



LAST LANDS LOST?

New Towns and Villages Planned for Eastern Collier County

What is RLSA?

Rural Lands Stewardship Area (RLSA) is Collier County's growth management plan for eastern Collier. The RLSA is 300 square miles and consists mostly of farmlands, wetlands, and listed species habitat. RLSA lands are located east of Golden Gate Estates, surround Immokalee, and extend to the Lee and Hendry County lines. The RLSA program currently allows 43,300 acres worth of new towns and villages. Amendments are proposed that purport to increase RLSA development up to 45,000 acres. Unfortunately, these amendments will in reality expand development far beyond the proposed 45,000 acres.

Why should I care about the Rural Lands Stewardship Area?

A POPULATION EXPLOSION

43,300 acres is the same geographic size of two Fort Lauderdals. Landowners currently have plans to build approximately 100,000 homes within the RLSA, which would add about 200,000 cars to the roads. Population increases to Collier County would be mega. Some estimates suggest the RLSA can exceed 300,000 or more new residents, compared to the county's current population of 390,000 residents. Without proper planning for the RLSA, all residents of Collier County will feel the effects of sprawl.



300,000
NEW RESIDENTS
estimated to live
in Rural Lands
Stewardship area

What are the effects of Sprawl?

SPRAWL = MORE ROADS, MORE SERVICES, AND MORE TAXES

Development spread throughout a massive area (sprawl) equates to more roads, more water and sewer pipes, and more infrastructure. Furthermore, the county will pay more for services such as fire, police, EMS and school bussing. The costs of sprawl will be felt as soon as construction in the RLSA ramps up. Already major landowners in the RLSA have proposed a new roadway network to support 45,000-acres worth of new towns and villages. Their proposal consists of 200 miles of new and widened roads. The costs for the new road network would be in the \$billions. Who will pay for this?



BILLIONS
cost of
landowners
proposed road
network

SPRAWL = LESS WILDLIFE HABITAT, WETLANDS, AND FARMLAND

The RLSA is home to 19 federal and state endangered, threatened, or candidate species, including the iconic Florida panther. The new towns and villages, with the new roadway network, will impact many of the listed species' habitat and threatens the survival of the Florida panther. Furthermore, tens of thousands of acres of farmlands will be lost to development and many thousands of acres of wetlands will be gone forever.



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PROTECTED SPECIES

Federal and state listed species could be impacted

Why now?

What happens in the RLSA impacts all residents of Collier County in perpetuity. As early as this spring, Collier County will vote whether to adopt proposed amendments to the RLSA program. The RLSA is not smart growth, but the changes that have been proposed would further increase sprawl in eastern Collier. Also, the amendments propose a huge infusion of Stewardship Credits, which are the RLSA's currency. More credits = a larger development footprint. Before it is too late, please let your County Commissioner know that the amendments should not be approved as is and credits should not be increased.

What are the Credits?

STEWARDSHIP CREDITS

MORE CREDITS = LARGER DEVELOPMENT FOOTPRINT

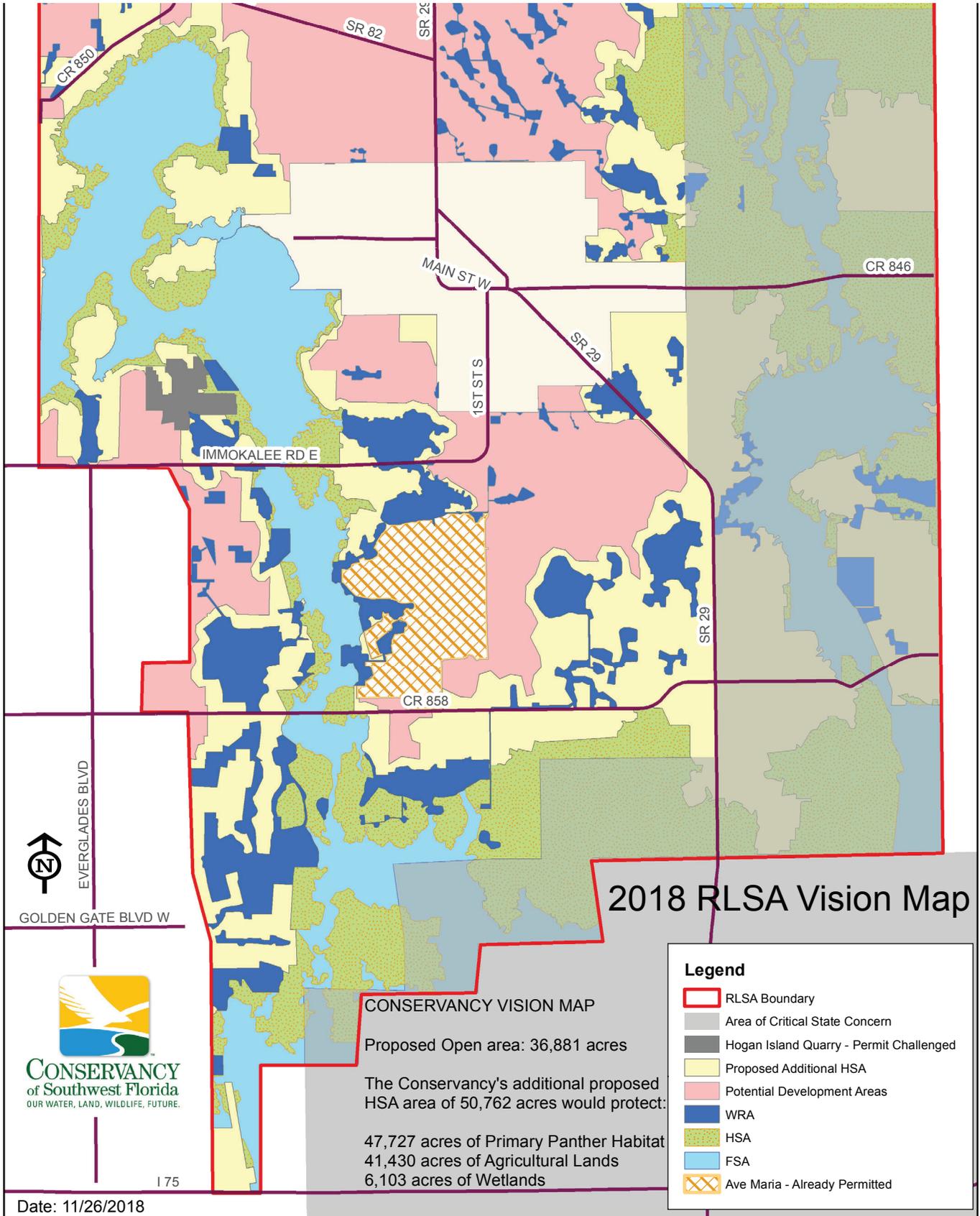


What Can I Do?

THE CONSERVANCY HAS MADE IT EASY.

Just go to www.conservancy.org/RLSA to learn more and take action to stop this review.

CONSERVANCY RLSA VISION MAP



The Rural Lands Stewardship Area program was established in 2002 to accomplish the following goals for privately held lands within eastern Collier County: 1) protect water quality and quantity and listed species habitat; 2) Prevent the premature conversion of agricultural lands; and 3) avoid sprawl. Collier County's current RLSA Overlay is fundamentally flawed and is not meeting these goals. Many of the areas available for development on the County's map will fragment habitat of the endangered Florida panther, impact wetlands, and prematurely convert agricultural lands to new towns and villages. The Conservancy's RLSA Vision Map provides a solution to fix these fundamental flaws. Our Vision Map, provided here, directs development away from panther habitat, protects more wetlands than the current overlay, and conserves agricultural lands. In addition, our solution would save taxpayer dollars. Go to conservancy.org/RLSA to learn more.