



Proposed Community Center Update

Update to the community
October 18, 2018
Councilmember David Singer



What is the Purpose of tonight's presentation?

- Inform residents of where we are
- Discuss actions undertaken to date
- Present findings
- Present next steps

What are the Benefits of a community center?

1. Brings people together providing for social interaction
2. Empowers and motivates individuals
3. Kids who participate learn more at school
4. Improves mental health
5. Creates positive alternatives to youth, reducing antisocial behavior
6. Creates opportunity for volunteering
7. Increases property values
8. Become the hub of life for a community
9. Fosters community pride



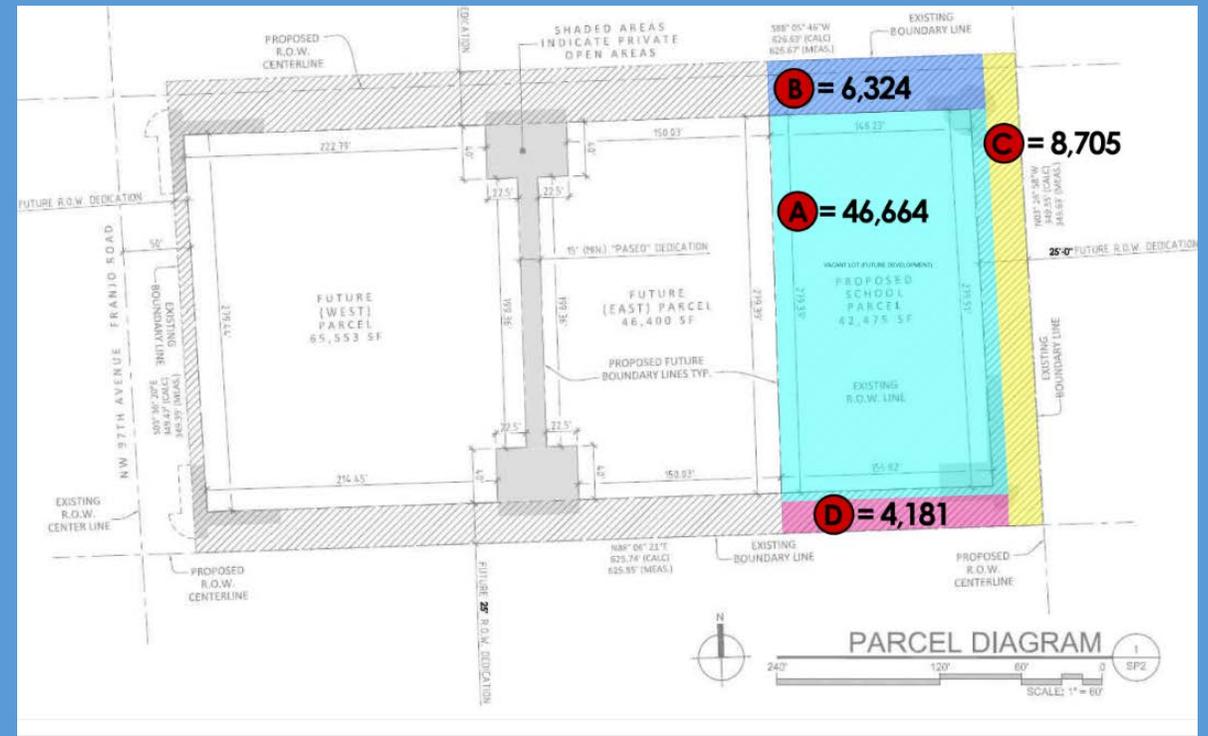
Potential Location "A"



1. Proposed location was purchased in 2017
2. Previously approved for a Charter School of 1000 students
3. Alternative site: existing Public Services yard adjacent to Palmetto Bay Park
4. Only 2 Village owned sites that a resident discount can be applied to usage rates

Proposed Property Discussion "A":

- Net buildable area: 46,664 square feet on ground floor
- Area marked B is part of a linear park with rentable Kiosks
- Area Marked C is a new road with additional parking
- Appraisals for land came in higher than purchase price of 2.96 million dollars



Proposed Property Discussion A:



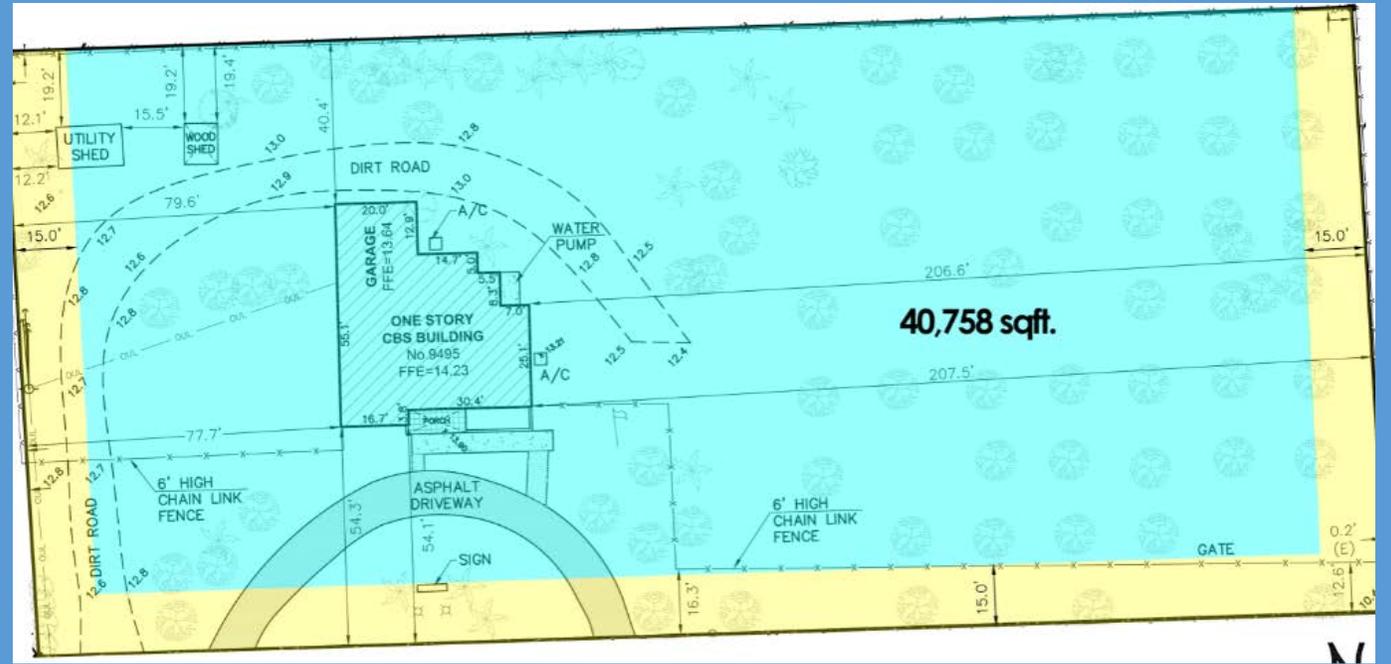
- Proposed Charter School was approved by Council
- Somerset Academy was to open a 1000 student K-8th grade school
- School operators were asking for an agreement to use Palmetto Bay Park during school hours

Time of Day, Day of Week	Public Elementary School, K-8 (1,000 students) <small>for reference because of insufficiency data for charter schools</small>	Charter Elementary School, K-8 (1,000 students)	Recreational Community Center (3 stories, 50,000 s.f.)	Percent Difference (recreation center is:)
Weekday Daily	1,946	<i>insufficient data</i>	1,394	<i>insufficient data</i>
AM Peak - Roadway (one hour between 7am and 9am)	670	1,135	92	92% lower
AM Peak Hour of Use	650	1,140	109	90% lower
PM Peak of Roadway (one hour between 4pm and 6pm)	170	<i>insufficient data</i>	123	<i>insufficient data</i>
PM Peak Hour of Use	340	690	144	79% lower

- Traffic by comparison was substantially **decreased by up to 92%** by changing the use from a school to a community center

Proposed Property Discussion "B":

- Net buildable area: 40,758 square feet
- Replaces Public service yard with community center
- Direct connectivity with park
- Buffer between town center and residential





Identifying the Parameters for a decision

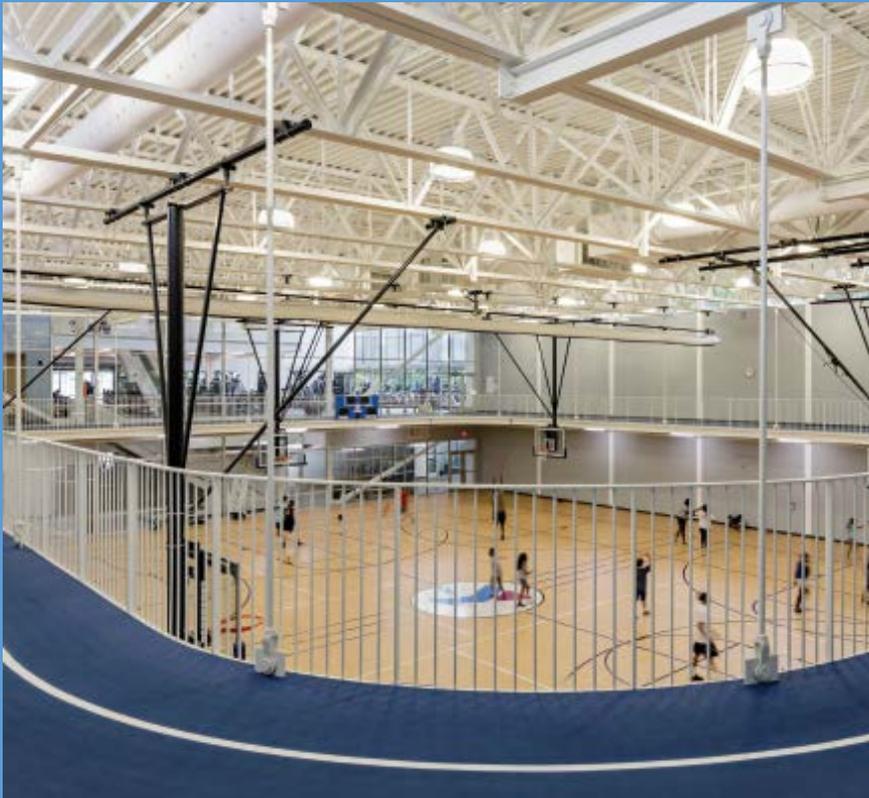
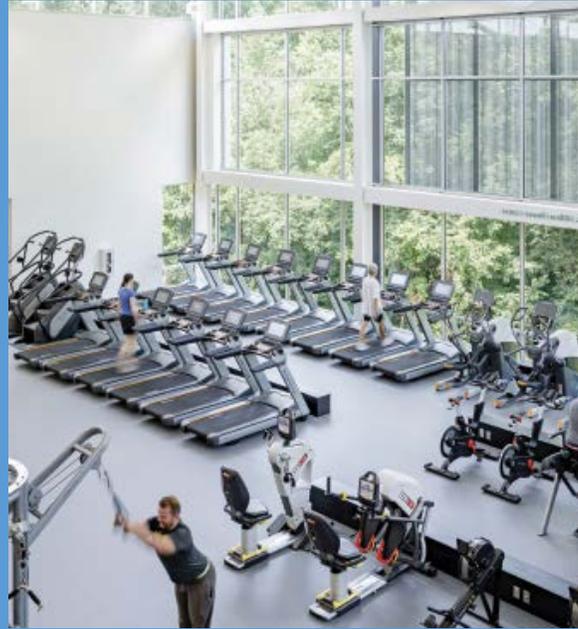
- **Indoor community center study by Ballard King**
- **Establish the recreational needs of the community**
- **Indicate potential location of center**
- **No increase to tax rate**
- **Cost effective to operate**
- **Provide feasibility study**
- **Council deliberations and decision**

Space	Number of Spaces	Square Footage	Total SF
Support			
Lobby	1	1,000	1,000
Front Desk	1	300	300
Café (small grab-and-go items)	1	300	300
Office Space (admin, conf. room, work space)	1	1,400	1,400
Drop-in Child Watch (includes unisex restroom)	1	1,000	1,000
Active Use			
Gymnasium (2 H.S. courts)	1	14,000	14,000
Gymnasium Storage	1	750	750
Walk/Jog Track (elevated around the gym)	1	5,500	5,500
Weight/Cardio Area	1	5,000	5,000
Group Exercise/Dance Room	1	2,000	2,000
Group Exercise Storage	1	300	300
Restroom/Locker Rooms	2	600	1,200
Universal Change Room (with shower)	1	200	200

Aquatics (outdoor)			
Lap/Compt. Pool (6 lane x 25 yd/7ft lanes)	1	3,375	3,375
Program/Shallow Area (attached to lap pool-35 x 25)	1	875	875
Deck Space	1	4,500	4,500
Sauna (Co-ed)	1	100	100
Pool Lifeguard Office/Changing Room	1	300	300
Pool Mechanical	1	800	800
Pool Locker Rooms/Restrooms (indoor)	2	600	1,200
Universal Change Rooms (indoor with shower)	3	200	600
Activity Rooms			
Multi-Purpose Room (divides into 3 rooms)	1	3,000	3,000
Multi-Purpose Room Storage	1	500	500
Arts & Crafts Room	1	900	900
Arts & Crafts Room Storage	1	250	250
Kitchen- Catering/Teaching	1	650	650
Indoor Playground (high bay space)	1	1,500	1,500
Sub-Total	31	49,900	51,500
Net to Gross (storage, circulation, support space)	25%		12,875
Final Total			64,375

What size should the community center be?

Between 50,000 square feet to 65,000 square feet and no taller than 2 to 3 stories



What could this look like?



How tall could this potentially be?

Not the 5 stories projected when a maximum buildable area was shown to Council in December 2017.....more likely 2 to 3 stories only!!

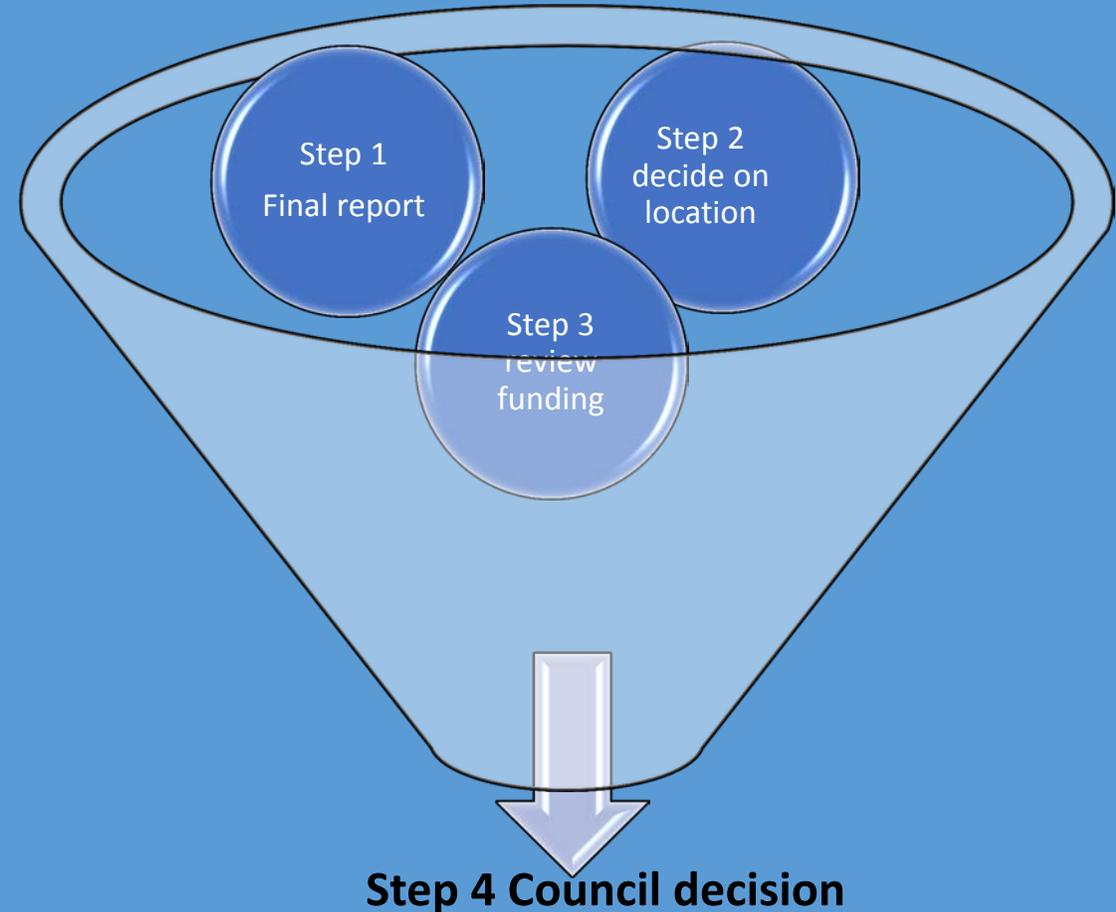
Projected Operational Analysis

Center is projected to recover 93% of costs by the second year and reduce the gap annually after

Category	New Center Budget
Expenses	\$ 2,053,573
Revenues	\$ 1,911,082
Difference	(142,491)
Recovery %	93%

What are the next steps?

- 1. Provide final report from Ballard King**
- 2. Decide on location**
- 3. Review funding possibilities**
- 4. Council decision**



How do we fund the construction of the community center?

- Village Council has adopted a policy to put aside the expected revenues from new construction into a savings account
- Grants from federally approved opportunity Zone designation in our downtown
- Grants and tax credits from being designated a brownfield area
- Grants from FEMA for building a hurricane shelter
- Potential grant from Miami-Dade County for economic development
- Park Impact fee on all new construction



Why build a community center at all?

- ❑ Improve services for residents
- ❑ Improve our quality of life
- ❑ Residents have asked for one since 2004
- ❑ Has been a part of our parks master plan since 2007





Questions?