

Park Dedication Analysis

Case Number PL201700039	Existing Lots	5
Plat Name Friendly Palm	New Lots	1

Land Utilization Calculation (LUC):

Residential:	Acres	\$	/ Sq Ft	\$	0
Apartment:	Square Feet	\$	/ Sq Ft	\$	0
Comm/Ind:	122,700	Square Feet	15.00	/ Sq Ft	\$ 1,840,500
Total Valuation of Site					\$ 1,840,500
(Up to 10% dedication)					X 10.0%
Upper Limit for the Park Dedication calculated by (LUC)					\$ 184,050

Proportional Value Calculation (PVC) per # units:

Single Family:	x \$	= \$	\$0
Duplex:	x \$	= \$	\$0
Townhouse:	x \$	= \$	\$0
Multi-Family:	x \$	= \$	\$0

Proportional Value Calculation (PVC) per Employee:

Office:	x \$	= \$	\$0
Retail:	x \$	= \$	\$0
Ind/Mfg/OW:	x \$	= \$	\$0
Restaurant:	x \$	= \$	\$0
Hotel(Ltd.Svc):	43 x \$	234 = \$	\$10,062
Hotel(Other):	x \$	= \$	\$0
Other:	x \$	= \$	\$0

Determination

by LUC or PVC	\$	10,062
Less credit for existing lots		
	\$	2,340
Less credit for land dedication		
	\$	
Net Amount Due from Developer (+)		
	\$	7,722
Net Amount Due to Developer (-)		
	\$	

Prior Plats: Friendly Palm Addition
Sullivan's 1st Addition

I:\Park Dedication\Holiday Inn Express @ Northwoods Inn Site.xls\March 2017

*Adjustment to calculated dedication amount (+)(-) \$

Final Park Dedication Amount \$ **7,722**

Assessing Division

 3/27/2017
signature date

Planning Division

 6/13/17
signature date

Parks & Rec. Division

 6/13/17
signature date

Engineering Division

 6/19/17
signature date

*Comments: New: 171 hotel rooms, 92,400 Sq Ft @ 0.46 employees/1,000 sq ft = 42.5 employees
 Old: 47 hotel rooms, 21,658 Sq Ft @ 0.46 employees/1,000 sq ft = 10 empl @ \$234/empl = \$2,340
 No credit for Tropical Fisheries building, as it has been vacant for approximately 6 years.
 Calc is based on 2017 land value and 2015 PVC rates.