



Price of Sprawl Calculator

A Public Service from *PriceOfSprawl.com*

What will a proposed new development cost you, the taxpayer?
 Fill in the blanks using *PriceOfSprawl.com* data to compute taxpayer costs.

Project Information:

Name of proposed project: _____

City or county location: _____ How many proposed residential units? _____

Now go to the [Data Table](#) just below the map on the POS.com home page, and refer to the column headings on the table:

Current status of this city or county:

- _____ Current population [Col B]
- _____ Buildout population (if all approved future housing is built) [Col C]
- _____ % Increase over current population [Divide Col C by Col B, multiply by 100]
- _____ Home price decline since 2007 [Col E]
- _____ City/county water supply status [Col D]

Impacts resulting from the proposed development:

- _____ Additional population [# houses multiplied by avg # people per household: 2.3]
- _____ Additional students [# houses X # children per household: .7]
- _____ Gallons per day additional water for this development [# houses X 2.3 people per house X 158 gallons per day]

Added Sprawl costs for the new development when fully built out:

Annual Costs

- _____ School costs per year [# houses X .7 children per house X Col G]
- _____ Fire services [# houses X \$365 per house for fire service]
- _____ Police services [# houses X \$270 per house for police]

One Time Costs

- _____ Road costs [# houses X \$9,316 per house]

Cost Offsets

Impact Fees: Paid one time only as housing is built. Check with your local planning department to find out what, if any impact fees your county levies.

- _____ School costs per year
- _____ Fire services
- _____ Police services
- _____ Other
- _____ Other

Property Taxes: Paid yearly by residents of the neighborhoods

- _____ [Average property tax (<http://www.tax-rates.org/florida/property-tax#counties>) X # houses]



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Sources:

- See [Information Sources](#) on the *PriceofSprawl.com* website.
- Average # people per household and average # children per household is the statewide average according to the 2010 Census.
- Water use per person is a statewide average based on Water Management District data: Gross public water supply use per person. Includes commercial and other related uses
- Tax information is from <http://www.tax-rates.org/florida/property-tax#counties>
 - Fire and Police services: Average of all Florida impact fees from ImpactFees.com 2012 survey

There are some things that money can buy — and some things money cannot replace:

- 🌐 Your diminished quality of life
- 🌐 Quality public schools
- 🌐 Traffic congestion
- 🌐 Abundant clean drinking water
- 🌐 Open space
- 🌐 Wildlife habitat