



# Capital Improvements

Vision: Provide high quality public facilities that meets and exceeds the minimum level of service standards.

## Summary of changes to the Goals, Objectives and Policies

This element was updated to include the changes recommended in the 2006/2007 EAR and to be consistent with the requirements of Section 163.3177 Florida Statutes, which requires local governments to update the Capital Improvements Program on a yearly basis and adopt those changes into the Capital Improvements Element (CIE). The primary purpose of the CIE update is to stay abreast of the facility needs of the community and to ensure that the deficiencies as well as the improvements identified in the other elements of the comprehensive plan as necessary to support the growth of the community are programmed and that the deficiencies are corrected accordingly over time. The element was updated to reflect all proposed revisions to level of service standards in the other elements of the plan.

Amendment (addition/deletion) pursuant to the EAR





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Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Revised Goals, Objectives and Policies

~~Goal CIE9-1. PROVIDE FACILITIES AND INFRASTRUCTURE.~~ 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. Note: This Goal is modified beyond the EAR comment due to further review of the wording.

~~Objective CIE9-1.1. PROVISION OF FACILITIES NECESSARY TO MAINTAIN LOS STANDARDS.~~ Provide, as affordable, for the necessary repair and replacement of existing facilities and 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. Note: This Objective is modified beyond the EAR comment due to further review of the wording.

~~Policy CIE9-1.1.1. FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS.~~ 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. Note: This policy was not modified, upon further review, the thresholds are determined to be sufficient.

~~Policy CIE9-1.1.2. CONTENT OF FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS.~~ 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 9-1.1.3. ADOPTION OF ANNUAL CAPITAL BUDGET.~~ 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 9-1.1.4. MANAGING LONG TERM GENERAL OBLIGATION DEBT.~~ The City ~~should~~ manages its long term general obligation debt in a manner that ensures that the ratio of the debt service mileage to the city-wide mileage does not exceed twenty (20%). Note: This Policy is modified beyond the EAR comment due to further review of the wording.

~~Policy CIE 9-1.1.5.~~ 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 9-1.2. MINIMUM ACCEPTABLE LEVEL OF SERVICE STANDARDS.~~ The minimum acceptable Level of Service (LOS) standards adopted by the City in each respective plan element are the basis for the Five (5) Year Capital Improvement Schedule. These minimum standards are as follows: 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. Note: This Objective is modified beyond the EAR comment due to further review of the wording.

~~Policy CIE 9-1.2.1. MINIMUM LOS STANDARDS USED IN PLANNING CAPITAL IMPROVEMENT NEEDS.~~ The following are the minimum acceptable LOS Level of Service standards to be utilized in planning for capital improvement needs: ~~{3243}~~ Note: This Policy is modified beyond the EAR comment due to further review, it was determined that this policy should remain.

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 mileage to the city-wide mileage does not exceed twenty (20%).

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%) of non-State roads may operate below LOS E.
- 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%) 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%) 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 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

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~~Traffic Circulation LOS. The minimum or lowest quality acceptable peak-period\* operating Level of Service (LOS) standards for State Principal Arterial, Minor Arterial, County Minor Arterial, and County and City Collector roads within the City of Coral Gables shall be as herein established: (3243)~~

~~Beginning January 1, 1995, the minimum acceptable peak-period LOS standard: shall be the following:~~

- ~~Where no public mass public transit service does not exists, roadways shall operate at or above LOS E; In Within the Special Transportation Area STA's (STA) twenty (20%) of non-State roads may operate below LOS E.~~
- ~~Where mass public transit service having headways of twenty (20) minutes or less is provided within two (2) 1/2 mile distance, roadways shall operate at no greater than one-hundred twenty (120%) of their capacity;~~
- ~~Where extraordinary commuter rail or express bus public transit service such as commuter rail or express bus service exists, generally parallel roads within 2 miles 1/2 mile shall operate at no greater than one-hundred fifty (150%) 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 LOS levels of service not less restrictive than that provided for in the Code of Metropolitan 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 Levels of Service (LOS) as herein described:~~

- ~~The ~~Metro-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 ~~Metro-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 ~~Metro-Miami-~~ Dade County, the City shall provide and maintain a minimum acceptable LOS Level of Service for Solid Waste collection at an annual average design generation rate of five pounds (5 lbs) per capita per day for residential service, one half pound (0.5 lbs) per capita per day for residential recycling, and seven pounds (7 lbs) per capita per day for non-residential service. Certification of the availability and commitment of capacity by ~~Metro 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. Require projects to be designed to prevent flood damage in accord with applicable law. The South Florida Water Management District and Metro Dade County shall be coordinated with to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protection from the degree of flooding that would result for duration of one day during a storm that statistically occurs once in five years. All land on which urban development is to occur shall be filled to meet or exceed the Metro Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All structures shall be constructed at, or above the minimum floor elevations as specified in the Federal Insurance Rate Maps for Coral Gables in Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be~~

minimum LOS as herein described:

- 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.

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Drainage LOS. The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for a 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 inch (1") 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%) above 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%) 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

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~~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/or 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. The LOS standard shall be fairly and equitably applied to all development sites where increased drainage service is required. The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for a 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 inch (1") 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/or 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.~~

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  - 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 ~~Level of Service~~ LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards: are as herein provided. (3243)

RECREATION FACILITY	STANDARD	PARKS	STANDARD (acres per 1,000 residents)
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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 FACILITY	STANDARD	PARKS	STANDARD (acres per 1,000 residents)
Playing Fields	1 field per 5,600 residents	Active	0.30

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 Space 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 improvement. 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, vest 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.

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<del>Golf Course</del>	<del>9 holes per 25,000 residents</del>	<del>Special Purpose</del>	<del>3.00</del>
<del>Tennis Courts</del>	<del>1 court per 2,000 residents</del>	<del>Neighborhood</del>	<del>0.75</del>
<del>Racquetball Courts</del>	<del>1 court per 11,500 residents</del>	<del>Mini-park</del>	<del>0.04</del>
<del>Basketball Courts</del>	<del>1 court per 5,000 residents</del>	<del>Open Space</del>	<del>0.10</del>
<del>Ball Diamonds</del>	<del>1 field per 5,600 residents</del>	<del>Active</del>	<del>0.30</del>
<del>Playing Fields</del>	<del>1 field per 5,600 residents</del>		
<del>Swimming Pools</del>	<del>1 pool per 50,000 residents</del>		
<del>Equipped Play Area</del>	<del>1 area per 5,000 residents</del>		

Recreation facilities radius standard:

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

**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.

**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 either of 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 development order is approved and such construction is the subject of enforceable assurance that it shall be completed and serviceable with out 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 is 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

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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.

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~~Objective CIE9-1.3. IMPLICATIONS OF FISCAL CONSIDERATIONS CAPITAL FACILITIES AND RELATED RESOURCES ON LAND USE.~~ The implementation of Future Land Use decisions through the Zoning Ceode 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.

~~Policy CIE 9-1.3.1. ANALYSIS OF CAPITAL FACILITIES AND INFRASTRUCTURE IMPLICATIONS ON LAND USE AND DEVELOPMENT.~~ Analyze the The capital facilities and infrastructure implications of land use and development projects plans will be analyzed and set forth 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.

**Note: This Policy is modified beyond the EAR comment due to further review of the wording.**

~~Policy CIE 9-1.3.2. CONSISTENCY OF THRESHOLD DEVELOPMENT WITH CONCURRENCY MANAGEMENT/LOS STANDARDS.~~ All threshold development shall be contingent upon the provision of the necessary services at adopted levels and on a timely basis. ~~concurrent with the time needed as set forth in the Land Use Chapter.~~ Threshold development shall mean any development that increases gross floor area or increases demand for public facilities or services.

~~Policy CIE9-1.3.3. CRITERIA FOR DETERMINING TIMELY AVAILABILITY OF PUBLIC FACILITIES.~~ The assurance of the provision of necessary public facilities on a timely basis concurrent with the need for such facilities to serve existing and proposed developments shall be by one of the following six means and conditioned as applicable by the seventh provision as follows: 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 either of the following:

- ~~1. The necessary facilities are under construction at the time the building permit is issued and such construction is the subject of enforceable assurance that it shall be completed and serviceable without unreasonable delay;~~
- ~~2. 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;~~
- ~~3. The necessary facilities are funded and programmed for implementation in the CIE for construction in year one of the City's adopted capital budget, or similarly adopted budget of other government agencies.~~
- ~~4. The necessary traffic circulation and/or mass transit facilities or services are programmed in the CE for construction in or before year 3 of the City's adopted budget or similarly adopted budget of other government agencies including the County's capital budget or the State agency having operational responsibility for affected facilities; In all cases, such facilities must be committed for construction in or before year 3;~~
- ~~5. 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~~
- ~~6. Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances; and~~

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 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 Town'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.

**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

Amendment (addition/deletion) pursuant to the EAR





# Capital Improvements

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Revised Goals, Objectives and Policies

- ~~7. In all instances where a decision to issue a building permit is based on the foregoing provisions 3, 4 or 5, the following conditions shall apply:~~
- ~~a. The necessary facilities shall not be deferred or deleted from the CIE, work program or adopted one-year capital budget unless the dependent building permit expires or is rescinded prior to the issuance of a certificate of use and occupancy (CO);~~
  - ~~b. The facilities necessary to serve a development must be contracted for construction no later than thirty-six months after the date that the initial certificate of use and occupancy (CO) is issued for the dependent development; and~~
  - ~~c. Construction of the necessary facilities must proceed to completion with no unreasonable delay or interruption.~~

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 development order is approved and such construction is the subject of enforceable assurance that it shall be completed and serviceable with out 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 is 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 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.

**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%) total debt. The total debt service shall not exceed six (6%) of total revenue; and outstanding capital indebtedness shall not exceed eight 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 Master 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 to 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 comprehensive plan chapters 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 incorporates the new CIP into the Comprehensive Plan. The CIP shall be an Appendix to this document

**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

Amendment (addition/deletion) pursuant to the EAR





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Revised Goals, Objectives and Policies

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 Town'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 9-1.3.4. MINIMUM LOS STANDARDS AS THE BASIS FOR IDENTIFYING CAPITAL INVESTMENTS.~~ 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 9-1.3.5. THRESHOLD DEVELOPMENT TO BEAR EQUITABLE SHARE OF PUBLIC FACILITY AND INFRASTRUCTURE COSTS.~~ 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.

~~Objective CIE 9-1.4. CONTINUE PUBLIC INVESTMENTS.~~ Public resources shall be invested to further the goals, objectives and policies of the comprehensive plan. The City should maintain and strengthen its investment in public resources to further the goals, objectives and policies of the Comprehensive Plan. **Note:** This Objective is modified beyond the EAR comment due to further review of the wording.

~~Policy CIE 9-1.4.1. LIMITING SUBSIDIES TO DEVELOPMENT IN THE COASTAL AREAS.~~ Public capital resources should not be spent to subsidize private development in coastal areas as defined in ~~Policy 5-2.1.4 of the Coastal Management Public Safety Element~~ except for restoration or enhancement of natural resources. **Note:** This Policy is modified beyond the EAR comment due to other changes in the Comprehensive Plan.

~~Objective CIE 9-1.5. EXERCISE AND MAINTAIN DILIGENT PUBLIC FISCAL WELFARE.~~ Protect the The public fiscal welfare shall be protected by limitations on the amount and kind of debt the Ceity may incur. **Note:** This

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 prior to approval of a building permit. Furthermore, City of Coral Gables will be responsible 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.

Amendment (addition/deletion) pursuant to the EAR





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**Objective is modified beyond the EAR comment due to further review of the wording.**

**Policy ~~CIE 9-1.5.1. LIMITATIONS ON CITY CAPITAL EXPENDITURES.~~** The City shall be limited on the use of revenue bonds to no more than twenty-five (25%) total debt. The total debt service shall not exceed six (6%) of total revenue; and outstanding capital indebtedness shall not exceed eight percent of the total property tax base of the city.

**Objective ~~CIE 9-1.6. CONTINUE MONITORING OF MINIMUM LOS STANDARDS.~~** The City shall ~~ensure~~ assure the provision of public facilities and services at no less than the established ~~LOS Level of Service~~ 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.~~ **Note: This Objective is modified beyond the EAR comment due to further review of the wording.**

**Policy ~~CIE 9-1.6.1. CONCURRENCY MANAGEMENT PROGRAM (CMP).~~** ~~The City' shall establish a Concurrency Management Program (CMP) to execute the policies set forth herein and assure compliance with the established level of service standards and commitments made by affected developments. 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 ~~9-1.6.2. AVAILABILITY OF PUBLIC FACILITIES PRIOR TO COMPREHENSIVE PLAN ADOPTION.~~** ~~The CMP shall provide that public facilities shall be available to serve developments which are existing, and those holding valid development orders prior to the adoption of this comprehensive plan.~~ **Note: This policy is deleted due to further review of the wording.**

**Policy ~~CIE 9-1.6.2.~~** The City shall continue its established impact fee system that supports the Comprehensive Master Plan to ensure that public facilities shall be available to serve new development.

**Policy ~~CIE 9-1.6.3.~~** 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 to new development on which impact fees are imposed.

**Policy ~~CIE 9-1.6.4~~** Funds collected through impact fees shall be used to provide additional public facilities and capital improvements to accommodate new development.

**Policy ~~CIE 9-1.6.5~~** 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.

**Policy ~~9-1.6.3. REVISING THE LAND DEVELOPMENT REGULATIONS.~~** ~~The City's Land Development Regulations went into effect December 31, 1991. After January 1, 1997, the City shall revise the Land Development Regulations, which govern: zoning; subdivision; signage; landscaping and tree protection; surface water management and other areas, as needed in order to:~~

- ~~Effectively regulate future land use activities and natural resources identified on the Future Land Use Map;~~
- ~~Adequately protect property rights; and~~
- ~~Implement the goals, objectives, and policies stipulated in the Comprehensive Plan.~~

Amendment (addition/deletion) pursuant to the EAR





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Revised Goals, Objectives and Policies

~~Goal CIE9-2. THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE: PROJECTS: The following The City maintains a 5-Year Capital Improvement Program (CIP) containing projects that are financially feasible and necessary due to required by deficiencies in levels of service identified in other comprehensive plan chapters 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. Note: This Goal is modified beyond the EAR comment due to further review of the wording.~~

~~Objective CIE 9-2.1. CAPITAL IMPROVEMENT PLAN. The Coral Gables Capital Improvement Plan (CIP) for 1994 through 2000 is shown in Appendix B. The City as part of its annual fiscal year budget approval process, via that process incorporates the new CIP into the Comprehensive Plan upon adoption of the annual budget beginning with the 1997-98 budget. The CIP shall be an Appendix to this document. Note: This Objective is modified beyond the EAR comment due to further review of the wording.~~

~~Goal CIE 9-3. STREET IMPROVEMENT PROGRAM: This is an annual program which is funded by the 1993 five (5¢) local option gasoline tax. The funds are entirely used for capital expenses associated with the resurfacing of municipal streets throughout the City. Included in the project are water line improvements, drainage improvements, sanitary sewer repairs and repaving of road surfaces. Each year approximately 30-40 blocks are selected for improvements using the local option gasoline tax proceeds and are included within the City's annual Capital Budget. The City shall continue to participate in an annual roadway improvement program which is funded by the local option gasoline tax.~~

~~Goal CIE9-4. REQUIREMENTS FOR MONITORING AND EVALUATION In addition to the general monitoring and evaluation requirements of the Capital Improvement Plan plan, the City as a part of its annual budget review process of Coral Gables by November 1<sup>st</sup> of each year shall review the Capital Improvement Element 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. Note: This Goal is modified beyond the EAR comment due to further review of the wording.~~

~~Goal CIE 9-5. CONCURRENCY MANAGEMENT PROGRAM. The executive summary from the Coral Gables Concurrency Management Program System shall be is included by reference in the Comprehensive Plan and is maintained by the City's Building and Zoning Department. by reference.~~

~~Objective CIE-9-5.1. 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 9-5.1.1. 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 9-5.1.2. 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 prior to approval of a building permit. Furthermore, City of Coral Gables will be responsible 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 9-5.1.3. The Miami-Dade County Public Schools Facilities Work Plan for the period covereing 2008/2009 to 202/2013 will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved~~

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and maintained throughout the planning period.

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ADM



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