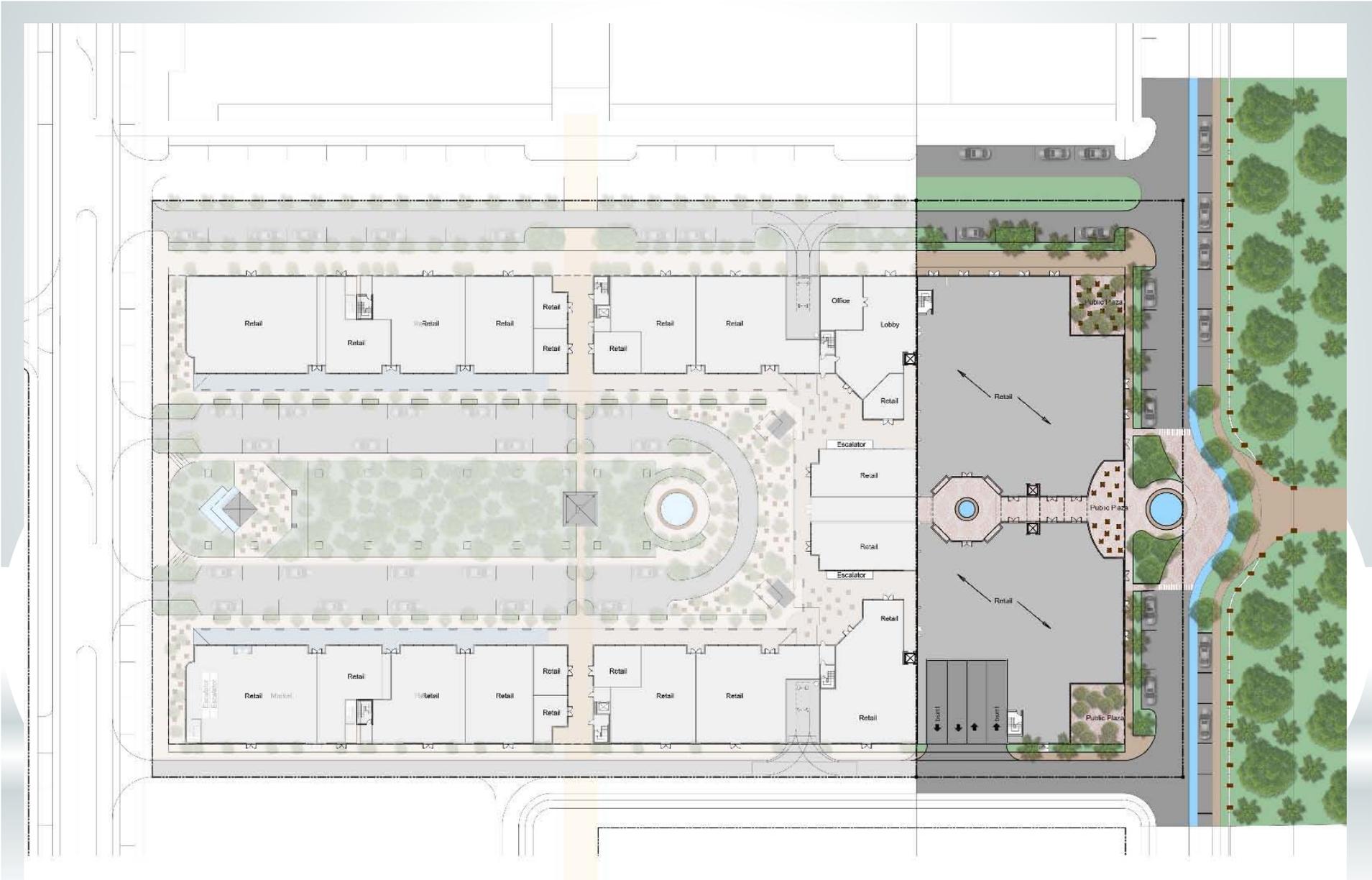




# Community Center Presentation

Wednesday, November 15, 2017



# Site Plan Concept



# Conceptual Rendering 1



Conceptual Rendering 2



Conceptual Rendering 3

# Proposed Funding Structure

Development Project	Project Info.		Projected Revenues		
	Commercial SF	No. of Units	Park Impact Fees Assessed (1)	Traffic Impact Fees Assessed (2)	Projected Ad-Valorem Increase
Atlantico (3)	12,500	271	\$ 476,960	\$ -	\$ 104,814
Sand Piper	10,000	85	\$ 149,600	\$ 33,000	\$ 23,758
Pugliese	2,000	235	\$ 413,600	\$ 6,600	\$ 65,683
Estate Homes	15,000	210	\$ 369,600	\$ -	\$ 61,141
Shores	75,000	240	\$ 422,400	\$ 247,500	\$ 93,876
Car dealership	135,000	0	\$ -	\$ 445,500	\$ 58,230
Office Building US 1	35,000	0	\$ -	\$ 115,500	\$ 8,152
<b>Sub-Totals</b>	<b>284,500</b>	<b>1,041</b>	<b>\$ 1,832,160</b>	<b>\$ 848,100</b>	<b>\$ 415,654</b>
<b>Total Projected Revenues</b>					<b>\$ 3,095,914</b>

(1) Park impact fees are established at 1,600 per unit plus 10% overhead

(2) Traffic impact fee has been proposed pending Council approval/adoption

(3) Currently under construction

# Other Cities Costs/Revenues

	Key Biscayne Community Center FY2015-16 Actual	Pinecrest Community Center FY2015-16 Actual
<b>REVENUES</b>		
<b>Total Revenues</b>	\$3,033,636	\$994,499
<b>EXPENDITURES</b>		
<b>Personal</b>		
<b>Operating</b>		
<b>Total Expenditures</b>		
<b>Difference</b>	\$236,599	-\$51,401

Example of Revenue Generators  
 Exercise Classes/ Programs (Swimming, Yoga, Zumba, etc... - this is the largest source of revenue for Key Biscayne, grossing approx. \$1.5 million)  
 Facility Rentals  
 Memberships  
 Sports Programs

## Examples of Revenue Generators:

- Classes & Specialty Programs (Yoga, swimming, Zumba, etc.- \$1.5 million generated in K. Biscayne)
- Facility Rentals
- Memberships
- Sports Programs

# Next Steps

\*Securing consulting services to:

- evaluate potential revenues based on conservative probable and aggressive scenarios
- determine what should be incorporated into the community center and potential fee structure



**Thank you**