

**Conservation Collier Property Summary
January 2005**

Parcel Name: *School Board of Collier County - Magnolia Pond Dr. / GG Commerce Park PUD*
Target Protection Area: *Urban*
Estimated Market Value : *\$2,022,000 (before removing undetermined PUD preserve acreage value)*

Acreage: *17.58 acres*

Highlights:

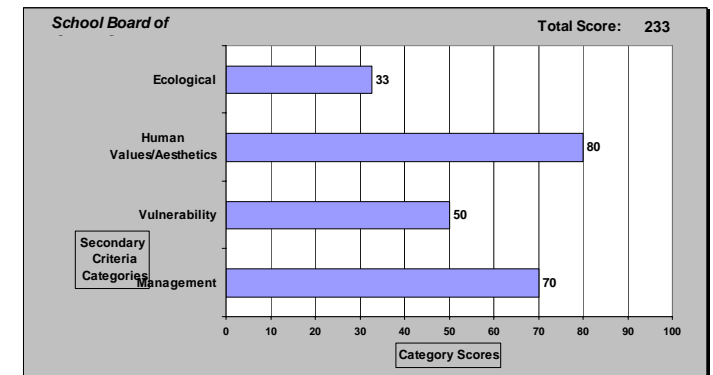
- Located south of the SE corner of Golden Gate City next to the main Golden Gate canal, north of I-75 and west of CR 95, PUD zoning (Golden Gate Commerce Park), small portion on east side has ST well field protection overlay (outer, 20 year zone).
- Met 4 out of 6 Initial Screening Criteria
- Habitat is disturbed hydric pine and drained wet prairie
- One listed plant species was observed, no listed wildlife species were observed, though gopher tortoise observed on adjacent parcel. FFWCC Species richness score is 2-5 out of 10, indicating low to med. potential for listed species. RCW cavity trees historically located nearby.
- **Water Resource Values:** Contributes significantly to aquifer recharge. Public Utilities has indicated potential interest for well site.
- **Restoration potential:** parcel appears to be shifting to upland plant community, restoration to historical slough conditions unlikely
- **Directly adjacent & buffering GG canal,** where Parks & Rec. Dept plans public greenway, potential exists for fishing, canoeing if legal issues involving canal use are resolved
- **Surrounding lands:** residential and commercial PUD (GG Commerce Park), undeveloped PUD (Magnolia Pond), new elem. & high schools, GG City across canal
- **Potential identified for Florida Communities Trust partner grant funding**
- **Uncertainty regarding portion of PUD preserve located on parcel, owner unlikely to donate, may prefer to develop as school site given preserve issues**

**Conservation Collier School Board
Magnolia Aerial Map**



Scoring: 193 out of 400

- **Ecological 33**–Low score reflects urban nature and lack of priority vegetation communities, parcel provides good aquifer recharge, but is not biologically diverse and does not buffer or connect current conservation lands.
- **Human Values 80** – High score due to good access & visibility and potential for multiple recreational uses.
- **Vulnerability 50** – Reflects potential for residential and commercial PUD development – no SDP for parcel submitted yet
- **Management 70**– High score due to moderate projected management needs unless dock developed. Low exotics (15-20%)



Surrounding land uses:

N - GG City, canal; **S** - undeveloped PUD (Collier Blvd Mixed Use Commerce Center) and I-75; **W** –undeveloped PUD (Magnolia Pond PUD), GG High school & elem.; **E** Commercial portion of PUD and CR 951, across CR 951 is Citygate PUD)