



OFFICE OF
COMMUNITY DEVELOPMENT

CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4060 FAX: (561) 845-4038

November 21, 2017

Sent by Email Only: dilip@creativechoice.net
ddelaney@flsdi.com

Amrit Wellness Resort and Spa
Mr. Dilip Barot & Mr. Don Delaney
3100 North Ocean Drive
Riviera Beach, FL 33404

RE: Amrit Wellness Resort and Spa, 3100 North Ocean Drive, Project Updates

Dear Mr. Barot:

The City is in receipt of your request for issuance of a foundation permit associated with the Amrit Wellness Resort and Spa Project. In order for the City to proceed with the issuance of permits for the Project, including but not limited to a foundation permit, the following items must be satisfied:

1. Confirmation that a Unity of Title was recorded with the Palm Beach County Clerk's Office, per Condition No. 9 of City Resolution No. 143-15 (enclosed), which states, "A unity of title for parcels known by parcel control number 56-43-42-26-01-001-0030, and 56-43-42-27-03-013-0120 shall be completed and provided to the City prior to issuance of a City building permit." A Unity of Title document was submitted to the City (enclosed), however, there is no evidence of recordation. Please record the Unity of Title with the County Clerk's Office and provide such evidence.
2. Agreement on total project valuation and remittance of fees due is required. On Wednesday, August 30th, 2017, the City provided a minimum project valuation of \$175 Million to the Amrit Development Team by email. There is approximately a \$70 Million gap between the City's valuation, and the project valuation of \$104 Million most recently provided by the Amrit Development Team. Please note that the City's Building Official confirmed the validity of the \$175 Million project valuation, (the statutory authority for determining project valuation ultimately rests with the City's Building Official). Building permit fees due for a project valuation of \$175 Million would be \$2,814,025.01.

A breakdown of the \$175 Million project valuation is as follows, which utilized the International Code Council Building Valuation Data from August 2017 (enclosed):

- Type of Construction: IA
- Occupancy Group: R-1
 - Square Foot Construction Costs: \$189.35
 - Amrit Project: 675,135 Sq. Ft.
 - $675,135 \times \$189.35 = \$127,836,812.25$
- Type of Construction: IA
- Occupancy Group: Miscellaneous
 - Square Foot Construction Costs: \$80.38
 - Amrit Project: 403,765 Sq. Ft.
 - $403,765 \times \$80.38 = \$32,454,630.70$
- Specialized Systems (Car Stacking); Fire Suppression Upgrades; Fixed Equipment.
 - Omitting the ability to consider profit/overhead, architectural design costs.
 - Estimate of approximately \$15,000,000.00
- Total Valuation: $\$127,836,812.25 + \$32,454,630.70 + \$15,000,000.00 =$
 - **\$175,291,442.95 (approximately \$162 per square foot).**

As identified above, the valuation for the Amrit Project is approximately \$175 Million, which is approximately \$162 per square foot of construction. For reference, the cost of recent and ongoing area development has been listed below:

Development Name / Location	Approximate Price Per Square Foot
5000 N. Ocean Drive, Riviera Beach	\$160 per sq. ft.
3730 N. Ocean Drive, Riviera Beach	\$200 per sq. ft.
Heron Estates Housing, Riviera Beach	\$135 per sq. ft.
Water Club Development, N.P.B.	\$155 per sq. ft.

Please contact me with any questions; jgagnon@rivierabch.com or (561) 845-4060.

Sincerely,



Jeff Gagnon, AICP
Acting Director of Community Development

C: Karen Koskins, Interim City Manager
Ladi March, City Building Official

Enclosures: City Resolution No. 143-15
Unity of Title – PCN’s ending in 0030 and 0120
International Code Council Building Valuation Data, August 2017

RESOLUTION NO. 143-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM YASHPAL KAKKAR, AGENT FOR PROPERTY OWNER DINESH PANDYA, TRUSTEE, (SP-14-08) REQUESTING SITE PLAN APPROVAL TO DEVELOP 7.1 ACRES OF LAND AT 3100 NORTH OCEAN DRIVE, KNOWN BY PARCEL CONTROL NUMBER 56-43-42-26-01-001-0030, AND 56-43-42-27-03-013-0120 IN ORDER TO CONSTRUCT TWO (2) 20-STORY HIGH-RISE BUILDINGS, NAMED THE WELLNESS RESORT AND SPA, CONSISTING OF 150 RESORT HOTEL ROOMS AND 209 RESORT HOTEL SUITES, WESTWARD OF THE 1979 COASTAL CONSTRUCTION CONTROL LINE, LOCATED WITHIN THE RESORT HOTEL (RH) ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 3100 North Ocean Drive has a Resort Hotel (RH) Zoning Designation, and consists of two parcels known by Parcel control number 56-43-42-26-01-001-0030 and 56-43-42-27-03-013-0120, which totals approximately 7.1 acres; and

WHEREAS, Section 31-57 of the City of Riviera Beach Code of Ordinances establishes requirements for site plan review by the City Council; and

WHEREAS, the owner of 3100 North Ocean Drive, Dinesh Pandya, Trustee, submitted a site plan application for the "Wellness Resort and Spa" on April 1, 2014 (City staff site plan number SP-14-08) proposing to develop two 20-story high-rise buildings, consisting of 150 resort hotel rooms and 209 resort hotel suites as well as a +/- 30,000 square foot spa and also +/- 10,000 square feet of restaurant and bar space; and

WHEREAS, in July of 2014, Ordinance 4047 was approved by City Council initiating a moratorium regarding potential amendments to development setbacks on the Atlantic Ocean coastline on Singer Island; and

WHEREAS, in May of 2015, Ordinance 4061 was approved by City Council adopting new coastal setback development regulations, amending the easternmost development setback line within the Resort Hotel (RH) Zoning District from the 1979 Coastal Construction Control Line to the 1997 Coastal Construction Control line, resulting in a greater development setback from the Atlantic Ocean coastline; and

WHEREAS, the Wellness Resort and Spa site plan application was submitted prior to the July 2014 moratorium and proposes construction of the easternmost 20-

story tower west of the 1979 Coastal Construction Control Line, and east of the 1997 Coastal Construction Control Line; and

WHEREAS, historically, in October of 2004, The City's Zoning Board of Adjustment reviewed a variance application for 3100 North Ocean Drive and granted three variances as provided below:

1. "The current regulation under Section 31-529 (8) limits the east to west length to 200 feet. The applicant is requesting a 170 foot east to west variance for the building, which would allow a 370 foot long building."
2. "The current regulation under Section 31-529 (7) limits the north south width to 120 feet. The applicant is requesting a 75 foot north to south width variance for the building, which would allow a 195 foot wide building."
3. "Section 31-527 defines a high-rise structure as any part of a structure three stories in height or more. The applicant is requesting a six story variance from the high-rise definition."; and

WHEREAS, the Zoning Board of Adjustment granted the three aforementioned variances with the following condition, "The applicant shall utilize the requested variances to develop the property substantially consistent with the elevation and site plan presented to the zoning board of adjustment."; and

WHEREAS, the historic elevation and site plan presented to the Zoning Board of Adjustment in 2004 proposed a 20-story tower to the eastern portion of the property and a 9-story structure to the west, which is known as the "Amrit" project; and

WHEREAS, the current Wellness Resort and Spa site plan application proposes modified building elevations, massing and site configuration than the Amrit site plan; and

WHEREAS, the Wellness Resort and Spa site plan application proposes to utilize a portion of variance number 1 (267 feet versus 370 feet, east to west building length) and variance number 2 (193 feet versus 195 feet, north to south building width), and does not propose to utilize variance number 3; and

WHEREAS, in accordance with City Resolution 236-04, the applicant held a public community meeting on Singer Island, at 3100 North Ocean Drive, on July 13, 2015; and

WHEREAS, on August 27, 2015, the Planning and Zoning Board, an advisory board to the City Council, reviewed the Wellness Resort and Spa site plan application and City staff report, which included the Site Plan, Landscape Plan, and building

elevations attached hereto as Exhibit "A", "B", and "C" and recommended approval with an affirmative vote of 6 to 1; and

WHEREAS, the City Council desires to approve the application for Site Plan approval from Dinesh Pandya, Trustee, to develop two 20-story high-rise buildings, consisting of 150 resort hotel rooms and 209 resort hotel suites as well as a +/- 30,000 square foot spa and also +/- 10,000 square feet of restaurant and bar space, within the Resort Hotel (RH) zoning district, at 3100 North Ocean Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. The City Council finds that the application for Site Plan approval from Dinesh Pandya, Trustee, to develop two 20-story high-rise buildings, consisting of 150 resort hotel rooms and 209 resort hotel suites as well as a +/- 30,000 square foot spa and also +/- 10,000 square feet of restaurant and bar space, within the Resort Hotel (RH) zoning district, at 3100 North Ocean Drive, parcel control number 56-43-42-26-01-001-0030 and 56-43-42-27-03-013-0120, is substantially consistent with the site plan and elevation(s) provided to the Zoning Board of Adjustment in 2004 (VA-04-03) and also consistent with the City's Comprehensive Plan and the City's Land Development Regulations.

SECTION 2. The City Council approves the Wellness Resort and Spa site plan application from Dinesh Pandya, Trustee (hereinafter "developer" or Wellness Resort and Spa"), with the following conditions:

1. A two-year landscaping performance bond for one hundred and ten percent (110%) of the value of landscaping and irrigation shall be required before the final certificate of occupancy is issued, in accordance with City Code of Ordinances Section 31-603.
2. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
3. Construction must be initiated within 18 months of the effective date of this resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner, per the Florida Building Code.
4. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of this resolution (by

October 12, 2020) or the resolution shall be considered null and void, requiring the applicant to resubmit application for site plan approval and re-initiate the site plan approval process.

5. Once this resolution is passed and approved, and if litigation ensues, this resolution is upheld by a court of competent jurisdiction and all appeal periods have expired, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than five percent (5%) from the originally approved submittal.
7. Guest parking spaces denoted on the site plan shall be maintained for guest use and may not be sold or reserved for private use.
8. Prior to sale of individual units, the developer shall advise potential owners that this property and the adjacent property to the north have a Resort Hotel Zoning and Future Land Use Designation, thus, customary property uses and events are to be expected, including weddings and other gatherings that may include music, etc.
9. A unity of title for parcels known by parcel control number 56-43-42-26-01-001-0030, and 56-43-42-27-03-013-0120 shall be completed and provided to the City prior to issuance of a City building permit.
10. A sea turtle site lighting plan shall be completed by the developer, and approved by Palm Beach County Environmental Resources Management and submitted to the City prior to issuance of a City building permit.
11. Building height for the Wellness Center and Spa proposal must adhere to City Land Development Regulations, specifically Sec. 31-529(4), "*Maximum building height: 20 stories or 200 feet, excluding mechanical facilities, ornamental towers and antennas, which shall not exceed twenty feet in additional height.*"
12. A 5 foot public access easement on the south side of the property as indicated on the site plan shall be granted and maintained in perpetuity by the property owner. The southernmost fence shall be relocated to the north side of the 5 foot public easement to provide for access.
13. Existing pathways through the dune area from the access easements to the north and south of the property shall remain intact and unaltered by this proposal.

14. Ten percent (10%) of upper management jobs will be targeted for preference to qualified Riviera Beach residents for a minimum of three years from approval, with semi-annual employment status reports provided to the City Council.
15. Wellness Resort and Spa will not voluntarily apply for tax abatement for the property to reduce taxes due to the City for a time period of ten years after issuance of Certificate of Occupancy.
16. Neither Wellness Resort and Spa nor its successors will ask applicants for employment about past criminal history until an offer for employment is extended.

SECTION 3. The associated site plan, landscape plan and elevations are attached hereto as Exhibit "A", "B" and "C" and shall be archived as a part of this resolution.


SECTION 4. Should any one or more of the provisions or elements of this resolution be held invalid, such provision or element shall be null and void, and shall be deemed separate from the remaining provisions or elements and shall in no way affect the validity of any of the remaining provisions or elements of this resolution.

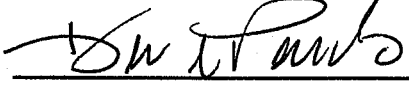
SECTION 5. This resolution shall take effect immediately upon approval.

PASSED and APPROVED this 12th day of OCTOBER, 2015.

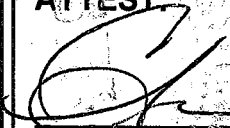
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APPROVED:



THOMAS A. MASTERS
MAYOR


DAWN S. PARDO
CHAIRPERSON

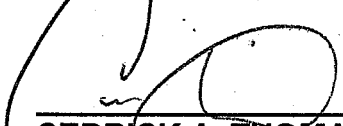
ATTEST:


CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK


TERENCE D. DAVIS
CHAIR PRO TEM


BRUCE A. GUYTON
COUNCILPERSON


KASHAMBA L. MILLER-ANDERSON
COUNCILPERSON


CEDRICK A. THOMAS
COUNCILPERSON

MOTIONED BY: C. THOMAS

SECONDED BY: T. DAVIS

B. GUYTON AYE

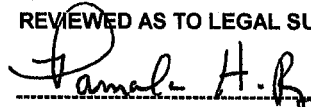
K. MILLER-ANDERSON AYE

C. THOMAS AYE

D. PARDO NAY

T. DAVIS AYE

REVIEWED AS TO LEGAL SUFFICIENCY


PAMALA H. RYAN, B.C.S.
CITY ATTORNEY

DATE: 11/4/15

UNITY OF TITLE

In consideration of the issuance of a permit to WRS DEVELOPMENT

for the construction of WELLNESS RESORT & SPA
in Palm Beach County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict to use of:

Lot(s) SEE ATTACHED, Block SEE ATTACHED, Subdivision SEE ATTACHED
Plat Book SEE ATTACHED, at Page SEE ATTACHED of the Public Records of
Palm Beach County, Florida, or property being otherwise described by metes and bounds as:

See Attached Property Description - PCN 56 43 42 26 01 001 0030 & PCN 56 43 42 27 03 013 0120

in the following manner:

1. That said property shall be considered as one plot and parcel of lands and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land, or as condominiums.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Council of the City of Riviera Beach.
3. The undersigned further agrees that this instrument will be recorded in the public records of Palm Beach County, Florida, provided, however, that the City Council may approve the rescinding of this covenant upon the presentation of a new recorded covenant which complies with the laws applicable to the new uses intended.
4. This covenant shall be automatically rescinded and the record title automatically cleared thereof upon the filing of a plat of record of the entire property above described or of any portion so subdivided.

Signed, sealed, executed, and acknowledged on this 26th day of April, 2017
at City of Riviera Beach, Florida.

[Signature]
Signature

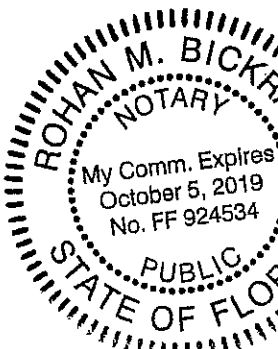
WITNESSES:

Cindy Morze
Carlyle Tiller
DEWALIS DAVIS

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS 26th DAY OF April, 2017
BEFORE ME PERSONALLY APPEARED YASH PAL KAKKAR
THE Produce FL Drivers Inc TO ME KNOW AS THE PERSON
DESCRIBED IN AND WHO EXECUTED THEREOF TO BE THEIR FREE ACT AND
DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT Palm Beach Gardens
OF THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR LAST
AFORESAID.



[Signature]
NOTARY PUBLIC

WELLS FARGO BANK, N.A.
Gardens Park Plaza
4480 Northlake Blvd.
Palm Beach Gardens, FL 33410

Property Description

Beginning at the point formed by the intersection of the Easterly line of Ocean Boulevard and the Northerly property line of the "Palm Beach Ocean" Subdivision, as shown on Plat of the Casino Section thereof filed in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, on October 15, 1925, in Book 12 of Plats, Page 76; thence Easterly along said Northerly property line of said "Palm Beach Ocean" Subdivision and the prolongation thereof to the waters of the Atlantic Ocean; thence Southerly along the waters of the Atlantic Ocean, a distance of 225 feet to a point; thence Westerly along a line parallel to and 225 feet Southerly from the Northerly property line of said "Palm Beach Ocean" Subdivision and the prolongation thereof to said Ocean Boulevard; thence Northerly along the Easterly line of said Ocean Boulevard to the Point of Beginning, being in Sections 26 and 27, Township 42 South, Range 43 East.

AND

Lot 12, Block 13, YACHT HARBOR ESTATES, according to the Plat thereof as recorded in Plat Book 23, Page 121, Public Records of Palm Beach County, Florida.

Building Valuation Data – AUGUST 2017

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2018. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2015 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$165.19/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$165.19/sq. ft x 0.0075
= \$19,823

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
A-1 Assembly, theaters, without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
A-2 Assembly, nightclubs	182.86	177.56	173.06	166.05	156.54	152.22	160.22	141.73	136.94
A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries, museums	180.57	172.51	166.04	158.00	144.89	140.11	151.32	127.59	121.94
A-4 Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	160.23	154.58
B Business	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.09
H-1 High Hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	N.P.
H234 High Hazard	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5 HPM	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2 Institutional, hospitals	314.17	307.27	301.34	292.67	277.18	N.P.	286.18	258.79	N.P.
I-2 Institutional, nursing homes	217.67	210.77	204.84	196.17	182.68	N.P.	189.68	164.29	N.P.
I-3 Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4 Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.83
R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
R-2 Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54
R-3 Residential, one- and two-family ^d	148.17	144.14	140.42	136.90	131.89	128.41	134.60	123.40	116.15
R-4 Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1 Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2 Storage, low hazard	102.68	97.53	92.40	87.50	78.80	73.84	83.43	64.78	59.12
U Utility, miscellaneous	80.38	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$21.00 per sq. ft.