



This element was formerly known as the *Public Facilities Element* and now includes the changes recommended in the 2006 EAR as well as additional policies related to water supply planning. This chapter includes Goals, Objectives and Policies related to the delivery of public services for sewer; solid waste; drainage; and water. The element also addresses natural ground water aquifer recharge, there are no changes to this section of the element. The changes to the element are summarized as follows:

- Sewer.** Policies were revised to state that the City will continue to monitor where septic systems exist; the City will provide sewer lines to all non single family and multi family areas as financially feasible. There are no changes to the adopted level of service standard for sanitary sewer.
- Solid Waste.** Language was updated as it relates to coordinating with Miami-Dade County DERM on maintaining a list of hazardous material use and storage in the City. No changes to the adopted level of service for solid waste were proposed.
- Drainage.** Several policies were deleted as recommended in the 2006 EAR due to more appropriate placement in the Zoning Code and that some policies have already been achieved and are no longer relevant. The adopted level of service standard was revised to modernize the language and to update the on-site retention requirements.
- Water.** Several policies were deleted as recommended in the 2006 EAR due to more appropriate placement in the Zoning Code and that some policies have already been achieved and are no longer relevant. The adopted level of service standard was revised to address new growth management requirements for future water supply planning and to adjust the gallons per capita per day to a level that is in line with the County standards and closer to the actual usage rate within the City. New Objectives and Policies were added to address water supply planning requirements.

Amendment (addition/deletion) pursuant to the EAR





Community Facilities

Vision: Provide high quality public facilities and community services.

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

Revised Goals, Objectives and Policies

~~GOAL 4-0: DELIVERY OF PUBLIC FACILITIES. Ensure the provision of high quality, healthful, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer recharge to City residents and visitors.~~

Goal COM-1. The City shall meet the existing and future public facilities needs of the City's residents and businesses through the provision of safe and efficient public facilities and services. The City constructs, maintains, and operates public facilities and services in an environmentally sensitive manner that is coordinated with the needs and efforts of other jurisdictions, and is compatible with the City's Future Land Use map.

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

Policy COM-1.1.1. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading of facilities and services necessary to maintain locally adopted LOS standards.

Sanitary Sewer

~~Goal COM-2. PROVISION OF SANITARY SEWER. Provide a level of sanitary sewer treatment that meets the established water quality based effluent limitations established by the Florida Department of Environmental Protection and the calculated level of service for the system. (3243) The City will protect the health and safety of the public by ensuring sanitary sewer treatment that meets established quality, is environmentally sound, cost effective and meets the City's present and future needs.~~

~~Objective COM-2.1. USE OF SEPTIC TANKS. Ensure effective septic tank utilization for single family and duplex land uses where they remain safe, efficient, and environmentally sound and the least costly long term method of disposal of sanitary waste. All other areas are to be efficiently and effectively serviced by sanitary sewer systems within ten (10) years of the date of adoption of this plan as financially feasible. This objective shall be achieved through the implementation of the following policies. (3243)~~

~~Policy COM-2.1.1. CONDITIONS GOVERNING SEPTIC TANK USAGE ON VACANT LOTS. Vacant single family residential lots can be developed and septic tanks installed provided certain conditions are met. These conditions are:~~

- ~~• Sewage loadings of gallons per day per square foot do not exceed those recommended by the septic tank code, for the size drainfield or absorption area that is available.~~
- ~~• Mounded soil absorption fields shall not be permitted.~~
- ~~• Connection to sanitary sewer shall be required upon availability of such service.~~
- ~~• A permit for such construction is issued and the work is approved.~~
- ~~• The lot is not located in a seasonally high water table which will impair proper functioning.~~
- ~~• The lot is not located in a wellfield protection area or where private wells are in use.~~
- ~~• Where connection to a public sewer line is not feasible.~~

~~Policy COM-2.1.2. PRIORITIZATION OF CONVERSION TO SANITARY SEWER SERVICE. Land uses, other than Residential Single-Family RL and RH or Residential Multi-Family RMD (Duplex) and Multi-Family categories that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible. (3243)~~

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

Policy COM-1.1.1. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading of facilities and services necessary to maintain locally adopted LOS standards.

Sanitary Sewer

Goal COM-2. The City will protect the health and safety of the public by ensuring sanitary sewer treatment that meets established quality, is environmentally sound, cost effective and meets the City's present and future needs.

Objective COM-2.1. Ensure effective septic tank utilization for single family and duplex land uses where they remain safe, efficient, and environmentally sound and the least costly long term method of disposal of sanitary waste. All other areas are to be efficiently and effectively serviced by sanitary sewer systems as financially feasible. This objective shall be achieved through the implementation of the following policies.

Policy COM-2.1.1. Vacant single family residential lots can be developed and septic tanks installed provided certain conditions are met. These conditions are:

- Sewage loadings of gallons per day per square foot do not exceed those recommended by the septic tank code, for the size drainfield or absorption area that is available.
- Mounded soil absorption fields shall not be permitted.
- Connection to sanitary sewer shall be required upon availability of such service.
- A permit for such construction is issued and the work is approved.
- The lot is not located in a seasonally high water table which will impair proper functioning.
- The lot is not located in a wellfield protection area or where private wells are in use.
- Where connection to a public sewer line is not feasible.

Policy COM-2.1.2. Land uses, other than Residential Single-Family and Multi-Family categories that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible.

Policy COM-2.1.3. New developments shall be required to connect to the sanitary sewer system in accord with City rules and procedures, which shall not be less restrictive than the Miami- Dade County Code. 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.

Policy COM-2.1.4. Existing sanitary sewer systems within the jurisdiction of the City shall be operated at LOS not less restrictive than that provided for in the Miami-Dade County Code, Chapter 24, Environmental Protection, as amended. All sanitary sewer systems within the jurisdiction of the City shall be operated to provide the following minimum LOS:

- 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.

Amendment (addition/deletion) pursuant to the EAR





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~~Policy COM-2.1.3. SANITARY SEWER REQUIREMENTS FOR NEW DEVELOPMENTS.~~ New developments shall be required to connect to the sanitary sewer system in accord with City ~~administrative rules and procedures,~~ which shall not be less restrictive than the Miami- Dade County Code. The ~~MiamiMetro-~~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. ~~(3243)~~

~~Policy COM-2.1.4. SANITARY SEWER LOS.~~ Existing sanitary sewer systems within the jurisdiction of the City shall be operated at ~~levels-of-service~~ LOS not less restrictive than that provided for in the ~~Code of Metro~~ Miami-Dade County Code, Chapter 24, Environmental Protection, as amended. All sanitary sewer systems within the jurisdiction of the City shall be operated to provide at least the following minimum Levels of Service (LOS): as ~~herein described:~~ ~~(3243)~~

- 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.

~~Policy COM-2.1.5. MAINTENANCE OF SEPTIC TANKS REQUIRED.~~ The City shall require the proper maintenance of septic tanks by the property owner to prevent pollution of groundwater.

~~Policy COM-2.1.6. REQUIRED CITY SEPTIC TANK RECORDS.~~ The City shall continue to maintain a directory of tanks in use through the development permitting process, a record of tank inspections as may be conducted by others, and to include the following when service permits ready collection and reporting of such information: liquid depth; thickness of sludge; conditions of tank; conditions of drainfield; and, indications of the presence of hazardous materials.

~~Policy COM-2.1.7. MONITORING SEPTIC TANK CONSTRUCTION.~~ The City ~~may consider the monitoring of~~ will continue to monitor septic tank construction, operation, and maintenance, including:

- Approximate number of fixture units connected.
- Tank size.
- Date of original installation, dates of repairs and emptyings
- Tank location on site.
- Connection of garbage grinder, dishwasher or washing machine
- Drainfield size.
- Drainfield location on site.
- Presence of hazardous materials.

~~Policy COM-2.1.8. ANNUAL REPORTS REQUIRED OF PRIVATE SEWER SYSTEMS.~~ Private sanitary sewer collection and pumping systems shall ~~make~~ provide annual reports to the City regarding their estimated loads and overall conditions of their pumping stations and transmission systems. Reports should be prepared and certified by a Florida registered engineer. In addition, all private surveyors of sanitary sewer systems connected to the City should be required to provide the City with a copy of their current DERM operating permit on an annual basis, no later than February 1st of each year.

~~POLICY 4-1.1.9: PERMITS REQUIRED FOR PRIVATE SYSTEM MODIFICATIONS.~~ The City shall ~~require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.~~

~~Policy COM-2.1.9. REVIEW IMPACT OF WATER USE AND SANITARY SEWER FACILITIES.~~ The City shall

- All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow.

~~Policy COM-2.1.5.~~ The City shall require the proper maintenance of septic tanks by the property owner to prevent pollution of groundwater.

~~Policy COM-2.1.6.~~ The City shall continue to maintain a directory of tanks in use through the development permitting process, a record of tank inspections as may be conducted by others, and to include the following when service permits ready collection and reporting of such information: liquid depth; thickness of sludge; conditions of tank; conditions of drainfield; and, indications of the presence of hazardous materials.

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- Date of original installation, dates of repairs and emptyings
- Tank location on site.
- Connection of garbage grinder, dishwasher or washing machine
- Drainfield size.
- Drainfield location on site.
- Presence of hazardous materials.

~~Policy COM-2.1.8.~~ Private sanitary sewer collection and pumping systems shall provide annual reports to the City regarding their estimated loads and overall conditions of their pumping stations and transmission systems. Reports should be prepared and certified by a Florida registered engineer. In addition, all private surveyors of sanitary sewer systems connected to the City should be required to provide the City with a copy of their current DERM operating permit on an annual basis, no later than February 1st of each year.

~~Policy COM-2.1.9.~~ The City shall continue to review the impact of water use via meter readings from private system's potable water supplies and evaluate the individual system's impact on the City's sanitary sewerage facilities.

~~Policy COM-2.1.10.~~ The conditions of gravity sanitary sewers, pump stations, and force main systems shall continue to be investigated. The following parameters should be reported: ~~on:~~

- Capacities, compared to loading demands.
- Infiltration and inflow.
- Physical conditions, the need for repairs, and replacement.
- Operating pressures.
- Age, remaining service life support critical analysis of the systems condition and future needs.
- Reliability in emergency situations

~~Policy COM-2.1.11.~~ The City shall ensure that sanitary sewer facilities are provided to meet projected future demands as they are realized, at the required LOS. Facilities to meet new demands shall be provided for by those creating that demand and funded through the sanitary sewer impact fee. Such provision of facilities shall be by construction, payment of impact fees, or taxes, which shall lead to construction, or by binding agreement for construction assuring that required facilities are available to meet the concurrency requirements of this plan. Future demand estimates should be used to aide in the sizing and scheduling of such facilities, however,

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continue to review the impact of water use via meter readings from private system's potable water supplies and evaluate the individual system's impact on the City's sanitary sewerage facilities.

Policy COM-2.1.10. ~~CONTINUING INVESTIGATION OF THE CONDITIONS OF SEWER SYSTEM COMPONENTS.~~

The conditions of gravity sanitary sewers, pump stations, and force main systems shall continue to be investigated. The following parameters should be reported: ~~on:~~

- Capacities, compared to loading demands.
- Infiltration and inflow.
- Physical conditions, the need for repairs, and replacement.
- Operating pressures.
- Age, remaining service life support critical analysis of the systems condition and future needs.
- Reliability in emergency situations

Policy COM-2.1.11. ~~MAINTAINING SEWER SYSTEM LOS STANDARDS AND PROVIDE REQUISITE FACILITIES.~~

The City shall ensure that sanitary sewer facilities are provided to meet projected future demands as they are realized, at the required LOS. Facilities to meet new demands shall be provided for by those creating that demand and funded through the sanitary sewer impact fee. Such provision of facilities shall be by construction, payment of impact fees, or taxes, which shall lead to construction, or by binding agreement for construction assuring that required facilities are available to meet the concurrency requirements of this plan. Future demand estimates should be used to aide in the sizing and scheduling of such facilities, however, construction of facilities need only occur where actual demand is realized, and when such facilities will provide for operation at no less than the LOS standard applicable. The City shall coordinate with ~~Metre~~ Miami-Dade Water and Sewer Authority to monitor and exchange information and management practices to insure LOS standards are being maintained.

Policy COM-2.1.12. ~~STANDARD FOR NEW LIFT STATIONS.~~ ~~After plan adoption, all~~ All new lift stations within the City of Coral Gables shall be required to have a limit of ten (10) hours per pump. ~~(3243)~~

Policy COM-2.1.13. ~~MONITORING SEWER SYSTEM OPERATIONS.~~ The City shall monitor the general operation of its sanitary sewer services to assure that no less than the minimum acceptable LOS ~~Level of Service~~ standards are being provided. Such a monitoring program shall provide recommendations for needed capital improvement commitments in the Capital Improvements Budget and the City's existing Concurrency Management Program.

Policy COM-2.1.14. ~~WATER CONSERVATION.~~ Water conservation practices utilized in support of the policies in the ~~Conservation~~ Natural Resources Element shall be employed including maintenance and operation to minimize groundwater and surface water infiltration. Inform the public as to effective use of restricted sanitary sewer plumbing fixtures, and participation in ~~Metre~~ Miami-Dade programs to improve water conservation.

Solid Waste

Goal COM-3. ~~SOLID WASTE COLLECTION AND DISPOSAL.~~ ~~Provide solid waste collection on a regular basis in order to maintain the appearance of the City and protect the Public Health. (3243)~~ Provide efficient solid waste collection in order to protect the health, safety and environmental resources of the community and to maintain the appearance of the City.

Objective COM-3.1. ~~MAINTAINING SOLID WASTE COLLECTION OPERATIONS.~~ Maintain solid waste collection operations in a safe, effective, environmentally sound and efficient manner, in balance with local and regional

construction of facilities need only occur where actual demand is realized, and when such facilities will provide for operation at no less than the LOS standard applicable. The City shall coordinate with Miami-Dade Water and Sewer Authority to monitor and exchange information and management practices to insure LOS standards are being maintained.

Policy COM-2.1.12. All new lift stations within the City shall be required to have a limit of ten (10) hours per pump.

Policy COM-2.1.13. The City shall monitor the general operation of its sanitary sewer services to assure that no less than the minimum acceptable LOS standards are being provided. Such a monitoring program shall provide recommendations for needed capital improvement commitments in the Capital Improvements Budget and the City's existing Concurrency Management Program.

Policy COM-2.1.14. Water conservation practices utilized in support of the policies in the Natural Resources Element shall be employed including maintenance and operation to minimize groundwater and surface water infiltration. Inform the public as to effective use of restricted sanitary sewer plumbing fixtures, and participation in Miami-Dade programs to improve water conservation.

Solid Waste

Goal COM-3. Provide efficient solid waste collection in order to protect the health, safety and environmental resources of the community and to maintain the appearance of the City.

Objective COM-3.1. Maintain solid waste collection operations in a safe, effective, environmentally sound and efficient manner, in balance with local and regional solid waste comprehensive plan policies. This objective shall be achieved through the implementation of the following policies.

Policy COM-3.1.1. The City shall be prepared to modify its solid waste collection practices in a manner consistent with any new solid waste recycling and hazardous waste practice requirements of the primary agencies responsible for solid waste disposal and recycling.

Policy COM-3.1.2. The City shall maintain solid waste collection services at the following LOS:

- Residential pickup is to be twice a week for household waste; once per week for trash; and once per week for recycling.
- 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.

Policy COM-3.1.3. In cooperation with 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 pounds (5 lbs) per capita per day for residential garbage and trash; 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 Miami-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site during the concurrency review process.

Policy COM-3.1.4. The City shall cooperate in the hazardous waste collection and disposal programs of Miami-Dade County by enforcing within the City's jurisdiction hazardous waste collection practices required by the county and other agencies with jurisdiction. The City shall coordinate with Miami-Dade County DERM in preparation and maintenance of an up-to-date list of all businesses in the City that store, use and/or dispose of

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solid waste comprehensive plan policies. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~

Policy COM-3.1.1. ~~MODIFYING COLLECTION PRACTICES.~~ The City shall be prepared to modify its solid waste collection practices in a manner consistent with any new solid waste recycling and hazardous waste practice requirements of the primary agencies responsible for solid waste disposal and recycling.

Policy COM-3.1.2. ~~SOLID WASTE COLLECTION.~~ The City shall maintain solid waste collection services at the following LOS : levels of service: ~~(3243)~~

- Residential pickup is to be twice a week for household waste; once per week for trash; and once per week for recycling.
- 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.

Policy COM-3.1.3. ~~SOLID WASTE LOS.~~ 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: ~~(3243)~~

- Five pounds (5 lbs) per capita per day for residential garbage and trash; 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.

Policy COM-3.1.4. ~~HAZARDOUS WASTE COLLECTION AND DISPOSAL.~~ The City shall cooperate in the hazardous waste collection and disposal programs of ~~Metro~~ Miami-Dade County by enforcing within the City's jurisdiction ~~such~~ hazardous waste collection practices required by the county and other agencies with jurisdiction. ~~Such cooperation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter serving the city. Such notification shall indicate that the City does not provide Hazardous Waste Collection services. Furthermore, such notification shall state that only vendors permitted by Metro Dade Department of Environmental Resource Management (DERM) are allowed to transport hazardous waste. The notification shall also state that for a current list of permitted hazardous waste haulers residents should contact DERM. (3243)~~ The City shall coordinate with Miami-Dade County DERM in preparation and maintenance of an up-to-date list of all businesses in the City that store, use and/or dispose of hazardous and toxic materials and/or waste.

Policy COM-3.1.5. ~~MONITORING LOS STANDARDS.~~ The City shall monitor the general operation of its solid waste collection services to assure the minimum acceptable LOS Level of Service is being maintained. Such a monitoring program shall provide recommendations for needed capital improvements commitments in the Capital Improvements Budget and the City's established Concurrency Management Program.

Policy COM-3.1.6. ~~WATER CONSERVATION PRACTICES.~~ The City shall continue to employ water conservation strategies and techniques to minimize the use of potable water in the provision of solid waste collection services. Such strategies shall include management attention to reducing unattended wash-down, self closing nozzles, and wash down schedules based upon need and not just time schedule. The City shall ~~consider the utility of~~ continue using recycling procedures for portions of water usage in its solid waste collection services.

hazardous and toxic materials and/or waste.

Policy COM-3.1.5. The City shall monitor the general operation of its solid waste collection services to assure the minimum acceptable LOS is being maintained. Such a monitoring program shall provide recommendations for needed capital improvements commitments in the Capital Improvements Budget and the City's established Concurrency Management Program.

Policy COM-3.1.6. The City shall continue to employ water conservation strategies and techniques to minimize the use of potable water in the provision of solid waste collection services. Such strategies shall include management attention to reducing unattended wash-down, self closing nozzles, and wash down schedules based upon need and not just time schedule. The City shall continue using recycling procedures for portions of water usage in its solid waste collection services.

Drainage

Goal COM-4. Provide adequate stormwater drainage in order to protect against flood conditions and prevent degradation of quality of receiving waters.

Objective COM-4.1. Maintain surface and storm water drainage systems in a safe, effective, environmentally sound and efficient manner. This objective shall be achieved through the implementation of the following policies.

Policy COM-4.1.1. The City should continue to support adequate preventive maintenance programs for drainage systems.

Policy COM-4.1.2. Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate oils and greases as well as sediment and grit from the discharge waters, as resources permit.

Policy COM-4.1.3. Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection as reviewed through the City's Concurrency Management Program.

Policy COM-4.1.4. Assist property owners with general information of related to flood zone per Federal Emergency Management Agency (FEMA) maps and available flood-proofing technology. Flood prone areas which represent substantial risk for occupants during disaster events should be considered for corrective action or targeted for special attention during disaster response actions.

Policy COM-4.1.5. 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.

Policy COM-4.1.6. Promote the use of water conservation measures in stormwater management through the use of

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Drainage

~~Goal COM-4. PROVISION OF ADEQUATE DRAINAGE.~~ Provide adequate stormwater drainage in order to protect against flood conditions and prevent degradation of quality of receiving waters. (3243)

~~Objective COM-4.1. MAINTENANCE OF SURFACE AND STORMWATER SYSTEM.~~ Maintain surface and storm water drainage systems in a safe, effective, environmentally sound and efficient manner. This objective shall be achieved through the implementation of the following policies. (3243)

~~Policy COM-4.1.1. PREVENTIVE MAINTENANCE.~~ The City should continue to support adequate preventive maintenance programs for drainage systems.

~~POLICY 4-3.1.2: IMPACT OF STREET-SCAPE AND LANDSCAPING PROJECTS.~~ Future street-scape and private landscaping projects should undergo special scrutiny to support drainage system effectiveness.

~~Policy COM-4.1.2. RELATED WATER CONSERVATION PRACTICES.~~ Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate oils and greases as well as sediment and grit from the discharge waters, as resources permit.

~~POLICY 4-3.1.4: DRAINAGE REQUIREMENTS FOR NEW DEVELOPMENT.~~ New development and redevelopment should provide for adequate on-site stormwater management. Off-site storm water management improvements should also be made when these projects are located within or adjacent to areas with drainage problems that rate higher than twenty (20) points in the City's rating systems, or affect and adversely impact existing drainage facilities.

~~Policy COM-4.1.3. MAINTAIN ADEQUATE LOS STANDARDS.~~ Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection as reviewed through the City's Concurrency Management Program.

~~POLICY 4-3.1.6: POLLUTION CONTROL TECHNOLOGY FOR DRAINAGE FACILITIES.~~ All new drainage facilities should be provided with pollution control to the level approved and locally accepted as best available technology consistent with existing regulatory requirements, including but not limited to the following when applicable:

- Retention of storm water
- Flow of storm water over grassed and vegetated areas
- Sumps
- Utilization of pavements that allow water to permeate
- Grease separation baffles
- Infiltration and percolation prior to overflow or outfall discharge
- Mosquito control

~~Policy COM-4.1.4. IDENTIFY FLOOD PRONE AREAS.~~ Identify locations that are subject to flooding. Assist property owners with general information of related to flood zone per Federal Emergency Management Agency (FEMA) maps and available flood-proofing technology. Flood prone areas which represent substantial risk for occupants during disaster events should be considered for corrective action or targeted for special attention during disaster response actions.

on-site retention of storm water, use of native vegetation with low water requirements to reduce irrigation demands, and community education in water conservation practices in development site planning and drainage design. This policy was revised beyond the EAR recommendations due to further review.

Potable Water

~~Goal COM-5.~~ The City of Coral Gables shall ensure that a safe potable water supply with sufficient quantity and quality to serve the City is available.

~~Objective COM-5.1.~~ The potable water treatment and distribution system shall be maintained by the system owner and operators in a safe, effective, efficient, environmentally sound and reliable manner consistent with this Comprehensive Plan.

~~Policy COM-5.1.1.~~ 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.

~~Policy COM-5.1.2.~~ The minimum acceptable Level of Service standards for 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 floors or less; and
- 3000 gpm in all other commercial and industrial areas.

Automatic fire suppression systems shall be required in all buildings of six floors or more.

~~Policy COM-5.1.3.~~ 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.

~~Policy COM-5.1.4.~~ Water conservation practices, strategies and techniques shall be utilized to minimize the waste and unnecessary degradation of potable water sources and supplies and support the policies in the Natural Resources Element. The use of water efficient plumbing fixtures, public education in water conservation methods are to be continued by the City.

~~Objective COM-5.2.~~ The City shall comply with its 10-year Water Supply Facilities Work Plan, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years. The City of Coral Gables Water Supply Facilities Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 10-year period.

~~Policy COM-5.2.1.~~ Comply with the 10-year Water Supply Facilities Work Plan and incorporate such work plan into the City's Comprehensive Plan as an Appendix.

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Revised Goals, Objectives and Policies

~~**Policy COM-4.1.5. DRAINAGE LOS STANDARDS.** Require projects to be designed to prevent flood damage in accord with applicable law. The SFWMD and Metro Miami-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 ten years. All land on which urban development is to occur shall be filled to meet or exceed the Metro Miami-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 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. 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.~~

~~**Policy COM-4.1.6. WATER CONSERVATION IN STORMWATER MANAGEMENT.** Promote the use of water conservation measures in stormwater management through the use of on-site retention of storm water, use of native vegetation with low water requirements to reduce irrigation demands, and community education in water conservation practices in development site planning and drainage design. **This policy was revised beyond the EAR recommendations due to further review.**~~

~~**Policy 4-3.1.10. WATER QUALITY STANDARDS FOR NEW DEVELOPMENT.** After January 1997, all All new developments must retain at least the first one inch (1") of storm water runoff on site in order to preserve water quality. (3243) **This policy was deleted due to further review.**~~

Potable Water

~~**Goal COM-5. PROVISION OF POTABLE WATER.** The City of Coral Gables shall ensure that a safe potable water supply with sufficient quantity and quality to serve the City is available. (3243)~~

~~**Objective COM-5.1. MAINTENANCE OF POTABLE WATER SYSTEM.** The potable water treatment and distribution system shall be maintained by the system owner and operators in a safe, effective, efficient, environmentally sound and reliable manner consistent with this Comprehensive Plan. **This objective shall be achieved through the implementation of the following policies.** (3243)~~

~~**Policy 4-4.1.1. WATER IMPROVEMENTS AND REQUISITE COORDINATION.** As existing potable water~~

Policy COM-5.2.2. Coordinate appropriate aspects of the City's Comprehensive Plan with the South Florida Water Management District's regional water supply plan adopted February 15, 2007 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted April 24, 2008. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Policy COM-5.2.3. The City shall coordinate the planning of potable water and sanitary sewer facilities and services and LOS standards within the Miami-Dade County Water and Sewer Department, DERM, the South Florida Water Management District, and the Lower East Coast Water Supply Plan Update.

Policy COM-5.2.4. The City shall coordinate with Miami-Dade County WASD by requiring applications to be reviewed by WASD during the site plan review process prior to approving a building permit, in order to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy for properties located within the City. Additional coordination efforts will occur between WASD and the City through the water allocation system which is a monthly spreadsheet used for tracking development activity within the City. The City will monitor proposed amendments to the Miami-Dade County Comprehensive Development Master Plan as they relate to water supply planning in the South Miami area and provide input as necessary.

Policy COM-5.2.5. The City Planning Director or a representative will attend the Miami-Dade Planners Technical Committee meeting or other County technical planners meeting to share information regarding water supply needs and coordinate water use issues as needed. The Planners Technical Committee is a council of professional planners representing local governments and public regulatory/review agencies in Miami-Dade County that addresses common concerns and shares resources toward solving planning problems.

Natural Ground Water Aquifer Recharge

Goal COM-6. The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained.

Objective COM-6.1. Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies.

Policy COM-6.1.1. Encourage improved groundwater recharge by requiring all new construction projects to consider providing:

- Greater pervious open and green space.
- Pervious pavements.
- French drains, slab-covered trenches or drainage wells, and limit overflows.
- Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible.
- Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided.

Policy COM-6.1.2. Encourage designs which will diminish groundwater withdrawals and increase high quality groundwater recharge. This policy was revised beyond the EAR recommendations due to further review.

Amendment (addition/deletion) pursuant to the EAR





Community Facilities

Vision: Provide high quality public facilities and community services.

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

Revised Goals, Objectives and Policies

~~distribution system components reach the end of their effective useful life, the replacement of the system shall be undertaken in close and timely coordination with the City and impacted agencies to ensure efficient scope, sequence and scheduling of such work with other projects being considered or undertaken, including but not limited to sanitary sewer, electric, communication, street resurfacing or improvements, and integration into the capital improvements budget of all affected parties.~~

~~**Policy 4-4.1.2. DEVELOPMENT REVIEW AND WATER SYSTEM IMPLICATIONS.** The Public Works and Fire Departments shall continue to be involved in the plans review process in order to advise the Building Department of necessary improvements to the water system and whether individual construction permits should also include water system improvements.~~

~~**Policy 4-4.1.3. MD WASA ANALYSIS OF WATER SYSTEM IMPROVEMENT NEEDS.** The Miami Dade Water and Sewer Authority (MD WASA) shall be encouraged to conduct an analysis of the existing system, determine, in cooperation with the City of Coral Gables, the exact magnitude of necessary improvements, and prepare a program for construction which will rank priorities, establish pipe sizes, determine where fire hydrants are needed, and propose location and routing of pipelines. Such work should be undertaken in a manner to assure coordination of County and City resources, development standards, design aesthetics, long range community objectives & policies and the Coral Gables Comprehensive Plan.~~

~~**Policy 4-4.1.4. INVESTIGATE FINANCING SOURCES FOR WATER SYSTEM IMPROVEMENTS.** The County shall be encouraged to investigate possible sources of financing for the water system improvements.~~

Policy COM-5.1.1. WATER SYSTEM LOS: The minimum acceptable LOS Level of Service standards of potable water shall be 165 ~~294~~ 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.

Policy COM-5.1.2. LOS STANDARDS FOR FIRE PROTECTION. The minimum acceptable Level of Service standards for fire flows shall be maintained at not less than: ~~(3243)~~

- 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 floors or less; and
- 3000 gpm in all other commercial and industrial areas.

Automatic fire suppression systems shall be required in all buildings of six floors or more.

Policy COM-5.1.3. 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.

Policy COM-5.1.4. WATER CONSERVATION IN POTABLE WATER SYSTEM MANAGEMENT. Water conservation practices, strategies and techniques shall be utilized to minimize the waste and unnecessary degradation of potable water sources and supplies and support the policies in the ~~Conservation~~ Natural Resources Element.

Policy COM-6.1.3. Comply with SFWMD and Miami- Dade County Code and environmental protection rules for storm water disposal methods. Refer to the LOS for drainage for retention standards to be met.

Amendment (addition/deletion) pursuant to the EAR





Community Facilities

Vision: Provide high quality public facilities and community services.

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

Revised Goals, Objectives and Policies

The use of water ~~conserving~~ efficient plumbing fixtures, ~~active water use management and~~ public education of ~~customers and systems operators~~ in water conservation methods are to be ~~begun by the city by requesting recommendations from each department as to ways in which conservation practices and educational activities may be undertaken. The city shall evaluate such recommendations and initiate those which are cost effective and practical to implement~~ continued by the City.

Objective COM-5.2. The City shall comply with its 10-year Water Supply Facilities Work Plan, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years. The City of Coral Gables Water Supply Facilities Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 10-year period.

Policy COM-5.2.1. Comply with the 10-year Water Supply Facilities Work Plan and incorporate such work plan into the City's Comprehensive Plan **as an Appendix.**

Policy COM-5.2.2. Coordinate appropriate aspects of the City's Comprehensive Plan with the South Florida Water Management District's regional water supply plan adopted February 15, 2007 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted April 24, 2008. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Policy COM-5.2.3. The City shall coordinate the planning of potable water and sanitary sewer facilities and services and LOS standards within the Miami-Dade County Water and Sewer Department, DERM, the South Florida Water Management District, and the Lower East Coast Water Supply Plan Update.

Policy COM-5.2.4. The City shall coordinate with Miami-Dade County WASD by requiring applications to be reviewed by WASD during the site plan review process prior to approving a building permit, in order to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy for properties located within the City. Additional coordination efforts will occur between WASD and the City through the water allocation system which is a monthly spreadsheet used for tracking development activity within the City. The City will monitor proposed amendments to the Miami-Dade County Comprehensive Development Master Plan as they relate to water supply planning in the South Miami area and provide input as necessary.

Policy COM-5.2.5. The City Planning Director or a representative will attend the Miami-Dade Planners Technical Committee meeting or other County technical planners meeting to share information regarding water supply needs and coordinate water use issues as needed. The Planners Technical Committee is a council of professional planners representing local governments and public regulatory/review agencies in Miami-Dade County that addresses common concerns and shares resources toward solving planning problems.

Natural Ground Water Aquifer Recharge

Goal COM-6. ~~PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS.~~ The functions of

Amendment (addition/deletion) pursuant to the EAR





natural groundwater aquifer recharge areas within the City shall be protected and maintained.

Objective COM-6.1. ~~MANAGING AQUIFER RECHARGE CONDITIONS.~~ Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies.

Policy COM-6.1.1. ~~IMPROVING GROUNDWATER RECHARGE.~~ Encourage improved groundwater recharge by requiring all new construction projects to consider providing:

- Greater pervious open and green space.
- Pervious pavements.
- French drains, slab-covered trenches or drainage wells, and limit overflows.
- Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible.
- Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided.

Policy COM-6.1.2. ~~DIMINISHING GROUNDING WITHDRAWALS.~~ Encourage designs which will diminish groundwater withdrawals and increase high quality groundwater recharge. **This policy was revised beyond the EAR recommendations due to further review.**

Policy ~~4-5.1.3. ACHIEVING HIGH QUALITY GROUNDWATER RECHARGE.~~ Encourage designs which will increase high quality groundwater recharge. **This policy was revised beyond the EAR recommendations due to further review.**

Policy COM-6.1.3. ~~MAINTAINING COMPLIANCE WITH STORMWATER DISPOSAL METHODS.~~ Comply with SFWMD and ~~Metro-Miami-~~ Dade County Code and environmental protection rules for storm water disposal methods. Refer to the LOS for drainage for retention standards to be met.

Amendment (addition/deletion) pursuant to the EAR

