Rural Land Stewardship

Photographs courtesy of Alto “Bud” Adams and Carlton Ward, Jr.

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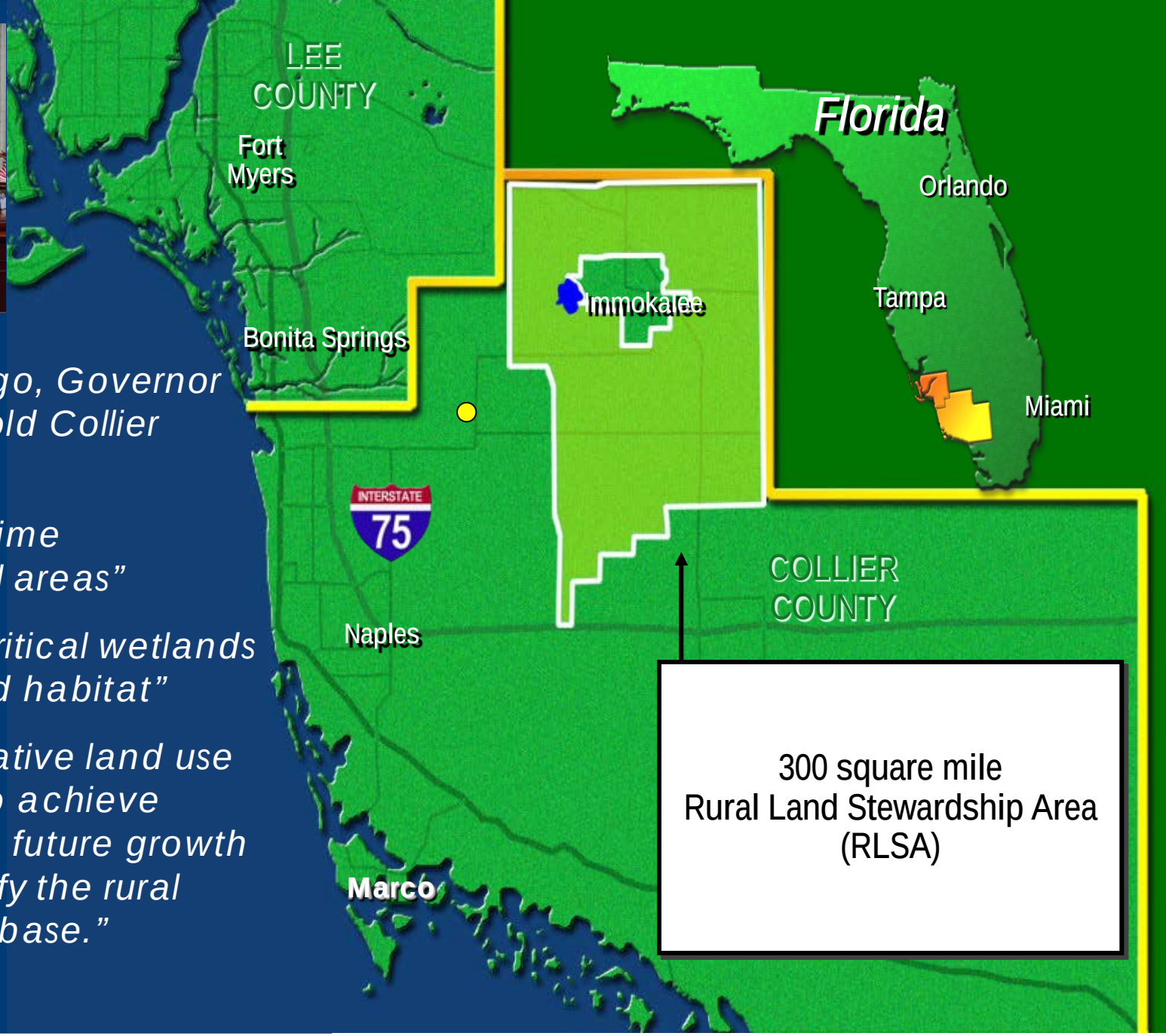
17 Years Ago, Governor Jeb Bush told Collier County to:

"Protect prime agricultural areas"

"Protect critical wetlands and upland habitat"

"Utilize creative land use planning to achieve sustainable future growth and diversify the rural economic base."



Rural Land Stewardship

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

Photograph courtesy Bud Adams

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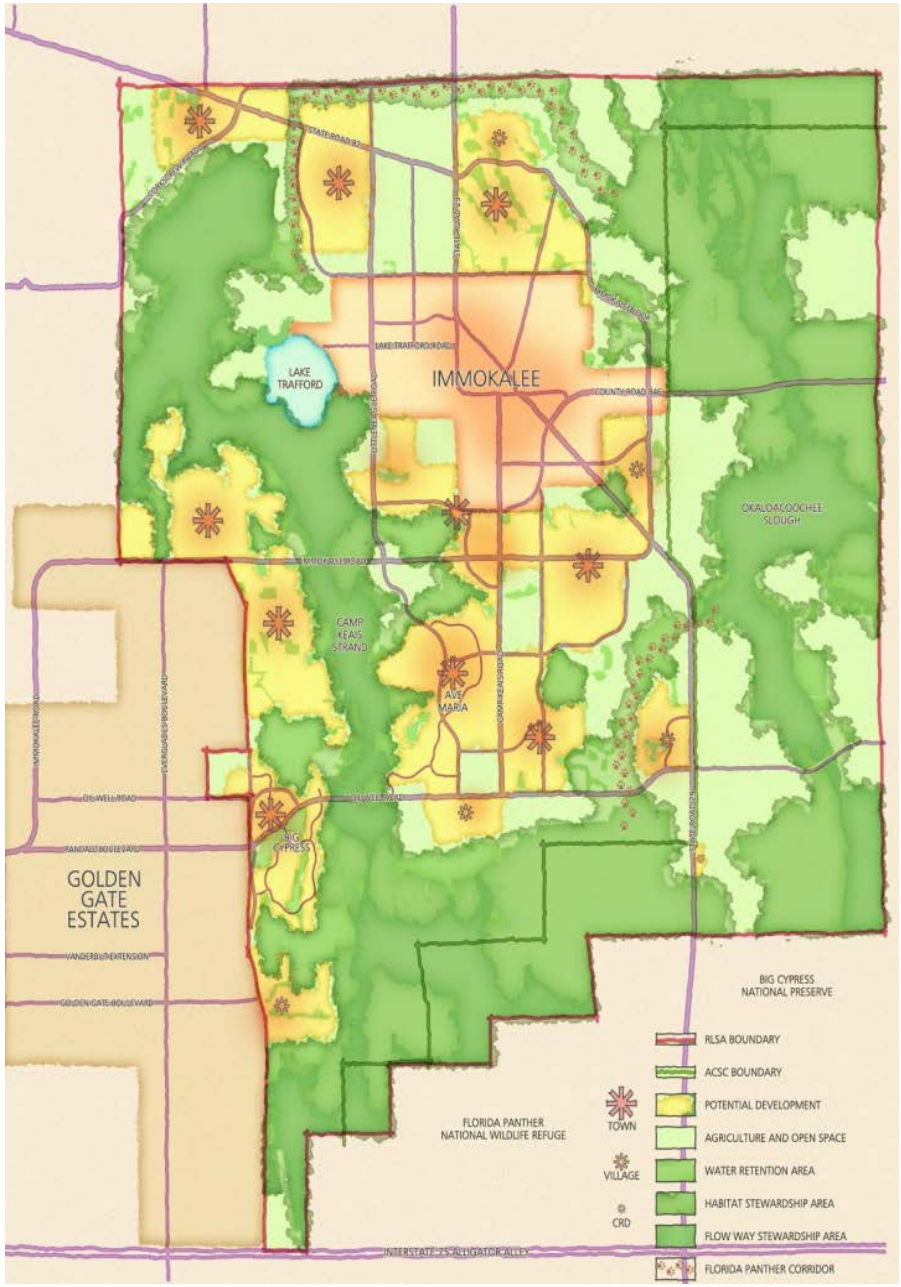

Guiding Principles

- 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.
- A long-term vision and planning horizon is required
- 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.

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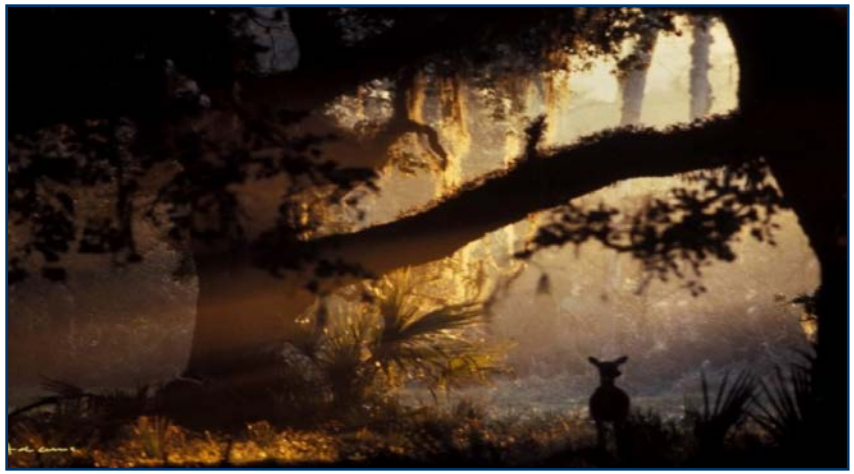
Stewardship Overview



Collier County created the pilot program in 2002 after 3 year research, data collection, analysis and public input.

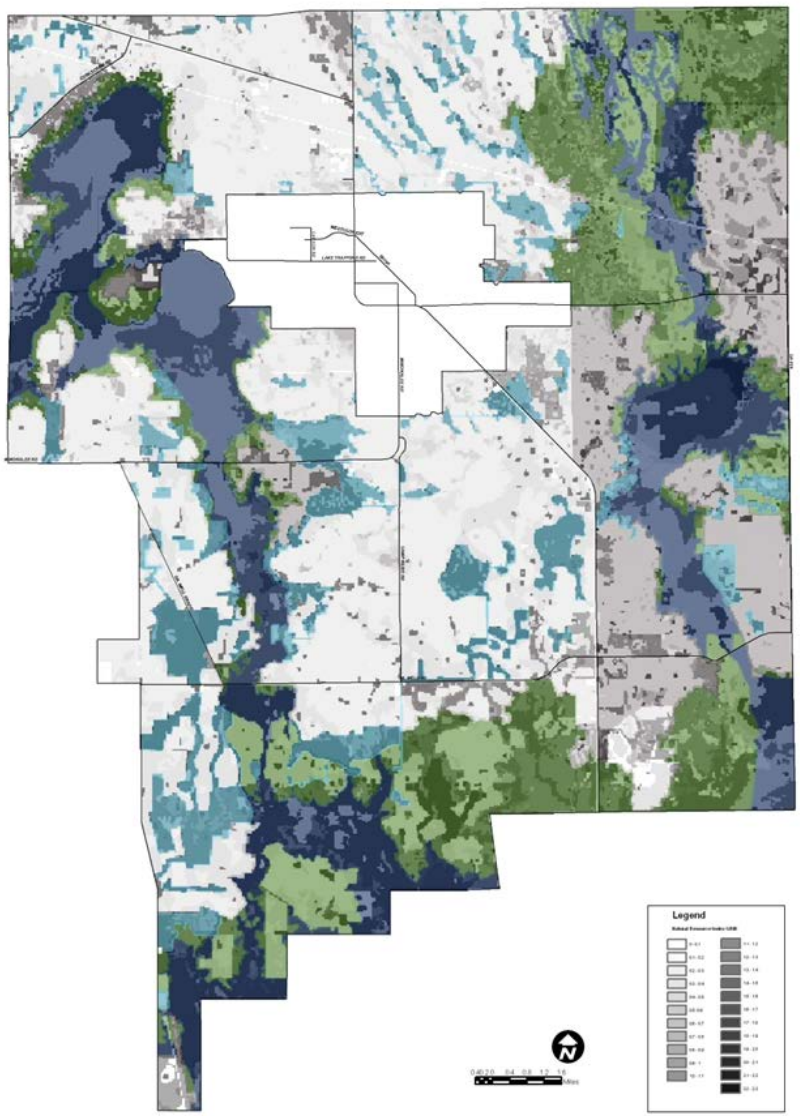
Funded by Eastern Collier Property Owners and Collier County

Market based incentives balances the protection of natural resources, agriculture, and development using innovative credit system and natural resource index.

Unique Comprehensive Plan and Land Development Code Requirements

Collier's is the model for the State Statute 163.3248.

How it works



Entire Study Area

- 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 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.

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Stewardship Credit Worksheet

Attachment B
St. Lucie County Rural Lands Stewardship Area Overlay
Stewardship Credit Worksheet

Stewardship Credit Matrix

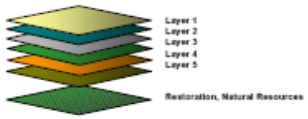
Sending Area Land Use Layers	Base Value	Index Factors: Land Cover	Soils/ Surface Water	Listed Species	RLS Designation	Ag	Total Index Value	Credits (Base Credit X Index Factor)	Layer Eliminated (X)	Stewardship Credits for Land Use Layers Removed
Residential Uses	0.4						0.0	0.00	x	0.00
General & Conditional Uses	0.2						0.0	0.00	x	0.00
Earth Mining and Processing Uses	0.2						0.0	0.00	x	0.00
Agriculture Group 1 Uses	0.1						0.0	0.00	x	0.00
Agriculture Group 2 Uses	0.1						0.0	0.00	x	0.00
Restoration and Natural Resource Uses	0.0						0.0	0.00	x	0.00
Total of all Layers	1.0						Maximum Total Credits	0.00		0.00

Step #2

The "base value" does not change from parcel to parcel once calibrated

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

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



Credits X ____ Acres = ____ Stewardship Credits

Step #3

Stewardship Index Factors

Step #1

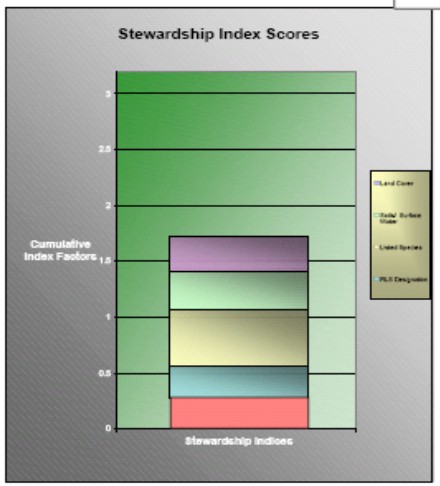
Land Cover/Land Use		
four of the following: native, hydric, special habitat designation, moderate to high species value	0.7	
three of the following: native, hydric, special habitat designation, moderate to high species value	0.6	
two of the following: native, hydric, special habitat designation, moderate to high species value	0.5	
non-native, hydric, no special habitat designation, low species value	0.3	
non-native, non-hydric, no special habitat designation, low species value	0.1	

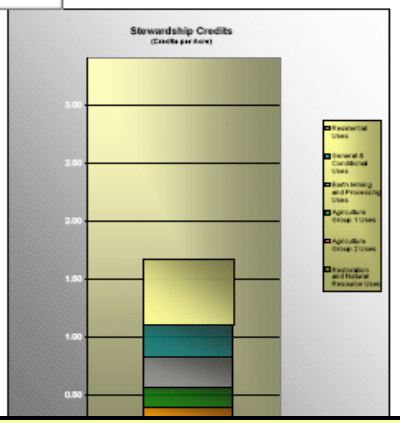
Soils/Surface Water		
Xeric (knoll) and muck soils	0.7	
Water	0.6	
Sand depressions and flatwoods	0.5	
Flats (transitional) soils	0.2	
Other	0.0	

Listed Species		
Group 1 & 2, Caracara and Snail Kite	0.7	
Group 1, Caracara and Snail Kite	0.6	
Group 2, Caracara and Snail Kite	0.5	
Caracara and/or Snail Kite	0.4	
Group 1 & Group 2	0.3	
Group 1 (Federally Listed and Wading Bird Rookeries)	0.2	
Group 2 (State Listed and Wading Bird Foraging)	0.1	

RLSA Designations		
Habitat Stewardship Area (HSA)	0.7	
Hydrologic Stewardship Area (HYSA)	0.6	
Water Retention Area (WRA)	0.5	
Not Otherwise Designated (Open)	0.0	

Agriculture		
Existing Agriculture Activity	1.0	





WORKSHEET INSTRUCTIONS

Step #1. 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 Index Factors (i.e., Stewardship Ove
Step #2. The sum of all selected layer Credits yields the total Stewardship Credits per acre.
Step #3. 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 Credits are the "currency" of the RLS

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Sending Area Credit Calculation

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

- Natural resource score is 1.8.
- Land use layers are removed yielding 90% 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 can be exchanged for 200 acres of SRA

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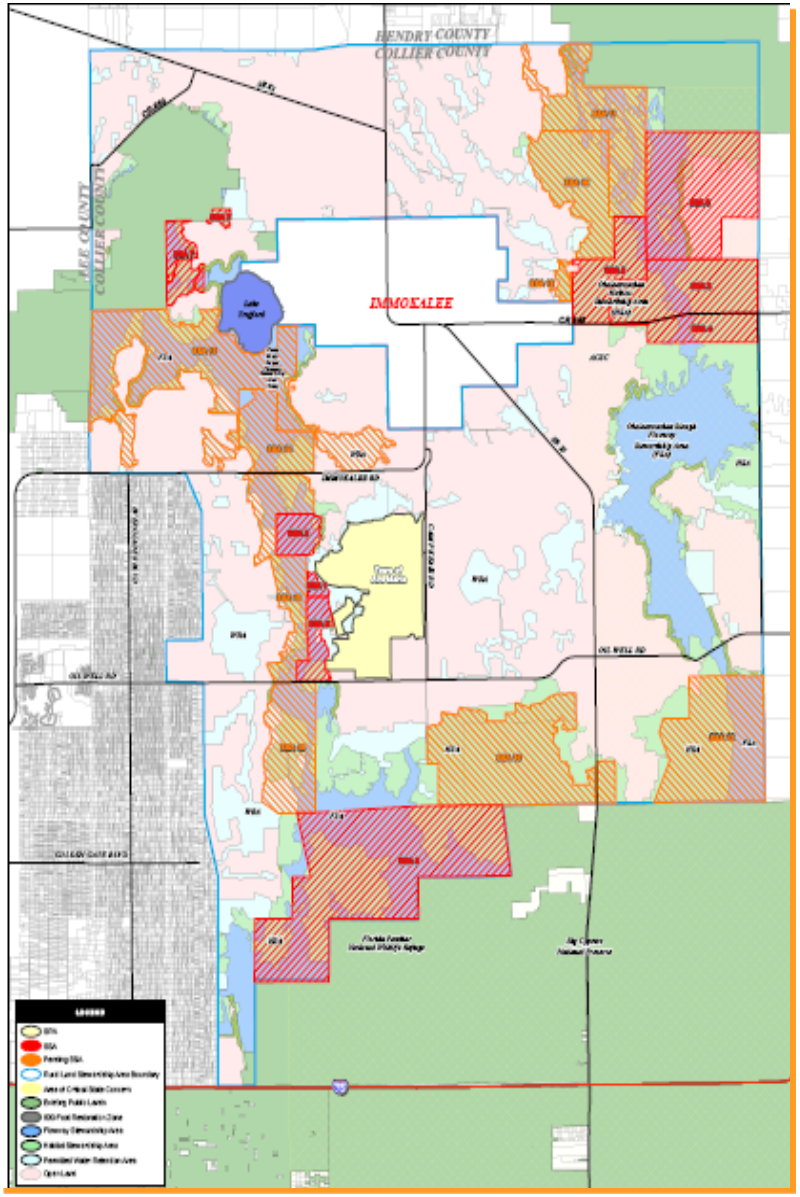
Where we are today



Stewardship Sending Areas

SSA acres protected : 53,569 acres

Target for 2025: 89,300 acres
Vision for 2050: 134,000 acres

Conservation Collier:	4,040 acres	$103 Million
Conservation 2020:	25,043 acres	$307 Million

Stewardship Receiving Areas

Ave Maria (approved) :	5,027 acres
Rural Lands West (pending)	4,073 acres
Total SRAs :	9,100 acres

Ranked among the 5 most successful TDR programs in the US

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Ave Maria

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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.

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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
  - Oratory 75,500 SF

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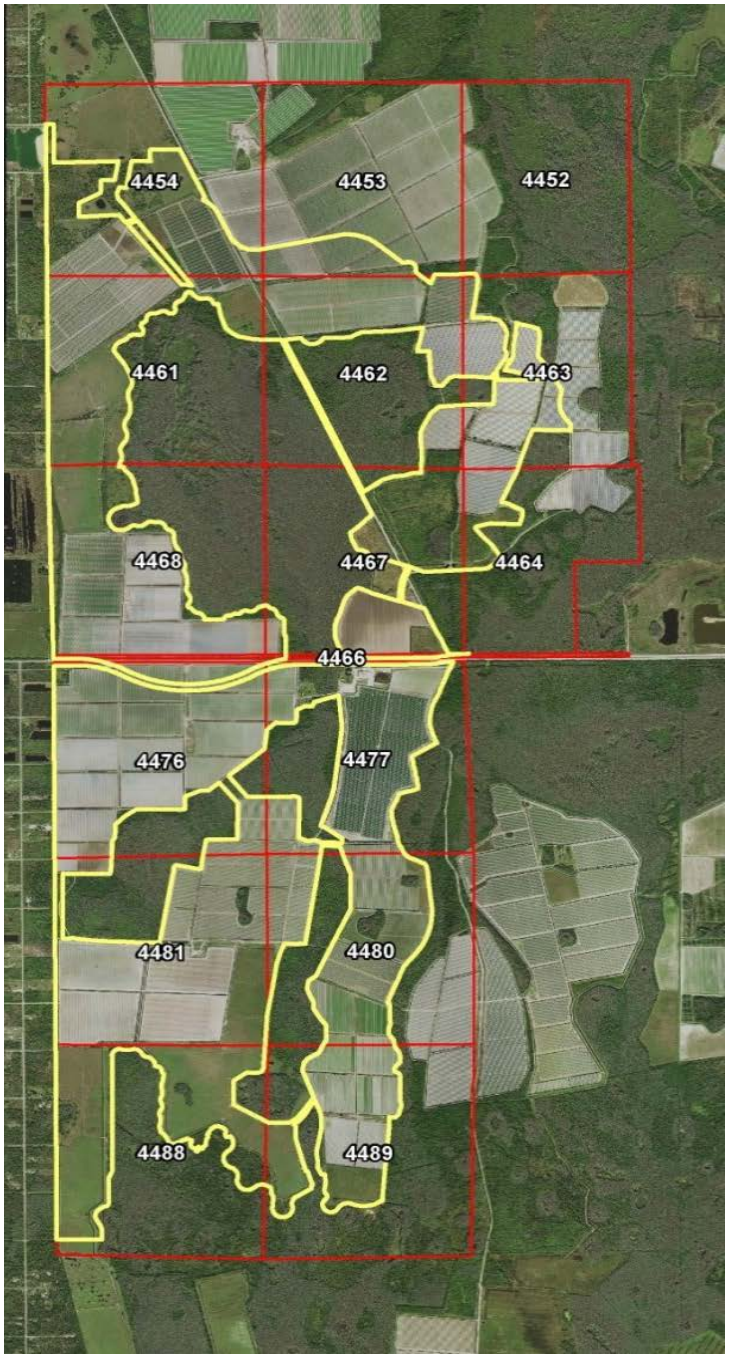
Ave Maria Status

- Home sales began in 2007
- Population 5,000, 1,600 homes closed/under construction, CC Homes, Del Webb, Pulte.
- SF pricing $200 - $400k, average at $320K.
- 188,000 sf retail
- Arthrex: 3 facilities, 417,000 sf and 1,300 employees

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



RURAL LANDS WEST

Collier Enterprises

4,000 acre New Town

6 x 2.5 miles located between GGE and Ave Maria

Planning and permitting is underway. SRA Filed Jan 2016

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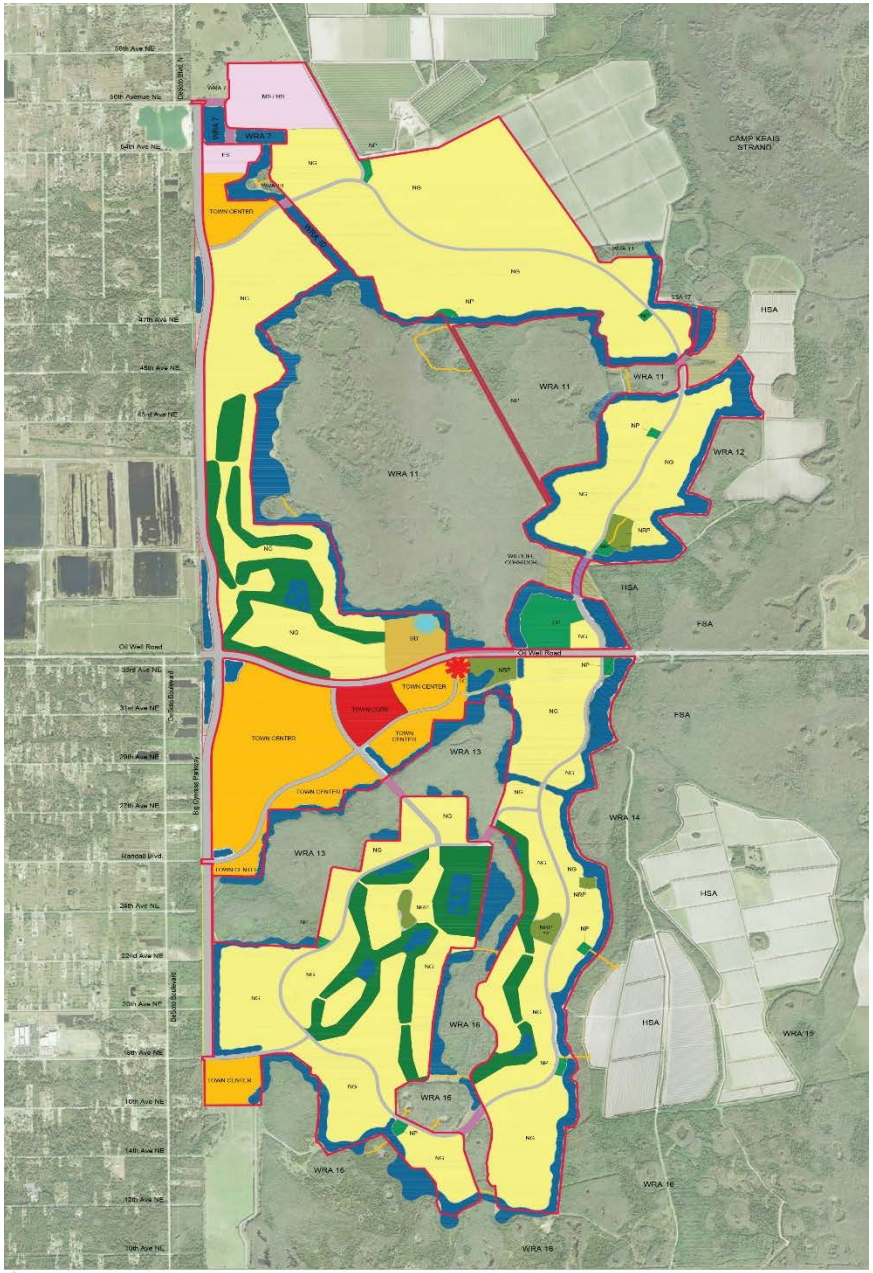

RURAL LANDS WEST
SRA MASTER PLAN
November 22, 2016
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RLW Town Plan

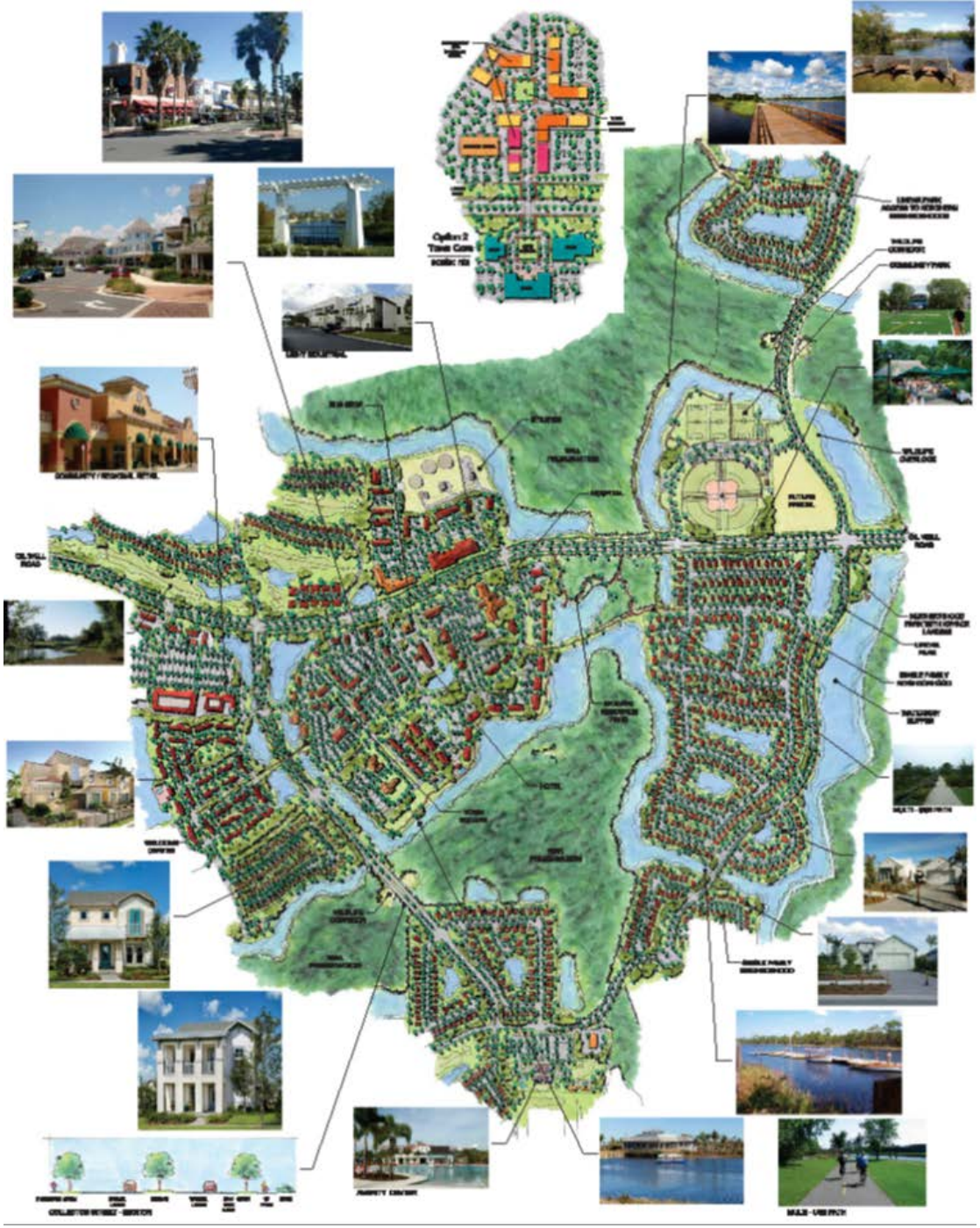
RLW is a Town – with a full range of housing types and mix of uses.

RLW is 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



RLW Town Center

RLW mixed-use town center will serve as a focal point for community facilities, services, entertainment,food, civic engagement and employment.

RLW designed for pedestrian and bicycle circulation, transit, boats and SAVs.

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RLW by the #s

2020 -2040 Buildout

10,000 Homes - 17,800 Population

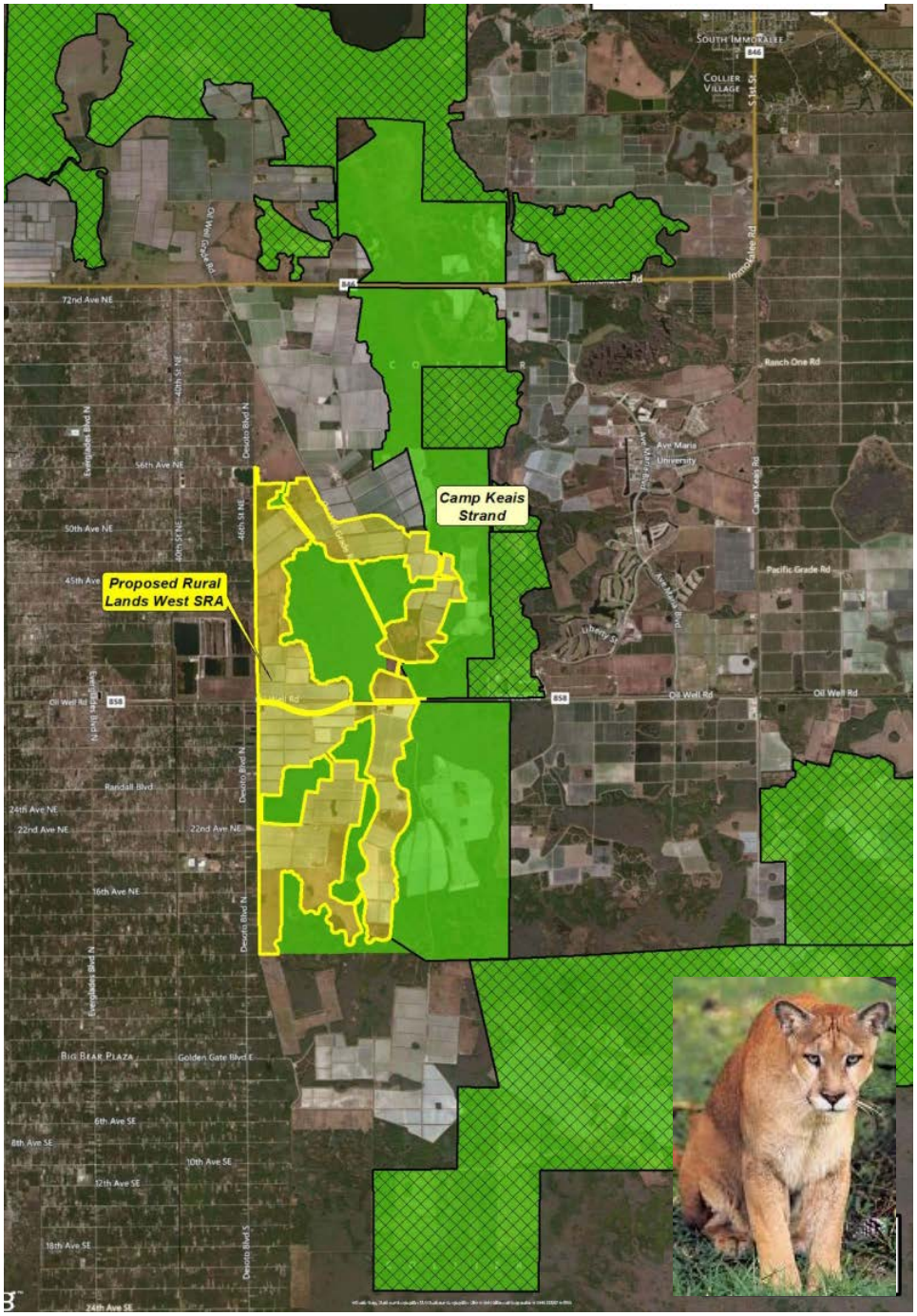
2.1M SF Retail/office/civic
250 K light manufacturing
6,000 + jobs

$2.8 B Tax Base created

$267 M Impact Fee Revenues

12,200 Acres of Conservation -
32,000 Stewardship Credits

1,400 Acres community open space
480 acres of lake



Regional Scale Habitat Protection

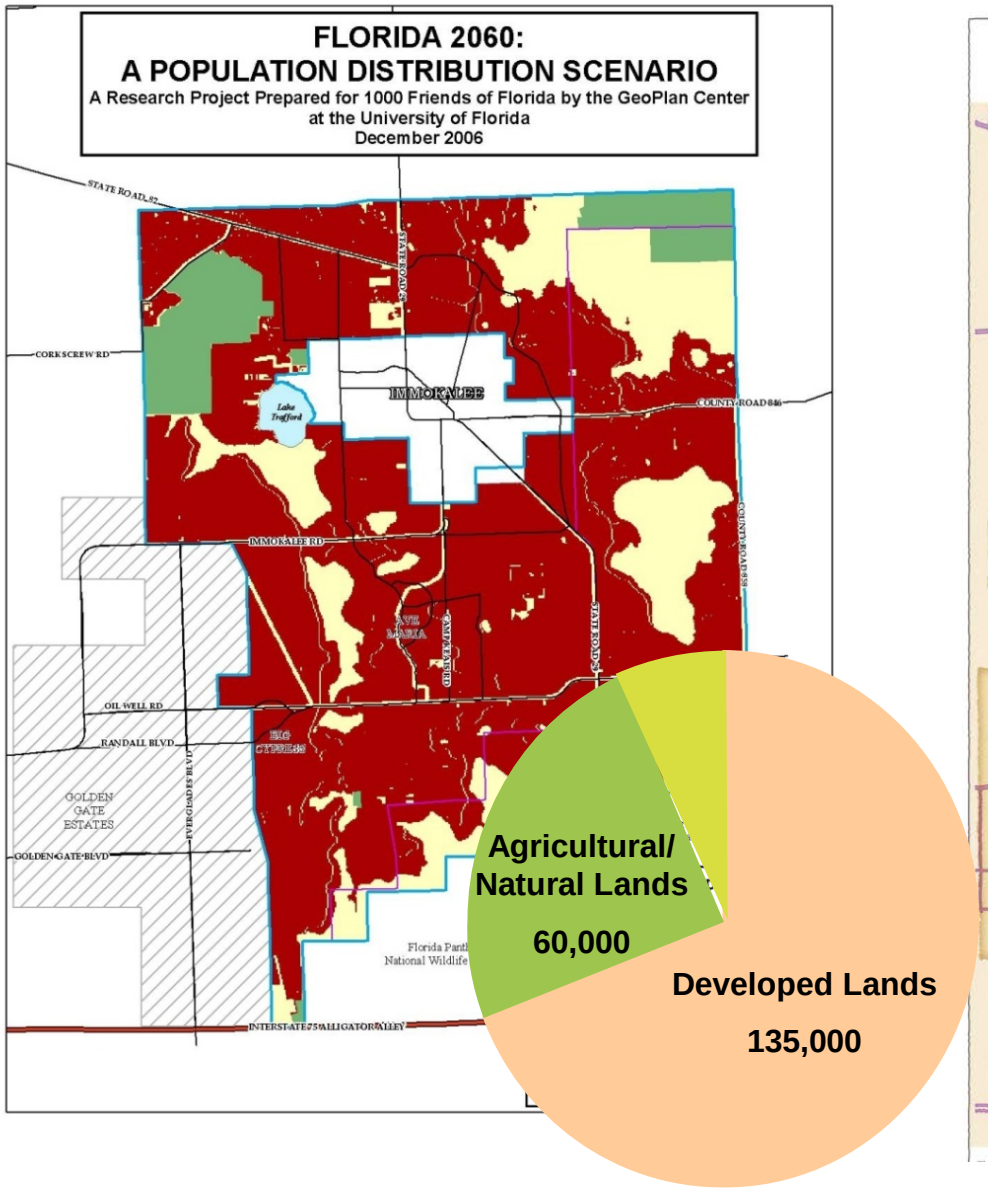
RLW SSAs total 12,210 acres

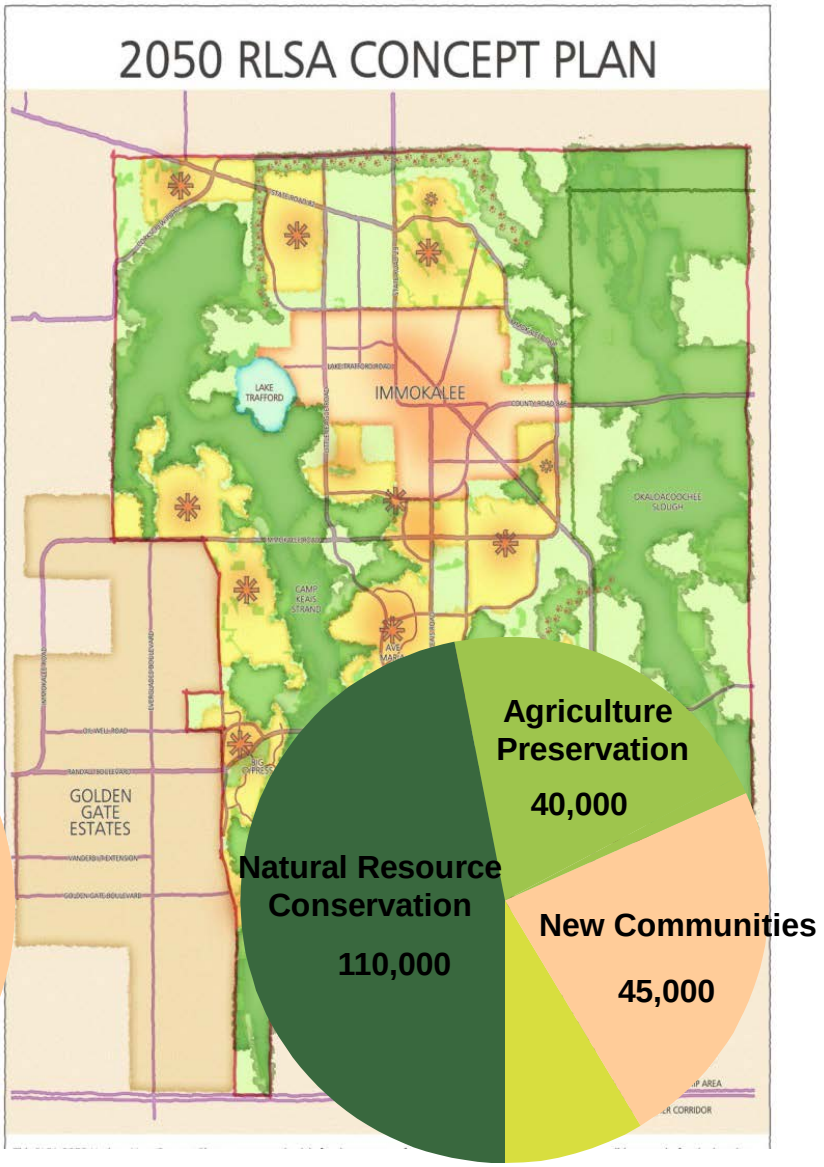
Camp Keais Strand - regional flowway and habitat connection between CREW lands/Corkscrew Swamp and the FPNWR to south.

Endangered species now an asset rather than a liability to property owners - incentivised to manage land for the benefit of listed species.

Value of the conservation would exceed $80 million if acquired by public funding

Trend versus Stewardship Vision





What if…

If 10% of Florida's growth over 25 Years is within Stewardship Areas

- 1.5 million RLSA acres
- 1.3 million acres of habitat and Ag land protected –without taxpayer funded purchase.
- Sustainable communities for 500,000 people.
- The footprint of growth reduced by 80-90%.

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Thank you.

Photographs courtesy of Alto “Bud” Adams and Carlton Ward, Jr.

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