

Conservation Collier Property Summary January 2005

Parcel Name: *Collier Development Corporation* **Acreage:** 48.93 acres (3 parcels)
Target Protection Area: *Urban*
Estimated Market Value: \$1,121,000

Highlights:

- 3 parcels located along the Gordon River south of Golden Gate Parkway and east of Goodlette Road. Zoning varied RMF-6 on west side of larger parcel, Ag on east side of larger parcel, residential on upland portion of 1-acre piece and Conservation designation on small southern parcel (City Land Use Plan)
- Met 5 of 6 Initial Screening Criteria
- Habitat pine flatwood, mangrove and small area of riverine oak heavily impacted by Australian pine
- 2 species of listed bromeliads were observed, listed bird species and numerous rookeries observed in riverbank mangroves. No listed wildlife species observed. FFWCC Species Richness Score is 3-4 out of 10 – reflecting urban nature – but has highest species potential in the area.
- **Water Resource Values:** Portion in outer wellfield protection zone, in flood hazard zone. Buffers & protects adjacent uplands.
- **Restoration Potential:** High potential for restoration, although removal of exotics will likely be expensive and difficult due to access issues.
- There is potential for partner funding through Florida Communities Trust.
- There is a 2.5-acre conservation easement on the 43.54-acre parcel.



Scoring: 224 out of 400

- **Ecological –79:** Above average score due to having 3 different plant communities, one of which is a priority habitat (riverine oak), having a large portion within a wellfield protection zone, having some listed plant and wildlife species, a bird rookery, and being contiguous to conservation easements. Score lowered due to exotic plants.
- **Human Values 48:** Lost points due to lack of accessibility, but if properties can be joined to make a greenway corridor along the Gordon River, there is outstanding potential for public recreation and education.
- **Vulnerability 30:** Different parcels have varying vulnerabilities. Mangrove portions have low vulnerability, agricultural portions have moderate and residential-zoned portions have high vulnerability. There is a legal agreement which states that owner must offer parcels to Conservation Collier and any un-purchased portions (excluding 16 acres that could be developed with approx 100 units) must have conservation easement placed over them and may be used for mitigation.
- **Management – 67:** All upland areas impacted by exotics. Removal would require a barge, which would be expensive. If a boardwalk were built, maintenance cost would increase. Development of a trail system would require management.

Surrounding Uses: North- Undeveloped property with similar habitat – County to buy from Fleischmanns; East-Naples Airport and developed residential and commercial property; South-Old City dump and current recycling center; West-Commons II conservation easement, developed residential and commercial properties.

