

Excerpt from a power point presentation
to the Sarasota County
Board of County Commissioners, September 4, 2009:

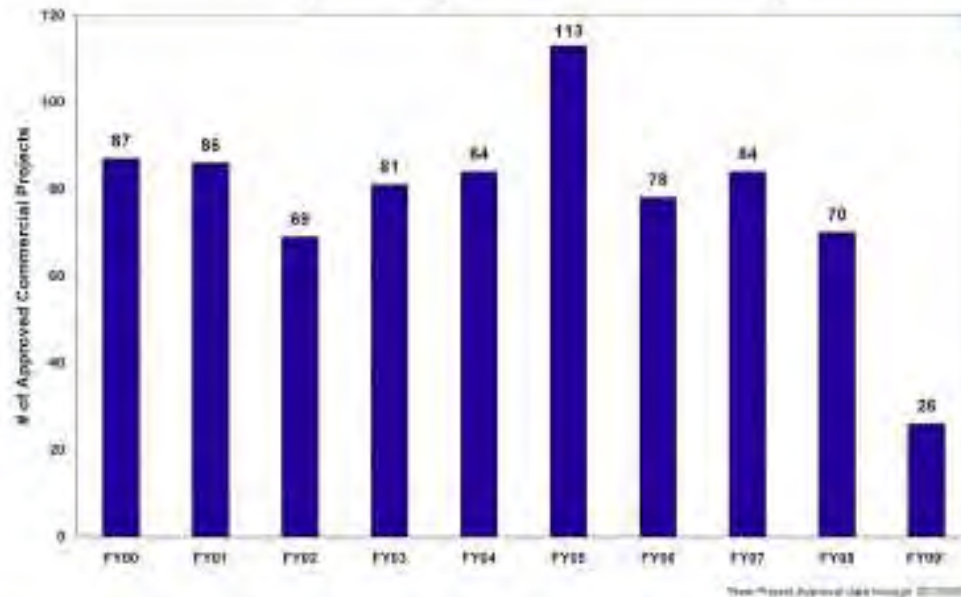
Smart Growth: Making the Financial Case

Land Development

Land Development Approved Platted Residential Lots



Land Development Approved Commercial Projects



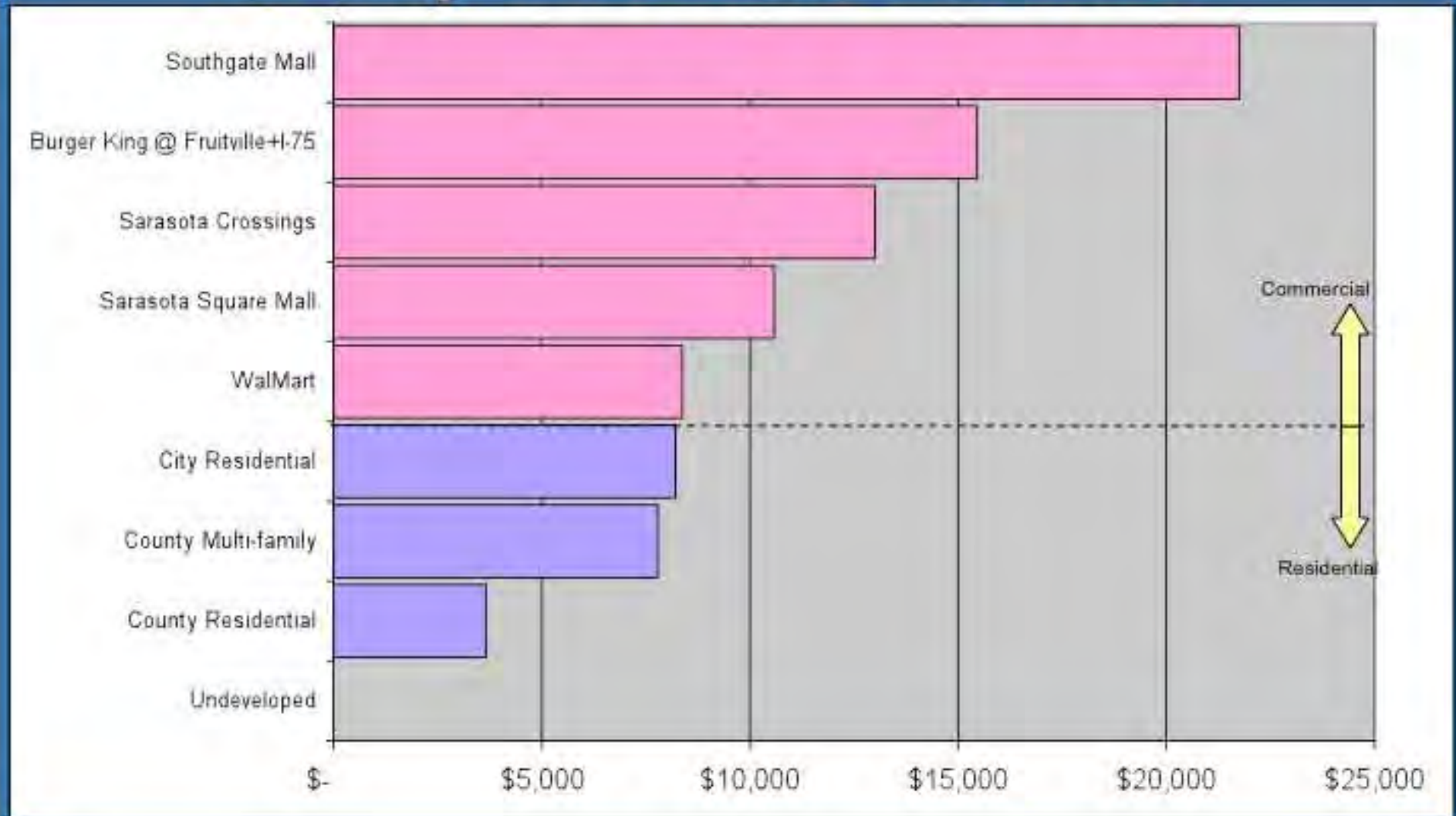
Revenue out vs. Revenue in?



Where does our Property Tax Revenue come from?



County Tax Yield Per Acre

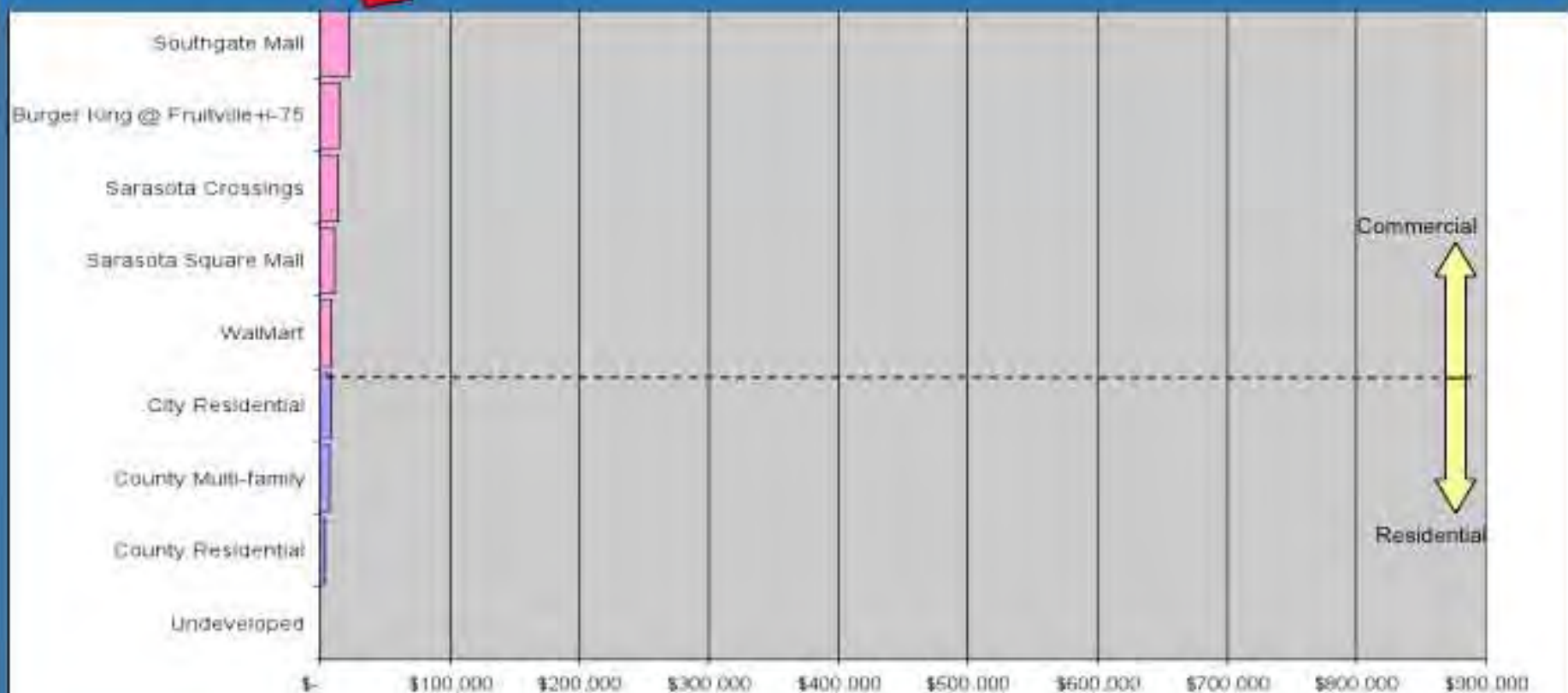


... and now we have to change
the scale of the charts...



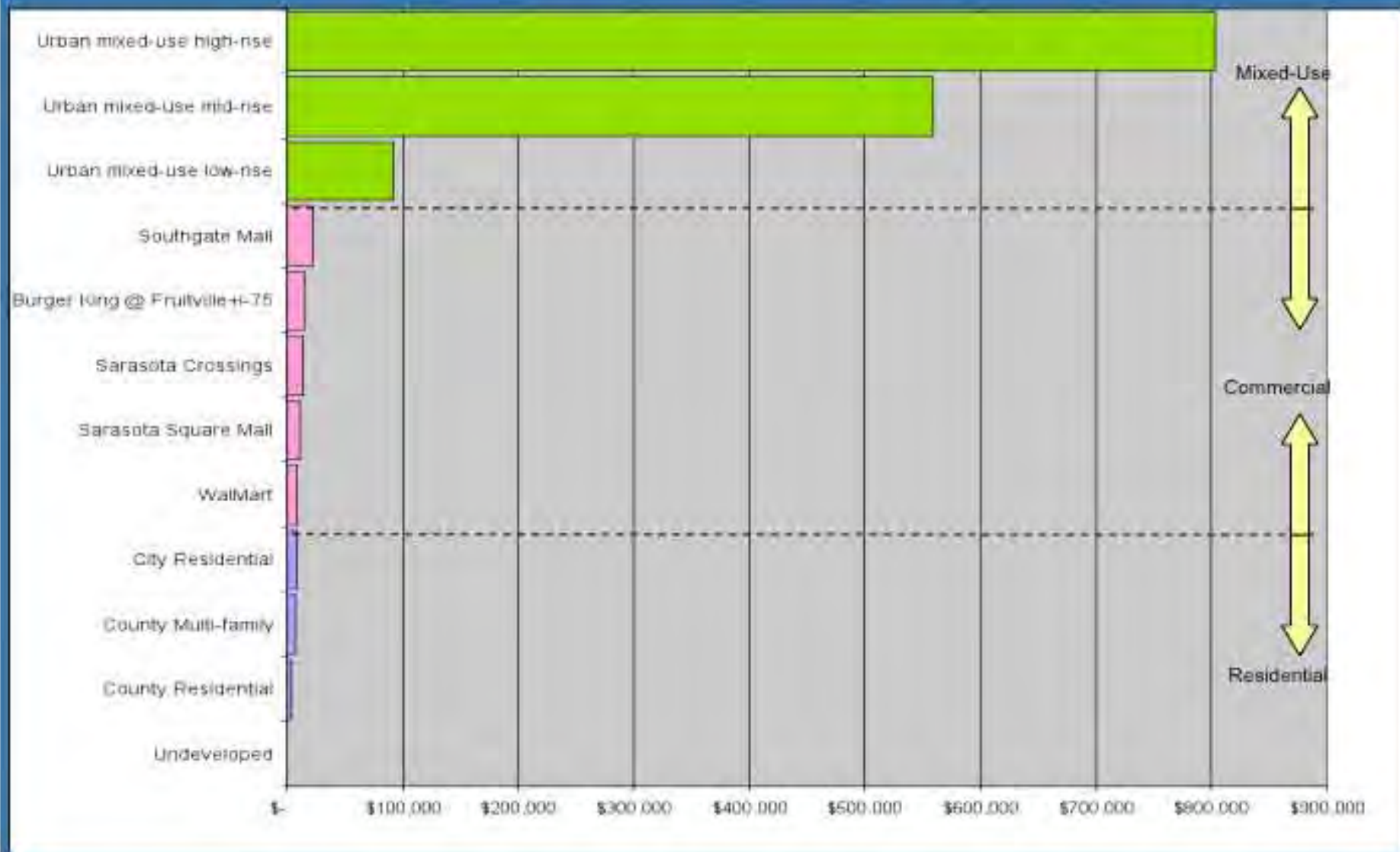
County Tax Yield Per Acre

Here is Southgate mall at
\$21,752 per acre



Public Interest Projects, Inc.
J. Patrick Whalen
Joseph Mulvoco, AICP

County Tax Yield Per Acre



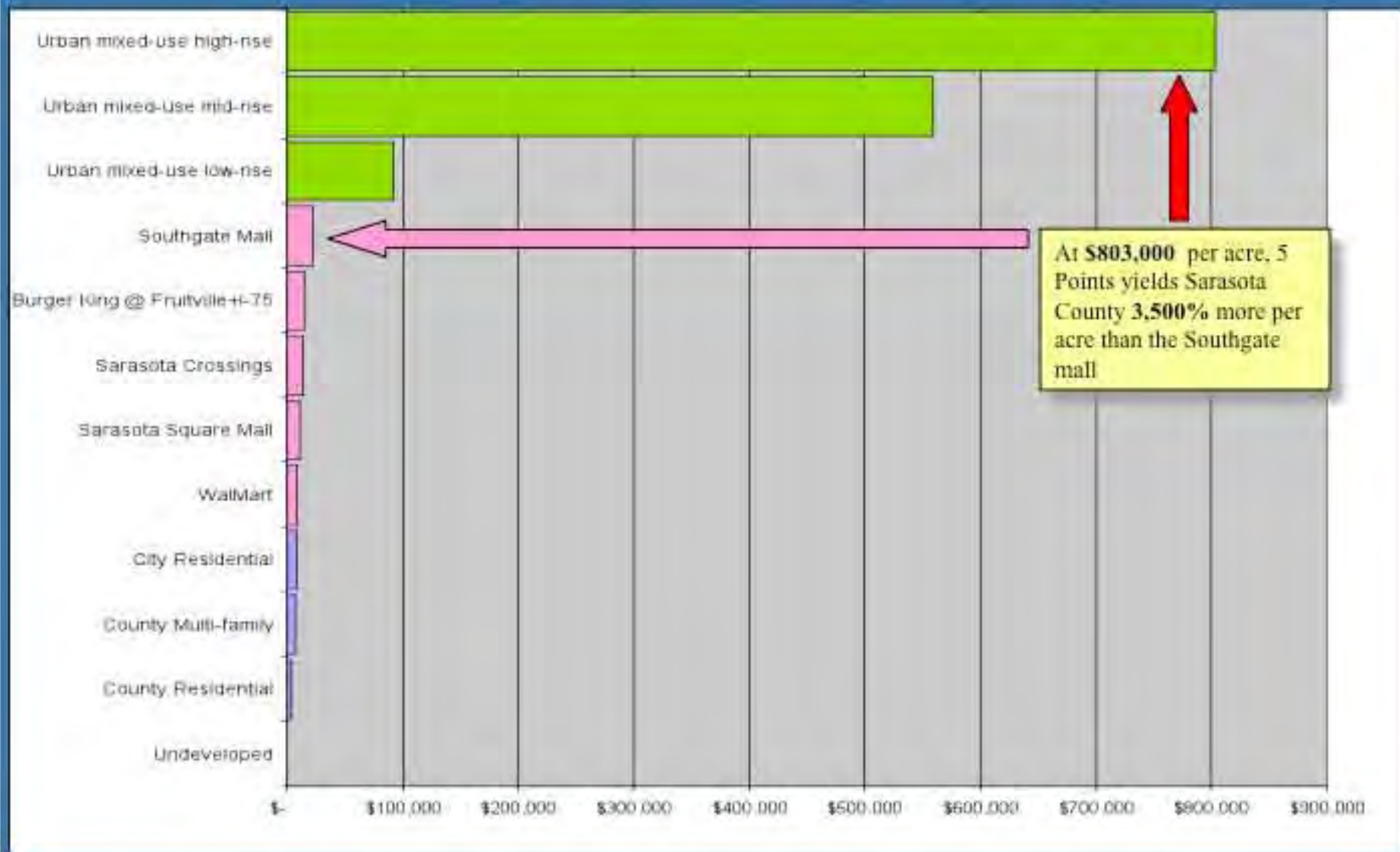
5 Points Plaza

1.0 Acres

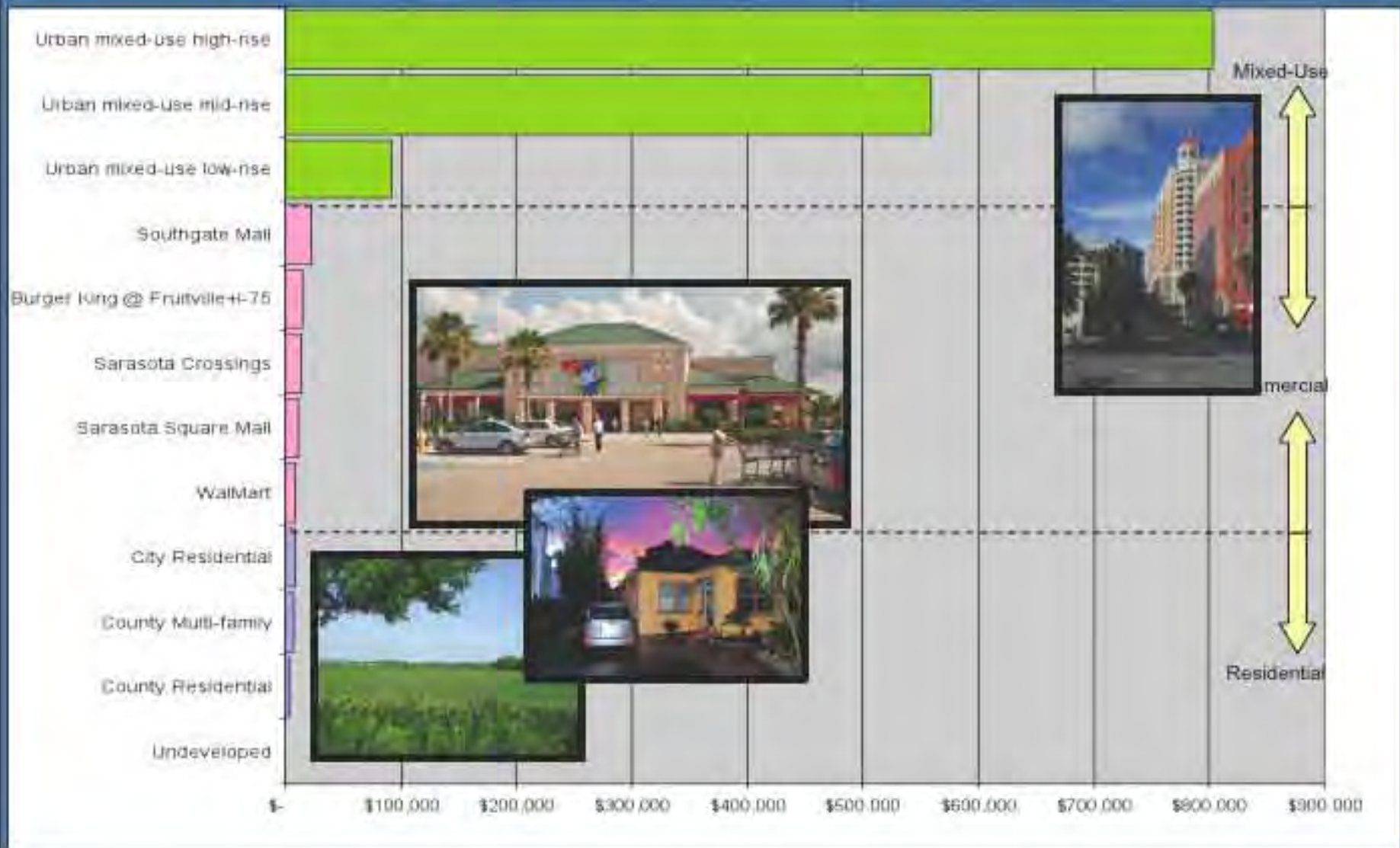
\$65.9 million value



County Tax Yield Per Acre



County Tax Yield Per Acre



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Comparative Example #1

Density Efficiency Analysis



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Joseph Minicozzi, AICP



1.9 acres of CBD High-rise Mixed-use > local property taxes than
109.9 acres of mixed-use in suburban layout - **combined**

Property		Acres	Total County Tax Contribution	Total Local Annual Property Tax Contribution
1350 Main + 5 Points + Orange Blossom		1.9	\$1,742,340	\$2,173,277
NW Quadrant of Fruitville and I-75		109.9	\$1,176,185	\$1,176,185

One Acre
of
Moderate
High-rise
Mixed
Use



Can generate as much local
property taxes as

The **21** acre Super Walmart



plus

The
34 acre
Southgate Mall





1.0 acre of CBD High-rise Mixed-use > local property taxes than **55.4 acres** of our 2 large mall and big box centers - **combined**

Property		Acres	Local Annual Property Tax Contribution
Southgate + Walmart		55.4	\$1,145,028
1 acre urban mixed-use high-rise		1.0	\$1,491,486

A 1989 study in Florida showed that the costs for providing infrastructure per dwelling unit is lowest and most efficient for more compact developments

Efficiency Rank	Study Area	Urban Form	Cost
1	Downtown	Compact	\$9,252
2	Southpoint	Contiguous	\$9,767
3	Countryside	Contiguous	\$12,693
4	Cantonment	Scattered	\$15,316
5	Tampa Palms	Satellite	\$15,447
6	University	Linear	\$16,260
7	Kendall	Linear	\$16,514
8	Wellington	Scattered	\$23,960
Average			\$14,901

How efficiently are we using our infrastructure dollars?



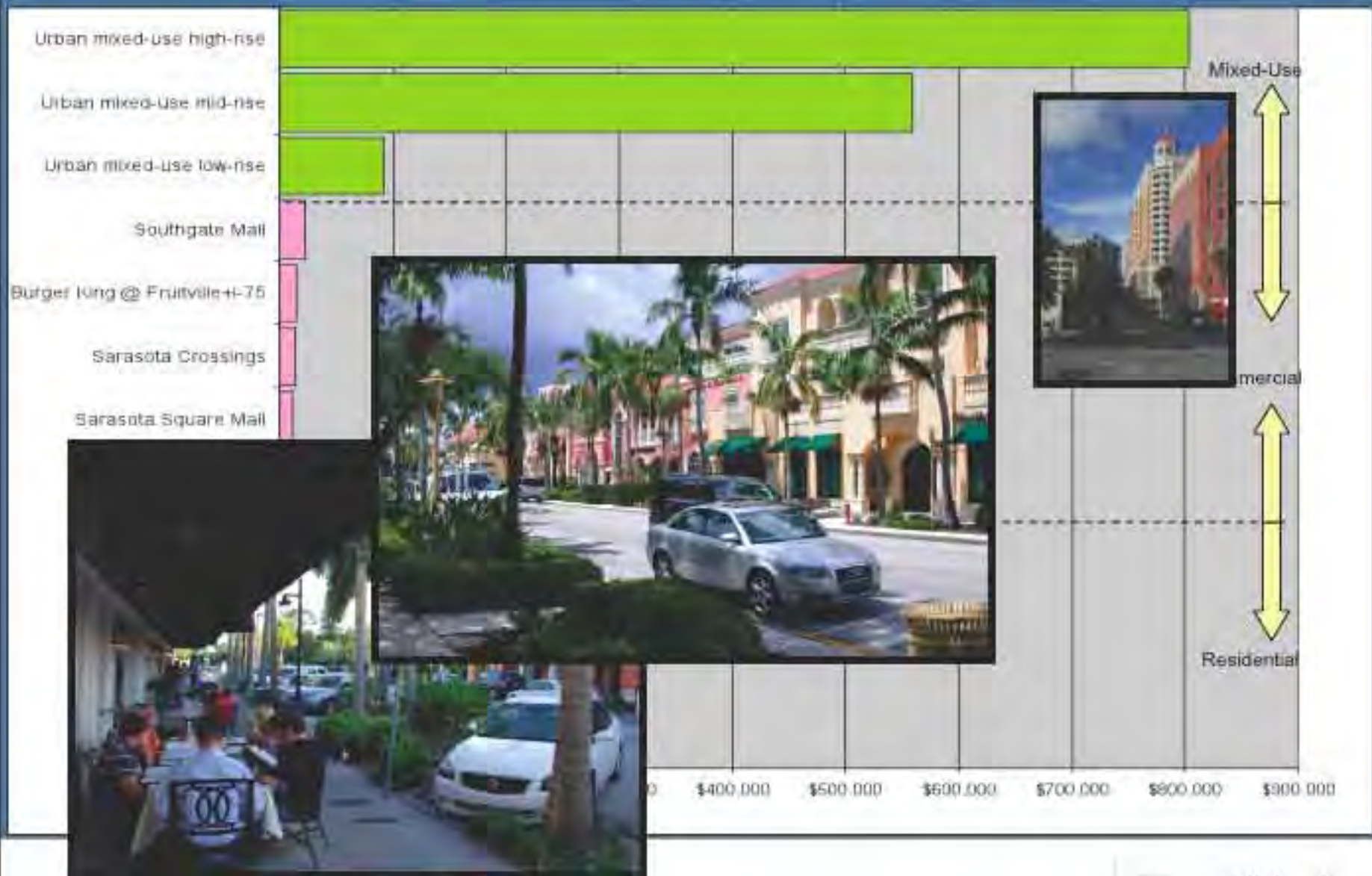
High value Real Estate:
Not great if you only
have one



Is this about tall buildings or mixed use?



County Tax Yield Per Acre



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County Tax Yield Per Acre



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