

11. REVENUE GENERATION

A. Project the funds anticipated to be generated by the project. This projection should include any source of funds which could have any reasonable connection to the proposed development.

1. Make the following projection by year, including the first and last year in which any construction and/or development takes place:
 - (a) Yearly ad valorem tax receipts
 - (b) Yearly impact fees collected
 - (c) Yearly sales tax received by local government
 - (d) Yearly gasoline tax received by local government
 - (e) Yearly projections of any funds by any other sources generated as a result of development of the propose project in the region
2. List all assumptions used to derive the above projections and estimates, show the methodologies used and describe the generally accepted accounting principals used in all assumptions, estimates and projections.

Table 11.A1 estimates, to the extent possible based on information currently known, the non-recurring and recurring revenues that the Parkland 2014 ("Parkland") DRI will generate for Miami-Dade County. **Table 11.A2** estimates, to the extent possible based on information currently known, the non-recurring and recurring revenues that the Parkland DRI will generate for other local governmental entities, including the following:

- Miami-Dade County Public Schools
- South Florida Water Management District
- Environmental Project

The revenue estimates presented in **Tables 11.A1** and **11.A2** are in 2008 Constant Dollars. It should be noted that there are proposals to raise the impact fee rates for roads and schools above the levels used in preparing **Tables 11.A1** and **11.A2**. If the new rates are adopted, in excess of \$39.6 million will be generated for roads as compared to the approximately \$8.5 million estimated in **Table 11.A1**. Under the proposed school impact fee rate schedule, more than \$38.2 million would be generated rather than the \$14.8 million estimated in **Table 11.A2**.

Table 11.A1
Revenue Generation
Miami-Dade County
(000's of 2008 Dollars)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total Non-Recurring
Miami-Dade County													
Non-Recurring													
Impact Fees													
Road	0.0	0.0	0.0	0.0	0.0	0.0	1,504.8	1,994.9	1,504.8	1606.3	1901.0	0.0	8,511.8
Police	0.0	0.0	0.0	0.0	0.0	0.0	677.6	822.4	677.6	709.8	793.0	0.0	3,680.4
Fire	0.0	0.0	0.0	0.0	0.0	0.0	619.5	788.7	619.5	657.5	752.8	0.0	3,438.0
Parks	0.0	0.0	0.0	0.0	0.0	0.0	2,460.1	2,460.1	2,460.1	2,460.1	2471.0	0.0	12,311.4
Connection Fees	0.0	0.0	0.0	0.0	0.0	0.0	2,387.8	2,632.5	2,387.8	2,422.8	2,608.4	0.0	12,439.3
Building Permits	*	*	*	*	*	*	*	*	*	*	*	*	*
Total Non-Recurring	0.0	0.0	0.0	0.0	0.0	0.0	7,649.8	8,698.6	7,649.8	7,856.5	8,526.2	0.0	40,380.9
Recurring													
Ad valorem**													
General Fund	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,329.9	2,888.8	4,218.7	5,640.2	7,113.3	
Debt Service	0.0	0.0	0.0	0.0	0.0	0.0	0.0	82.5	179.1	261.6	349.7	441.0	
UMSA	0.0	0.0	0.0	0.0	0.0	0.0	0.0	592.7	1,287.5	1,880.2	2,513.7	3,170.2	
Water & Sewer	*	*	*	*	*	*	*	*	*	*	*	*	*
Occupational Licenses	*	*	*	*	*	*	*	*	*	*	*	*	*
Sales Tax	*	*	*	*	*	*	*	*	*	*	*	*	*
Gasoline Tax	*	*	*	*	*	*	*	*	*	*	*	*	*
Fire District													
Ad valorem**													
Operating	0.0	0.0	0.0	0.0	0.0	0.0	0.0	640.8	1,392.0	2,032.8	2,717.8	3,427.6	
Debt Service	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.2	26.5	38.7	51.7	65.2	
Library District													
Ad valorem***	0.0	0.0	0.0	0.0	0.0	0.0	0.0	111.6	242.4	353.9	473.2	596.8	
Children's Trust													
Ad valorem**	0.0	0.0	0.0	0.0	0.0	0.0	0.0	122.6	266.4	389.0	520.1	655.9	

* Can not be estimated at this time based on the information available

** Figure only includes taxes paid on real property. Insufficient data available to estimate taxes on commercial personal property.

Source: Miami Economic Associates, Inc.

Table 11.A2
Revenue Generation
Other Local Governments
(Millions of 2008 Dollars)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total Non- Recurring
Miami-Dade Public Schools													
Non-Recurring													
Impact Fees	0.0	0.0	0.0	0.0	0.0	0.0	2,972.9	2,972.9	2,972.9	2,972.9	2,986.4	0.0	14,878.0
Recurring													
Ad valorem**													
Operating	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,198.3	4,775.1	6,973.4	9,323.2	11,758.2	
Debt Service	0.0	0.0	0.0	0.0	0.0	0.0	0.0	109.8	238.4	348.2	465.5	587.1	
SFWMD													
Ad valorem**													
Environmental Project													
Ad valorem**	0.0	0.0	0.0	0.0	0.0	0.0	0.0	157.9	342.9	500.8	669.5	844.4	
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26.0	56.4	82.4	110.1	138.9	

* Can not be estimated at this time based on the information available

** Figure only includes taxes paid on real property. Insufficient data available to estimate taxes on commercial personal property.

Source: Miami Economic Associates, Inc.

BASES OF REVENUE ESTIMATES

The materials that follow provide the bases used in formulating the revenue estimates provided in **Tables 11.A1** and **11.A2**.

When completed, Parkland will be comprised of a mixture of residential and commercial uses. **Table 11.A3** shows the amounts of development proposed and anticipated schedule of completion by use.

Table 11.A3 Schedule of Development								
Year	Single-Family Detached (D.U.)	Single-Family Attached (D.U.)	Condo-minium (D.U.)	Rental Apt. (D.U.)	Retail (S.F)	Medical Office (S.F.)	Hospital (Beds)	Industrial/Flex (S.F)
2008	0	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0	0
2014	251	487	489	160	0	0	0	110,000
2015	251	487	489	160	100,000	50,000	100	110,000
2016	251	487	489	160	0	0	0	110,000
2017	251	487	489	160	100,000	0	0	110,000
2018	253	488	492	160	0	50,000	100	110,000
Total	1,257	2,436	2,448	800	200,000	100,000	200	550,000

For the purpose of this analysis, it is assumed that construction of all uses with the exception of the hospital will take 12 months or less, with the requisite impact and permit fees paid in the year of construction. Each phase of the hospital will require two years to construct with the requisite impact and permit fees paid in the year construction commences. Development completed in a particular year will be placed on the tax rolls the following year.

Taxable Values

For the purpose of this analysis, the following taxable values are assumed for each use proposed for development at the Parkland DRI:

- Single-family detached: \$325,000
- Single-family attached: \$215,000
- Multi-family: \$135,000
- Rental apartment: \$135,000
- Retail: \$200/square foot
- Medical office: \$200/square foot
- Hospital: \$150,000/bed
- Industrial/Flex: \$150/square foot

The estimated taxable value of the for-sale residential units assumes they are placed on the tax rolls at 80 percent of their sales price and that all of them qualify for the Homestead Exemption of \$50,000. The estimated taxable value of the rental apartments assumes 80 percent of their estimated market value. These units will not qualify for the Homestead Exemption. The estimated taxable values of the non-residential uses are based on a review of comparable properties.

Based on the preceding, the incremental taxable value by year beginning in 2015 when the first construction on site will be recorded on the tax roles will be as shown in **Table 11.A4**:

Table 11.A4 Incremental Taxable Value by Year (2008 Constant Dollars)				
Year	Use	Taxable Value	Quantity	Total
2015	SF Detached	\$325,000/Unit	251 Units	\$81,575,000
	SF Attached	\$215,000/Unit	487 Units	\$104,705,000
	MF	\$135,000/Unit	489 Units	\$66,015,000
	Rental	\$135,000/Unit	160 Units	\$21,600,000
	Industrial/Flex	\$150/S.F.	110,000 S.F.	\$16,500,000
	Total			
2016	SF Detached	\$325,000/Unit	251 Units	\$81,575,000
	SF Attached	\$215,000/Unit	487 Units	\$104,705,000
	MF	\$135,000/Unit	489 Units	\$66,015,000
	Rental	\$135,000/Unit	160 Units	\$21,600,000
	Retail	\$200/S.F.	100,000 S.F.	\$20,000,000
	Medical Office	\$200/S.F.	50,000 S.F.	\$10,000,000
	Hospital	\$200,000/Bed	100 Beds	\$20,000,000
	Industrial/Flex	\$150/S.F.	110,000 S.F.	\$16,500,000
Total				\$340,395,000
2017	SF Detached	\$325,000/Unit	251 Units	\$81,575,000
	SF Attached	\$215,000/Unit	487 Units	\$104,705,000
	MF	\$135,000/Unit	489 Units	\$66,015,000
	Rental	\$135,000/Unit	160 Units	\$21,600,000
	Industrial/Flex	\$150/S.F.	110,000 S.F.	\$16,500,000
	Total			
2018	SF Detached	\$325,000/Unit	251 Units	\$81,575,000
	SF Attached	\$215,000/Unit	487 Units	\$104,705,000
	MF	\$135,000/Unit	489 Units	\$66,015,000
	Rental	\$200/S.F.	160 Units	\$21,600,000
	Retail	\$200/S.F.	100,000 S.F.	\$20,000,000
	Industrial/Flex	\$150/S.F.	110,000 S.F.	\$16,500,000
	Total			
2019	SF Detached	\$325,000/Unit	253 Units	\$82,225,000
	SF Attached	\$215,000/Unit	488 Units	\$104,920,000
	MF	\$135,000/Unit	492 Units	\$66,420,000
	Rental	\$150/S.F.	160 Units	\$21,600,000
	Medical Office	\$200/S.F.	50,000 S.F.	\$10,000,000
	Hospital	\$200,000/Bed	100 Beds	\$20,000,000
	Industrial/Flex	\$150/S.F.	110,000 S.F.	\$16,500,000
Total				\$321,665,000

NON-RECURRING REVENUES

During the period of project development, a variety of fees will be paid on a one-time basis. The bases for calculating these non-recurring revenues are discussed below.

Platting

Miami-Dade County will collect fees when the property on which the Parkland DRI is developed is platted. However, the amount of those fees can not be estimated at this time because it is unknown how the property will be platted in terms of number and size of parcels.

Impact Fees

Impact fees for roads, police and fire are paid to Miami-Dade County for all new development in unincorporated Miami-Dade County. Park impact fees are paid to the County for all new residential units. Impact fees for schools are also required to be paid on all new residential units with the recipient being the Miami-Dade County Public School District. The impact fee amounts shown in **Table 11.A1 and Table 11.A2** reflect the current published rates schedule as of July 24, 2008 for roads, police, fire and parks (See **Table 11.A5** below) based on the quantities of development by use contemplated each year. The analysis further assumes that 100 hospital beds equate to 150,000 square feet of building area.

Table 11.A5 Current Published Rates				
Use	Roads	Police	Fire	Parks
Single Family Detached	\$1,307/Unit	\$463.72/Unit	\$355.36/Unit	\$2,330.43/Unit
Single Family Attached	\$921/Unit	\$463.72/Unit	\$355.36/Unit	\$1,903.34/Unit
Condominium	\$921/Unit	\$463.72/Unit	\$355.36/Unit	\$1,461.04/Unit
Rental Apartments	\$983/Unit	\$463.72/Unit	\$355.36/Unit	\$1,461.04/Unit
Retail 50,000 – 100,000	\$1.015/S.F.	\$0.3218/S.F	\$0.3800/S.F.	N/A
Industrial/Flex	\$1.096/S.F.	\$0.3218/S.F	\$01.1509/S.F.	N/A
Medical Office	\$3.142/S.F.	\$0.3218/S.F	\$0.2823S.F.	N/A
Hospital	\$1.543/S.F.	\$0.3218/S.F	\$0.8469/S.F.	N/A

Source: Miami-Dade County; Miami Economic Associates, Inc.

For the purpose of calculating school impact fees, it is assumed that the average single-family detached unit will be 2,500 square feet while the average single-family attached, condominium and rental units will be 1,800, 1,300 and 1,100 square feet respectively. The rate per unit, regardless of type, is \$612 plus \$0.918 per square foot. However, the ordinance and formula are under review, and it is anticipated that changes will be adopted in the next six to eight months.

Miami-Dade County is currently proposing to increase the road impact fee schedule and the increased fee schedule should be approved by the end of the year. The current

proposal is to phase in the new rates over a five-year period. It is anticipated that Parkland will be subject to the revised road impact fee ordinance.

Connection Fees

Miami-Dade County will collect connection and impact fees for water and sewer services. Based on an analysis prepared by the Miami-Dade County Water and Sewer Department, we estimated these fees will approximate the following by use:

Use	Fee/Unit or S.F
Single-family Detached	\$2,446.50
Single-family attached	\$1,747.50
Condominium	\$1,398.00
Rental Apartment	\$1,398.00
Retail	\$0.3495
Medical Office	\$0.6990
Hospital	\$1.1650
Industrial/Flex	\$0.1398

Source: Miami-Dade County Water & Sewer Department; Miami Economic Associates, Inc.

Building Permits

Miami-Dade County charges building permit fees on new construction within unincorporated Miami-Dade County. Architectural and engineering plans for the structures that will comprise the Parkland DRI have not been sufficiently formulated at this time to calculate the amounts that will be paid in building permit fees at this time.

RECURRING REVENUES

Miami-Dade County and other local governmental entities listed above will receive recurring revenues annually as a result of the development of the Parkland DRI. The bases for the recurring revenues projected in **Tables 11.A1** and **11.A2** are discussed below.

Ad Valorem Taxes

Ad valorem taxes will be paid to a variety of governmental entities on the development proposed within the Parkland DRI at the rates shown below:

- Miami-Dade County: \$4.5796/\$1,000 of taxable value
- Miami County Debt Service: \$0.285/\$1000 of taxable value
- Miami-Dade County UMSA: \$2.0416/\$1,000 of taxable value
- Miami-Dade County Fire: \$2.2067/\$1,000 taxable value
- Miami-Dade County Fire Debt Service: \$0.042/\$1,000 of taxable value
- Miami-Dade Library: \$0.3842/\$1,000 taxable value
- Children’s Trust: \$0.4223/\$1,000 of taxable value
- Miami-Dade Public Schools: \$7.5700/\$1,000 of taxable value
- Miami-Dade Public Schools Debt Service: \$0.378/\$1,000 of taxable value
- South Florida Water Management District: \$0.5436/\$1,000 of taxable value
- Environmental Project: \$0.0894/\$1,000 of taxable value

Ad valorem taxes will be paid on all of the real property that comprises the Parkland DRI as well as on the personal property contained within its commercial facilities. The figures shown in **Tables 11.A1** and **11.A2** include only the amounts paid on real property because there is no basis for estimating within any precision that value of the taxable personal property.

Water and Sewer Charges

Miami-Dade County will provide water and sewer service to the Parkland DRI. The amounts charged for those services will be based on a number of variables that are not known at this time including the rates of consumption by project component and the number and size of the meters installed. It is, therefore, not possible to estimate these charges at this time.

Utility Taxes, Franchise Fees and Unified Communications Tax

Utility taxes, franchise fees inclusive of the Unified Communications Tax are collected from the providers of water, electric, telephone, cable and gas services within unincorporated Miami-Dade based on their revenues. The amounts collected as a result of the development of the Parkland will be dependent on the actual usage of the various services enumerated above, which can not be estimated at this time.

Occupational License Fees

Businesses operating within unincorporated Miami-Dade County are required to obtain occupational licenses from the County. The rates paid vary depending on the type and size of the business enterprise. Since the number, size and type of the businesses that will occupy the non-residential uses that will be developed as part of the Parkland DRI are not currently known, the occupational license fees that will be generated cannot be estimated at this time within any specificity.

Sales Tax

The State of Florida imposes a six percent sales tax on certain transactions including retail sales of non-exempt goods, food and beverage sales in eating and drinking establishments and rent payments. Portions of these amounts are rebated to the county in which the revenues are collected. The rebates to Miami-Dade County are then partially distributed to the municipalities within the County. Insufficient data relating to items such as sales volumes and rental rates is available at this time to calculate these amounts. For the same reason, it is not possible to calculate the amounts of sales tax that will be collected for the Miami-Dade County's Health Trust and its transit system under local option sales tax programs.

Gasoline Tax

Each gallon of gasoline sold and used by people to travel to and from the Parkland DRI is taxed at the State level. The State levies a tax of \$0.172 per gallon. From this amount, \$0.03 is distributed to County governments and \$0.01 to municipalities. Given that fuel consumption and commutation distances can vary greatly depending on vehicle and where people work, no attempt has been made to project the gasoline consumption that would be attributable to the Parkland DRI or the resultant revenues.