

RLSA Supporting Documentation – Overview

The RLSA Overlay is a long-term strategic plan with a planning horizon year of 2025, the established Horizon Year in the Collier County Growth Management Plan.

The analysis evaluates both the 2025 Horizon Year (Policy 1.22) and a theoretical “build-out” scenario in 2050. The topics include:

- The RLSA Credit System**
- A 45,000 acre SRA cap**
- 2025 and 2050 Concept Maps**
- RLSA Transportation Analysis**

RLSA Supporting Documentation – Credit System

The RLSA credit analysis compares current and proposed credits generated from natural resource areas, agriculture, panther corridors, and restoration.

The credit analysis shows how the Committee recommended policy changes will calibrate credit generation to the proposed 45,000 acre SRA buildout cap, which then aligns the RLSA Program with the goals of the Florida Panther Protection Program.

RLSA Credits – Adopted Program

<u>Estimated Credits:</u>	
Base Credits:	128,000
Restoration Credits:	160,000
<u>Early Entry Bonus Credits:</u>	<u>27,000</u>
Total Credits:	315,000 Credits

<u>Estimated SRA acres:</u>	
SRA Acres at 8 Credits per acre:	39,375 Acres
<u>Public Benefit Acres estimated at 10%:</u>	<u>3,937 Acres</u>
Total SRA Acres:	43,312 Acres

<u>Remaining Baseline development potential</u>	
Open Land not included in SRAs or SSAs	
ACSC Open Land	15,000 Acres
<u>Non ACSC Open Land</u>	<u>28,700 Acres</u>
Total remaining Open Land	43,700 Acres
(This open land retains its underlying zoning and could be developed or placed into SSAs)	

RLSA Credit System - Committee Changes

Proposed changes to the RLSA Overlay recommended by the Committee would change the Stewardship Credit estimates:

Agriculture Credits (Policy 2.2)

Open designated land in the ACSC at 2.6 Credits per acre.

Open designated land outside of the ACSC at 2.0 credits per acre.

Estimated 89,000 total Agriculture Credits.

Panther Corridor Credits (Policy 3.11)

1,300 acres of Open land and 1,000 acres of WRA land in the north and south corridors for a total of 2,300 acres at 10 Credits per acre.

Estimated 23,000 Panther Corridor Credits.

Tiered Restoration Credit Estimates (Policy 3.11)

Approved restoration credits (SSAs 1-9, 11): 28,000

Estimated pending and future restoration credits: 16,000

Estimated 144,000 Restoration Credits

SRA designation limit of 45,000 acres (Policy 4.2) and recalibration of SRA Credit Ratio from 8 Credits per acre to 10 Credits per acre. (Policy 4.19)

RLSA Credits – Committee Proposed System

Estimated Credits:

Base Credits from all NRI based SSAs	128,000
Early Entry Bonus Credits (upon phase out)	20,000
Restoration Credits (adjusted)	144,000
Agriculture Credits (40,000 acres)	89,000
Panther Corridors (assumes 2,300 acres)	23,000
Total Estimated Credits	404,000

Projected SSA supply of Credits

SSA Credits vested at 8 Credits per SRA acre 97,488 credits

Remaining SSAs at 10 Credits per SRA acre 306,512 credits

Projected SRA acres assuming all Credits are used:

SRA acres entitled at 8 Credits per acre 12,186 acres

SRA acres entitled at 10 Credits per acre 30,651 acres

Subtotal of Credit entitled SRAs **42,837 acres**

Public benefit acres (estimated at 10%) 4,283 acres

Total potential SRA acres **47,120 acres**

(Capped at 45,000 per Policy 4.2)

Remaining Baseline development potential

Open Land not included in SRAs or SSAs **0 acres**

RLSA Credits – Land Use Comparison

Current RLSA Land Use Summary	Acres	% of Total
NRI based SSAs	92,000	
SSA Subtotal	92,000	47.0%
Open Land (potential conversion to baseline rights)	43,700	
SRAs	43,300	
Potential Development Footprint	87,000	44.4%
Public Land and Miscellaneous	16,846	8.6%
Total RLSA	195,846	100.0%

Revised and recalibrated RLSA Land Use Summary	Acres	% of Total
NRI based SSAs	92,000	47.0%
Agriculture SSAs	40,000	20.4%
Panther Corridors	2,300	1.1%
SSA Subtotal	134,300	68.5%
Potential Development (SRAs)	45,000	23.0%
Public Land and Miscellaneous	16,546	8.5%
Total RLSA	195,846	100.0%

RLSA Credits – Open Space in SRAs

RLSA Policy 4.10 requires a minimum of 35% of each SRA to be open space.

15,750 acres of SRA will be open space if maximum SRA acreage is reached.

A maximum of 29,250 acres will be developed land.

The net developed footprint is equal to 15% of the total RLSA.

RLSA Concept Maps

Concept Maps visualize how land uses may be distributed within the RLSA, using symbols to depict possible locations of Towns, Villages and Compact Rural Developments.

Dark Green areas are natural resource Stewardship Sending Areas, light green areas are open lands and potential Agriculture Stewardship Sending Areas.

The range of potential size for any Town, Village or CRD varies widely, do not assume that each Town or Village symbol represents the maximum allowable size.

These Maps represent but one possible scenario, and should not be misconstrued as a binding or definitive depiction of the location or size of SRAs or SSAs, as these must be voluntarily and individually approved by the Collier County Board of County Commissioners in accordance with the adopted GMP and LDC procedures.

RLSA Concept Maps

Map A is a simplified rendering of the adopted RLSA Overlay Map.

Based on the RLS Review Committee's recommendations, Maps B and C show a possible scenario for the distribution of potential Stewardship Sending Areas, Stewardship Receiving Areas, Agricultural Areas, Open Spaces, and other features of the RLSA.

Map B shows one possible 2025 Horizon Year scenario .

Map C shows one possible 2050 "buildout" scenario.

RLSA 2025 Concept Map

In 2025, the county's forecasted number of homes is 25,700 and the MPO forecasted population is 56,300.

The 2025 Concept Map depicts 10 potential SRAs of varying size that would accommodate the forecasted 2025 homes and population and also provide for future growth.

The map depicts "approved" SRAs and not fully developed Towns and Villages, as it commonly takes 10-25 years or more before an approved Town or Village would be completed.

The Towns and Villages shown are approximately 24,000 acres. Approximately 1/2 of that acreage would be fully developed with occupied homes and associated non-residential uses.

RLSA 2050 Concept Map

In 2050, the forecasted number of homes within the RLSA ranges between 106,493 and 132,238 depending on the forecast source (Transportation model assumes 113,636).

The 2050 Concept Map depicts 16 possible SRAs of varying size that collectively would accommodate the forecasted 2050 number of homes and population.

SRAs represent 45,000 acres that is proposed as the cap for the RLSA at buildout, with an average gross density between 2.5 and 3.0 units per acre.

All areas depicted as FSA, HSA, WRA, Agriculture and Open Space are within approved SSAs in order to generate the necessary Credits to entitle the SRAs.

RLSA Supporting Documentation - Transportation

- A Long Range Transportation Plan (LRTP) Analysis is Required to Support a Future Land Use Element Amendment (FLUE)
- FL Statues Require Internal Consistency between Transportation Element (TE) & FLUE
- Collier County TE Horizon Year @ 2025
- Metropolitan Planning Organization LRTP Horizon Year @ 2030
- A 2025 Analysis Required to Support RLSA Amendments
- A Build-Out Analysis Requested by Staff

RLSA Supporting Documentation - Transportation

- ❑ Standard Practice in LRTP Development
 - ❑ Build-Out Analysis Prepared
 - ❑ Followed by 2025 Analysis
- ❑ Each Development Area in Unique Traffic Analysis Zone (TAZ) (see *Figure D*)
- ❑ TAZs Outside RLSA and Inside Immokalee Urban Area Provided by County
- ❑ Existing TAZs Stripped of Original Forecasts (SSAs)

RLSA Supporting Documentation - Transportation

- ❑ One Potential Build-Out Scenario (see *Table III*)
- ❑ FDOT District-wide Travel Demand Model Used
- ❑ Build-Out “Needs” Network Developed (see *Exhibit A*)

- ❑ One Potential 2025 Scenario (*Table IV*)
- ❑ 2025 Needs Network Developed (*Exhibit B*)
- ❑ This Analysis Determines what, if any Changes are Needed in the Transportation Element

RLSA Supporting Documentation - Transportation

- Unrelated Effort – Countywide Build-Out Study
- County Long-Range Forecast within RLSA
- County Asked for Guidance from Landowners
- Potential RLSA Build-Out Scenario Provided to County
- New Build-Out Model Being Developed by County
- County to Incorporate Results into New Vision Plan

RLSA Supporting Documentation - Summary

Based on the adopted RLSA Overlay and the RLS Review Committee's recommended policies, the RLSA will:

Achieve a balance of natural resource protection, agriculture and sustainable community development at the planning horizon year and at buildout.

Provide new and meaningful economic incentives for agriculture to remain as a viable component of the economy of Collier County.

Increase the total area of lands expected to be placed into Stewardship Sending Areas from 92,000 acres to 134,300 acres.

Enable protection and restoration of critical natural resources on private land using incentives that do not require public dollars for acquisition or management.

Align the RLSA program with the Florida Panther Protection Program's objectives.

RLSA Supporting Documentation - Summary

Based on the adopted RLSA Overlay and the RLS Review Committee's recommended policies, the RLSA will:

Establish a maximum SRA development footprint of 45,000 acres - less than 1/4 of the total RLSA; or 15% when open space within new communities is accounted for.

Reduce the potential for conversion of open lands to non - RLSA baseline development, thereby reducing potential sprawl.

Accommodate forecasted population growth in a sustainable manner and ensure that supporting public facilities, services, and infrastructure are provided.

Create new opportunities to site economic development driven new businesses in proximity to places for employees to live.

Accommodate a long range interconnected transportation network plan that serves eastern Collier County.