

CITY OF CORAL GABLES

ANNEXATION FEASIBILITY REPORT UPDATE

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Exhibits

- 1: Annexation Revenue and Cost Estimates 2018-2026**
- 2: Survey Package for Little Gables Prepared by Miami-Dade County**
- 3: City Fact Sheet for High Pines and Ponce-Davis**

Executive Summary

In July of last year, the City Commission considered an initial Annexation Feasibility Report prepared by staff and the consultant, and directed staff to proceed with the feasibility assessment process. This Report serves as an update to the July report and reflects a refinement of the revenue and cost information presented previously, as well as, progress in working with the applicable County Commission offices to assess the level of neighborhood support for annexation into the City of Coral Gables.

Little Gables is 205 acres in size and located south of SW 8th Street between Graceland Memorial Park and SW 40th Avenue (see Figure 1). The County Elections Department records indicate there are approximately 1,480 registers voters and the population is estimated to be 2,530. The average household income is \$60,888 and 52% of the housing units are owner-occupied. The land use pattern in Little Gables is comprised primarily of Low Density (70%) and Low-Medium Density (20%) land.

The **High Pines** and **Ponce-Davis** neighborhoods encompass 675 acres and are situated southeast of the intersection of SW 72nd Street and SW 57th Avenue (see Figure 1). The population is estimated to be 2,960, while there are approximately 2,210 voters. The average household income is \$158,367 and 78% of the housing units are owner-occupied. The land use pattern in High Pines and Ponce-Davis is decidedly single-family residential.

Revenues and Expenditures. As shown in Table 1, annual estimated revenues are expected to exceed City service provision costs for Little Gables, High Pines and Ponce-Davis by \$40.1 million from the projected start of annexation (2019) through 2026. If all 3 neighborhoods are annexed, total revenues for the initial 8 years would be an estimated \$79.3 million (\$9.9 million/year) while service costs would total approximately \$39.2 million (\$4.9 million/year), including 30 new employees needed to serve the areas.

Table 1: Estimated Revenues and Expenditures* for Fiscal Years 2019-2026

Total Revenues/Costs	Little Gables	High Pines	Ponce-Davis	Combined
Revenues	\$ 16,044,900	\$ 45,423,400	\$ 17,848,400	\$ 79,316,700
Expenditures	15,898,300	18,799,100	4,485,100	39,182,500
Net Difference	+ 146,600	+ 26,624,300	+ 13,363,300	+ 40,134,200

* Note: Includes capital and operational costs.

Neighborhood Financial Impact. Annexation will increase the annual property tax bill of residents and owners within the proposed annexed areas by 1.21 mills. There will also be a City waste collection fee and fire fee. Annexation will not raise the millage or taxes of existing Coral Gables residents. Using an average 2016 home price in Little Gables of \$300,000 and in High Pines and Ponce-Davis of \$600,000, the resulting estimated annual impact on a typical property tax bill in the annexation areas, including the waste and fire fees, would be:

* Little Gables = + \$690

* High Pines = + \$1,086

* Ponce-Davis = + \$1,086

Police Service. Analysis in the past months has revealed that City police response to all the annexation areas is considerably faster than County service. City Police emergency response to areas near Little Gables averages 5 minutes and 11 seconds, while non-emergency response is 11 minutes and 7 seconds. By comparison, County Police respond to emergencies in Little Gables in an average of 9

minutes and 1 second, and to non-emergency calls in 30 minutes and 16 seconds. In High Pines and Ponce-Davis, City response is 5 minutes on average to emergency calls and 8 minutes to non-emergency calls. County response is 10 minutes and 20 seconds to emergencies and 34 minutes and 40 seconds to non-emergency calls.

Fire and Emergency Medical Services. Likewise, fire and emergency medical service response is significantly shorter for the City Fire Department compared to County Fire. In Little Gables, City response to a life-threatening medical emergency averages 5 minutes and 13 seconds and to a structural fire, 4 minutes and 49 seconds. The County Fire response averages 8 minutes and 26 seconds for life-threatening emergencies and 6 minutes and 44 seconds to a structural fire. In High Pines and Ponce-Davis, the City emergency response averages 5 minutes and 20 seconds, while the County responds in 6 minutes and 50 seconds on average.

Feasibility. Financially, the annexation of all 3 areas together is very positive for the City. If the Commission decides to proceed with 1 or 2, but not all 3, then the fiscal impact could change significantly. In Little Gables the estimated revenues vs. costs are about equal, whereas in High Pines and Ponce-Davis the projected revenues far exceed expenditures. However, feasibility is more than dollars and cents. Other important considerations also come into play, especially in the long-term view. These neighborhoods are adjacent to existing Coral Gables jurisdiction on 2 and 3 sides, and annexation will fill several significant gaps in the north and west boundaries of the City. Physically these areas “belong” in Coral Gables. Finally, it comes down to the residents of Little Gables, High Pines and Ponce-Davis. If support from the neighborhoods appears to the City Commission to be very strong, then possibly that should be the deciding factor.

Current Status. With respect to Little Gables, City staff has been working closely with Commissioner Sosa’s office. The City Manager and City Attorney met the Commissioner, her staff and other involved County staff in early November and it was agreed that a joint County/City fact sheet providing the costs and benefits of annexation would be prepared. Following that, a survey form and the joint fact sheet would be mailed to Little Gables voters. A draft of a 3-page survey package, consisting of a cover letter, fact sheet and survey form, was received recently by the City and is attached in Exhibit 2. The Commissioner’s office plans to send out the survey very soon and the cover letter asks for responses by February 24th.

In High Pines and Ponce-Davis, staff has been coordinating with Commissioner Suarez and his staff, as well as interested residents. The City has prepared a Fact Sheet (attached as Exhibit 3) and sent it to the Commissioner for review. The issue of a community survey is still under discussion. Staff is planning to schedule a community meeting in this area for March/April.

I. Introduction

In November 2015, the City Commission approved Resolution No. 2015-286 which directed the City Manager to study the potential annexation of the Little Gables and High Pines (including Ponce-Davis) neighborhoods, and provide a report addressing fiscal, service and community impacts to the City. With valuable assistance from City staff, ILER PLANNING prepared the initial feasibility report for Commission consideration in July 2016. This Report is an update of that prior presentation.

Figure 1 shows the location of the subject areas and key City services. The term “annexation” refers to the change in jurisdiction authority of a land area from one general government entity to another one. In this case, the subject neighborhoods are now under the jurisdiction of Miami-Dade County and if annexed, that authority would pass to the City of Coral Gables to provide municipal services.

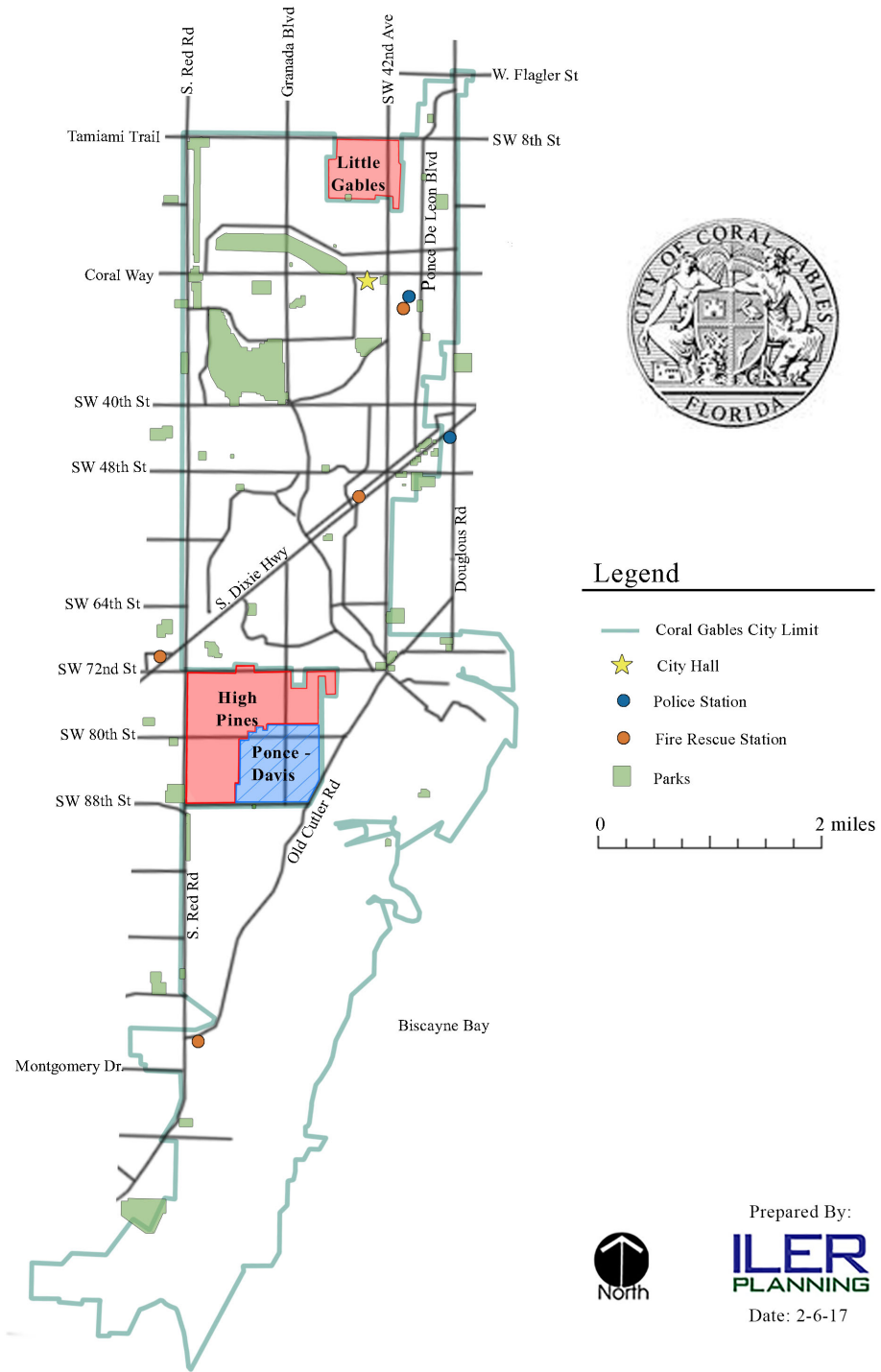
The City’s annexation initiative has 3 distinct but dependent phases. The first phase now underway is the preparation of a feasibility report and consideration of the report by the City Commission. After review and consideration of this updated Report and future results of community surveys, the Commission will decide whether or not to move forward with the annexation of 1 or more of the subject areas. If there is a favorable decision, then Phase 2 will commence in which an annexation application will be prepared and submitted to Miami-Dade County. If the City’s application is approved by the County Commission, a referendum on annexation will be held in the neighborhoods proposed to be annexed (Phase 3). It should be noted that Commissioner Sosa has requested that the County survey Little Gables to see if the area is interested in being annexed to the City of Coral Gables. If this area is not interested, Commissioner Sosa has indicated she would support the separate annexation of High Pines and/or Ponce-Davis.

II. Annexation Process

Chapter 20 of the County’s Code governs municipal annexations and lays out the submittal requirements for municipalities seeking to transfer jurisdiction of an area from the County to a city. This includes a requirement that for any annexation areas with more than 250 voters, the municipality must submit petitions signed by at least 20% of the voters supporting the filing of the City’s application with the County. Each of the subject neighborhoods have well over 250 voters so the petition requirement will apply to the City’s application should it go forward. Also, under the County Charter and Code, prior to filing the application the City Commission will be required to hold a public hearing with notice to the residents within the proposed annexed areas and 600 feet outside the areas during which a resolution requesting the annexation of these areas from Miami-Dade County will be considered.

Proposed Annexation Areas

Figure 1



Application Submittal Requirements. The application to Miami-Dade County must contain the following information:

1. Legal description and maps
2. County Supervisor of Registration certificate stating the number of voters
3. Grounds or reasons for the proposed annexation
4. Statement whether the areas are enclaves
5. Land use and zoning plan
6. Services to be provided
7. Timetable for supplying services
8. Financing of the services
9. Tax load on the annexation area
10. Identification of any County-designated transportation terminal land use locations
11. Petition indicating consent for annexation of at least 20% of the neighborhood voters
12. Resolution of the local government, approved at a public hearing, requesting annexation.

County Approval Criteria. Chapter 20 of the County Code for County approval are summarized below.

- a. Suitability of proposed boundaries in providing for a cohesive and inclusive community
- b. Compatibility with existing planned land uses and zoning in the municipality
- c. Area is contiguous to the municipality and will not create any unincorporated enclave areas
- d. Impact on public safety response times
- e. Public transit connections to municipal governmental facilities and commercial centers
- f. Will not introduce barriers to municipal traffic circulation
- g. Existing and proposed property tax cost to annexation area residents
- h. Proposed area is totally contained within the Urban Development Boundary (UDB)
- i. Impact on the revenue base of the unincorporated area
- j. Impact on County's ability to provide effective & efficient services to remaining unincorporated areas
- k. Financial impacts on remaining unincorporated areas.

County Consultant Study. Last year the County Commission retained a consultant to assess its annexation and incorporation rules and policies, and their impact on the County budget and future goals. The report was completed in October 2015 and contained a number of recommended changes, most of which do not directly affect this proposed City annexation. However one (1) recommendation pertaining to 'enclaves' was very relevant. An "enclave" is defined in County Code as an unincorporated area: 1.) surrounded on more 80% of its boundary by municipal jurisdiction; and 2.) of a size that could not be serviced efficiently or effectively by Miami-Dade County. The County's consultant report recommends the County "adopt a policy to eliminate the existing enclaves and prohibit the establishment of new ones" and to "use the power under the Charter to compel the annexation of enclaves." It should be noted this latter part of the proposed policy would require an amendment to the County Charter before a city could be required to accept an annexation. Since Little Gables, High Pines and Ponce-Davis are surrounded on 2 and 3 sides by Coral Gables jurisdiction and other County areas are not nearby, these neighborhoods should be considered enclaves by the County if the annexation application is filed. The County Commission has not acted on the consultant's recommendations yet, however if the new enclave policy is adopted, it would be a positive development for the City's applications.

III. The Neighborhoods

Little Gables

This neighborhood is 205 acres in size and located south of SW 8th Street (Tamiami Trail) between Graceland Memorial Park and SW 40th Avenue. Figure 2 provides an close-up aerial view. The population is estimated to be 2,530, of which 76% are Hispanic. County Elections Department records indicate there are approximately 1,480 registers voters. Little Gables contains an estimated 632 homes. The average household income is \$60,888 and 52% of the housing units are owner-occupied. The land use pattern in Little Gables is comprised primarily of Low Density (70%) and Low-Medium Density (20%) land. There is 20 acres of commercial property and a 1.4-acre trailer park. It has 9 miles of paved roads. The Gables Trailer Park is located in the northwest corner of this neighborhood at 825 SW 44th Avenue on a 2.46-acre parcel. The park was established in 1936 under a special County permit and contains 90 units. The County considers the trailer park to be a non-conforming use under the land use and zoning applicable to the property.

Police. The area is currently served by the Miami-Dade Police Department from its Mid-West District Station located at 9105 NW 25th Street, approximately 8 miles from the neighborhood. County response time to police emergencies in Little Gables averages 9 minutes and 1 second, while response to non-emergencies is 30 minutes and 16 seconds. Little Gables is also in the City Police Department's Zone 2 and via a mutual aid agreement with Miami-Dade County Police frequently respond to calls in this neighborhood. Over the past 2 years, the emergency City Police response time to calls in or near Little Gables has been 5 minutes and 11 seconds, while non-emergency calls have averaged 11 minutes and 7 seconds. With annexation, public safety responsibility for this neighborhood would be transferred to the Coral Gables Police Department.

Fire. Fire and emergency medical services (EMS) are provided by the Miami-Dade County Fire Department from Fire Station No. 40 at 901 SW 62nd Avenue in West Miami about 2 miles away. County Fire response to life-threatening emergencies averages 8 minutes and 26 seconds and to a structural fire, 6 minutes and 44 seconds. The nearest City fire station is Station #1 located at 2815 Salzedo Street equipped with 1 fire truck, 2 medical rescue vehicles and an air truck. Over the past 12-18 months, the average City response to medical emergencies to areas near Little Gables has been 5 minutes and 13 seconds and response to structural fires has been 4 minutes and 49 seconds. Currently, this neighborhood is included in the County Fire Service District. Since this neighborhood is an enclave area surrounded on 3 sides by Coral Gables and on the 4th by the City of Miami, logically fire and EMS services for Little Gables would be transferred to the Coral Gables Fire Department.

Parks. San Jacinto Park, operated by Miami-Dade County, is located in Little Gables and is an open space park in the middle of a residential block. This park combined with neighboring open space areas will serve the area. This neighborhood does not have any current recreation facilities or parks that offer recreation programming. The closest recreation program providers are City of Miami with Kinloch Park and Douglas Park, and City of Coral Gables with the Coral Gables Youth Center and Phillips Park. Small-scale youth programs can be added to San Jacinto Park to serve the area.

Schools. The only school in Little Gables is the Gables Montessori School. The Snow White Day Care Center is also located to this neighborhood. The location of these facilities is shown in Figure 2.

Little Gables Neighborhood

Figure 2



Legend

-  Parks
 - 1. Graceland Memorial Park North
 - 2. San Jacinto Park
 -  Schools
 - A. Gables Montessori School
 - B. Snow White Day Care Center
 -  Neighborhood
-  North

Prepared By:



Date: 6/17/16

High Pines and Ponce-Davis

Figure 3 provides an close-up aerial view of the High Pines and Ponce-Davis neighborhoods. These areas encompass 675 acres and are generally situated southeast of the intersection of SW 72nd Street (Sunset Drive) and SW 57th Avenue (Red Road). The population is estimated to be 2,960, while there are approximately 2,210 voters. The population is 31% Hispanic and white (non-Hispanic) persons make up 65%. High Pines has approximately 846 homes, while Ponce-Davis has an estimated 165. The average household income is \$158,367 and 78% of the housing units are owner-occupied. The land use pattern in High Pines and Ponce-Davis is decidedly single-family residential comprising 95% of the neighborhood. There are also 28 acres of multi-family residential and 5 acres of commercial property. These neighborhoods have approximately 20.5 miles of paved roads.

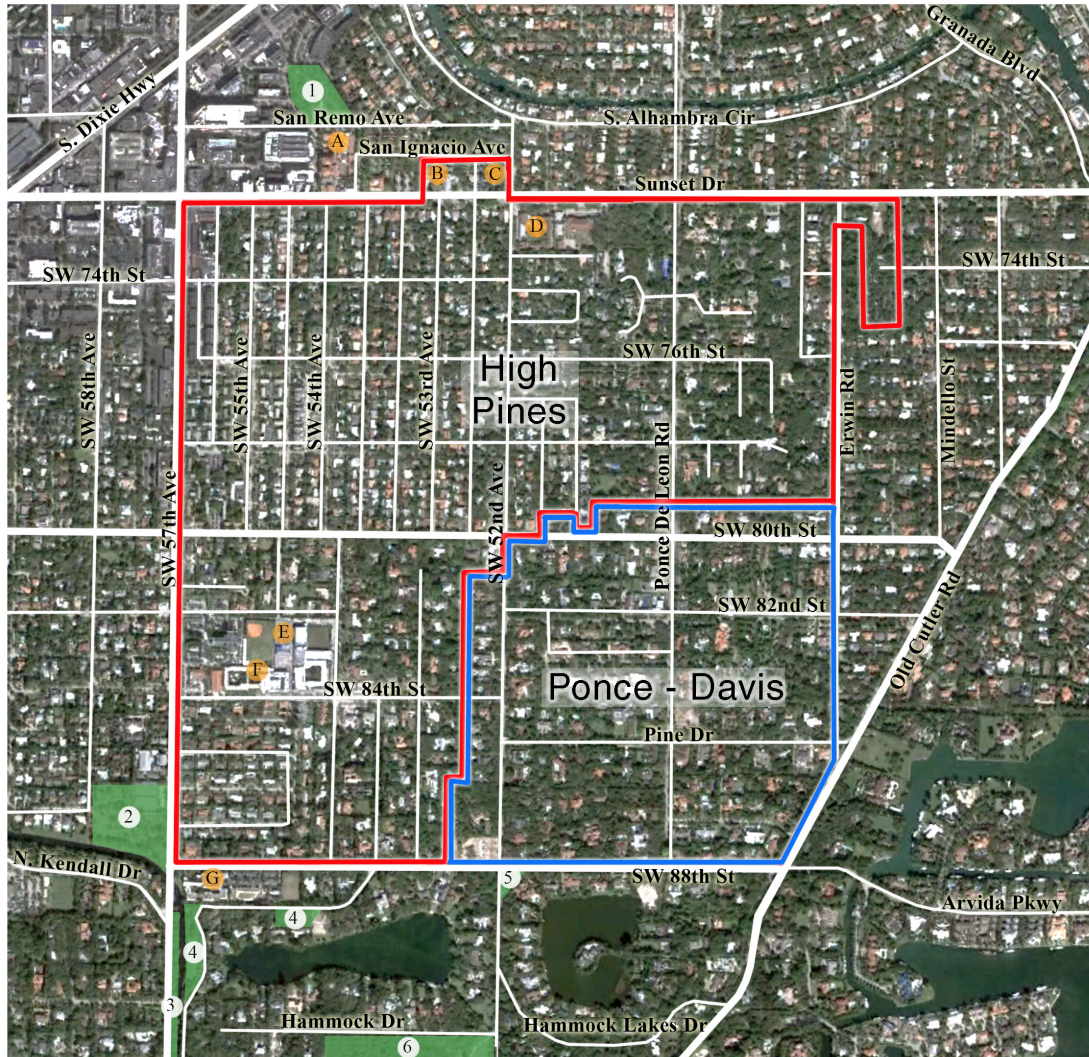
Police. The area is currently served by the Miami-Dade Police Department from its Kendal District Station located at 7707 SW 117th Avenue, an estimated 7 miles from the neighborhood. County Police response to this area averages 10 minutes and 20 seconds for emergencies, and 34 minutes and 40 seconds for non-emergency calls. High Pines and Ponce-Davis are also in the City Police Department's Zone 9 and via a mutual aid agreement with Miami-Dade County Police frequently respond to calls in this neighborhood. Over the past 2 years, the average City Police response time to emergency calls near this area has been 5 minutes and non-emergency response 8 minutes. With annexation, public safety responsibility for this neighborhood would be transferred to the Coral Gables Police Department.

Fire. Fire and EMS are provided by the Miami- Dade County Fire Department from the closest station at 5860 SW 70th Street, approximately 1.5 miles away. The emergency response time of County Fire personnel and equipment averages 6 minutes and 50 seconds to this area. The nearest City fire station is Station #4 (proposed temporary) located at 5275 Sunset Drive which is 0.5 miles from the center of High Pines and Ponce-Davis, and equipped with 1 fire truck. Station #2 is at 525 South Dixie Highway, 2 miles from the neighborhood, with 2 fire engines, 1 ladder truck and 1 rescue truck. The average City fire and medical emergency response time to areas near High Pines and Ponce-Davis has been 5 minutes and 20 seconds. Currently, this neighborhood is included in the County Fire Service District. Since this neighborhood is an enclave area surrounded on 3 sides by Coral Gables and on the 4th by the City of South Miami, logically fire and EMS services for High Pines and Ponce-Davis would be transferred to the Coral Gables Fire Department.

Parks. These neighborhoods have a median that doubles as fitness trail and small open spaces that could be acquired. In terms of park service radius, there will be a deficiency according to current park service radius models in the open space and neighborhood park. The median trail on 76th Street will serve as open space, and can be renovated with trail improvements and fitness equipment. This will leave an open space deficiency in this area. Riviera Park, Pinewood Cemetery and South Miami's Dante Fascell Park serve a portion of the area as neighborhood parks and open spaces, but there is still a deficiency in neighborhood parks in the Southeastern portion of the area. The area is within the service radius for larger park systems due to the proximity of Matheson Hammock Park. Land acquisition would be necessary to meet the levels of service. Recreation program offerings are provided by parks from several different entities. The City of South Miami offers programming at Dante Fascell Park and Murray Park; City of Coral Gables offers programs at William H. Kerdyk, Family Park and Jaycee Park; and Miami-Dade County provides programming at Chapman Field Park. In addition, the Epiphany School offers recreation programming for their students. If annexed, recreational programming would be determined by public input.

High Pines & Ponce - Davis Neighborhoods

Figure 3



Legend

- | | | |
|--|--|---|
|  <p>North</p> | <ul style="list-style-type: none"> ■ Parks 1. Riviera Park 2. Dante Fascell Park (City of South Miami) 3. Red Road Linear Park 4. Banyan Drive Park 5. Hammock Lake Park 7. Matheson Hammock County Park | <ul style="list-style-type: none"> ● Schools A. Riviera Day School B. Child Care Center Inc. C. Bilingual Cooperative Preschool D. Sunset Elementary School E. Our Lady of Lords Academy F. Epiphany School G. St. Thomas Episcopal Parish School |
| | <ul style="list-style-type: none"> — High Pines Neighborhood — Ponce - Davis Neighborhood | |

Prepared By:



Date: 2-6-17

Schools High Pines and Ponce-Davis have a number of educational facilities as listed below and shown in Figure 3.

- * Riviera Day School
- * Child Care Center Inc.
- * Bilingual Cooperative Preschool
- * Sunset Elementary School
- * Our Lady of Lords Academy
- * Epiphany School
- * St. Thomas Episcopal Parish School

IV. Projected Revenues and Costs

Exhibit 1 to this report provides a yearly detailed estimate of revenues and expenditures for the 2018-2026 period, prepared by City staff, associated with the annexation of Little Gables, High Pines and Ponce-Davis. Over the 8-year projection period starting in 2019, these 3 neighborhoods are expected to generate a net revenue surplus to the City of \$40.1 million if annexed together.

Revenues. The total taxable property value of High Pines is \$660 million; Ponce-Davis \$305 million; and Little Gables \$173 million. Potential City revenue estimates are summarized in Table 2. The primary revenue source will be from property taxes estimated to generate a total of \$59.7 million between 2019 and 2026, or an average of \$7.5 million annually from all 3 neighborhoods. Waste collection fees are the next highest source generating a total of \$11 million by 2026 (\$1.4 million/year) and sales tax revenues are the third largest with a total of \$4.7 million or \$588,000/year.

With annexation, total revenues between 2019-2026 are estimated to be \$79.3 million. Of this total, approximately \$67.2 million would be available for General Fund use, while \$12.1 million would be restricted to specific-purpose funds, specifically solid waste collection and fire and emergency medical services.

Table 2: Estimated Revenues for Fiscal Years 2019-2026

Revenue Sources	Little Gables	High Pines	Ponce-Davis	Total
Property Tax	\$ 9,054,900	\$ 34,636,700	16,014,700	\$ 59,706,300
Solid Waste Collection*	4,226,200	5,657,200	1,103,400	10,986,800
Sales Tax	1,495,500	2,775,500	395,200	4,666,200
Communications Sales Tax	914,400	1,697,100	241,600	2,853,100
Fire Fee*	353,900	656,900	93,500	1,104,300
Total Estimated Revenues	\$ 16,044,900	\$ 45,423,400	\$ 17,848,400	\$ 79,316,700

* Note: Use of funds restricted to services for which collected.

Source: Coral Gables City staff, January 2017.

Estimated City Costs. Table 3 below provides a summary of projected expenditures for necessary City road and infrastructure improvements, new equipment and personnel. Services for all 3 areas would total an estimated \$39.2 million over 8 years starting in 2019. This includes the hiring of 30 additional employees; 12 of those in the Fire Department and 11 in Solid Waste.

Table 3: Estimated Expenditures* for Fiscal Years 2019-2026

City Services	Little Gables	High Pines	Ponce-Davis	Total
Solid Waste	\$ 4,576,300	\$ 5,221,200	\$ 247,700	\$ 10,045,200
Fire	4,548,000	3,944,700	603,400	9,096,100
Parks	1,462,300	3,921,600	1,928,000	7,311,900
Landscape	1,543,300	1,943,200	1,056,000	4,542,500
Police**	2,017,200	2,017,200	-0-	4,034,400
Roadway	1,030,000	1,030,000	650,000	2,710,000
Development Services	721,200	721,200	-0-	1,442,400
Total Expenditures	\$ 15,898,300	\$ 18,799,100	\$ 4,485,100	\$ 39,182,500

* Note: Includes capital and operational costs.

** Police costs include \$200,000 in expenditures for FY 2018.

Source: Coral Gables staff, January 2017.

Expenditures By Service

Solid Waste. Cost of waste collection for all 3 neighborhoods is expected to be approximately \$10 million between 2019 and 2026. Sanitation service to Little Gables would require 5 additional City employees plus purchase of 1 garbage and 2 trash trucks. To serve High Pines, 6 new City employees would be needed along with 1 garbage and 2 trash trucks. No additional employees or equipment would be needed to provide waste collection in the Ponce-Davis neighborhood.

Fire. Total fire expenditures for the 3 neighborhoods are expected to be about \$9.1 million from annexation through 2026. The Fire Department estimates 6 additional firefighters will be required to serve Little Gables, 5 new firefighters for High Pines and 1 additional firefighter for Ponce-Davis.

Parks. A total of \$7.3 million has been projected for park expenditures in the first 8 years following annexation. In Little Gables, the San Jacinto County park property is of sufficient size for a neighborhood park and would meet the City's level-of-service standard; up to \$600,000 is estimated for park renovations. One urban open space, 13,000 square feet in size and centrally located within Little Gables, would meet the City's park criteria and goals at a cost of approximately \$525,000. For High Pines, a neighborhood park in the central part of the area would be needed according to the City's level-of-service criteria and goals at an estimated cost of \$1.5 million. In addition, two urban open spaces should be secured and provided with an approximate total cost of \$2 million. Ponce-Davis would also need a neighborhood park and \$900,000 has been allocated for that purpose. It would also require 1 or more urban open spaces at an estimated cost of \$725,000. No additional parks employees would be needed to serve the subject neighborhoods.

Landscape. Landscape upgrades and on-going maintenance are estimated to cost a total of \$4.5 million from 2019-2026. Landscape services in all 3 neighborhoods would consist of tree trimming, landscape replacement (where needed) and landscape maintenance.

Police. Total police expenditures for annexation through 2026 are estimated to be \$4 million. The Police Department has identified the following service needs: 1.) Little Gables - 2 additional officers and 2 new vehicles; 2.) High Pines - 2 additional officers and 2 new vehicles; and 3.) Ponce-Davis – no new officers or vehicles.

Roadway. Improvement and maintenance of roads in the 3 neighborhoods is estimated to cost \$2.7 million through 2026. The Public Works Department roadway services would include the re-milling of deteriorated streets, installation and renovation of sidewalks, and installation of crosswalks. No new employees are anticipated to be needed to serve these neighborhoods.

Development Services. This department anticipates total expenses of \$1.4 million from annexation through 2026 to serve the 3 neighborhoods. This would include 1.5 new employees each for Little Gables and High Pines.

V. Neighborhood Financial Impact

In addition to other property taxes, residents in the subject neighborhoods now pay an unincorporated tax rate of 1.9283 mills plus 2.4207 mills for the County Fire District service. A ‘mill’ is defined as \$1 for every \$1000 of property value. If annexed into the City, these areas would begin to pay the City’s property tax rate of 5.5590 mills, and the County’s 1.9283 mill Unincorporated Municipal Service Area (UMSA) rate and 2.4207 mills for County Fire & EMS service would be removed*. This produces an estimated net increase of 1.21 mills on neighborhood tax bills if the neighborhoods become part of Coral Gables. Following annexation, the Coral Gables Police and Fire Departments would assume public safety, fire and EMS responsibilities, and Public Works would provide sanitation service.

It is important to put this into a context showing the real financial impact of annexation on neighborhood property owners. Using an average 2016 home price in Little Gables of \$300,000 and in High Pines of \$600,000, the resulting annual estimated impact on property tax bills is shown below.

* Little Gables = +\$690

* High Pines = +\$1,086

* Ponce-Davis = +\$1,086

The costs above include City property taxes, solid waste fee and fire fee.

** Note: Were the County to decide to retain the neighborhoods in the Fire District, the cost of annexation to area residents would triple; a millage rate difference so high that it may be difficult to achieve the majority vote necessary to approve the annexation.*

EXHIBIT 1

Annexation Revenue and Cost Estimates 2018-2026

EXHIBIT 2

Survey Package for Little Gables Prepared by Miami-Dade County

EXHIBIT 3

City Fact Sheet for High Pines and Ponce-Davis