



# Capital Improvements

**Vision Statement:** Provide high quality public facilities that meet and exceed the minimum level of service standards.

## Goals, Objectives and Policies:

**Goal CIE-1.** The City shall provide for facilities and infrastructure, normal and customary to local city government, as necessary to serve residents, property owners and visitors in a manner which is fiscally prudent and efficient in utilizing public investments and providing for new capital expenditures.

**Objective CIE-1.1.** Maintain and enhance public facilities and delivery of services for both existing and future residents and property owners. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading facilities and services necessary to maintain locally adopted level of service (LOS) standards.

**Policy CIE-1.1.1.** Capital requirements of one-hundred thousand dollars (\$100,000) or more in annual expenditures shall be included in the Capital Improvements Element (CIE) Five (5) Year Schedule of Capital Improvements.

**Policy CIE-1.1.2.** The Five (5) Year Schedule of Improvements contained in the CIE shall include capital projects for renovation, replacement, upgrading, and new facilities as necessary to maintain the adopted level of service standards, balanced to meet local needs and abilities.

**Policy CIE-1.1.3.** The City shall adopt an annual capital budget which contains the projects from the Five (5) Year Schedule of Improvements for the specified year.

**Policy CIE-1.1.4.** The City manages its long term general obligation debt in a manner that ensures that the ratio of the debt service millage to the city-wide millage does not exceed twenty (20%) percent.

**Policy CIE-1.1.5.** The City shall incorporate capital improvements affecting City LOS for water supply by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land via reference during periodic updates of the Comprehensive Plan.

**Objective CIE-1.2.** Identify and strengthen the minimum acceptable LOS standards adopted by the City in each respective plan element consistent with the Five (5) Year Capital Improvement Program.

**Policy CIE-1.2.1.** The following are the minimum acceptable LOS standards to be utilized in planning for capital improvement needs:

**Traffic Circulation LOS.** The minimum or lowest quality acceptable peak-period\* operating LOS standards for State Principal Arterial, Minor Arterial, County Minor Arterial, County and City Collector roads within the City shall be the minimum acceptable peak-period LOS standard:

- Where public transit service does not exist, roadways shall operate at or above LOS E; within the Special Transportation Area (STA) twenty (20%) percent of non-State roads may operate below LOS E.



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- Where public transit service having headways of twenty (20) minutes or less is provided within 1/2 mile distance, roadways shall operate at no greater than one-hundred twenty (120%) percent of their capacity.
  - Where commuter rail or express bus public transit service exists, generally parallel roads within 1/2 mile shall operate at no greater than one-hundred fifty (150%) percent of their capacity.
- \* *Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.*

**Sanitary Sewer LOS.** Existing sanitary sewer systems within the jurisdiction of the City shall be operated at a LOS not less restrictive than that provided for in the Code of Miami-Dade County Chapter 24 Environmental Protection, as amended. All sanitary sewer systems within the jurisdiction of the City shall be operated to provide at least the minimum LOS as described herein:

- The Miami-Dade County regional wastewater treatment and disposal system shall operate with a design capacity of two (2) above average daily flow for the preceding year.
- Effluent discharged from Miami-Dade County wastewater treatment plants shall meet all federal, State, and County standards.
- The local system shall maintain the design capacity to collect and dispose of one-hundred thirty-five (135) gallons of sewage per capita, per day.
- All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow.

**Solid Waste LOS.** The City shall maintain nominal collection services at the following levels of service: Residential pickup is to be twice a week for household waste, once per week for recycling, and once per week for trash; Commercial service provided by private contract service, shall continue at a level of service as agreed upon by the parties, not less than once per week. In cooperation with the Miami-Dade County, the City shall provide and maintain a minimum acceptable LOS for Solid Waste collection at an annual average design generation rate of five (5 lbs) pounds per capita per day for residential service, one half (0.5 lbs) pound per capita per day for residential recycling, and seven (7 lbs) pounds per capita per day for non-residential service. Certification of the availability and commitment of capacity by Miami-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site, during the concurrency review process.

**Drainage LOS.** The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for duration of one day from a ten-year storm. All structures shall be constructed at, or above, the minimum floor elevation specified in the Flood Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida. All new development must retain at least the first one (1") inch of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest.

**Potable Water LOS.** The minimum acceptable LOS standards of potable water shall be 165 gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a rated capacity which is no less than two (2%) percent above



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the maximum day flow for the preceding year. Water quality shall meet or exceed all federal, state, and County primary standards for potable water; and system wide storage capacity for finished water shall equal no less than fifteen (15%) percent of the County-wide average daily demand.

**Fire Protection LOS.** The minimum acceptable LOS standards of fire protection shall be as follows:

- Minimum fire flows shall be maintained at not less than:
  - 500 gpm in single-family residential areas of densities of less than 5.8 units per acre.
  - 750 gpm for single-family and duplex residential areas at densities of 5.8 dwelling units per acre or more.
  - 1500 gpm in multi-family residential and low intensity commercial areas of two (2) floors or less.
  - 3000 gpm in all other commercial and industrial areas.
- Automatic fire suppression systems shall be required in all buildings of six floors or more.

**Adequate Water Distribution LOS Standards.** The City shall seek to provide adequate water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards (NFPA) and Insurance Services Office (ISO) requirements, as amended.

**Recreation LOS Standards.** Maintain the existing level of services provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards:

Recreation facilities per resident:			
Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:		
Park Type	Acreage/Mileage	Service Radius
Urban Open Spaces	0 - .25	5 minute walk or 0.25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

Urban Open Spaces are those designated areas which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvements. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as linear parks or vest



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pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks those designated areas that are “walk-to” facilities where residents may walk or bicycle to the park within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to the following: field games; court games; sports fields; playground apparatus area; picnic area; landscaping and gardens areas; and senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Facilities is an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community.

District/Regional Parks is an area selected for its natural and ornamental quality and its suitability of which the purpose is to function as a regionally-based recreational activity area. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses.

Public School Facilities LOS: Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period. Beginning January 1, 2008, the adopted LOS standard for all Miami-Dade County Public Schools facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools, however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH capacity.

Certification of the availability and commitment of capacity by Miami-Dade County Public Schools during the concurrency review process shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development.

**Objective CIE-1.3.** The implementation of Future Land Use decisions through the Zoning Code and development order issuance shall be moderated by the availability of fiscal resources to permit the provision of capital facilities and related resources to maintain the level of services at adopted levels.



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**Policy CIE-1.3.1.** Analyze the capital facilities and infrastructure implications of land use and development projects with attention to the following:

- Safety improvements and hazard mitigation.
- Elimination of sub-standard conditions.
- Demonstrated linkage between projected growth or redevelopment and facility location.
- Balance between supporting new development or redevelopment.
- Financial feasibility, including long term operating costs.
- Coordination among agencies of capital programs.
- Contractual and/or mandatory obligations.

**Policy CIE-1.3.2.** All threshold development shall be contingent upon the provision of the necessary services at adopted levels and on a timely basis. Threshold development shall mean any development that increases gross floor area or increases demand for public facilities or services.

**Policy CIE-1.3.3.** Public facilities to serve existing and proposed developments shall be completed on a timely basis and concurrent with the need for such facilities subject to the following:

**Sanitary Sewer, Solid Waste, Drainage and Potable Water.** Prior to the issuance of any development order for new development or redevelopment the following shall apply:

- The necessary facilities exist or are under construction at the time the final development order is approved and such construction is the subject of enforceable assurance that it shall be completed and serviceable without unreasonable delay; or
- The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued; or
- The necessary facilities are funded and programmed for implementation in the CIE for construction within the first three years of the City’s adopted capital budget, or similarly adopted budget of other government agencies; or
- The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or
- Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances.

**Recreation and Open Space.** Prior to the issuance of any development order for new development or redevelopment impacting recreation and open space LOS levels must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or,
- The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development are dedicated or acquired by the City, or funds in the amount of the developer’s fair share are committed; and
- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its



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- functional equivalent as provided in the adopted 5-Year Schedule of Capital Improvements; or
- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place under actual construction not more than one year after the issuance of a certificate of occupancy or its functional equivalent.

**Transportation Facilities.** Prior to the issuance of any development order for new development or redevelopment, public transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or
- A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the City’s adopted 5-Year Schedule of Capital Improvements or transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation Five Year Work Program and Miami-Dade County’s 5-Year Transportation Improvement Program.
- The estimated date of commencement of actual construction and the estimated date of project completion must be included.
- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3180(1) (c) F.S. or an agreement or development order issued pursuant to Chapter 380, F.S. to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation.

**Educational Facilities.** Public school facility capacity improvements programmed in the first three years of the Miami-Dade County Public Schools Facilities Work Program shall be counted as available capacity for purposes of concurrency. The necessary public school facilities must be in place or under actual construction within three years after issuance of final site plan approval.

**Policy CIE-1.3.4.** The Five-Year Schedule of Improvements will include the capital investments required by the plan based upon the level of service standards adopted within each portion of the Comprehensive Plan.

**Policy CIE-1.3.5.** Threshold Development shall be required to bear an equitable share of the cost of providing public facilities and infrastructure consistent with this plan including the payment of impact fees as outlined in the Zoning Code. Equitable share of completing infrastructure may include police, fire, stormwater and transportation impact fees and contribution to enterprise funds.

**Policy CIE-1.3.6.** The City in coordination with Miami-Dade County Public Schools shall include proportionate share mitigation methodologies and options for public school facilities in its



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concurrency management program and the Updated and Restated City of Coral Gables and Miami-Dade County School Board Interlocal Agreement for Public School Facility Planning, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public facilities through Public School Mitigation Agreements that provide for one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank for the right to sell capacity credits.

**Objective CIE-1.4.** The City should maintain and strengthen its investment in public resources to further the goals, objectives and policies of the Comprehensive Plan.

**Policy CIE-1.4.1.** Public capital resources should not be spent to subsidize private development in coastal areas as defined in the Public Safety Element except for restoration or enhancement of natural resources.

**Objective CIE-1.5.** Protect the public fiscal welfare by limitations on the amount and kind of debt the City may incur.

**Policy CIE-1.5.1.** The City shall be limited on the use of revenue bonds to no more than twenty-five (25%) percent total debt. The total debt service shall not exceed six (6%) percent of total revenue; and outstanding capital indebtedness shall not exceed eight (8%) percent of the total property tax base of the City.

**Objective CIE-1.6.** The City shall ensure the provision of public facilities and services at no less than the established LOS standards and manage the land development process to assure public facility needs do not exceed the City's ability to adequately fund and provide or require provision of needed capital improvements. The City will use the collection of impact fees to adequately fund services and projects related to roadways, parks, police, fire and general government services.

**Policy CIE-1.6.1.** The Concurrency Management Program (CMP) shall provide for the regulation and administration of the issuance of threshold development orders to be predicated upon the provision of public services consistent with this plan.

**Policy CIE 1.6.2.** The City shall continue its established impact fee system that supports the Comprehensive Plan to ensure that public facilities shall be available to serve new development.

**Policy CIE-1.6.3.** The City will collect funds through the authority of the impact fee ordinance to support public facilities which have a "rational nexus" to and provide a benefit for new development on which impact fees are imposed.

**Policy CIE-1.6.4.** Funds collected through impact fees shall be used to provide additional public facilities and capital improvements to accommodate new development.

**Policy CIE-1.6.5.** The City shall conduct a complete review of the Impact Fee program every three years to determine if changes in costs, facility needs, development patterns, demographics and any other relevant factors indicate a need to update the impact fees.

**Goal CIE-2.** The City maintains a 5-Year Capital Improvement Program (CIP) containing projects that are financially feasible and necessary due to deficiencies in levels of service identified in other





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Comprehensive Plan elements or are other capital improvements which the City has determined shall be included in its CIP in provision of public services at or above the minimum LOS standards as adopted.

**Objective CIE-2.1.** The City, as part of its annual fiscal year budget approval process, via that process, shall incorporate the new CIP into the Comprehensive Plan. The CIP shall be an Appendix to this document

**Objective CIE-2.2.** Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for 2009-2010 through 2013-2014 developed by Miami-Dade County Public Schools and adopted by the Miami-Dade County School Board, is incorporated by reference into the City’s Capital Improvement Plan, as applicable.

The City of Coral Gables shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted LOS standard, including interim standards, will continue to be achieved and maintained. The City of Coral Gables, through its annual updates of the 5-year Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Coral Gables and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City’s Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program.

The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period.

**Goal CIE-3.** The City shall continue to participate in an annual roadway improvement program which is funded by the local option gasoline tax.

**Goal CIE-4.** In addition to the general monitoring and evaluation requirements of the Capital Improvement Plan, the City as a part of its annual budget review process shall review and amend the Capital Improvement Plan to include new capital projects related to the Comprehensive Plan. The CIP shall be an Appendix to this document.

**Goal CIE-5.** The Coral Gables Concurrency Management Program is included by reference in the Comprehensive Plan and is maintained by the City’s Building and Zoning Department.

**Objective CIE-5.1.** The City shall incorporate the new executive summary from the Coral Gables Concurrency Management Program into the Comprehensive Plan annually upon adoption of the annual Capital Improvement Program.

**Policy CIE-5.1.1.** The City of Coral Gables Concurrency Management Program executive summary for 2009 is hereby incorporated by reference into the City’s Capital Improvements Element.

**Policy CIE-5.1.2.** Appropriate mechanisms will be developed and adopted consistent with the South Florida Water Management District and Miami-Dade County in order to assure that adequate water supplies are available to all water users and to ensure that adequate water supply



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is available prior to approval of a building permit. Furthermore, the City of Coral Gables will be responsible for providing monthly building permit data to MDWASD to be used for monitoring the availability of water supplies for all water users of the Miami-Dade County Water and Sewer Department within the City limits, and for implementing a system that links water supplies to the permitting of new development.

**Policy CIE-5.1.3.** The City shall incorporate capital improvements affecting City levels of service for water supply by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its Capital Improvements Element via reference during periodic updates of the Comprehensive Plan.

**Policy CIE-5.1.4.** The Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for 2009-2010 through 2013-2014 will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period. The City adopts the Work Program by reference.