

Conservation Collier Property Summary January 2005

Parcel Name: *Hamilton*

Target Protection Area: *Urban*

Acreage: 4.6 acres

Estimated Market Value: \$1,200,000 – *note: assessed value has risen 31% since appraisal estimate done*

Highlights

- Located West of Airport Road, behind Sanford Square offices, inside Gateway Triangle Re-development Area, zoned C-1/T and RMF-6
- Met 3 out of 6 Initial Screening Criteria (Those not met include significant biological and connectivity values and not within other agency boundary)
- Native plants present include Pine, palmetto and oak. May have been cleared in the past but mature native vegetation exists onsite. One listed plant species, no listed wildlife species observed. Species richness score 2 out of 10, reflecting urban area, though is used by urban wildlife.
- **Water Resource Values:** Contributes to surficial aquifer, provides some flood protection. Restoration potential is high due to careful long-term management by present owner.
- Close to Shadowlawn Elementary School – within walking distance. Principal supports acquisition for educational purposes.
- Has access and visibility from paved residential road – Calusa Ave.
- Surrounding lands: single family residential and light commercial

Scoring: 224 out of 400:

- **Ecological 26:** Low score due to urban qualities, though it is excellent example of good quality urban greenspace, contributes to surficial aquifer, provides flood protection for surrounding developed lands. One listed plant species and many observations by neighbors of urban wildlife.
- **Human Values 65:** Med. To high score due to good access and visibility and potential for educational use by nearby elementary school.
- **Vulnerability 50:** Parcel is suitable for development for residential and light commercial, owner has had offers but has owned and cared for this land for many years and wishes to see it preserved. Score reflects development potential, no permits issued.
- **Management 83:** High score due to low exotics and low management needs beyond maintenance of exotics and limited periodic mowing. Neighbors have expressed concern about vagrants but do not wish to see fencing.

Surrounding land uses:

N – Residential; S – Mobile home park; W – Residential and Shadowlawn Elementary School; E – Sanford Square Offices – light commercial

Conservation Collier Hamilton Aerial Map

