

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING APPROVAL OF PROPOSED AMENDMENTS TO THE TEXT AND MAPS OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN, PURSUANT TO EXPEDITED STATE REVIEW PROCEDURES (S.163.3184, FLORIDA STATUTES) AND ZONING CODE ARTICLE 14, “PROCESS,” SECTION 14-213, “COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS;” TO PROVIDE UPDATES TO THE RECREATION AND OPEN SPACE ELEMENT, THE CAPITAL IMPROVEMENTS ELEMENT, AND ALL CORRESPONDING MAP SERIES; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables adopted the Community Recreation Master Plan via Resolution 2021-285; and,

WHEREAS, the City’s Strategic Plan does not require residents to cross a major roadway to access a park within their half mile walking radius; and,

WHEREAS, the City of Coral Gables has purchased or developed new parks in recent years; and,

WHEREAS, this ordinance will amend the Comprehensive Plan by updating the new level of service standards in the Recreation and Open Space Element and corresponding map series; and,

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

WHEREAS, to promote public outreach and participation in the public hearing process, the City has provided the following notice: 1) required advertising per State Statutes and Department of Economic Opportunity guidelines; 2) City webpage posting of the public hearing agendas; and 3) electronic mailing to interested parties; and,

WHEREAS, the application, legal description, ordinances, mapping, legal advertising, public comments and all other supporting documentation were available for inspection and review at the City of Coral Gables Planning Division and City Clerk’s office; and,

WHEREAS, in advance of public hearing consideration, the City’s staff analysis and recommendation are available for inspection at City of Coral Gables Planning Division and City Clerk’s office and available on the City’s Web page at www.coralgables.com for easy retrieval; and,

WHEREAS, Comprehensive Plan Text Amendment is proposed in ‘Exhibit A;’ and,

WHEREAS, Comprehensive Plan Map Amendments are proposed in ‘Exhibit B;’ and,

WHEREAS, the November 10, 2021, Local Planning Agency (Planning and Zoning Board) meeting was cancelled due to lack of quorum; and,

WHEREAS, at a public hearing held on December 8, 2021, the Local Planning Agency (Planning and Zoning Board) recommended approval (vote: 6 – 0), finding that the proposed amendments are in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions as subject to all plans, exhibits and descriptions submitted by the applicant; and,

WHEREAS, the City Commission held a public hearing on January 11, 2022 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading; and,

WHEREAS, amendments to the Comprehensive Plan Text and Maps are subject to Expedited State Review and are required to be transmitted to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The requested amendments to the City of Coral Gables Comprehensive Plan as provided below are hereby approved:

SECTION 3. The City Commission, pursuant to First Reading approval of the Ordinance authorizes transmittal of the request, as required by State Statutes, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Coral Gables, Florida, as amended.

SECTION 7. This Ordinance shall become effective 31 days after the Department of Economic Opportunity determines the amendment submittal package is complete and no petition is filed by an affected party. If the Department of Economic Opportunity requests a hearing by the Division of Administrative Hearings, this Ordinance shall become effective upon the issuance of a final order by the Division of Administrative Hearings determining the amendment is in compliance.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D.
2022.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY



Recreation and Open Space

Vision Statement: Provide and maintain a high quality and environmentally sensitive system of parks, recreational facilities, and open spaces which meet the needs of the entire community.

Goals, Objectives and Policies:

Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area.

Objective REC-1.1. Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents.

Policy REC-1.1.1. Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable LOS standards for recreation and open space facilities will be measured by ~~number of facilities per resident in addition to~~ the following radius standards.

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

Recreation facilities radius standard:		
Park Type	Acreage/Mileage	Service Radius
Urban Open Spaces	0 - .25	5 minute walk or 0 .25 miles
Neighborhood Park	.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
Non-City District/Regional	> 100 Varies	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 (~~See REC-1: Level of Service Map~~See REC-1: Urban Open Space Level of Service Map).

Neighborhood Parks are those designated areas that are “walk-to” facilities where residents may walk or bicycle 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 garden areas; and senior citizen areas. The



Recreation and Open Space

Neighborhood Park is a place where neighbors and their families go to meet ~~(See REC-1: Level of Service Map See REC-2: Neighborhood Park Level of Service Map).~~

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 ~~(See REC-1: Level of Service Map See REC-3: Community Facility Level of Service Map).~~

Non-City 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 activities area at non-city properties. ~~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 ~~(See Rec -1 Level of Service Map See REC-4: District/Regional Park Level of Service Map).~~

Policy REC-1.1.2. Continue to identify existing recreation facilities needs in the five (5) year capital improvements schedule for the Recreation Department, and correct or improve deficiencies as funding becomes available. The City shall maintain a five year Parks Major repairs Capital Matrix with funding for maintenance or replacement of existing parks and recreation facilities.

Policy REC-1.1.3. The City shall maintain existing recreation land and facilities through the use of proper management and funding techniques. The City shall ensure that recreation facilities are well managed, well maintained, and that quality recreation programs are available within a 10 minute walk to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvements, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system.

Policy REC-1.1.4. The City shall continue its dedication of land for parks and recreation via the development review process and recreation impact fee collection. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development.

Policy REC-1.1.5. The City shall ~~continue to implement the 2021 War Memorial Youth Center Parks and Open Space Master Plan to make full use of the Youth Center by incorporating the program, site and facility improvement goals as specified in the 2021 War Memorial Youth Center Master Plan referenced as an Appendix.~~ continuing the following programs to meet the needs of Youth Center users:

- ~~Establish a diversified program of indoor athletics ranging from dance to fitness/weight training to volleyball.~~
- ~~Design classes that will interest adults, seniors and families as well as children.~~
- ~~Provide separate play and game areas for children (6-11); teens (12-18); adults (18-55) and seniors (55+).~~

Policy REC-1.1.6. The City shall continue to ~~identify potential sites for playground equipment and open space parks~~ utilizing the Level of Service standards as established in Policy REC 1.1.1-



Recreation and Open Space

Policy REC-1.1.7. Identify appropriate sites for walking/jogging paths on existing City property or other publicly owned properties.

Policy REC-1.1.8. Maintain and enhance landscaped open spaces for passive recreation in the Central Business District and in appropriate areas throughout the City.

Policy REC-1.1.9. Maintain the adopted Level of Service~~OS~~ standards for recreation and open space as established in this Element by correcting or improving existing deficiencies in parks and recreation facilities.

Policy REC-1.1.10. The City shall update the Parks and Open Space Master Plan by ~~2036~~²⁰⁴⁴ which will consist of a comprehensive needs assessment; an analytical analysis based on existing data and standards; a detailed action plan and funding strategies to implement the vision. The Master Plan will focus on the feasibility of the following: creating more neighborhood parks; ~~greater use of the trolley system for park related activities;~~ more family focused activities; additional trails; fitness centers; outdoor ~~activities~~ concerts; educational programs and outdoor fitness programs.

Policy REC-1.1.11. The City will continue to provide quality recreation facilities and programs by maintaining the Community Recreation~~Parks and Recreation~~ Department as Commission for Accreditation of Park and Recreation Agencies (CAPRA) accredited through the National Recreation and Parks Association by applying for a renewal every 5 years.

Objective REC-1.2. Promote convenient public access to recreation programs and facilities for all residents of the City.

Policy REC-1.2.1. Continue to provide year-round access to City recreation sites and facilities.

Policy REC-1.2.2. The City shall continue to provide recreational opportunities within the Coral Gables Parks system for families, older adults and children.

Policy REC-1.2.3. Continue to provide special recreational programming facilities for the elderly and adults 50+ through the Adult Activity Center Youth Center and provide evening and city-wide activities for adults. ~~future elderly housing and service centers as they are constructed.~~

Policy REC-1.2.4. The City shall provide adult evening activities and programs for children and adults requiring accommodations. The Community Recreation Department will continue to foster inclusion in its programs and facilities and provide support for individuals requiring accommodations.

Policy REC-1.2.5. The City shall collaborate ~~operate~~ with Miami-Dade County to maintain existing beach, shore and waterways access, including beach access routes and facilities.

Policy REC-1.2.6. The City shall continue working with the applicable City Boards and Committees and the established procedures for working with local cultural organizations to assist them in attracting additional cultural activities to the City through such techniques as:

- One-stop permitting for festivals and other outdoor events.
- Reduced rental or service fees for use of City resources.~~buildings and facilities.~~

Objective REC-1.3. The City shall continue to maintain a high standard of aesthetic quality and improve the appearance of municipal recreation areas and public open spaces.



Recreation and Open Space

Policy REC-1.3.1. Additional public open space and natural ~~preservations~~ shall be designated and where feasible, acquired by the City in an effort to maintain and exceed the adopted Level of Service~~OS standard~~ for parks and open space.

Policy REC-1.3.2. Improve appearance of public entrance gates, fountains and plazas as mandated by applicable City Boards and committees in order to provide distinctive gateways into the City.

Objective REC-1.4. Promote convenient public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10 minute walk for every resident within the City.

Policy REC-1.4.1. The City shall seek to partner with the Miami-Dade County School Board to provide resources ~~and for expanding and improving~~ recreational facilities ~~utilizing at all School Board facilities for additional programs for residents.~~

Policy REC-1.4.2. ~~The City shall seek to partner with Miami-Dade County Parks Department to provide~~Promote more extensive use of the existing Matheson Hammock Park, Chapman Field and County Dog Park facility for City residents and City sponsored programs. ~~City shall also by providing~~ public information using all available technology and in cooperation with the Miami-Dade Parks Department regarding available facilities and programmed activities at the park.

Policy REC-1.4.3. The City shall ~~continue to partner with the pursue discussions with the University of Miami to allow City residents to experience University programming and facilities such as athletic contests, concerts and public lecture sessions.~~use recreational facilities on the University's campus.

Policy REC-1.4.4. The City shall continue to follow established policy and procedure to prohibit encroachment of City parks, facilities and open spaces. The policy identifies proper procedures for defense against encroachment.

Policy REC-1.4.5. Before the City considers selling any land designated on the Future Land Use Map as parks or open space, the City shall consider all of the following factors in promotion of "Defense against Encroachment":

- Will it further the City's goals toward maintaining accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA) for the Parks and Recreation Department?
- Will it further the City's goals of maintaining the adopted LOS standards for recreation and open space?
- Will it further the City's goals to maintain a high quality of life and provide a high quality of recreational opportunities for the City's residents and visitors?

Policy REC-1.4.6. ~~The Community Recreation Department shall c~~Continue efforts to further the Coral Gables "Parknership" program which is a ~~private-public partnerships and sponsorships through approved policies and procedures in order to provide additional financial and in kind support of City parks, facilities and programs. program tasked with raising funds for the purchasing of parkland. In recent years this program has been responsible for the acquisition of park properties.~~

Policy REC-1.4.7. The Community Recreation Department shall continue to work towards the vision and goals as set forth in the 2021 Coral Gables Community Recreation Master Plan referenced as an Appendix. The Vision sub-systems of Parks and Facilities, Recreation Programing and



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Community Health, Access and Linkages, Cultural and Historic Resources and Sustainability and Resilience will be the goal areas that will be the focus of future efforts. The Department will concentrate on specific guiding principles: Continued Enhancement of existing facilities, greater variety of activities, development of additional parks, facilities and open spaces, improved level of access to all parks and facilities, additional health and wellness facilities and programming, development of waterway and blueway access, integration of art and cultural features in parks, facilities and programming, and creation of a resilient and sustainable park system.



Capital Improvements

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

Goals, Objectives and Policies:

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

Objective CIE-1.2. 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:

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:

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Capital Improvements

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.

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

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

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

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

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

Legend

Coral Gables Boundary



Parks Amenities 2022

- Open Spaces
- Neighborhood Parks
- Community Facilities

Community Recreation Walkability

Open Spaces Quarter Mile Walkability



Neighborhood Parks Half Mile Walkability

