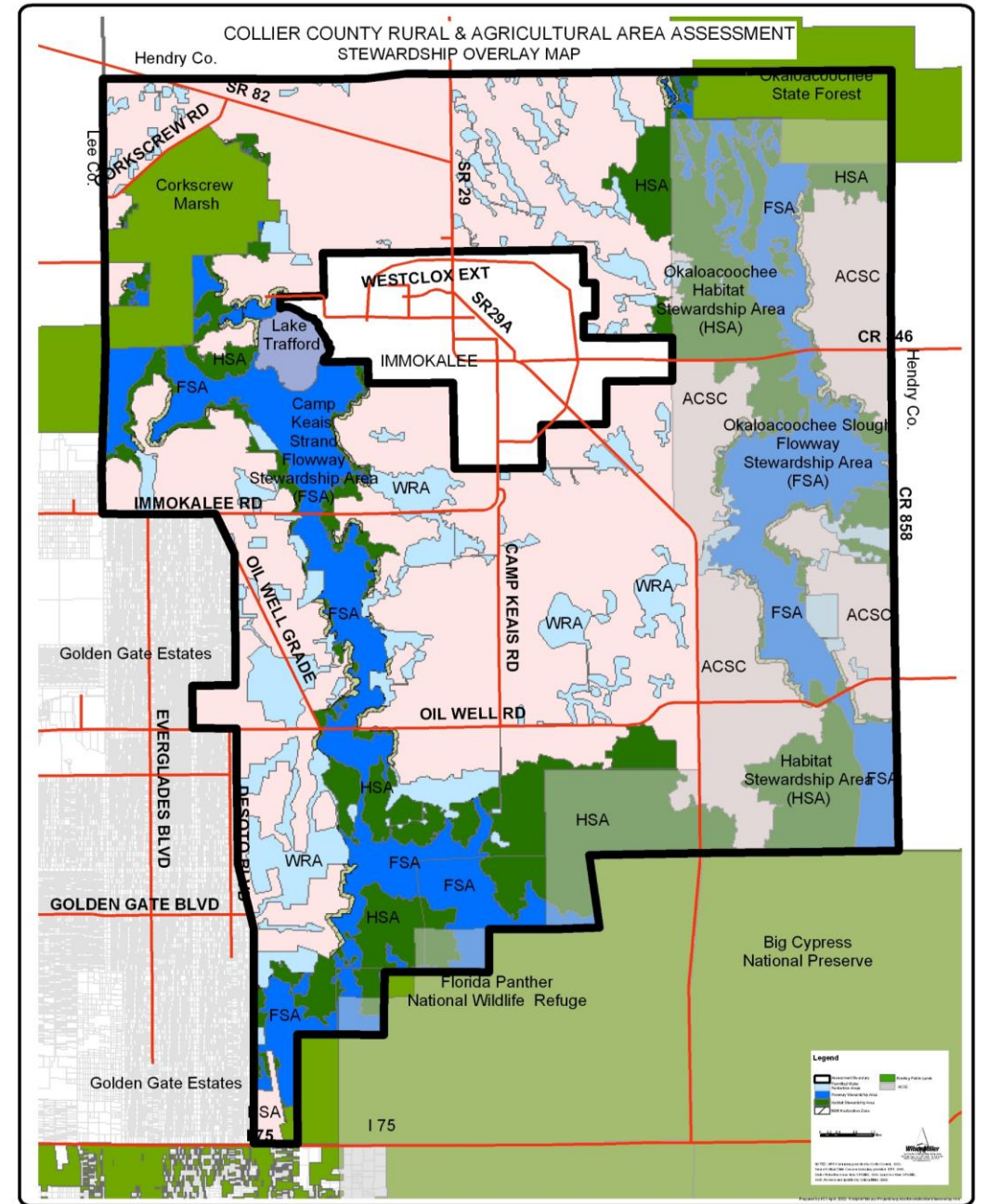
Updated Data  
Your input





# The Overlay Map

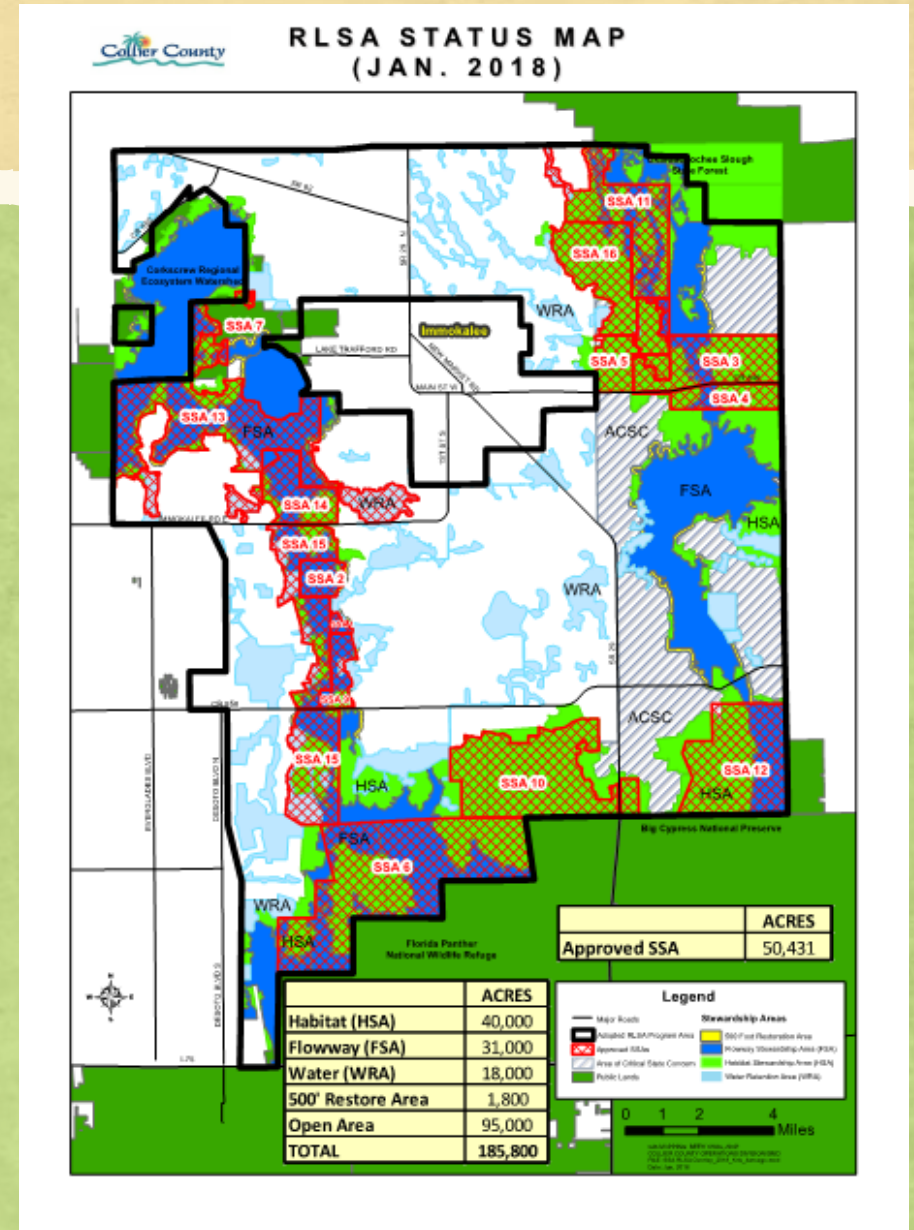
- Illustrates Overlay Classifications
- Delineates generally where:
  - development can occur- “open” areas
  - environmental resources should be protected (High Natural Resource Index Values)
    - Habitat Stewardship Areas
    - Flowway Stewardship Areas
    - Water Retention Areas





# 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%





## “Open” area

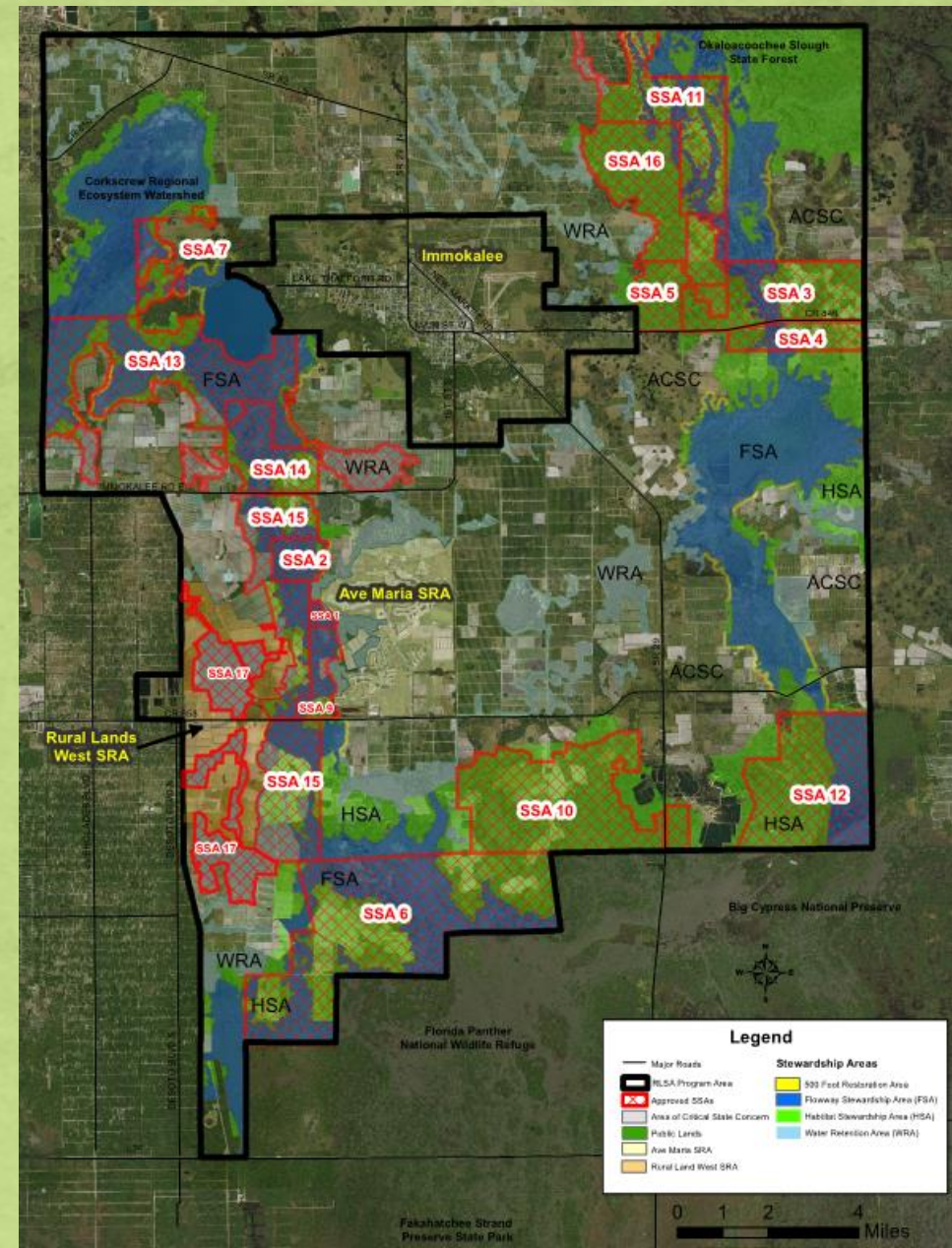
- 95,000 acres (1/2 of RLSA)
- predominant use today is Ag

## Threats:

- market realities (labor costs, comp)
- disease
- climate
- development pressure

## Future workshops:

- Total SRA development area
- Locations of SRA development









# Baseline (Underlying) Zoning

The RLSA program is an overlay on existing agricultural zoning. The overlay is voluntary to owners

- Agricultural zoning also allows residential uses at 1 unit per 5 acres
- Economic downcycle may favor higher return by creating “ranchettes”
- The remaining Open area?
  - Agriculture
  - Ranchettes





# Sending Area Credits: Compare HSA and Open

Credits = Acres x NRI score x layers removed

## HSA

Credits = 100 ac x 1.5 x 0.9

Stewardship Sending Credits = 135

## OPEN

Credits = 100 ac x 0.5 x 0.8

Stewardship Sending Credits = 40

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

**Stewardship Credit Matrix**

Land Use Layers	Base Score	Stewardship Overlay Designation	Proximity	Listed Species Habitat	Soils & Surface Water	Recreation Potential	Land Use Land Cover (PLUCCS)	Total Index Value	Credits (Base Score x Index Value)	Stewardship Credit for Land Use Layers (Retained)
Residential Land Use	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
Conservation - Group 1	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>	<b>0.00</b>

**Stewardship Natural Resource Index Factors**

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

Index Category	Factor	Score
Stewardship Overlay Designation	Stewardship Area (FSA)	0.5
	Stewardship Area (FSA)	0.5
	Water Selection Area (WSA)	0.5
	Area of Critical State Concern (ACSC)	0.5
Proximity Indices	Followed by FSA, HSA, or WSA	0.4
	Within 500 feet of FSA or HSA	0.3
	Within 500 feet of public or private preserve land	0.2
	None of the above	0.0
Listed Species Habitat Indices	On the occupied habitat (perennial and biennial) plus other listed species	0.5
	On the occupied habitat (perennial and biennial)	0.5
	Other designated listed species habitat	0.5
	None of the above	0.0
Soils/Surface Water Indices	Open Upland and Marsh Depression soils	0.4
	Soil Depression soils	0.3
	Soil Transition soils	0.2
	Non-Infiltric soils	0.0
Conservation Potential Indices	Large mammal corridor restorative areas	0.5
	Conservation wildlife and riparian restoration areas	0.5
	Wading bird restoration areas	0.5
	Other listed species restoration areas	0.5
Land Use - Land Cover Indices	PLUCCS Code Group 1	0.4
	PLUCCS Code Group 2	0.3
	PLUCCS Code Group 3	0.2
	PLUCCS Code Group 4	0.0

**Land Use Layers**

**Natural Resource Index Scores**

**Stewardship Credits**

0.00 Credits X Acres = 0 Stewardship Credits

**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 multiply the total Credits per acre by the number of acres in the parcel to yield the total Stewardship Credits.







# Alternative Ag Credits:

## Potential Advantages

Incentivizes permanent agricultural operations in Open areas through easement agreements

Prevents environmental degradation of low density development alternative

## Potential Disadvantage

Creates more credits in entire system  
May mean more SRA development





# Land Owner Perspective





# Information on County Website

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

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



**Question 1:** The RLSA program promotes natural resources, agriculture and smart growth. On a scale of 1-10 (10 = extremely important), how important is agriculture within Collier County? Assume that you will be asked to rank natural resources and smart growth on the same scale, in future workshops. What are the reasons for your group's ranking?

**Question 2:** Is the Group 2 Goal statement still valid, or does it need to change? (see Group 2 Policies sheet)

**Question 3:** Brainstorm ideas to make agricultural stewardship work. Some options to discuss and expand upon based on your thoughts:

- Private stewardship through transfer of development rights (stewardship credits)
- Public stewardship through County purchase of easements restricting land use to agriculture
- Public stewardship through County-funded subsidies for agricultural operations
- Other