








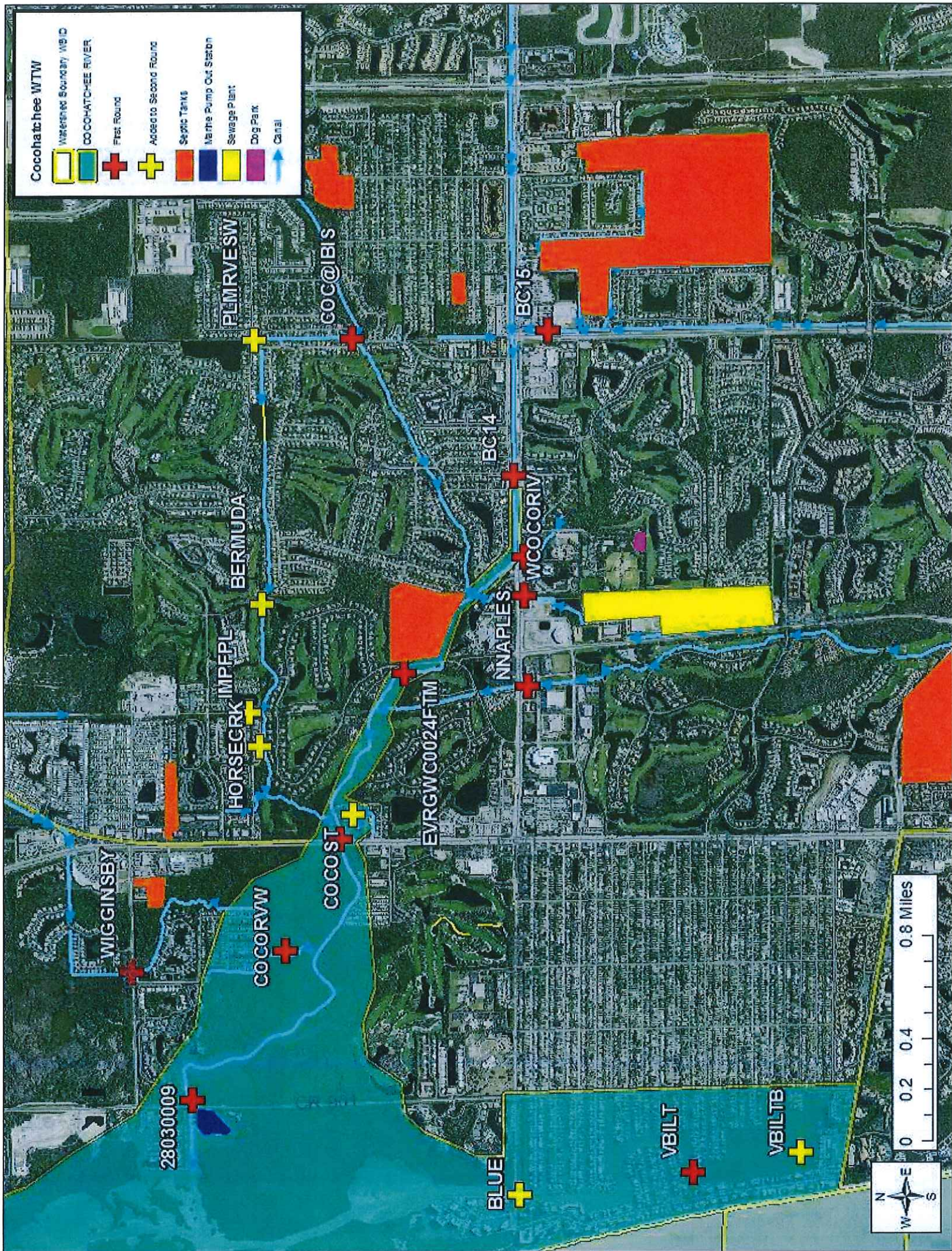


Cocohatchee WTW

-  Watershed Boundary WSID
-  COCOHATCHEE RIVER
-  First Round
-  Added to Second Round
-  Septic Tanks
-  Manhole Pump Out Station
-  Sewage Plant
-  Dog Park
-  Canal



Potential To Add North Golden Gate Conservation Areas into existing RFMUD TDR Program
CWIP Committee meeting, January 13, 2017

Considerations:

Vacant Land Market Analysis, Roosevelt Leonard, Senior Review Appraiser, Real Property Management Division 11/28/16:

	Red Maple Swamp	Winchester Head	Horsepen Strand
Market Value per Acre	\$3,650	\$13,500	\$10,000
Market Value per 5 Acres	\$18,250	\$67,500	\$50,000
TDRs to Cover Market Value @ \$10,000 per TDR	2 TDRs	7 TDRs	5 TDRs
Potential Acquisition Acreage	105	79	209
Potential TDR Generation	42	110.6	209

- Wide variation in assessed values within each of the areas
- Potential requirement: individual parcel appraisals?
- Requires economic analysis once post-Restudy TDR market values are known
- R&M funding source unknown