

Parcel Name: Rivers Road Additions

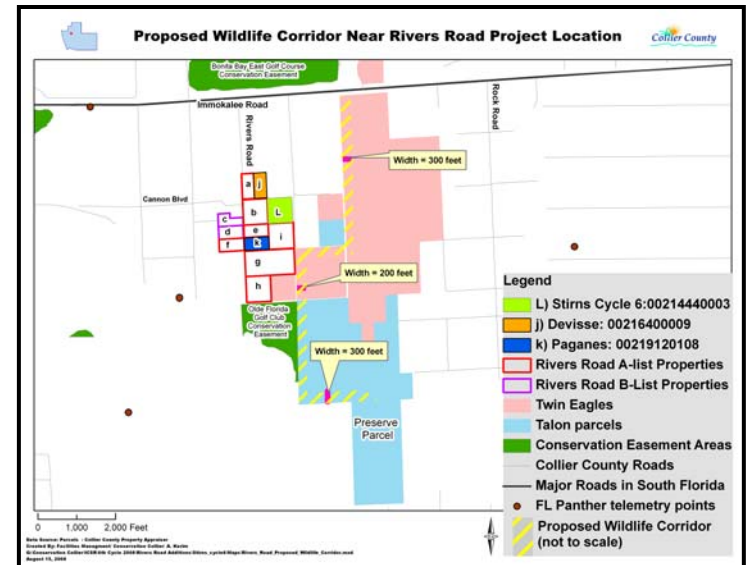
Target Protection Area: Rural Fringe Mixed Use District - Receiving Area

Property Name	Folio	Acreage	Assessed Value	Estimated Market Value
Cosentino (Cycle 5 B-List)	00216360000 –(c) 00217080004-(d)	8.92 ac	\$669,000	2008- \$892,000 (\$100,000 ac) 2009- \$678,000 (\$76,000 per ac)
Devisse (Cycle 6)	00216400009 (j)	4.84 ac	\$326,700	\$378,000 (\$78,000 ac)
Paganes (Cycle 6)	00219120108 (k)	4.77 ac	\$477,854 (\$120,000 = improvements)*	\$483,000 (\$101,200 per ac–includes cabin)
Stirns (Cycle 6)	00214440003 (l)	9.70 ac	\$726,592 (\$180,967 = improvements)*	\$980,000 (\$101,000 per ac- includes structures)
Totals		28.23 ac	\$2,200,146	\$2,519,000

*See attached County Building Inspector assessment

Criteria Summary:

- **Location:** S30 T48 R27, approximately 2.5 miles east of Collier Blvd (CR 951)
- **Met 5 of 6 Initial Screening Criteria:** Native habitat- yes; human social values- yes; water resource values-yes; biodiversity- yes; connectivity- yes; within another Agency project boundary-no
- **Habitat:** One native plant community on both Cosentino parcels (pine/cabbage palm); three on Stirns (cabbage palm, cypress/pine/cabbage palm and freshwater marsh); two on Devisse and two on Paganes (cypress/pine/cabbage palm and cypress)
- **Listed species observed:** common wild pine (*Tillandsia fasciculata*), Florida black bear (*Ursus americanus floridanus*) (photos only), American alligator (*Alligator mississippiensis*)
- **Water resource values:** wetland indicators noted as well as wetland dependant plants on all parcels; GIS mapped aquifer recharge: Lower Tamiami Aquifer high, at 21-102" annually and Surficial Aquifer high at 56-67" annually.



- **Restoration needs:** moderate restoration needed. 25-50% exotic cover; debris present on Cosentino, Devisse and Stirns (minor amounts) parcels.
- **Connectivity:** parcels are north of and contiguous with Conservation Collier lands and the Olde Florida Golf Course Conservation area - will effectively increase the size of the conservation area. Other lands (80 acre Talon parcel) that may be used for conservation by developer Bonita Bay are south, adjacent to proposed wildlife corridor.
- **Utilities/Transportation Interest?** None stated
- **Access:** from Rivers road on the west and Moulder Drive on the east – both private unpaved roads. Properties along Moulder reserve either 30 ft or 10 ft for access. Access may be by prescriptive easement. The current unpaved access is usable by the public. **Cost to improve roads to County Standards approx: \$80.00 per foot, but depends on specific road needs. Approx. cost to pave from Immokalee Rd to Stirns property on Moulder Drive - \$223,600. We would need an easement for between 65 and 70 feet minimum for ROW width. Currently it is unclear, but there appears to be uneven access easements, 10' and 30'. Without additional property acquisition, it is not possible to construct a road having the appropriate ROW, and without having such, the County will not accept a road.**
- **Management Issues / Estimated costs:** \$188,600+ for exotic removal, parking facility, fencing, trash removal, and signage – entire Rivers Road project. Estimate for structure retrofitting on Paganes - \$60,000; Estimate for structure retrofitting on Stirns - \$40,000
- **Partnership Opportunities:** none known
- **TDRs:** Property within Receiving Area so vulnerability could increase if TDRs are purchased by owners.

Surrounding land uses: Rural lands, single family homes, golf course, churches and conservation easement area, **The School Board plans to start construction of an elementary school in 2009 (Elementary School L) on 32 acres at the corner of Moulder Dr. and Immokalee Rd. Olde Florida Golf Course is planning to rezone 554 acres to the west of the existing golf course from Golf Course to Agriculture to gain future development flexibility.**

