

Impact Fees	Total	Per Unit/1,000sf
240 Townhomes	\$ 1,252,560	\$ 6,326
350 Single Family Detatched	\$ 2,731,400	\$ 7,804
250 Room Hotel	\$ 461,000	\$ 1,844
53,000 sqft Medical Office	\$ 1,139,235	\$ 21,495
200,000 sqft Retail/Commerical	\$ 1,876,200	\$ 9,381
150 Affordable MFH	\$ 607,350	\$ 4,049

Permits	Total Fee		
350 SFD	\$ 502,746	650	489850
240 Townhomes	\$ 271,746	650	263850
250 Room Hotel	\$ 147,210	840	142800
200,000sf Retail	\$ 496,212	840	483290
53000 sf office	\$ 156,276	840	151645
150 Affordable MFH	\$ 123,496	650	119850
Total	\$ 1,697,687		

Construction Costs		Total Cost
SFD/unit	\$ 350,000	\$ 122,500,000
Townhome/unit	\$ 275,000	\$ 66,000,000
Retail/sf	\$ 490	\$ 98,000,000
Office/sf	\$ 573	\$ 30,369,000
Hotel/room	\$ 114,400	\$ 28,600,000
Affordable MFH/unit	\$ 200,000	\$ 30,000,000
Total		\$ 375,469,000

Taxable Purchases (25% const. cost		
SFD/unit	\$ 87,500	\$ 30,625,000
Townhome/unit	\$ 68,750	\$ 16,500,000
Retail/sf	\$ 123	\$ 24,500,000
Office/sf	\$ 143	\$ 7,592,250
Hotel/room	\$ 28,600	\$ 7,150,000
Affordable Housing	\$ 50,000	\$ 7,500,000
		\$ 93,867,250

Taxable Sales	Hotel	Retail	Office
2024			
2025			
2026			
2027		\$ 20,150,000	
2028		\$ 50,375,000	
2029		\$ 66,495,000	
2030	\$ 12,145,740	\$ 79,391,000	\$ 10,600,000
2031	\$ 12,388,655	\$ 80,978,820	\$ 10,812,000
2032	\$ 12,636,428	\$ 82,598,396	\$ 11,028,240
2033	\$ 12,889,156	\$ 84,250,364	\$ 11,248,805

Tranfer fee sales	SFD	TH	Total Sales
2024			
2025			
2026			
2027	17,969,250	\$ 7,500,000	25,469,250
2028	\$ 37,735,425	\$ 15,600,000	53,335,425
2029	\$ 39,891,735	\$ 16,500,000	56,391,735
2030	\$ 40,251,120	\$ 18,600,000	58,851,120
2031	\$ 12,578,475	\$ 24,600,000	37,178,475
2032	\$ 12,578,475	\$ 7,200,000	19,778,475
2033	\$ 12,578,475	\$ 8,100,000	20,678,475

Sale Price	SFD	TH
	\$ 359,385	\$ 300,000

Phases Impact	SFD	TH	Retail	Office
2024				
2025				
2026	\$ 390,200	\$ 158,151.52	\$ 469,050	
2027	\$ 780,400	\$ 316,303.03	\$ 703,575	
2028	\$ 780,400	\$ 316,303.03	\$ 375,240	
2029	\$ 780,400	\$ 316,303	\$ 300,192	\$ 1,139,235
2030		\$ 411,194		
2031				
2032				
2033				

		Per Unit or SF Fee	Permit Phases
12246.25	\$ 502,746.25	\$ 1,436.42	2026
7246.25	\$ 271,746.25	\$ 1,132.28	2027
3570	\$ 147,210.00	\$ 588.84	2028
12082.25	\$ 496,212.25	\$ 2.52	2029
3791.125	\$ 156,276.13	\$ 2.95	2030
2996.25	\$ 123,496.25	\$ 823.31	2031
			2032
			2033

Phases	SFD	TH	Retail	Office
2024				
2025				
2026	50	25	50,000	
2027	100	50	75,000	
2028	100	50	40,000	
2029	100	50	32,000	53000
2030		65		
2031				
2032				
2033				

Phases Cost	SFD	TH	Retail	Office
2024				
2025				
2026	\$ 17,500,000	\$ 6,875,000	\$ 24,500,000	
2027	\$ 35,000,000	\$ 13,750,000	\$ 36,750,000	
2028	\$ 35,000,000	\$ 13,750,000	\$ 19,600,000	
2029	\$ 35,000,000	\$ 13,750,000	\$ 15,680,000	\$ 30,369,000
2030		\$ 17,875,000		
2031				
2032				
2033				

Totals Average sales per sqft in shopping center \$403
Hotel sales calculated at \$177 per night and 75% occupancy

\$ 20,150,000
\$ 50,375,000
\$ 66,495,000
\$ 102,136,740
\$ 104,179,475
\$ 106,263,064
\$ 108,388,326

Transfer Fee *SFH Sale price based on Charlotte County February 2024 average.*
.0075% transfer fee in MVCRA

191,019.38
400,015.69
422,938.01
441,383.40
278,838.56
148,338.56
155,088.56

Hotel		Affordable MF	Total
			\$ 1,017,402
			\$ 1,800,278
			\$ 1,471,943
\$ 461,000	\$ 303,675	\$ 3,300,805	
	\$ 303,675	\$ 714,869	

Total \$ 8,305,297

SFD	TH	Retail	Office	Hotel
\$ 71,820.89	\$ 28,306.90	\$ 125,942.20		
\$ 143,641.79	\$ 56,613.80	\$ 188,913.29		
\$ 143,641.79	\$ 56,613.80	\$ 100,753.76		
\$ 143,641.79	\$ 56,613.80	\$ 80,603.01	\$ 156,276.13	\$ 147,210
	\$ 73,597.94			

Hotel Affordable Units

Average cost of commercial construction

250 75
75

Taxable Purchases (25% of construction)

Hotel	Affordable Units	Total	
		\$ 48,875,000	\$ 12,218,750
		\$ 85,500,000	\$ 21,375,000
		\$ 68,350,000	\$ 17,087,500
\$ 28,600,000	\$ 15,000,000	\$ 138,399,000	\$ 34,599,750
	\$ 15,000,000	\$ 32,875,000	\$ 8,218,750.00

Totals	\$ 373,999,000	\$ 93,499,750.00
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Affordable MFH		Totals for year	
		\$	226,069.99
		\$	389,168.88
		\$	301,009.34
\$	61,748.13	\$	646,092.84
\$	61,748.13	\$	135,346.07
Total		\$	1,697,687.13

n in US in 2023 is \$490/sf, 17% increase for medical

n cost)