

GUANA RIVER WATERSHED PRESERVATION PRIORITIES

The Guana River is the northernmost waterway feeding into the Guana Tolomato Matanzas National Estuarine Research Reserve (GTM Research Reserve), one of 28 coastal sites designated to protect and study estuarine systems in the United States. While the greater portion of the waterway is already preserved within the GTM Research Reserve, the headwaters of the Guana River begin in a retention pond, and in many places are surrounded by development. However, there are still stretches of freshwater marsh and upland maritime hammock forest left. These upstream freshwater sections are critical to the adaptability of this estuarine system under sea level rise. North Florida Land Trust feels that the ownership and management of these lands is critical to ensure the future health of the GTM Research Reserve.



1105 A1A N



4.3 ACRES

LISTING PRICE: \$425,000 (Owner has offered to NFLT for \$400,000)

A wetland parcel with 0.55 acres of uplands, this property advertised for residential or multifamily development. Located along A1A, the parcel abuts North Florida Land Trust's Gloria Child Goetz Preserve to the east. The uplands contain a mixture of live oak hammock and cabbage palm, surrounded by the freshwater wetlands of the Guana River.