

Conservation Collier Property Summary
Magdalener Parcel
December 9, 2021

Property Name: Parcel near Shell Island Preserve- Magdalener **Owner:** Josef Magdalener

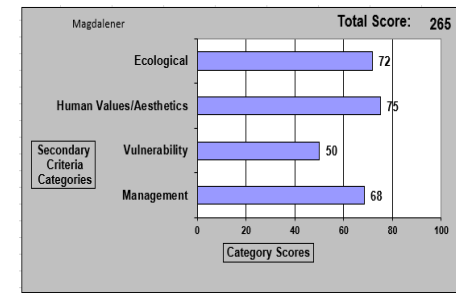
Target Protection Area: Urban

Acreage: 18.73 acres

Total Estimated Market Value: \$1,180,000

Highlights:

- **Location:** Designated Urban. Adjacent to Shell Island Preserve and Rookery Bay National Estuarine Reserve along Collier Blvd South of US41.
- **How many of the 6 Initial Screening Criteria were met:** 6 out of 6 criteria were met
- **Habitat:** 6 native plant communities exist within the parcel. This property is primarily wetlands with freshwater marsh, mangrove swamp, and mixed wetland hardwood components. Uplands include mesic and hydric pine flatwood.
- **Listed Plants:** 3 listed plant species were observed, those within the Tillandsia (air plant) genus.
- **Listed Wildlife:** Wetland dependent species observed include the great egret, American alligator, anhinga, osprey, and mosquitofish. Panther telemetry data indicates habitat utilization and a road mortality event within 0.5 miles of the parcel. bat.
- **Water Resource Values:** The parcel is primarily wetlands and provides for moderate surficial aquifer recharge. This parcel would contribute to flood protection during storm events for surrounding development in the urban area and holds surface waters for half of the year. The wetlands provide filtration and reduction of nutrients to water entering the Rookery Bay National Estuarine Research Reserve.
- **Connectivity:** This parcel is adjacent to Conservation Collier Shell Island Preserve and is an inholding within the Rookery Bay Estuarine Research Reserve.
- **Other Division Interest?** The Public Transit and Neighborhood Enhancement (PTNE) Division would like to reserve right of way (ROW) for its bus stop improvements. PTNE will need to compensate the seller for the portion of property needed for the bus stop improvements; this area will be excluded from the purchase by Conservation Collier.
- **Access:** The parcel is adjacent to Collier Boulevard and Port Au Prince Rd
- **Management Issues / Estimated Costs:** Initial exotic plant removal and treatment estimated at \$16,857, and \$5,000 for parking, \$2500 for trail installation, \$20,000 for security fencing, and \$5,000 for signage. Ongoing annual costs estimated at \$7,150 annually.
- **Partnership Opportunities:** none
- **Zoning/Overlays:** RSF-3
 - **Surrounding land uses:** PUD, Residential, Conservation
 - **All Criteria Score:** 265 out of 400. High ecological, human values, and management scores.



Initial Criteria Screening Report - Magdalener and Rookery Bay Business Park Parcels Location Overview

