

Parcel Name: *Collier Development Corporation* Acreage: *7.51 acres*

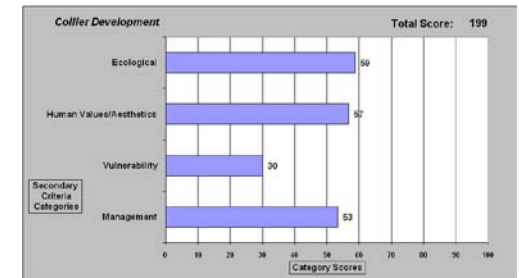
Target Protection Area: *Urban*

Estimated Market Value: *\$472,000*; Assessed Value: *\$18,775 (As of March 2010)*

Any update in Estimated Market Value will be provided at the 11/8/10 CCLAAC meeting. Assessed value is currently \$478,500 – reassessed from \$18,775 this year per the property appraiser's office.

Highlights:

- Located within the boundary of the City of Naples along the Gordon River south of Golden Gate Parkway and east of Goodlette Road in Section 34, Township 49S, Range 25E. Zoning is one single family residential per each 7,500 square feet on upland portion; owner-provided plan shows 17 home sites. Folio: 20760080007. **Waiting for information regarding City of Naples Future land Use Designation**
- Met 5 of 6 Initial Screening Criteria: native plant community -yes (mangroves and impacted pine-mesic oak), human social values – yes (opportunity to connect with Gordon River Greenway); water resource values and wetland habitat – yes; connectivity and significant biological value –yes (both FNAI and FWC map the parcel as offering biological value); buffer/corridor- yes; within boundary of other agency's acquisition project – no.
- Habitat : Mangrove swamp fringing Gordon River (3.32 ac) and pine-mesic oak area (4.03 ac) heavily impacted by Australian pine and other exotics
- Listed species: No listed plant or wildlife species observed. FFWCC Species Richness Score is 3-4 out of 10 – reflecting urban nature, however, listed fish, alligators and wading birds likely also use the mangrove portion. No rookeries were observed directly on this parcel, but many wading bird species, including yellow-crowned night herons and green herons, are present and known to nest along the river near this parcel.
- Water Resource Values: The northern 1/3 of the parcel is within a well field protection zone (20 year zone) and the entire parcel is within a flood hazard zone. Parcel buffers river from adjacent urbanized uplands.
- Restoration Needs: Parcel requires significant exotic plant species removal: Australian pine, Melaleuca, Brazilian pepper, Java plum, Carrotwood and others.
- Connectivity: Parcel directly connects with the Gordon River Greenway Project.
- Other Department or Agency interest: City of Naples Airport Authority may have interest in obtaining avogation (air space) rights Access: Public paved road – North Road
- Management Issues: Significant exotic removal required.
- Partnership Opportunities: Potential - Naples Airport Authority (NAA) has interest in partnership to avoid issues of noise and height of potential buildings being located next to airport runway. **At an October 21, 2010 NAA voted unanimously to offer to remove Australian pines in return for a Conservation Easement over the parcel.**



- **Surrounding Land Uses: North – Conservation Collier/Gordon River Greenway; East – Naples Airport; South, residential (Avion Park) and Marina (Naples Marina); west – Gordon River, City of Naples commercial and residential, SW: City of Naples wastewater treatment plant.**