

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
- 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 \$96,174,000.**
- **The top 15 recommended project priorities amount to \$113,062,000.**
- **The top 20 recommended project priorities amount to \$141,652,000.**

COMMUNITY RECREATION MASTER PLAN – PROJECTS 1-5

#1



#2



#3



Total Project Costs \$69,137,000 (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 \$96,174,000 (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%	\$ 30,655,463	Tax for Debt	\$ 29	\$ 58	\$ 86	\$ 115	\$ 346
2026	3.50%	\$ 38,169,056	Total Tax for Debt	\$ 69	\$ 138	\$ 207	\$ 276	\$ 829
2029	3.75%	\$ 12,923,381	Total Tax for Debt	\$ 84	\$ 168	\$ 252	\$ 336	\$ 1,009
2033	4.00%	\$ 14,426,100	Total Tax for Debt	\$ 106	\$ 211	\$ 317	\$ 422	\$ 1,267
Total Borrowing		\$ 96,174,000						

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

Tax Year (November)	2023	2026	2029	Highest Mil Year 2033
2023 Bonds -- Annual Debt Service	\$2,108,448	\$2,108,448	\$2,108,448	\$2,108,448
2026 Bonds -- Annual Debt Service		\$3,017,002	\$3,017,002	\$3,017,002
2029 Bonds -- Annual Debt Service			\$1,203,337	\$1,203,337
2033 Bonds -- Annual Debt Service				\$1,778,607
Total Debt Service	\$2,108,448	\$5,125,450	\$6,328,787	\$8,107,395
Debt Millage Levy	0.1153	0.2566	0.2899	0.3300
Operating Millage Levy	5.5590	5.5590	5.5590	5.5590
Total Millage Rate	5.6743	5.8156	5.8489	5.8890

COMMUNITY RECREATION MASTER PLAN – PROJECTS 11-15

#11



#12



#13



Total Project Costs \$113,062,000 (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%	\$ 36,038,513	Tax for Debt	\$ 34	\$ 68	\$ 102	\$ 136	\$ 407
2026	3.50%	\$ 44,871,481	Total Tax for Debt	\$ 81	\$ 162	\$ 244	\$ 325	\$ 974
2029	3.75%	\$ 15,192,706	Total Tax for Debt	\$ 99	\$ 198	\$ 296	\$ 395	\$ 1,186
2033	4.00%	\$ 16,959,300	Total Tax for Debt	\$ 124	\$ 248	\$ 372	\$ 497	\$ 1,490
Total Borrowing		\$ 113,062,000						

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

Tax Year (November)	2023	2026	2029	Highest Mil Year 2033
2023 Bonds -- Annual Debt Service	\$2,478,689	\$2,478,689	\$2,478,689	\$2,478,689
2026 Bonds -- Annual Debt Service		\$3,546,782	\$3,546,782	\$3,546,782
2029 Bonds -- Annual Debt Service			\$1,414,641	\$1,414,641
2033 Bonds -- Annual Debt Service				\$2,090,928
Total Debt Service	\$2,478,689	\$6,025,471	\$7,440,112	\$9,531,040
Debt Millage Levy	0.1356	0.3016	0.3408	0.3879
Operating Millage Levy	5.5590	5.5590	5.5590	5.5590
Total Millage Rate	5.6946	5.8606	5.8998	5.9469

COMMUNITY RECREATION MASTER PLAN – PROJECTS 16-20

#16



#17



#18



Total Project Costs \$141,652,000 (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%	\$ 45,151,575	Tax for Debt	\$ 42	\$ 85	\$ 127	\$ 170	\$ 510
2026	3.50%	\$ 56,218,138	Total Tax for Debt	\$ 102	\$ 203	\$ 305	\$ 407	\$ 1,221
2029	3.75%	\$ 19,034,488	Total Tax for Debt	\$ 124	\$ 248	\$ 371	\$ 495	\$ 1,486
2033	4.00%	\$ 21,247,800	Total Tax for Debt	\$ 156	\$ 311	\$ 467	\$ 622	\$ 1,866
Total Borrowing		\$ 141,652,000						

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

Tax Year (November)	2023	2026	2029	Highest Mil Year 2033
2023 Bonds -- Annual Debt Service	\$3,105,475	\$3,105,475	\$3,105,475	\$3,105,475
2026 Bonds -- Annual Debt Service		\$4,443,658	\$4,443,658	\$4,443,658
2029 Bonds -- Annual Debt Service			\$1,772,361	\$1,772,361
2033 Bonds -- Annual Debt Service				\$2,619,661
Total Debt Service	\$2,478,681	\$7,549,133	\$9,321,494	\$11,941,155
Debt Millage Levy	0.1699	0.3779	0.4270	0.4860
Operating Millage Levy	5.5590	5.5590	5.5590	5.5590
Total Millage Rate	5.7289	5.9369	5.9860	6.0450

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
Total	\$137MM

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	Tax for Debt	\$ 48	\$ 96	\$ 144	\$ 192	\$ 576
2026	3.50%	\$ 63,500,000	Total Tax for Debt	\$ 115	\$ 230	\$ 345	\$ 460	\$ 1,379
2029	3.75%	\$ 21,500,000	Total Tax for Debt	\$ 140	\$ 280	\$ 419	\$ 559	\$ 1,678
2033	4.00%	\$ 24,000,000	Total Tax for Debt	\$ 176	\$ 351	\$ 527	\$ 703	\$ 2,108
Total Borrowing		\$ 160,000,000						

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

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

Tax Year (November)	2023	2026	2029	Highest Mil Year 2033
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
Total Debt Service	\$3,507,728	\$8,526,962	\$10,528,895	\$13,487,878
Debt Millage Levy	0.1919	0.4268	0.4823	0.5490
Operating Millage Levy	5.5590	5.5590	5.5590	5.5590
Total Millage Rate	5.7509	5.9858	6.0413	6.1080

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

