



**CONSERVANCY**  
of Southwest Florida  
OUR WATER, LAND, WILDLIFE, FUTURE.

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Protecting Southwest Florida's unique natural environment and quality of life...now and forever.

# CONSERVANCY OF SOUTHWEST FLORIDA

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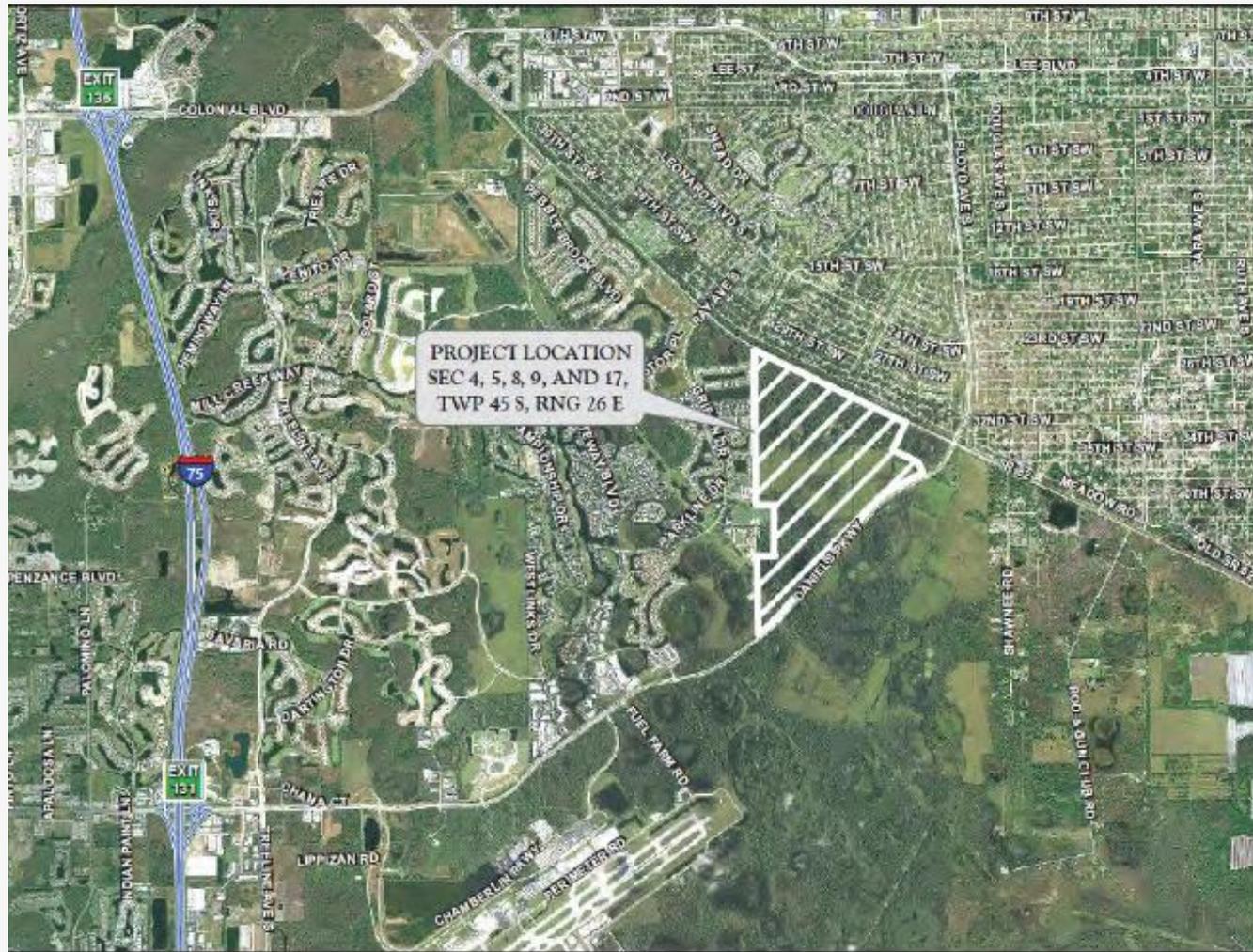
**CONSERVANCY**  
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Founded in 1964

**Conservancy of Southwest Florida is dedicated to protecting the water, land and wildlife in our five-county region. We utilize the combined strengths of our environmental scientists, policy advocates, educators and the von Arx Wildlife Hospital.**

**WHO  
WE ARE**

# Timber Creek - CPA2016-00007



## ***628 acres of land*** ***Current FLUM Designation:*** **Density Reduction/ Groundwater Resource**

- The property is currently serving both purposes (reducing density and protecting groundwater)
- *Staff report only mentions GR, not DR*

# Timber Creek - CPA2016-00007



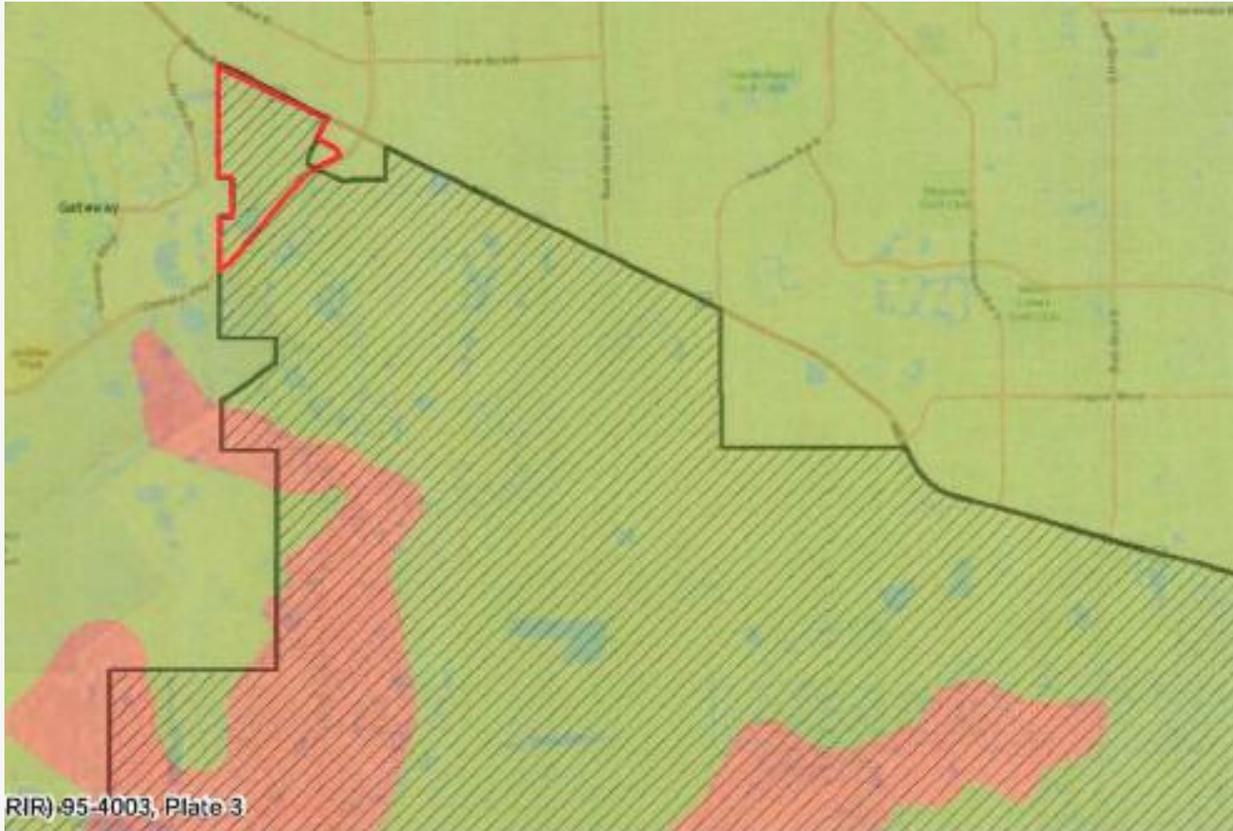
## Existing Land Uses and Density\*:

Future Land Use	Acreage	Density	Residential Units
DR/GR	474	1 DU/10 acre	47
Wetlands	154	1 DU/20 acre	7
<b>Total Residential Units</b>			<b>54</b>

## Proposed Land Uses and Density, with Concurrent Planned Development:

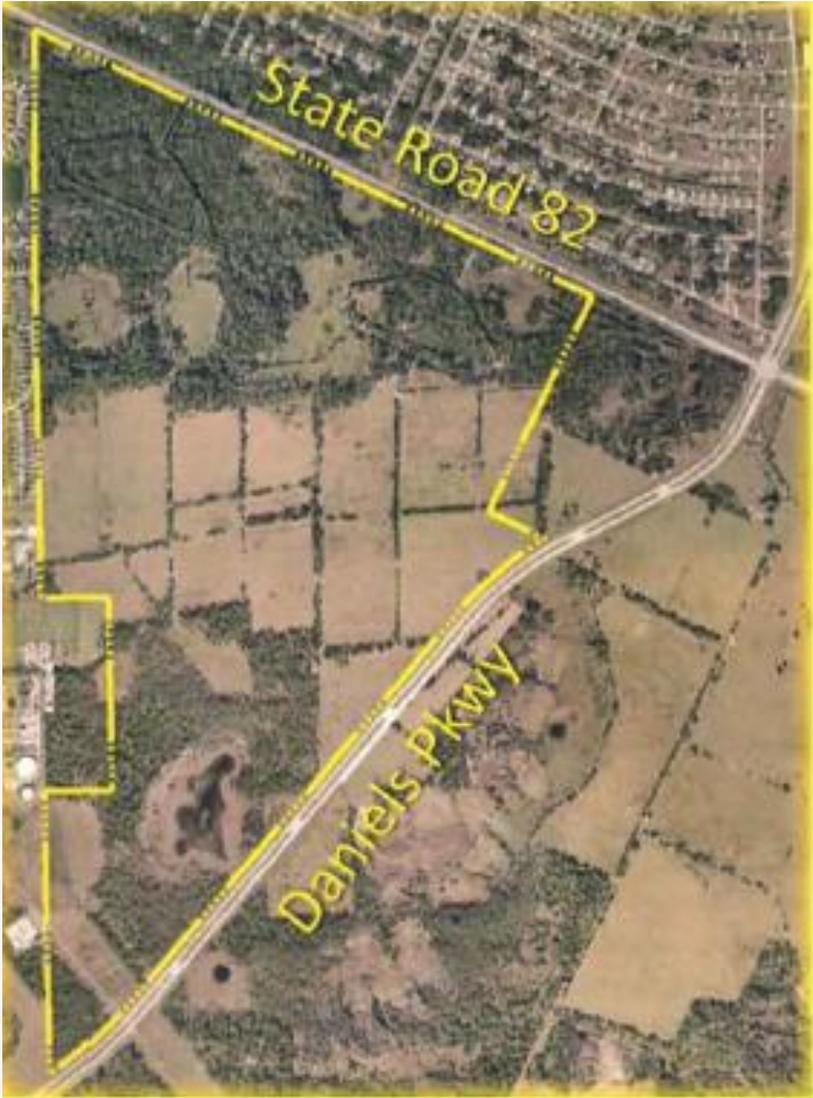
Future Land Use	Acreage	Density	Residential Units
Sub-Outlying Suburban	474	2 DU/acre	948
Wetlands	154	2 DU/acre	308
Central Urban	27	10 DU/acres	270
<b>Total Residential Units</b>			<b>1,526</b>

\*Tables from Timber Creek application, Lee Plan Consistency analysis, 4/27/16, p. 4.



- **DR/GR designation remains appropriate**
- **To remove land from DR/GR would set bad precedent**

# Timber Creek - CPA2016-00007

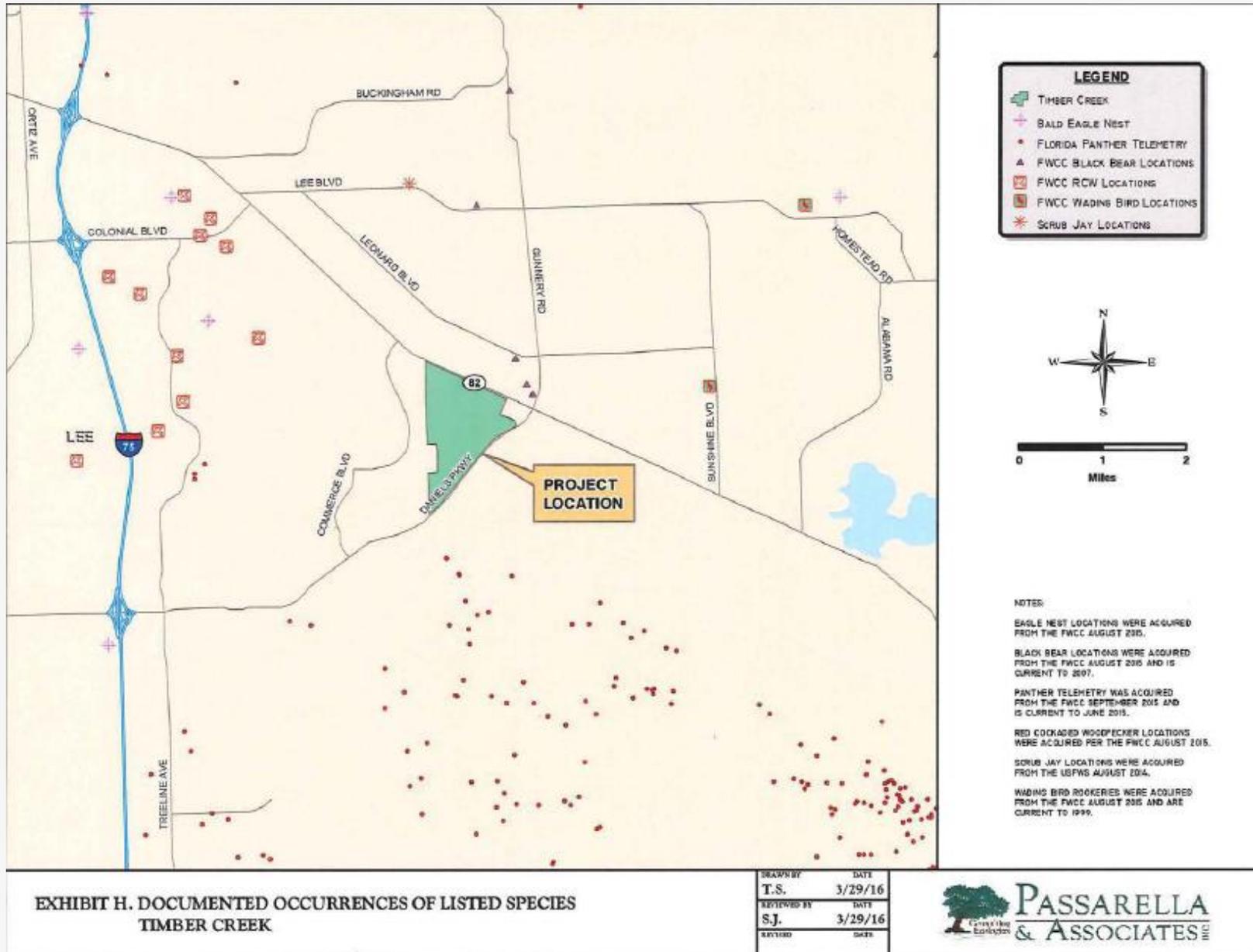


## ***Precedent:***

- Owner of this property also owns adjacent lands southeast of the subject parcel
- Many of the arguments provided as rationale for changing land use for this property could be used in future for removing adjacent lands from DR/GR (*or any land along SR 82...*)

## Florida Panther

- Land designated as primary and secondary panther habitat



## Listed & Protected Species

Protected species actually observed on site (April 2016 survey):

- American alligator
- Florida sandhill cranes
- Little blue herons
- Snowy egrets
- Tri-colored heron
- Wood stork
- Big Cypress fox squirrel
- Florida black bear
- Gopher tortoise burrows

## Wetlands

- Approximately 150 acres of wetlands
- Applicant seeking authorization to fill ~ 50 acres

*Sources: Environmental Analysis submitted by applicant, prepared by Passarella & Associates, Inc., April 2016, p. 9; Project Notice, U.S. Army Corps of Engineers, SAJ-2016-01255 (SP-BEM), posted 9/29/2016.*



# Timber Creek - CPA2016-00007



## CPA2017-00001 – Growth Management: Land Use and Transportation

Primary Objectives for proposed changes\*:

1. Integrate land use and transportation planning;
2. Encourage dense and intense development in appropriate locations and facilitate infill development and redevelopment; and
3. Better organize and streamline the Lee Plan and LDC where appropriate.

*\* Staff Report for CPA2017-00001 dated March 17, 2017, page 2 of 15.*

# Timber Creek - CPA2016-00007



Progressive Water Resources has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida.

**Figure 10**  
**Proposed Development Plan**  
**Lennar Corporation**  
**Lee County, FL**



Progressive Water Resources  
REGULATED WATER RESOURCE CONSULTANTS

- *Encouraging increased density in appropriate locations, and facilitating infill development and redevelopment, will only work if people do not have the option of developing less expensive land in future land use categories where dense urban development was not envisioned by the County, e.g. in the DR/GR*
- *Don't create precedent for removal of lands from DR/GR*



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**ADDRESS**

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