

**Conservation Collier
Collier Development Corporation Property
Interim Management Plan**

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May 2006

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1.0 Purpose and Scope of the Interim Management Plan

The Collier Development Corporation property was purchased by Collier County in April 2006 through funds from the County's Conservation Collier Program. The property will be managed only for conservation, protection and enhancement of natural resources and for public outdoor recreation that will be compatible with the conservation, protection and enhancement of the site and its surrounding lands.

This interim management plan is intended to identify the key management priorities and issues within the site and give direction for management for the next two years. This document is meant to be the precursor to a Final Management Plan, which will provide more specific aspects of site management.

Key Interim Management Objectives

1. Protect, manage and restore (as appropriate) the native habitat on site
2. Determine what actions will be necessary to open the site for public access
3. Explore opportunities for grant funding and partnerships
4. Coordinate Final Management Plan drafting with the surrounding community

Action Plan

1. Notify surrounding property owners of purchase and meet with interested community members to receive input on management plan
2. Install temporary Conservation Land signs along property boundaries
- 3a. Explore possible exotic vegetation removal grants and possible partnerships
- 3b. Remove and manage invasive exotic vegetation
4. Assess the need for native vegetation restoration
5. After initial exotic vegetation removal is complete, determine and begin the appropriate actions necessary for developing public access

2.0 Management Authority and Responsibilities

The Collier County Environmental Services Department will be solely responsible for managing the property but will seek to obtain grants and utilize partnerships and volunteers for management activities.

3.0 Interim Site Plan

3.1 Location and Site Description

The Collier Development Corporation consists of two separate parcels. The 4.39-acre parcel is located on the west side of the Gordon River, just east of Riverside Drive, inside the municipal boundaries of the City of Naples, within Section 03, Township 50 Range 25. This parcel is under contract for purchase by the City of Naples and is expected to be removed from the Conservation Collier land inventory by the end of 2006. The 43.54-acre parcel is located on the east and west side of the Gordon River, approximately ½ mile farther north than the smaller parcel, with the northern access to it being from Bembury Drive. This larger parcel is located inside the taxing and zoning boundaries of Collier County, within Section 34, Township 49, and Range 25.

3.2 Signage

A sign denoting the property as conservation land will be installed along the western property lines of the northernmost tract at the end of Bembury Drive and possibly along the river corridor that cuts through the northern parcel. Should the sale of the 4.39-acre parcel to the City of Naples not occur as planned, a sign denoting the property as conservation land will be placed on the property boundary behind 280 Riverside Dr.

3.3 Easements, Concessions or Leases

The property owners along the east side of the Gordon River, across from the northernmost Collier Development Corporation parcel, own thirty feet of the western shoreline along this northernmost parcel. Staff will investigate development order exotics removal requirements. There are no other easements, concessions or leases proposed for the future, unless they further conservation objectives, such as a conservation easement.

3.4 Structures

No structures are present on the site at this time.

3.5 Surrounding and Adjacent Land Uses

The northernmost tract is bordered to the north by undeveloped property containing similar habitat recently purchased by Collier County. The property is bordered to the southwest by developed residential property and to the southeast by the Gordon River. It is bordered to the east by property owned by the Naples Airport, a canal, and developed residential and commercial property. To the west is The Commons II Conservation Easement and developed residential and commercial property.

The southernmost tract is bordered to the north by the City of Naples Water Treatment Plant, to the south and west by the old City of Naples dump and current City of Naples recycling center, and to the east by the Gordon River and City of Naples Airport Authority Conservation Easement across the river.

4.0 Interim Management Objectives

4.1 Natural Resource Protection

Existing Vegetation:

Ground Cover:

Mangrove swamp – leatherfern (*Acrostichum spp.*), coin vine (*Dalbergia ecastophyllum*), swamp fern (*Blechnum serrulatum*)

Pine Flatwoods – native grasses and herbaceous plants

Wetland Hardwoods Mixed – swamp fern (*Blechnum serrulatum*), string lily (*Crinum americanum*)

Midstory:

Mangrove swamp – white mangrove (*Laguncularia racemosa*)

Pine Flatwoods – saw palmetto (*Serenoa repens*), myrsine (*Myrsine guianensis*), Brazilian pepper (*Schinus terebinthifolius*)

Wetland Hardwoods Mixed – Florida privet (*Forestiera segregata*)

Canopy:

Mangrove swamp – Red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), buttonwood (*Conocarpus erectus*), Australian pine (*Casuarina spp.*)

Pine Flatwoods – Slash pine (*Pinus ellioti*), hogplum (*Ximenia americana*)

Wetland Hardwoods Mixed –, royal palm (*Roystonea regia*), strangler fig (*Ficus aurea*), gumbo limbo (*Bursera simaruba*), Australian pine (*Casuarina spp.*), live oak (*Quercus virginiana*)

A remnant Wetland Hardwoods Mixed plant community is present in area invaded by Australian pine on folio # 00268160009 landward of a mangrove swamp.

Unique Natural Features:

One of the unique and endangered plant communities listed as preferred by the Conservation Collier Ordinance, riverine oak, is present in the upland area of the larger parcel. The property also contains other native habitats including a small area of pine flatwoods and significant areas of mangroves.

Possible Listed Species:

The observed habitat and location supports the presence of brown pelicans (*Pelecanus occidentalis*), American alligators (*Alligator mississippiensis*), and listed wading bird species: little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), snowy egret (*Egretta thula*), roseate spoonbills (*Ajaia ajaja*), and white ibis (*Eudocimus albus*). Common wild pine (*Tillandsia fasciculata*), reflexed wild pine (*Tillandsia balbisiana*), and a tri-colored heron (*Egretta tricolor*) have been observed on the property.

A large yellow-crowned night heron (*Nyctanassa violacea*) rookery is present in a small mangrove island adjacent to the property. Although the herons are not listed, the rookery is noteworthy because of its size

4.2 Site Security

These parcels would not likely require significant security arrangements, due to inaccessibility and wetland characteristics. Dense vegetation and/or mangrove wetlands at all property borders make access very difficult. There is no access to the uplands, and there are no landing points along the shorelines. Once initial exotic vegetation removal has been completed, potential site security issues will be assessed. If a trail were created, the trailhead could be gated. Management activities, like trash removal and trail maintenance would be required.

4.3 Exotic Vegetation Removal and Maintenance Plan

Invasive exotic plant species on site include: Australian pine (*Casuarina spp.*), Brazilian pepper (*Schinus terebinthifolius*), carrotwood (*Cupaniopsis anacardioides*), shoebutton ardisia (*Ardisia elliptica*), downy rosemyrtle (*Rhodomyrtus tomentosus*), schefflera (*Schefflera actinophylla*), java plum (*Syzygium cumini*), air potato (*Dioscorea bulbifera*), sansevieria (*Sansevieria hyacinthoides*), guinea grass (*Panicum maximum*), castor bean (*Ricinus communis*), pothos (*Epipremnum pinnatum cv. Aureum*) and sea-almond (*Terminalia catappa*).

Mobilization of a barge will be required to access the majority of the site and to haul off the invasive exotic debris, specifically the Australian Pines along the waterway, which will drive up the cost of removal significantly. All exotics located off of the main waterway will be killed in place. Companies contracted by Collier County will conduct the initial control of all invasive plants. Due to the logistical complexity, we will continue to obtain bids from contractors. Until then the costs of the removal are yet to be determined.

Collier County has purchased the parcel adjoining to the north of this CDC Parcel and staff will seek to coordinate exotic removal efforts with the other County Departments involved to take advantage of potential economies of scale.

4.4 Cultural, Historical and Archeological Resource Protection

The property is not within an area of historical and archaeological probability. The County will notify the Division of Historical Resources immediately if evidence is found to suggest any archaeological or historic resources are present at the site. If such properties are identified on-site, staff shall cordon off the area, and a professional survey and assessment shall be instituted. The archaeologist shall prepare a report outlining results of the assessments and issue recommendations to County staff about management of any sites discovered, per provisions of the Land Development Code Section 2.2.25. This report shall be sent to the Division of Historical Resources. The County shall cooperate fully with direction from the Division of Historical Resources on the protection and management of archaeological and historical resources. The management of these resources will comply with the provisions of Chapter 267, Florida Statutes, specifically Sections 267.061 2 (a) and (b).

The collection of artifacts or the disturbance of archaeological and historic sites within the Collier Development property will be prohibited unless prior authorization has been obtained from the Collier County Board of County Commissioners and the Department of State, Division of Historical Resources.

4.5 Public Access

Access exists to the larger parcel from Goodlette Road via Bembury Drive although the point of access is through mangroves and permitting issues would be significant. This northernmost parcel is intended to join with the County owned property to the north, to become part of a Gordon River Greenway system. As such, direct public access to this parcel would be via a boardwalk connection from adjoining properties or by boat from the Gordon River, and no vehicle access would be sought for this parcel. As part of an

interconnected Gordon River Greenway project, this parcel will enhance the aesthetic setting of Collier County by being naturally vegetated and highly visible from a public walkway or from the river. Additional future activities could include development of a canoe/kayak launch (pending permitting assessment) as part of the Gordon River Greenway project. Public access development activities will be determined through preparation of the final management plan.

4.6 Site Monitoring Plan

Monitoring of the site shall consist of exotic vegetation monitoring after initial removal and re-treatment. The site will be monitored for re-growth semi-annually for two years following the initial treatment. After two years, the site will be monitored on a yearly basis.

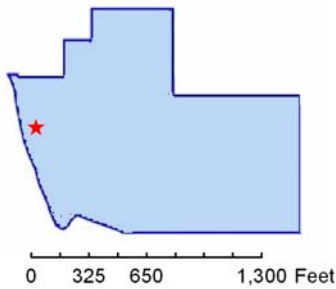
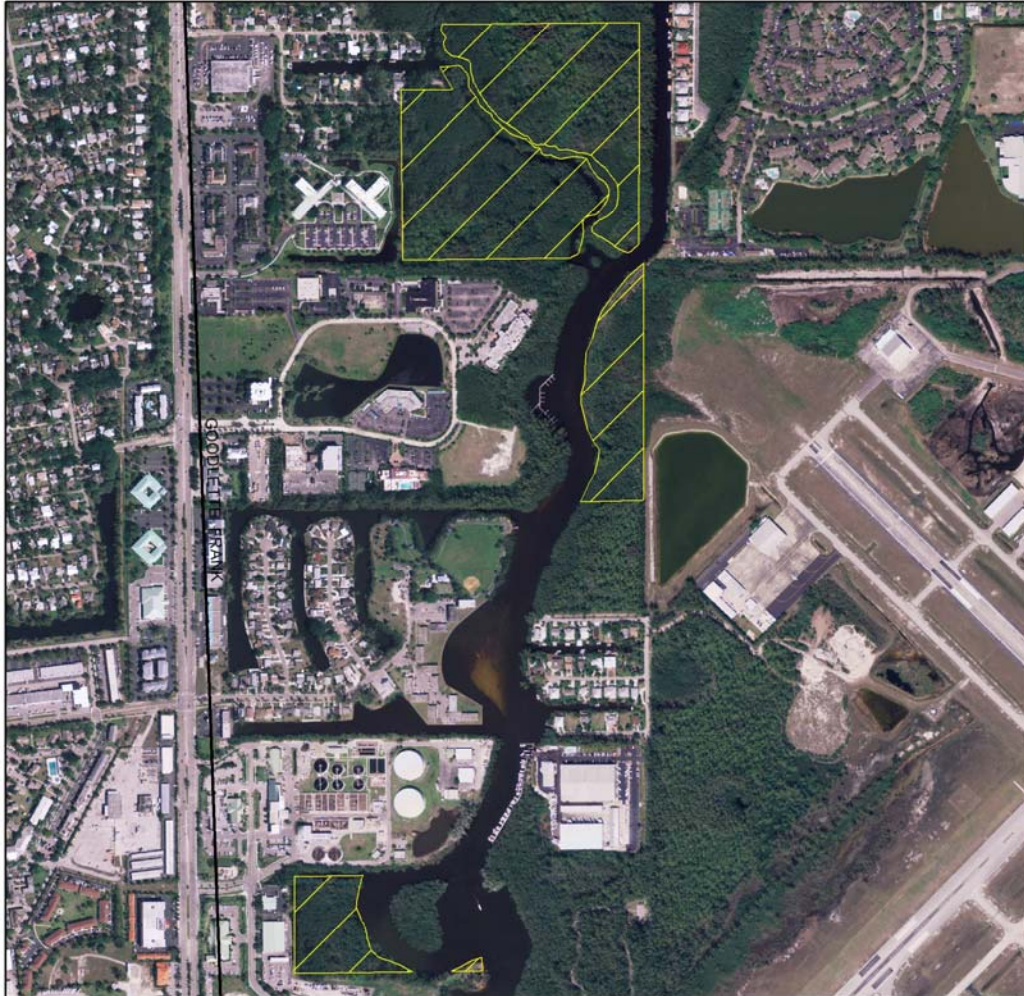
4.7 Partnerships

Staff will seek out and evaluate the potential for different types of partnerships for conservation, management, educational, and funding opportunities. Potential partners may include but not be limited to The Nature Point Homeowners Association, the Conservancy of Southwest Florida, the South Florida Water Management District (Big Cypress Basin), the City of Naples and other County Departments, as some uses will be similar.



Staff will also explore possible grants for invasive exotic vegetation removal including: US Fish and Wildlife Service Partners for Fish and Wildlife Program (Conservation Collier Cooperative Agreement Modification would be required) and FL Department of Environmental Protection Bureau of Invasive Plant Management Working Group Program.

EXHIBIT 2: Aerial Map

Conservation Collier Aerial Map Collier Development Corporation



Legend -Collier Development Corp

-  Collier Development Corp
-  Major Roads in Collier County

Folio Numbers: 20760800009 & 20760080007

Data Source: Parcels - Collier County Property Appraiser
Created By: GIS / CDES / Environmental Services
G:\Conservation Collier\Maps\Acquired\CollierDevelCorp\CDCaerial.mxd and jpg.
Date: 4/18/06 revised



EXHIBIT 3: Estimated Cost Table

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	tbd		Still obtaining quotes
Signage	\$350		4' X 5' sign and post
Total	tbd		

tbd. = to be determined

