

Conservation Collier Property Summary January 2005

Parcel Name: *Watkins-Jones* **Acreeage:** *26.77 acres*
Target Protection Area: *Urban*
Estimated Market Value : *\$1,126,000*

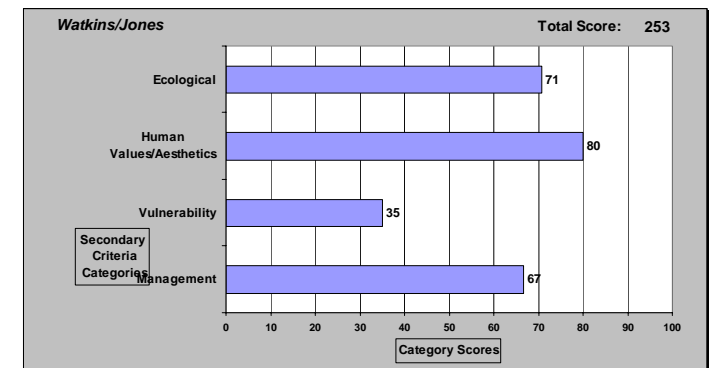
Highlights:

- Located along U.S. 41 in North Naples, south of Wiggins Pass Rd. and south of the Germain dealership. ST overlay on 1/3 of parcel in SW corner (mangrove portion)
- Met 5 out of 6 Initial Screening Criteria
- Habitat is pine flatwood, saltwater marsh, freshwater marsh and mangrove forest. Contains 2 priority vegetation communities (marshes).
- Several listed plant species observed or documented, documented long-standing bald eagle nest on NW corner of property, Wood storks documented using site. FFWCC Species richness score is 5-10 out of 10, indicating med. to high potential for listed species. Habitat suitable for numerous listed bird species and alligators.
- Water Resource Values: Buffers Outstanding Florida Water (Wiggins Pass Estuarine System) and other conservation lands (Conservancy, Wiggins Bay preserve and Old Florida Golf Club preserve), is in flood hazard zone and would protect surrounding properties from flooding, contributes to surficial aquifer recharge.
- Public Utilities has indicated potential interest for ASR well site to facilitate Regional Irrigation System Initiative.
- Restoration potential: high restoration potential, although significant exotics are present (25 to 50%)
- There is potential for commercial rezoning along U.S. 41 per consultant report
- Surrounding lands: commercial, residential (Gulf Harbor), children's camp (Future Citizens) and conservation (as noted above)
- No partner grant funding identified



Scoring: 262 out of 400

- Ecological 71– High score reflects biological diversity and 2 priority habitats, water resource values (OFW protection, aquifer recharge, flood protection, wetlands present), connection with other conservation lands and listed species habitat.
- Human Values 80 – High score due to accessibility (though no parking available at present), high visibility to community, potential for multiple recreational uses (kayak launch) and presence of mature native vegetation and flowering plants.
- Vulnerability 35 – Reflects potential for commercial development along U.S. 41 – no permits issued
- Management 67– Moderately high score due low management needs other than removal of substantial amount of exotics. Maintenance of exotics is required on adjacent preserve lands though it is unknown whether this is actually occurring.



Surrounding land uses:

N - commercial, children's camp; S - OFW, conservation; W – OFW, conservation; E commercial and residential across U.S. 41