

COMMUNITY RECREATION  
MASTER PLAN  
REFERENDUM

City of Coral Gables  
Commission Meeting  
Tuesday, March 8, 2022

CORAL  
GABLES  
THE CITY BEAUTIFUL



# COMMUNITY RECREATION MASTER PLAN QUICK REVIEW

- The Community Recreation Master Plan and the War Memorial Youth Center Master Plan were adopted by the City Commission on September 28, 2021.  
[coralgables.com/communityrecreationmasterplan](https://coralgables.com/communityrecreationmasterplan)
- The purpose of the plan is to provide staff with a roadmap of project priorities for its facilities, parks and open spaces for the next 10 – 15 years.
- A sunshine meeting was held on Thursday, Feb. 24, 2022, to discuss the phasing and funding of the plan using a referendum option through general obligation bonds.
- At the request of the commission staff was asked to bring back a list of project priorities based on the top 10 projects with an additional five and five project priorities.



# COMMUNITY RECREATION MASTER PLAN FUNDING AND PHASING – WHY A BOND?



- While parks and recreational activities have always been viewed as “quality of life”, current conditions have brought forth the importance of parks and facilities as a vital component for health and well-being.
- Whether it is for physical health from exercise and athletics or mental health benefits from nature and socialization, our parks and facilities are now more vital than ever.

# COMMUNITY RECREATION MASTER PLAN FUNDING AND PHASING – WHY A BOND?

- The completion of the master plan will require approximately \$160 million through different funding phases.
- The required funds are not available within the current City budget.
- A bond would provide a mechanism to attain these funds over the implementation period of the master plan.



COMMUNITY RECREATION MASTER PLAN  
COMMISSION REQUESTED  
PROJECT-BASED PRIORITY FUNDING OPTION

**The recommended priorities are based on public facilities, parks and open spaces nearing their end of life, safety, public need and public desire.**

- **The top 10 recommended project priorities amount to \$96,173,594.**
- **The top 15 recommended project priorities amount to \$113,061,655.**
- **The top 20 recommended project priorities amount to \$141,652,375.**

# COMMUNITY RECREATION MASTER PLAN – PROJECTS 1-5

#1



#2



#3



**Total Project Costs \$69,136,634.40 (based on end of life & safety)**

#4



#5



# COMMUNITY RECREATION MASTER PLAN – PROJECTS 6-10

#6



**Rotary Park**

#7



**Sunrise Park**

#8



**Coral Bay Park**

**Total Project Costs \$27,036,960.00 (based on end of life & safety)**

#9



**Ruth Bryan Waterway Park**

#10



**Phase I  
10 Miles of  
Park Access &  
Linkages**

# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (AS OF 3/8/2022) TOP 10

City of Coral Gables, Florida  
 General Obligation Bonds  
 Millage Impact (20 Years)

Fiscal Year	Est. Rate	Borrowing Amount	Current CG Est. Taxes	Taxable Assessed Values/ Percentage of Total Properties				
				Up to \$250,000 26%	\$250k to \$500,000 31%	\$500k to \$750,000 9%	\$750k to \$1,000,000 16%	\$1.0M to \$3,000,000 15%
				\$ 1,390	\$ 2,780	\$ 4,169	\$ 5,559	\$ 16,677
2023	3.25%	\$ 30,655,333	<b>Tax for Debt</b>	\$ 29	\$ 58	\$ 86	\$ 115	\$ 346
2026	3.50%	\$ 38,168,895	<b>Total Tax for Debt</b>	\$ 69	\$ 138	\$ 207	\$ 276	\$ 829
2029	3.75%	\$ 12,923,327	<b>Total Tax for Debt</b>	\$ 84	\$ 168	\$ 252	\$ 336	\$ 1,009
2033	4.00%	\$ 14,426,039	<b>Total Tax for Debt</b>	\$ 106	\$ 211	\$ 317	\$ 422	\$ 1,267
<b>Total Borrowing</b>		<b>\$ 96,173,594</b>						



# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (20 YEARS) TOP 10

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**  
**\$96,173,594**

<b>Tax Year (November)</b>	<b>2023</b>	<b>2026</b>	<b>2029</b>	<b>Highest Mil Year 2033</b>
2023 Bonds -- Annual Debt Service	\$2,108,440	\$2,108,440	\$2,108,440	\$2,108,440
2026 Bonds -- Annual Debt Service		\$3,016,989	\$3,016,989	\$3,016,989
2029 Bonds -- Annual Debt Service			\$1,203,332	\$1,203,332
2033 Bonds -- Annual Debt Service				\$1,778,600
<b>Total Debt Service</b>	<b>\$2,108,440</b>	<b>\$5,125,429</b>	<b>\$6,328,760</b>	<b>\$8,107,360</b>
<b>Debt Millage Levy</b>	<b>0.1153</b>	<b>0.2566</b>	<b>0.2899</b>	<b>0.3300</b>
<b>Operating Millage Levy</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>
<b>Total Millage Rate</b>	<b>5.6743</b>	<b>5.8156</b>	<b>5.8489</b>	<b>5.8890</b>

# COMMUNITY RECREATION MASTER PLAN – PROJECTS 11-15

#11



#12



#13



**Total Project Costs \$113,061,655.20 (based on public need & desire)**

#14



#15



# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (AS OF 3/8/2022) TOP 15

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**

Fiscal Year	Est. Rate	Borrowing Amount	Current CG Est. Taxes	Taxable Assessed Values/ Percentage of Total Properties				
				Up to \$250,000 26%	\$250k to \$500,000 31%	\$500k to \$750,000 9%	\$750k to \$1,000,000 16%	\$1.0M to \$3,000,000 15%
				\$ 1,390	\$ 2,780	\$ 4,169	\$ 5,559	\$ 16,677
2023	3.25%	\$ 36,038,403	<b>Tax for Debt</b>	\$ 34	\$ 68	\$ 102	\$ 136	\$ 407
2026	3.50%	\$ 44,871,344	<b>Total Tax for Debt</b>	\$ 81	\$ 162	\$ 244	\$ 325	\$ 974
2029	3.75%	\$ 15,192,660	<b>Total Tax for Debt</b>	\$ 99	\$ 198	\$ 296	\$ 395	\$ 1,186
2033	4.00%	\$ 16,959,248	<b>Total Tax for Debt</b>	\$ 124	\$ 248	\$ 372	\$ 497	\$ 1,490
<b>Total Borrowing</b>		<b>\$ 113,061,655</b>						

# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (20 YEARS) TOP 15

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**  
**\$113,061,655**

<b>Tax Year (November)</b>	<b>2023</b>	<b>2026</b>	<b>2029</b>	<b>Highest Mil Year 2033</b>
2023 Bonds -- Annual Debt Service	\$2,478,681	\$2,478,681	\$2,478,681	\$2,478,681
2026 Bonds -- Annual Debt Service		\$3,546,772	\$3,546,772	\$3,546,772
2029 Bonds -- Annual Debt Service			\$1,414,637	\$1,414,637
2033 Bonds -- Annual Debt Service				\$2,090,922
<b>Total Debt Service</b>	<b>\$2,478,681</b>	<b>\$6,025,453</b>	<b>\$7,440,089</b>	<b>\$9,531,011</b>
<b>Debt Millage Levy</b>	<b>0.1356</b>	<b>0.3016</b>	<b>0.3408</b>	<b>0.3879</b>
<b>Operating Millage Levy</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>
<b>Total Millage Rate</b>	<b>5.6946</b>	<b>5.8606</b>	<b>5.8998</b>	<b>5.9469</b>

# COMMUNITY RECREATION MASTER PLAN – PROJECTS 16-20

#16



#17



#18



**Total Project Costs \$141,652,375.20 (based on public desire)**

#19



#20



# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (AS OF 3/8/2022) TOP 20

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**

Fiscal Year	Est. Rate	Borrowing Amount	Current CG Est. Taxes	Taxable Assessed Values/ Percentage of Total Properties				
				Up to \$250,000 26%	\$250k to \$500,000 31%	\$500k to \$750,000 9%	\$750k to \$1,000,000 16%	\$1.0M to \$3,000,000 15%
				\$ 1,390	\$ 2,780	\$ 4,169	\$ 5,559	\$ 16,677
2023	3.25%	\$ 45,151,695	<b>Tax for Debt</b>	\$ 42	\$ 85	\$ 127	\$ 170	\$ 510
2026	3.50%	\$ 56,218,286	<b>Total Tax for Debt</b>	\$ 102	\$ 203	\$ 305	\$ 407	\$ 1,221
2029	3.75%	\$ 19,034,538	<b>Total Tax for Debt</b>	\$ 124	\$ 248	\$ 371	\$ 495	\$ 1,486
2033	4.00%	\$ 21,247,856	<b>Total Tax for Debt</b>	\$ 156	\$ 311	\$ 467	\$ 622	\$ 1,866
<b>Total Borrowing</b>		<b>\$ 141,652,375</b>						

# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (20 YEARS) TOP 20

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**  
**\$141,652,375**

<b>Tax Year (November)</b>	<b>2023</b>	<b>2026</b>	<b>2029</b>	<b>Highest Mil Year 2033</b>
2023 Bonds -- Annual Debt Service	\$3,105,483	\$3,105,483	\$3,105,483	\$3,105,483
2026 Bonds -- Annual Debt Service		\$4,443,669	\$4,443,669	\$4,443,669
2029 Bonds -- Annual Debt Service			\$1,772,366	\$1,772,366
2033 Bonds -- Annual Debt Service				\$2,619,668
<b>Total Debt Service</b>	<b>\$2,478,681</b>	<b>\$7,549,153</b>	<b>\$9,321,519</b>	<b>\$11,941,187</b>
<b>Debt Millage Levy</b>	<b>0.1699</b>	<b>0.3779</b>	<b>0.4270</b>	<b>0.4860</b>
<b>Operating Millage Levy</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>
<b>Total Millage Rate</b>	<b>5.7289</b>	<b>5.9369</b>	<b>5.9860</b>	<b>6.0450</b>

# COMMUNITY RECREATION MASTER PLAN

## FUNDING OF THE ENTIRE PLAN

### Potential Funding Sources:

The adopted plan highlights a funding analysis which identifies potential funding options through projections of existing funding sources and future funding opportunities such as federal, state and local grants in addition to general obligation bonds.

*Table 5-3: Potential Funding Over Next Ten Years*

Funding Sources for 10-Year Improvements	
General Fund CIP	\$40MM
Grants (Capital)	\$15MM
Park Impact Fees	\$5MM
Park and Recreation Reinvestment	\$47MM
Parkland Acquisition and Development	\$30MM
<b>Total</b>	<b>\$137MM</b>



# COMMUNITY RECREATION MASTER PLAN FUNDING AND PHASING OF ENTIRE PLAN THROUGH A BOND REFERENDUM

- **Phase 1:** Immediate needs and highest priorities to existing parks & facilities.
- **Phase 2:** Further advancement of reinvestment – WMYC Facility.
- **Phase 3:** New parks and facilities addressing growth.

Capital Improvement Projects: 1-10 Year Total	
Total	\$136,472,736
Capital Improvement Projects: 11+ Years	
Total	\$24,186,821
Total	\$160,659,557

Capital Improvement Projects: 1-3 Year Total	
Year 1	\$10,596,221
Year 2	\$13,870,037
Year 3	\$26,551,277
Total	\$51,017,535

Capital Improvement Projects: 4-6 Year Total	
Year 4	\$24,735,997
Year 5	\$19,908,577
Year 6	\$19,076,555
Total	\$63,721,129

Capital Improvement Projects: 7-10 Year Total	
Year 7	\$5,385,509
Year 8	\$4,772,429
Year 9	\$4,939,037
Year 10	\$6,637,097
Total	\$21,734,072

# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (AS OF 3/8/2022) FULL PROGRAM

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**

Fiscal Year	Est. Rate	Borrowing Amount	Current CG Est. Taxes	Taxable Assessed Values/ Percentage of Total Properties				
				Up to \$250,000 26%	\$250k to \$500,000 31%	\$500k to \$750,000 9%	\$750k to \$1,000,000 16%	\$1.0M to \$3,000,000 15%
				\$ 1,390	\$ 2,780	\$ 4,169	\$ 5,559	\$ 16,677
2023	3.25%	\$ 51,000,000	<b>Tax for Debt</b>	\$ 48	\$ 96	\$ 144	\$ 192	\$ 576
2026	3.50%	\$ 63,500,000	<b>Total Tax for Debt</b>	\$ 115	\$ 230	\$ 345	\$ 460	\$ 1,379
2029	3.75%	\$ 21,500,000	<b>Total Tax for Debt</b>	\$ 140	\$ 280	\$ 419	\$ 559	\$ 1,678
2033	4.00%	\$ 24,000,000	<b>Total Tax for Debt</b>	\$ 176	\$ 351	\$ 527	\$ 703	\$ 2,108
<b>Total Borrowing</b>		<b>\$ 160,000,000</b>						

# COMMUNITY RECREATION MASTER PLAN MILLAGE IMPACT (20 YEARS) FULL PROGRAM

**City of Coral Gables, Florida  
General Obligation Bonds  
Millage Impact (20 Years)**

<b>Tax Year (November)</b>	<b>2023</b>	<b>2026</b>	<b>2029</b>	<b>Highest Mil Year 2033</b>
2023 Bonds -- Annual Debt Service	\$3,507,728	\$3,507,723	\$3,507,723	\$3,507,723
2026 Bonds -- Annual Debt Service		\$5,019,239	\$5,019,239	\$5,019,239
2029 Bonds -- Annual Debt Service			\$2,001,933	\$2,001,933
2033 Bonds -- Annual Debt Service				\$2,958,983
<b>Total Debt Service</b>	<b>\$3,507,728</b>	<b>\$8,526,962</b>	<b>\$10,528,895</b>	<b>\$13,487,878</b>
<b>Debt Millage Levy</b>	<b>0.1919</b>	<b>0.4268</b>	<b>0.4823</b>	<b>0.5490</b>
<b>Operating Millage Levy</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>
<b>Total Millage Rate</b>	<b>5.7509</b>	<b>5.9858</b>	<b>6.0413</b>	<b>6.1080</b>

# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

Preferred Funding Path:

General Obligation Bonds

- A Referendum requires voter approval.
- Establish goals and timelines (tranches).
- Layering of funding opportunities.
- Establish KPIs to measure success.



# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

Public Transparency of Vision and Phased Implementation Plan:

- Develop a brand and message.
- Online public engagement tools for public input.
- Public engagement & information meetings with the community.
- Established timeline by project and allotted project cost.



# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

The City has initiated a consulting services agreement with master plan consultant, AECOM, to support a bond referendum and assist with the implementation of the proposed Community Recreation Master Plan improvements.



# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

### AECOM deliverables:

- Project performance and schedule management.
- Public engagement website to include survey.
- Outreach materials to provide information to the public.
- 5 public engagement & information meetings with the community.
- Preliminary concept plan for the Youth Center and two additional concept plans for City specified parks.
- Cost estimate review for the bond program.



# COMMUNITY RECREATION MASTER PLAN PROPOSED COMMUNITY MEETING SCHEDULE

All community meetings will be hosted in-person with a virtual option to attend and comment. (Location TBD)

- City-wide introductory community meeting:  
**Tuesday, April 5 at 6 p.m.**
- North/Central Gables community meeting:  
**Wednesday, April 13 at 6 p.m.**
- South Gables community meeting:  
**Wednesday, April 20 at 6 p.m.**
- City-wide community meeting  
**Saturday, April 23 at 10 a.m.**
- City-wide final community meeting  
**Thursday, May 19 at 6 p.m.**





# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

### Timelines and costs:

- Public engagement and coordination: 142 days.
- General Election, November 8, 2022 – **deadline to submit is Friday, July 29, 2022.**
- Bond funds available approximately 3 months after bond is sold.
- Cost for placement on the ballot: approximately \$19,000 - \$40,000.
- AECOM consulting service contract: \$49,900.
- Polco survey: no additional cost - already under contract.

*For More  
Information & Commentary*

PLEASE EMAIL  
[PARKSPROJECTS@CORALGABLES.COM](mailto:PARKSPROJECTS@CORALGABLES.COM)

