

Commercial District Citizen-Based Vision Plan

Return on Investment

In investment of \$300,000 in a 3-phase plan that is expected to return dividends in the form of property and personal tax revenue, building permit and other fees, and recirculating dollars within the local economy rather than the current leakage. Additionally, such an investment is expected to provide a product with a much higher assessed valuation.

The Value of Design



Data Source: DPZ CoDESIGN LLC

* Data from Zillow.com as of October 2018, using only sales within last 18 months and current listings. Comparison data consists of similar housing types/ sizes (unless stated otherwise), built around the same time, and located within a half mile radius of the stated DPZ project.
Above data for Resort Towns from Davis Properties, FL, for total 2017 sales per community. Seaside numbers only include properties 1,000+ from water.

MEALS TAX



Low → \$5 Per Capita
 $6,610 \times 5 = \$33,050/\text{Yr.}$

Middle → \$30 Per Capita
 $6,610 \times 30 = \$198,300/\text{Yr.}$

High → \$60 Per Capita
 $6,610 \times 60 = \$396,600/\text{Yr.}$



BUILDING PERMIT FEES

Medical Office

Cost/Sq. Ft. = \$361
Hypothetical 75,000 s.f. Building
Construction Cost = \$27,075,000
Base Fees = **\$324,900**

Retail

Cost/Sq. Ft. = \$371
Hypothetical 100,000 s.f. Project
Construction Cost = \$37,100,000
Base Fees = **\$445,200**

HOTEL/MOTEL EXCISE



Low → 4%
Est. \$200,000

Middle → 6%
Est. \$300,000

High → 6% + 6% Impact Fee
Est. \$450,000

* Assumes two moderate sized suburban hotels

Hotel

Cost/Sq. Ft. = \$604
Hypothetical 50,000 s.f. Building
Construction Cost = \$30,200,000
Base Fees = **\$362,400**

Assisted Living

Cost/Sq. Ft. = \$300
Hypothetical 40,000 s.f. Project
Construction Cost = \$12,000,000
Base Fees = **\$144,000**