

# Rural Lands Stewardship Area

## *Protecting Natural Resources Group 3 Policies*

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

[www.colliercountyfl.gov/gmprestudies](http://www.colliercountyfl.gov/gmprestudies)  
[RLSArestudy@colliercountyfl.gov](mailto:RLSArestudy@colliercountyfl.gov)



# Agenda

1. Opening Comments
2. Overview of Group 3 Policies
3. Group Discussion

# RLSA Restudy Process



# Schedule

May 24: Panther and Listed Species Issues

*New location: South Regional Library*

August 23: Infrastructure

September 27: Water Resources

October 25: Sustainable Development

November 29: Sustainable Development

*Future meetings: back to credit system and other topics*

# Communications

## Workshop Notification

- ▶ Public Notice: news outlets, County website, e-mail list
- ▶ Naples Daily News: article coverage, guest editorial
- ▶ County Facebook
- ▶ Communities: Ave Maria, Immokalee CRA, GGEACA, HOAs
- ▶ Florida Weekly
- ▶ Commissioners' newsletters
- ▶ Electronic Sign Boards (VMS)

# Communications

## Workshop Content

- ▶ Facebook Live (CollierCountyFL)
- ▶ Video recording ([www.colliercountyfl.gov](http://www.colliercountyfl.gov))
- ▶ Workshop Summary
- ▶ PowerPoints

## Workshop Feedback

- ▶ [RLSArestudy@colliergov.net](mailto:RLSArestudy@colliergov.net)
- ▶ Comment cards

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# Agricultural Workshop

## Group Feedback:

- ▶ All groups listed the importance of Agriculture within Collier County as a 9 or 10
- ▶ Group 2 (Goal) statement: most groups suggested elimination of “premature” conversion to other uses
- ▶ Incentives to retain agriculture: many suggestions
  - ▶ Create agricultural credits
  - ▶ Cash incentives from local government
  - ▶ Tax abatement
  - ▶ Short term easements
  - ▶ Create Agriculture Advisory Board to consider and recommend

# Library and Data Sources

## THANK YOU!

- ▶ Closing the Gaps in FL Wildlife Habitat Conservation System (1994)
- ▶ Fragmentation of Pine Flatwood and Marsh Communities (1997)
- ▶ 1000 Friends 2070 Water Report (2016)
- ▶ Technical Review, Florida Panther Protection Program (2009)
- ▶ Florida Panther Recovery Program (2008)

## With Your Continued Help:

- ▶ “two other studies by panther experts”
- ▶ “shallow wetland science for NRI update”
- ▶ Other

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# Protection of Natural Resources Group 3 Policies

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## 1999 “Final Order”:

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



## **A balance of three essential goals is needed:**

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

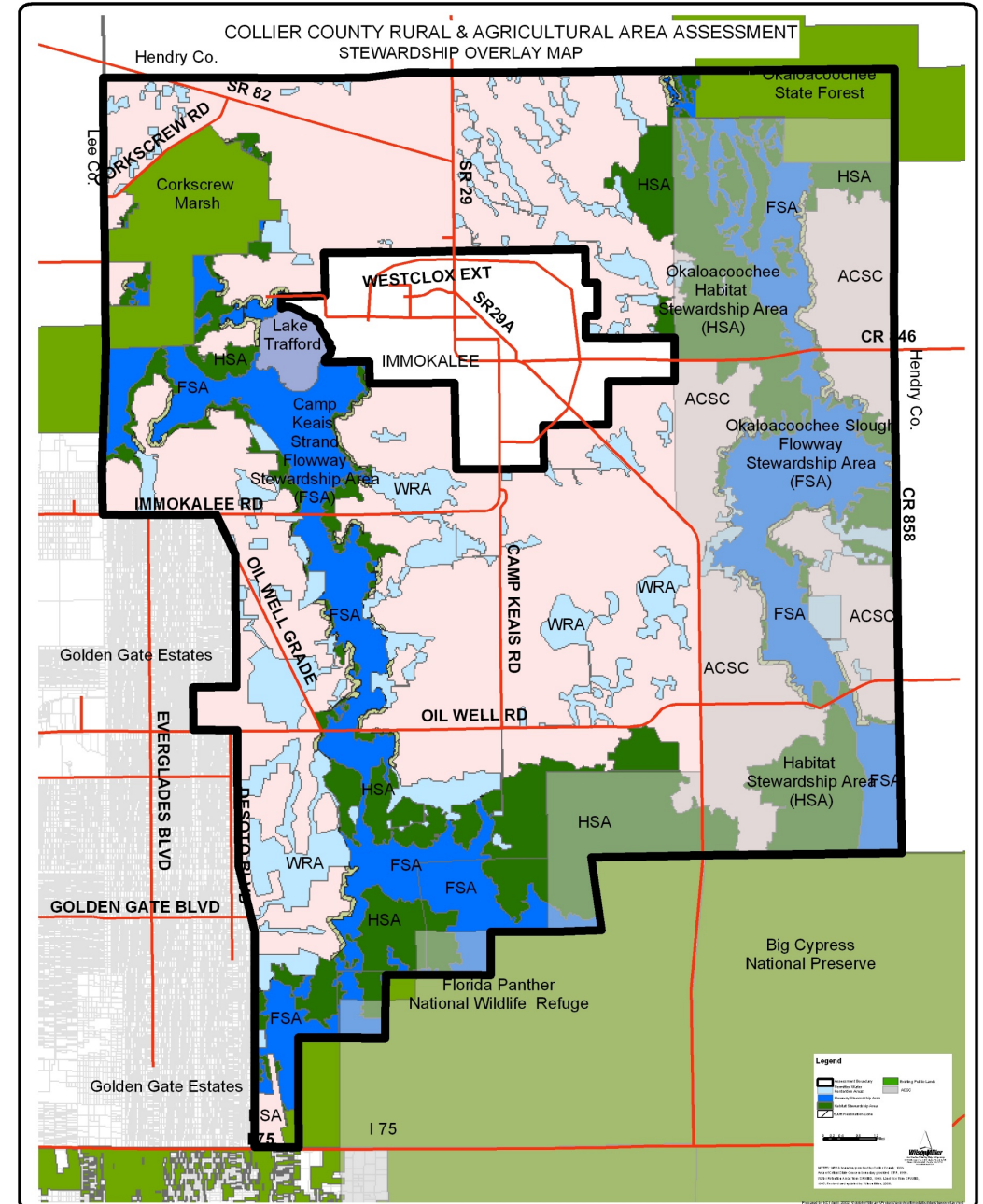


## Group 3 Goal Statement:

“(Policies to) protect water quality and quantity and maintain the natural water regime, as well as listed animal and plant species and their habitats by directing incompatible uses away from wetlands and upland habitat through the establishment of Flowway Stewardship Areas, Habitat Stewardship Areas, and Water Retention Areas, where lands are voluntarily included in the Rural lands Stewardship Area program”

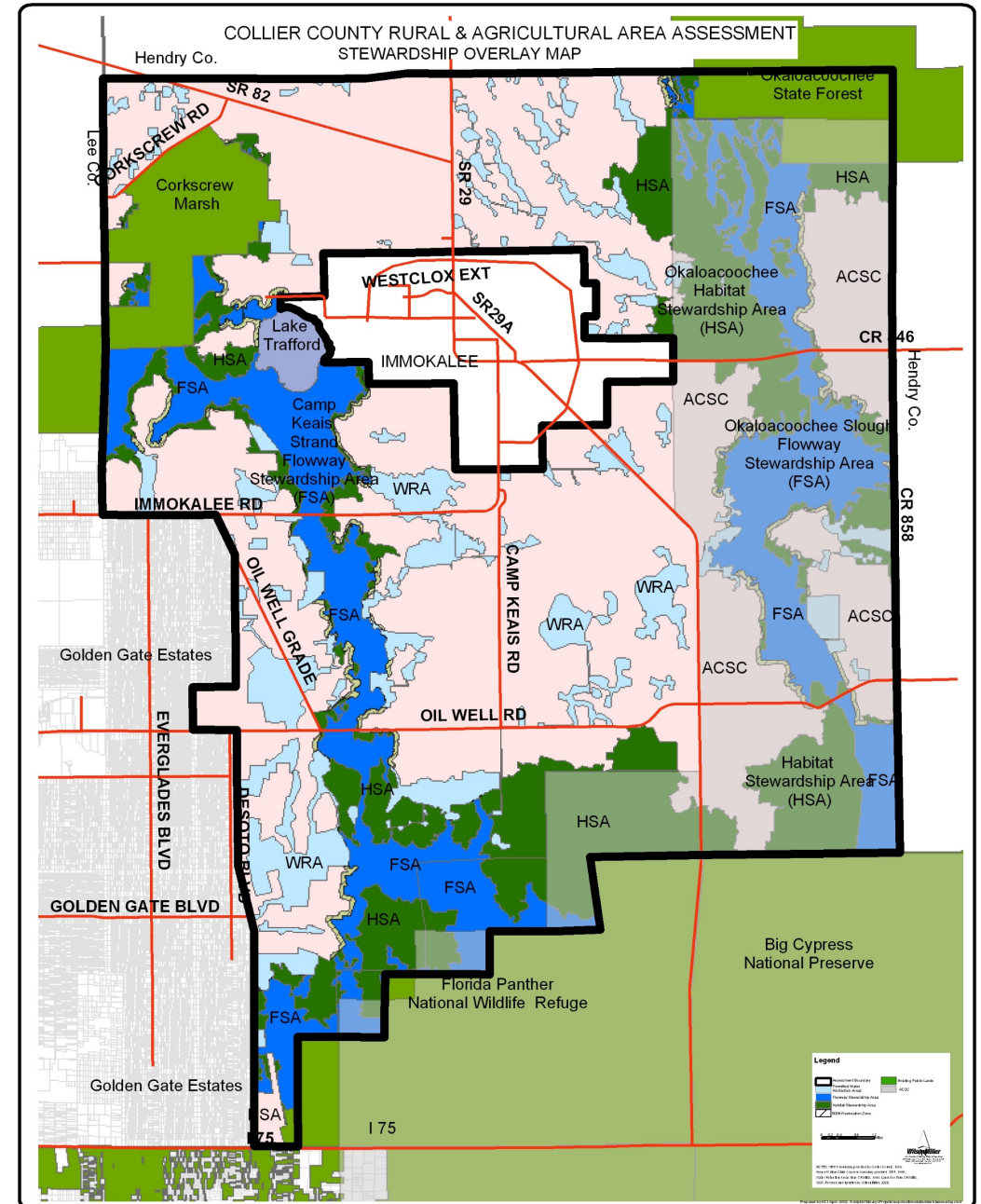
# The Overlay Map

- 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



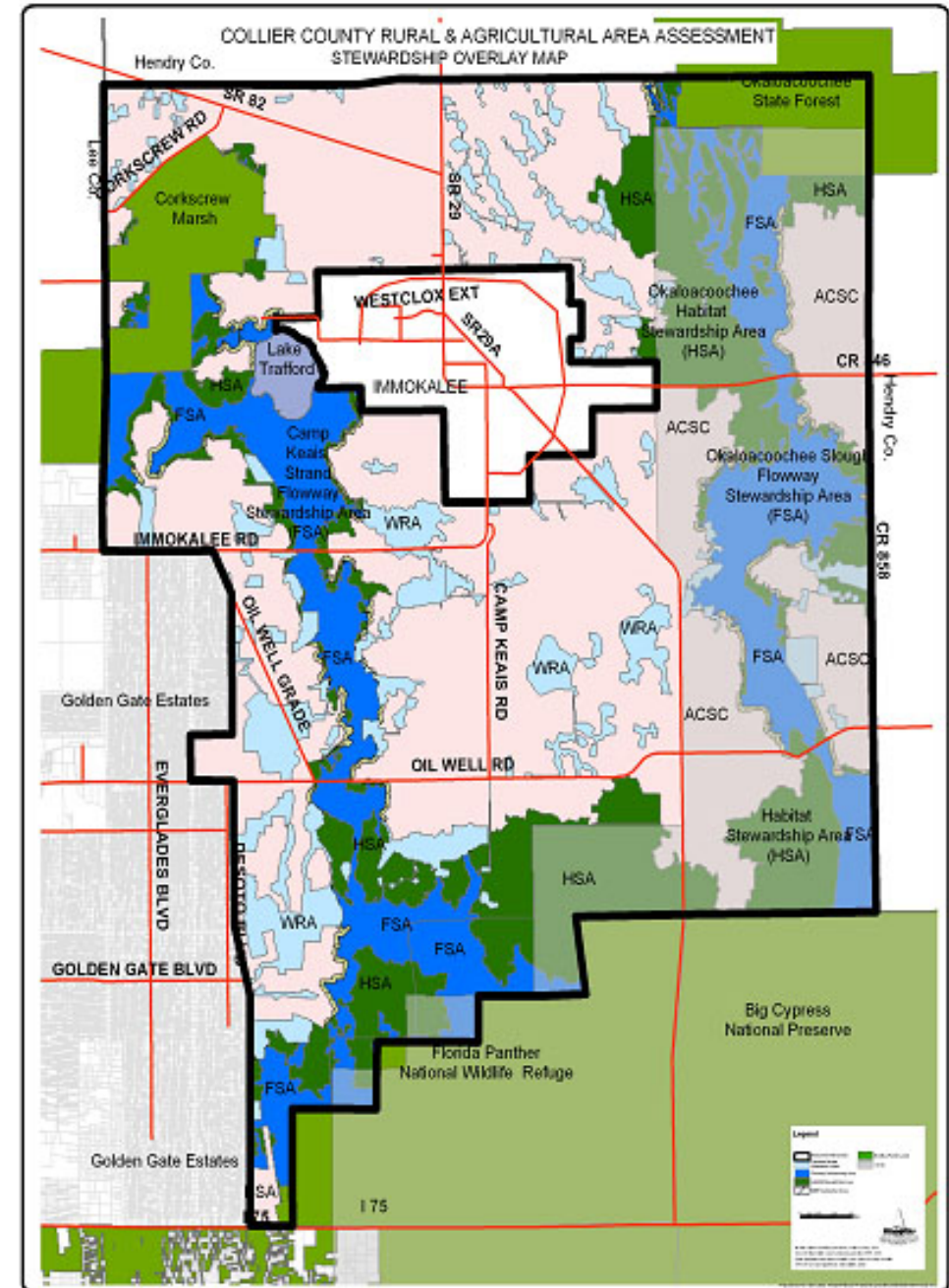
# The Overlay Map *by the acres*

- RLSA private ownership 182,000
- Environmental protection targets 91,000
  - HSAs 40,000 (45,800 w/ public)
  - FSAs 31,000 (39,000 w/ public)
  - WRAs, buffers 20,000
- Open areas 95,000



# Policies 3.1- 3.3 (Building Blocks)

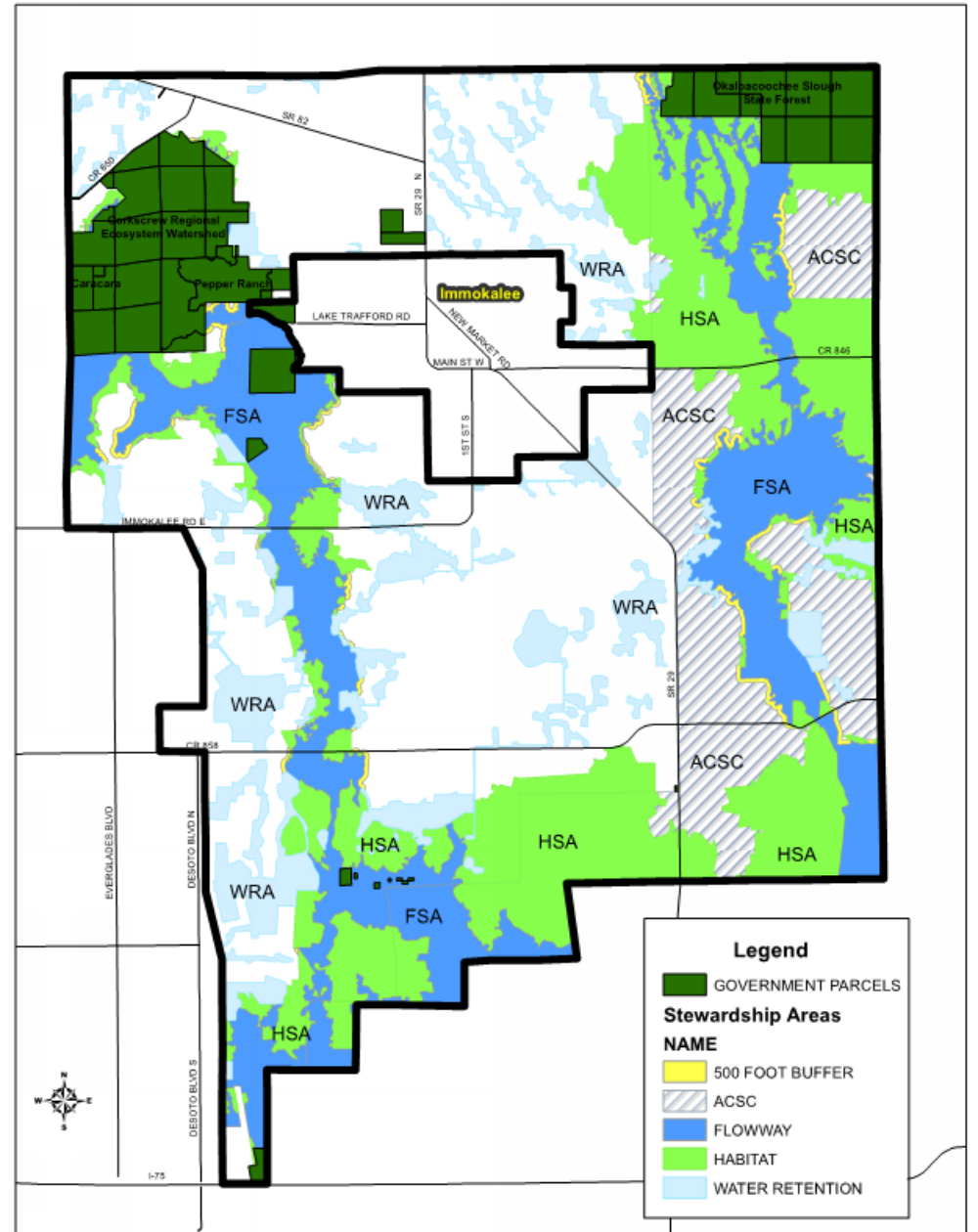
- Recall: Stewardship Credits are the “currency”-- created from natural resource values (NRIs) in approved Stewardship Sending Areas (SSAs)
- Policies describe area relationship to credit system
  - 3 Protection area types and purpose
  - NRI values as incentive
  - Average NRI scores



# Policy 3.4 Public Land

- Describes the value of public conservation land
  - Corkscrew Marsh (SFWMD)
  - OK Slough State Forest
- Other public area since Adoption of Plan
  - Pepper Ranch
  - Caracara Preserve

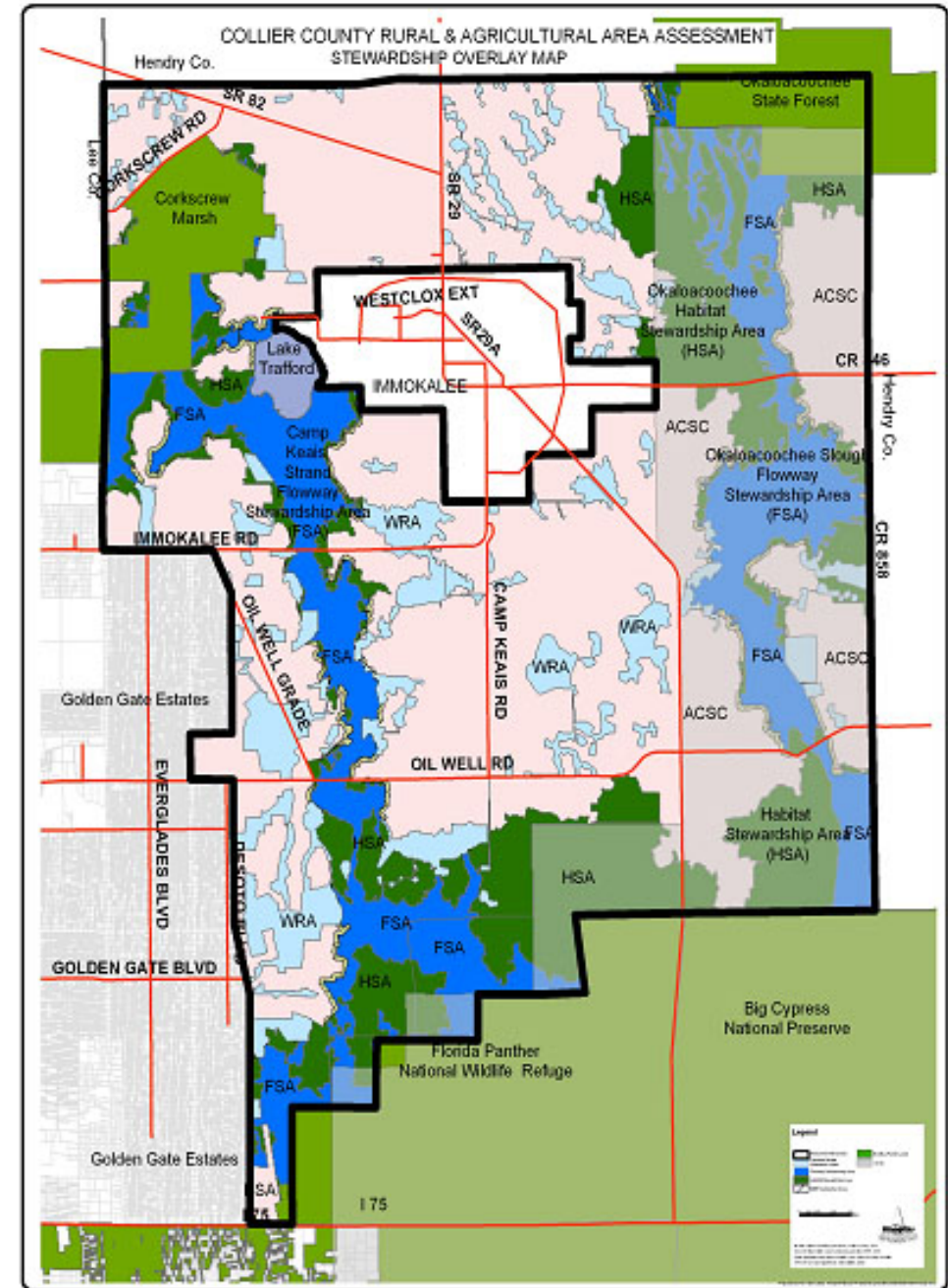
RLSA STATE AND LOCAL CONSERVATION LAND  
(TOTAL: APPROX. 16,427 Acres)





# Policies 3.5- 3.7 (Rules of Engagement)

- FSAs: Must remove 1<sup>st</sup> 4 Land Use layers
- HSAs: Likewise, if NRI values above 1.2
  - If less, Environmental Impact Statement
  - Other restrictions apply



# 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 Credit 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	0.1							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>0.0</b>	<b>0.00</b>	<b>0.00</b>

**Step #2**

### Land Use Layers

**Step #3**

0.00 Credits X \_\_\_\_\_ Acres = 0 Stewardship Credits

### Stewardship Natural Resource Index Factors

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

Index Factor	Value
<b>Stewardship Overlay Designation</b>	
Enclosed Shores (ES) Area (ESA)	0.8
Habitat Stewardship Area (HSA)	0.8
Water Retention Area (WRA)	0.8
Area of Critical State Concern (ACSC)	0.4
None of the above	0.0
<b>Proximity Indices</b>	
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
<b>Listed Species Habitat Indices</b>	
Parthar occupied habitat (preferred and tolerated) plus other listed species	0.8
Parthar occupied habitat (preferred and tolerated)	0.5
Other documented listed species habitat	0.4
None of the above	0.0
<b>Soils/Surface Water Indices</b>	
Open Water and Muck Depression soils	0.4
Band Depression soils	0.3
Fats Transitional soils	0.2
Non-hydric soils	0.0
<b>Restoration Potential Indices</b>	
Large mammal corridor restoration areas	0.8
Connector wetlands and flowway restoration areas	0.6
Wading bird restoration areas	0.4
Other listed species restoration areas	0.3
None of the above	0.0
<b>Land Use - Land Cover Indices</b>	
FLUCCS Code Group 1	0.4
FLUCCS Code Group 2	0.3
FLUCCS Code Group 3	0.2
FLUCCS Code Group 4	0.0

**Step #1**

The possible maximum number of Stewardship Overlay Designation Credits per acre granted for each Land Use Rights Layer to be "eliminated" from the owner's land

The cumulative number of Stewardship Overlay Designation Credits per acre granted for the groups of Land Use Rights Layers "eliminated" from the owner's land

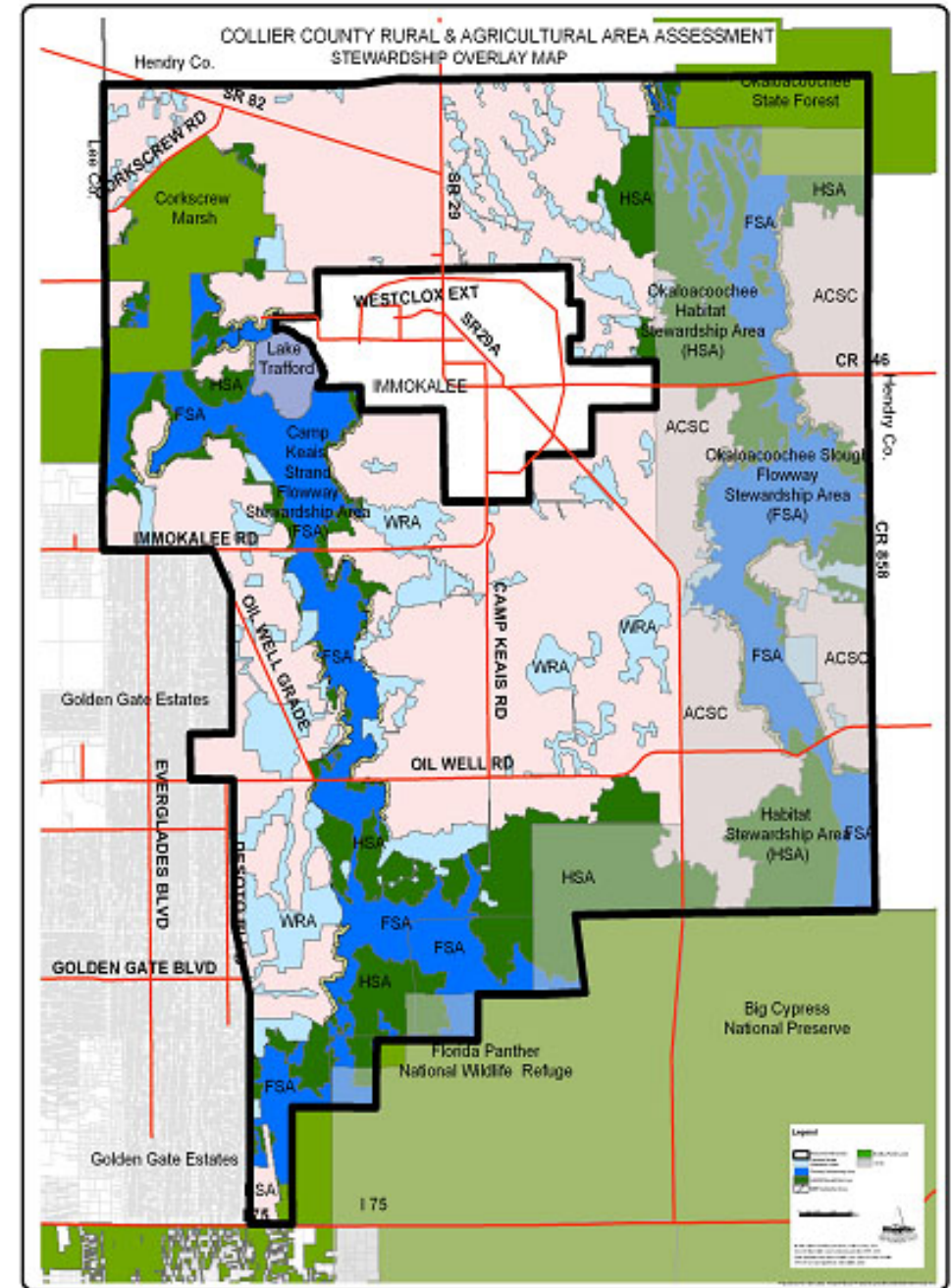
### Natural Resource Index Scores

### Stewardship Credits (Credits per Acre)

# Policies 3.8 (Compensation)

Compensation to the property owner may occur through one or more of the following mechanisms:

- Creation and transfer of Stewardship Credits
- Acquisition of Conservation Easements
- Acquisition of less than a fee interest in the land
- Other willing buyer/seller program



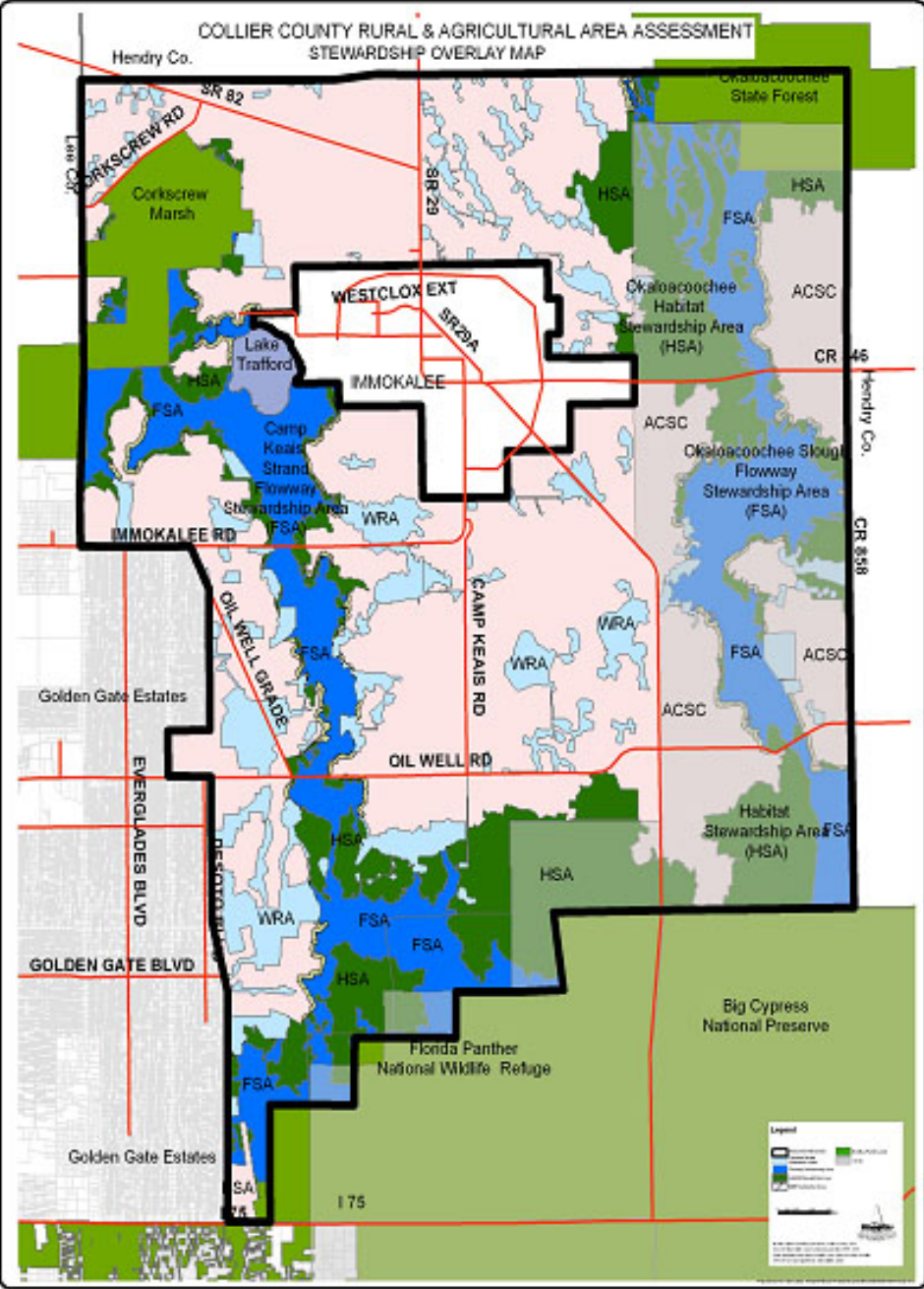
# Policies 3.9- 3.10 (Agricultural uses)

## Active Agriculture (Ag 1) *within SSAs*

- No expansion within SSA beyond existing extent
  - Minor exception- access and squaring
  - OK to change from one Ag 1 type to another

## Passive Agriculture (Ag 2) *within SSAs*

- No reversion to Ag 1 after credits awarded



# Policies 3.11 (Restoration)

## Restoration Purposes:

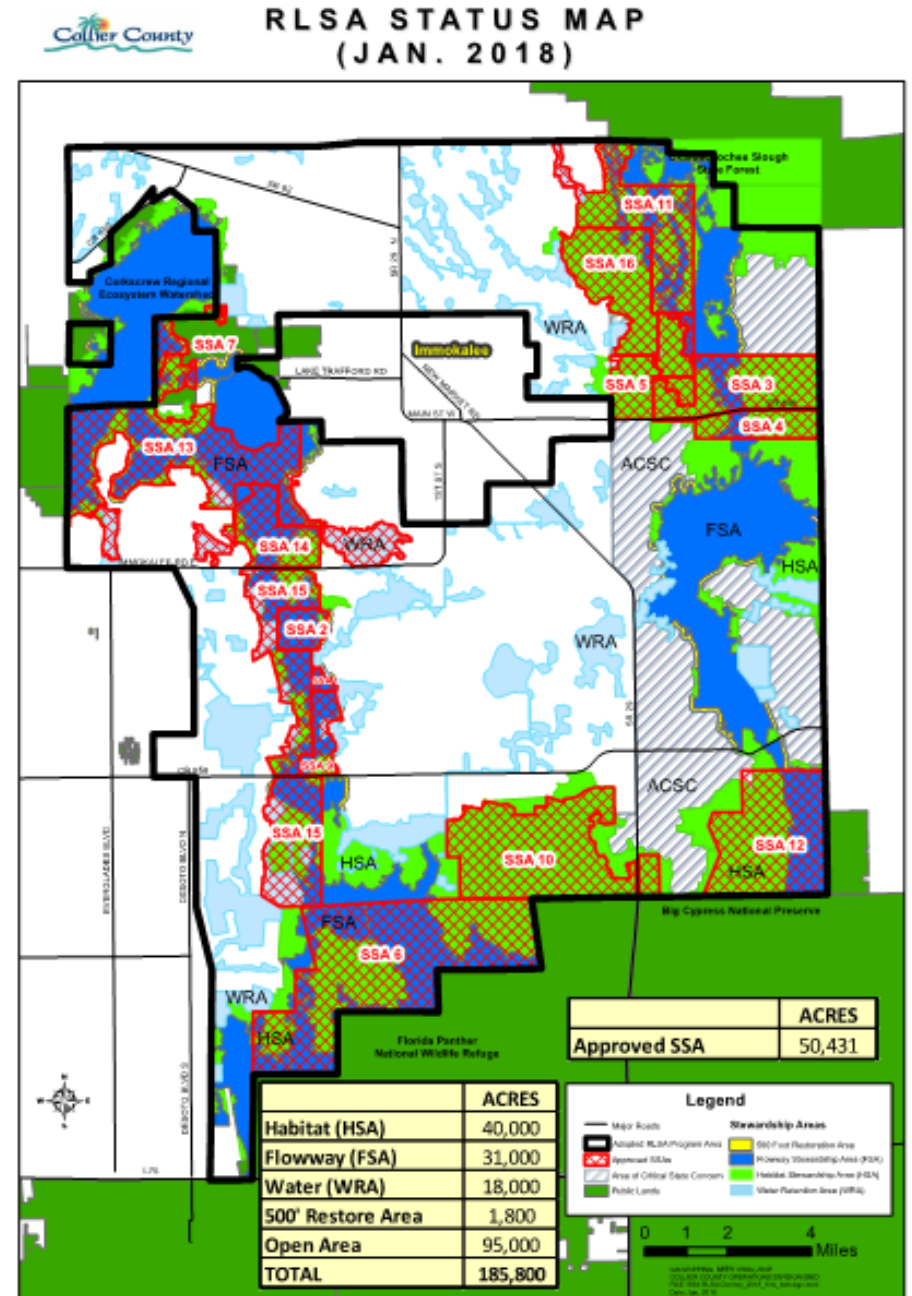
- Functional enhancement of flowways
- Widening and enhancement of wildlife corridors
- Enhancement of listed species habitat
- Creation or enhancement of wading bird habitat
- Creation or enhancement of Caracara habitat

## Process:

- Submission to include assessment by wildlife professional

Review by County environmental staff

5Y Review: include R credits for panther corridors in open areas



# Policies 3.11 (Restoration)

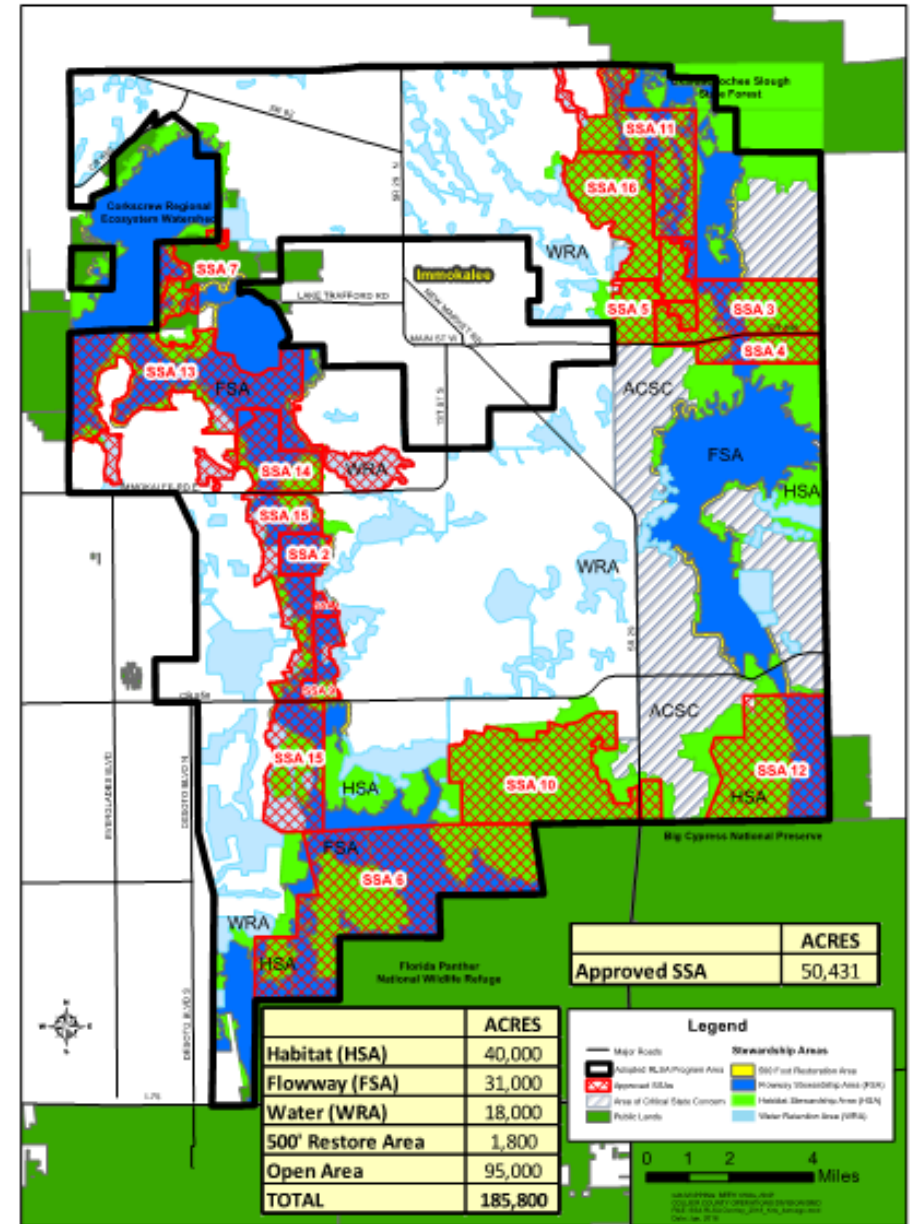
## Restoration dedication (R-1 credits)

- “dedication of land for restoration activities”
- “implementation of improvements not required”
- 4 credits if within Kamp Keais Strand
- 2 credits if within OK Slough
- Only allowed if layers removed to Ag2

## Restoration completion (R-2 credits)

- Must meet success criteria
- 4 credits awarded
- Perpetual maintenance required

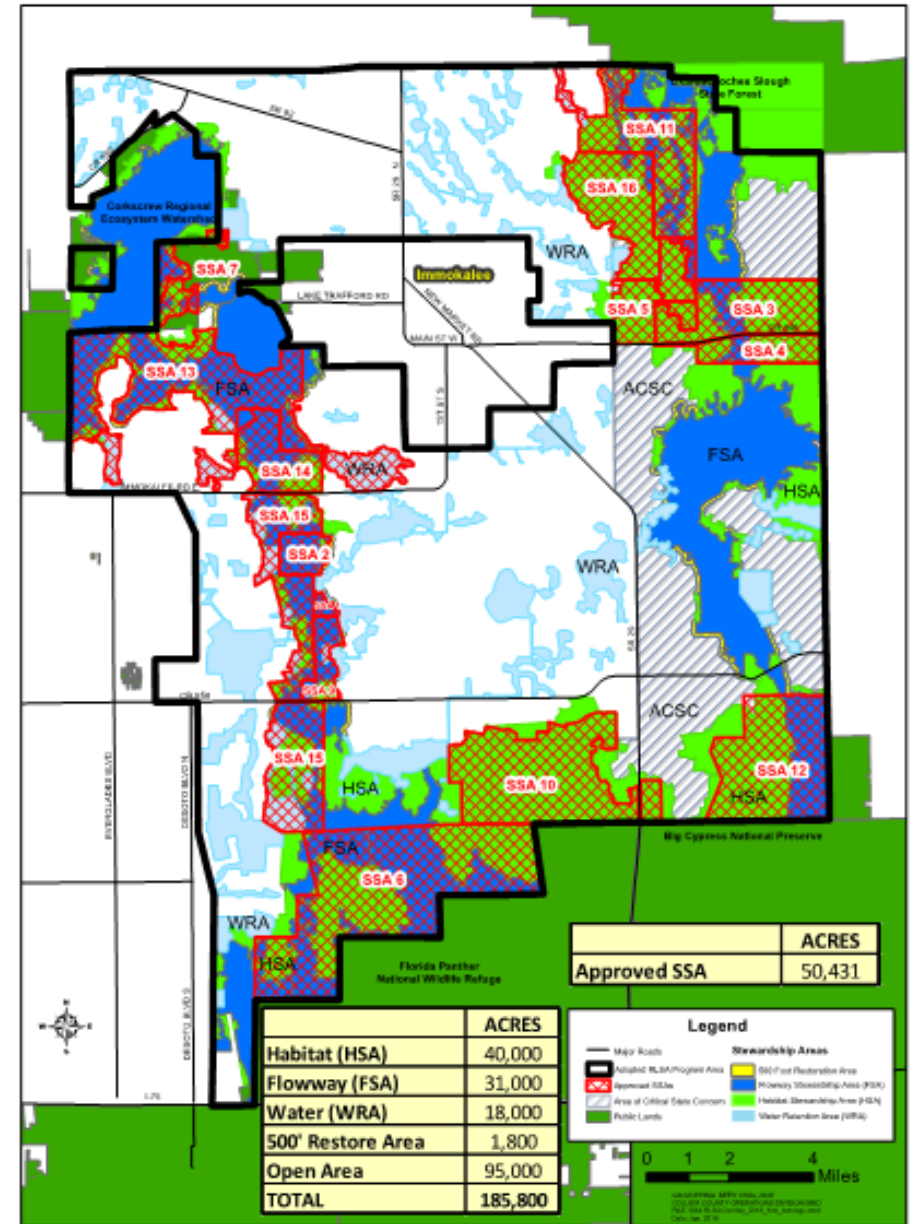
5Y Review: reduce credits for dedication



# Policies 3.11 (Restoration)

Restoration Acres Dedicated by Type (R-1)

	Approved	Proposed	Total
Flowway	3,329	3,738	7,067
Large Mammal Corridor	1,995	154	2,149
Listed Species	2,466	520	2,986
Wading Bird	1,380	1,006	2,386
Caracara	2,406	-	2,406
<b>TOTAL</b>	<b>11,576</b>	<b>5,418</b>	<b>16,994</b>



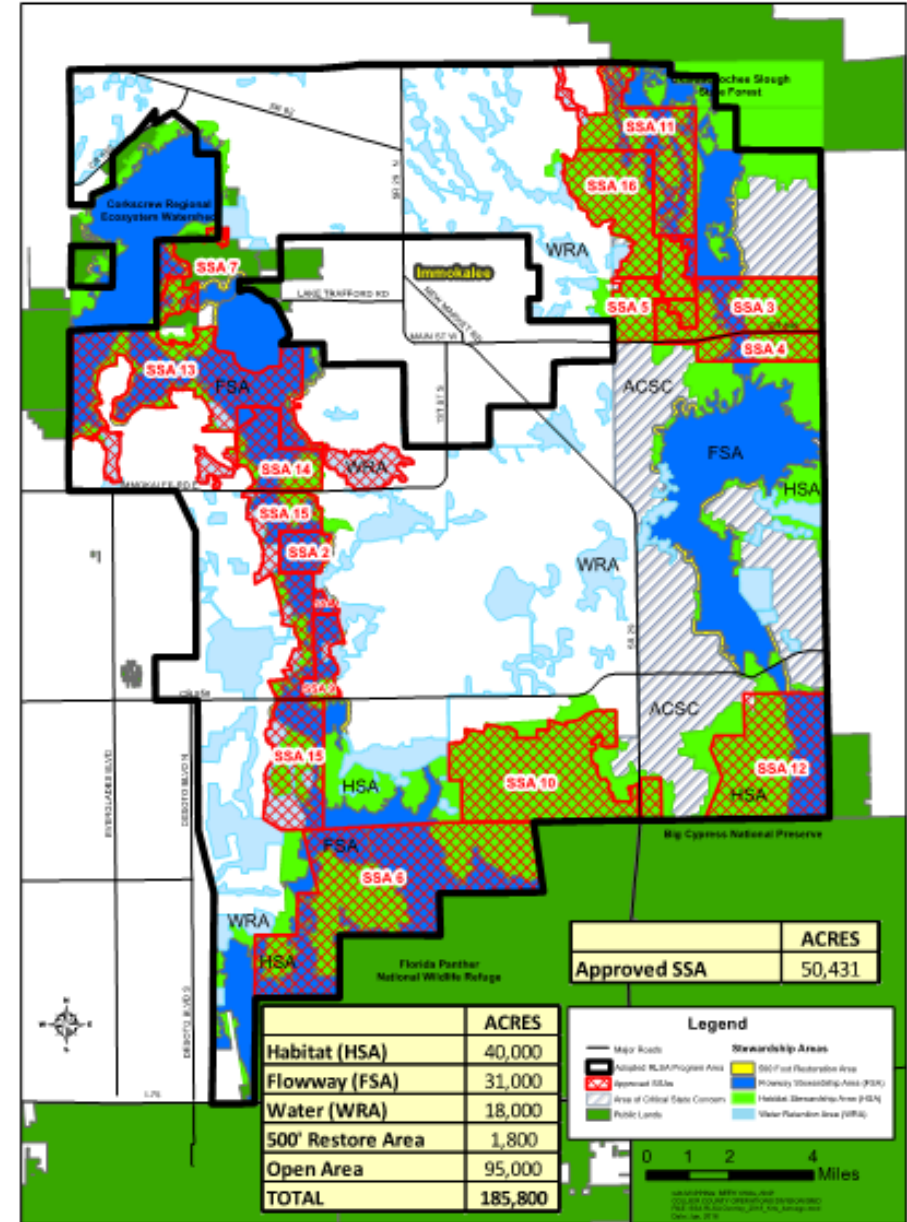
# Policies 3.11 (Restoration)

## Restoration Dedication (R-1)

- 55% of high value areas have SSAs exiting or proposed
- Of the existing or proposed SSAs, 12 have some R-1 areas within
- SSA acres                                      50,000                                      (70,000 credits)
- R-1 acres (Dedication)                      17,000 (1/3)                                      (38,000 credits)

## Restoration Completion (R-2)

- R-2 acres    428 (2.5%)    (1,710 credits)
- 5Y Review: schedule credits according to R&M cost  
limit 1 type of restoration per location

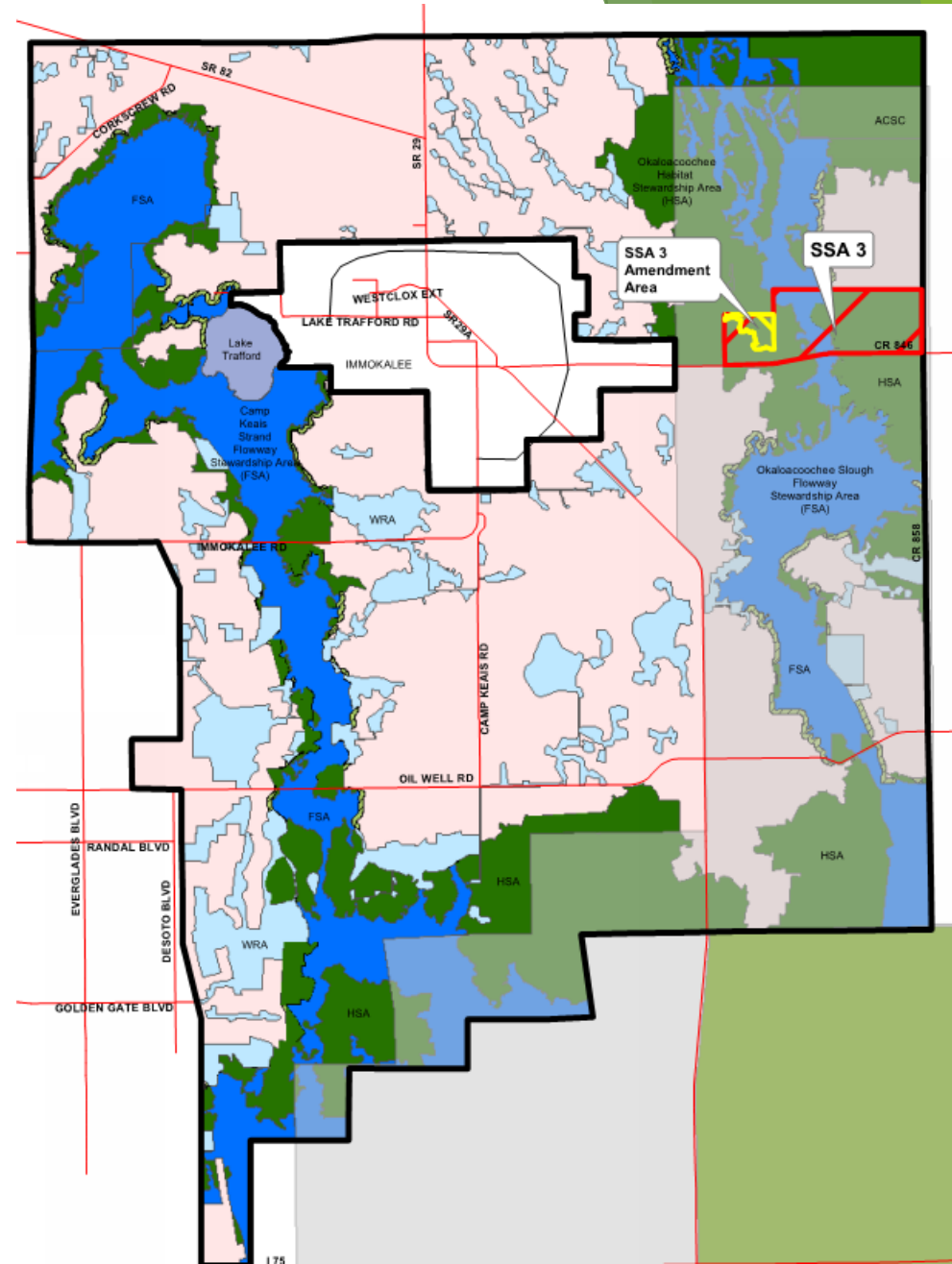




# Policies 3.11 (Restoration)

## Example: SSA #3 (2005)

- 250 acre area within 3,200 acre SSA
- Old farm field and pasture
- Suitable for wading bird restoration



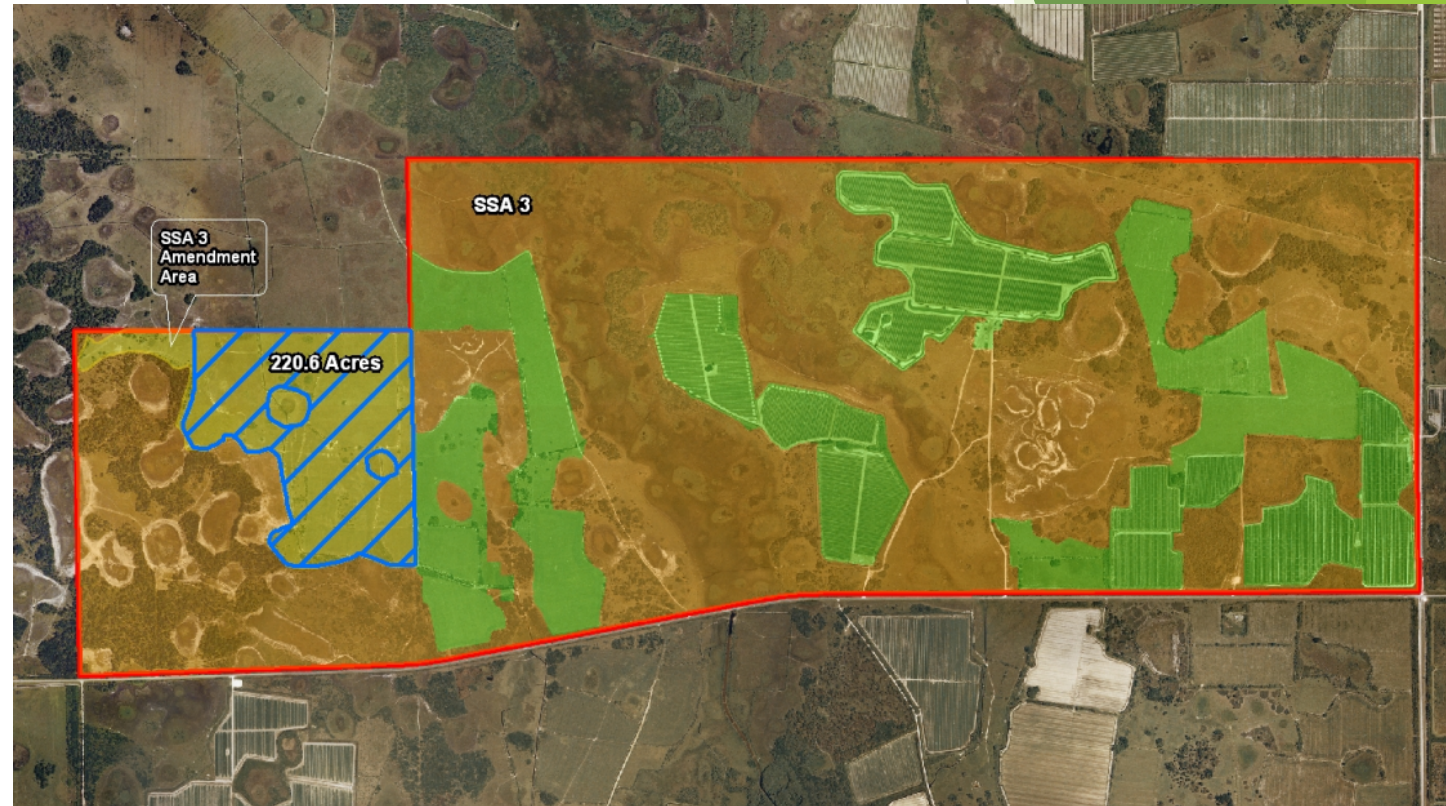
# Policies 3.11 (Restoration)

## Example: SSA #3

- Existing hydric soils and remnant wetlands
- Restore for more historic hydrology
- Varied elevations and depressions
- Ditch and swale contouring

**R-1 Credits: 498**

**R-2 Credits: not applied**



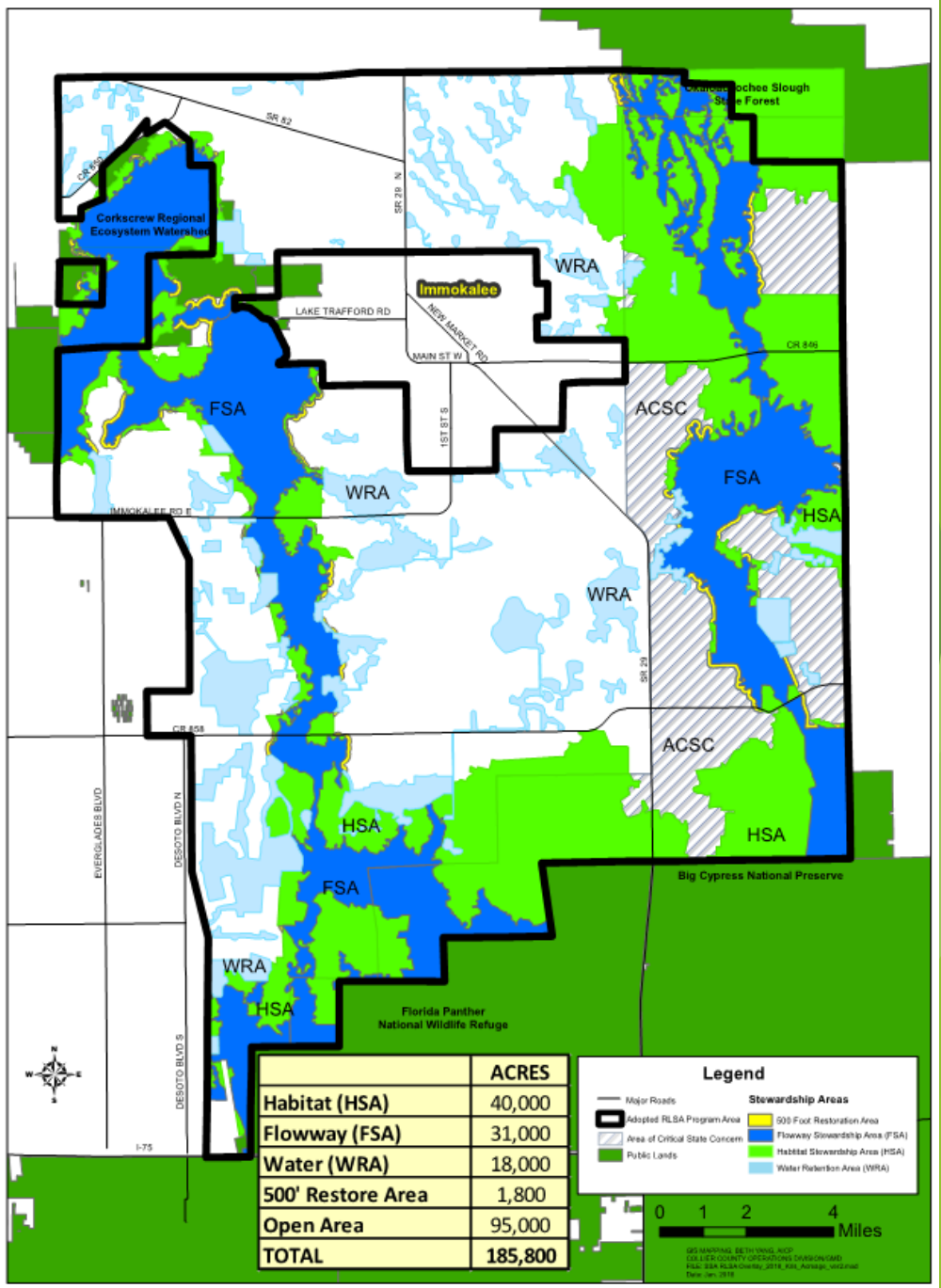
# Policy 3.12 (Flowway buffer)

- Provides minimum NRI values in locations within 500' of flowway, if bordered by open space

# Policies 3.13- 3.14 (Water Retention Areas)

- WRAs can be used and permitted for water management purposes without requiring SRA credit expenditures
- Any modification shall not result in net loss of habitat

5Y Review: SRA acreage should count use of WRAs



## Group Discussion:

### Table Exercises for Group 3 Policies

1. On a scale of 1-10 (10 being the highest), please rank the importance of preserving the following target areas:
  - Flowway Stewardship Areas (FSAs)
  - Habitat Stewardship Areas (HSAs)
  - Water Retention Areas (WRAs)
  
2. (a) On a scale of 1-10 (10 being the highest), please rank the importance of restoration work within FSAs and HSAs.  
  
(b) Given your understanding of restoration credits within the existing Overlay, what, if anything, would you change?  
  
(c) Please identify any additional information that would help in your assessment, such as costs or standards.
  
3. Please discuss and report on any other Group 3 Policy that your team feels is important to update.

# Information on County Website

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