



PAVED OVER PANTHER HABITAT

Who will pay the price for Longwater and Bellmar?

What are Longwater and Bellmar?

Longwater and Bellmar are the names of two proposed 1,000-acre villages, by Collier Enterprises, within the Rural Lands Stewardship Area (RLSA). They are located just east of Golden Gate Estates in close proximity to each other and to Rivergrass Village. If approved, Longwater and Bellmar would add over 5,300 homes and 11,000+ permanent and seasonal residents to Collier County's roads within 12 years.

**11,000
NEW
RESIDENTS**
= more traffic on
failing roads



How could this happen?

The Conservancy has uncovered three ways in which the developer is underestimating costs of Longwater and Bellmar. First, the developer's economic assessments underestimate the villages' populations, which means costs for services such as fire, schools, and EMS are also underestimated. Second, the developer is not paying enough for road improvements that the County is planning due to significant increases in traffic from the villages. Our expert has found that Longwater and Bellmar will result in a \$92.2 deficit for transportation improvements. Some of this shortfall includes costs for a new road called Big Cypress Parkway, a roadway that will be primarily used by the villages. Third, the developer failed to provide the required fiscal impact analysis for water and wastewater impacts. The County is building phase one of a new water and wastewater treatment plant to serve developments in NE Collier County at the cost of over \$156 million. Longwater and Bellmar will consume over 40% capacity of that new plant. Although it is required, the developer did not demonstrate that they are paying their fair share of costs for the village's demand on this utility.



3 WE HAVE
UNCOVERED
WAYS
THE COST
IS BEING
UNDERESTIMATED
by the Developer

Are these villages good for the Florida panther and other listed species?



2,000
ACRES OF PRIMARY
PANTHER HABITAT
would be
destroyed and
replaced

Quite the contrary. The endangered Florida panther will be the biggest loser if the County approves the developer's plans. 2,000-acres of primary panther habitat would be destroyed and replaced with parking lots, paved roads, houses, and businesses. Traffic impacts from the villages are a serious concern for the panther and other listed species. The sites are also home to the roseate spoonbill, crested caracara, and Florida sandhill crane.

Who else will pay the price for these villages?

In Collier County, growth is supposed to pay for growth. This is not the case with Longwater and Bellmar Villages. The developer's plans propose to pass on to the County many of the costs necessary for providing Longwater and Bellmar with the required infrastructure and services. Collier County taxpayers and residents will be stuck footing the bill for the economic shortfall, which will be in the tens of millions of dollars or more, or other priorities will go unfunded.



**THE VILLAGES
ARE NOT
FISCALLY
NEUTRAL**

Taxpayers will pay
some of the costs
or priorities will
go unfunded.

What Can I Do?

Collier County is at a crossroads and its future hangs in the balance. Please help us to ensure that Longwater and Bellmar Villages are not the model for all other RLSA development. The Collier County Board of County Commissioners will cast the final vote for Longwater and Bellmar on Tuesday, May 25 at 9:00 am. Please sign up here to receive more information on the projects and how you can participate at the upcoming hearings:

PLEASE SIGN UP HERE TO RECEIVE MORE INFORMATION ON THE PROJECTS:

 <https://www.conservancy.org/email-sign-up>