



**Impact Fee Credit Application #CA-16-01(T) - Long Bar Pointe, LLLP & Cargor Partners VIII - Long Bar Pointe, LLLP
Summary of Creditable Right-of-Way/Easement Values**

Note that in its review of property conveyed to Manatee County for the expansion of El Conquistador Parkway, staff determined that 100% of the right-of-way dedicated for said expansion constituted a non-site-related improvement. Consequently, the applicant was determined to be entitled to transportation impact fee credit for the full value of this dedication.

Impact fee credits for the easements conveyed to the County by the applicant have been valued at 95% of the appraisal value. However, staff has determined that 50% of the capacity represented by these easements is required to serve the applicant's developments in the vicinity of El Conquistador Parkway. Therefore, the applicant is entitled to transportation impact fee credit for the per acre appraisal value of these easements x 95% x 50%.

Fee-simple Dedications	1.682 acres of Right-of-Way	\$200,000 per acre - creditable at 100% of appraised value	\$336,400.00
Easements	8.37 acres of retention ponds and ditches	\$200,000 per acre - creditable at 1/2 of 95% of appraised value	<u>\$795,150.00</u>
Total Creditable Value of El Conquistador Parkway Conveyances			<u>\$1,131,550.00</u>