



Annexation Report:

High Pines / Ponce Davis Area

City Commission Meeting

Prepared by:

ILER PLANNING

March 27, 2018

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City Context

High Pines / Ponce Davis Annexation

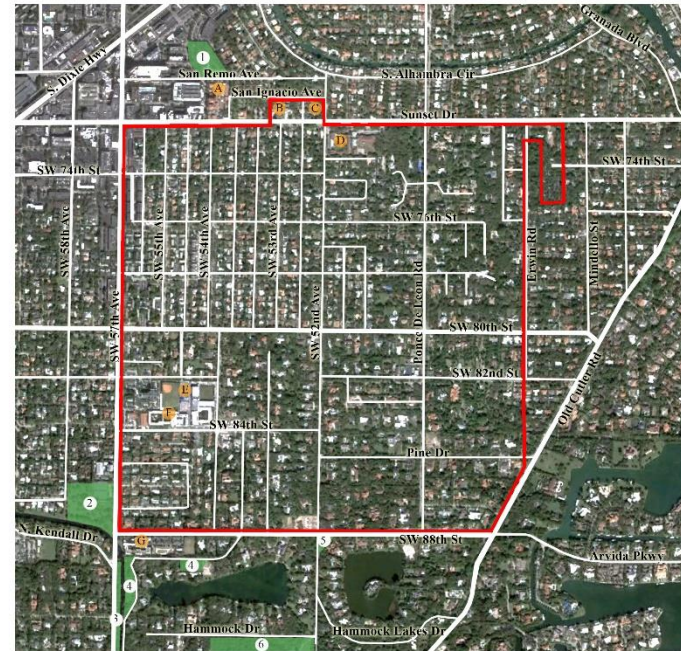


High Pines / Ponce-Davis

- * 675 acres in size
- * Population: 2,960
- * Registered voters: 2,382
- * Owner-occupied homes: 78%
- * Household income: \$158,367
- * 95% single-family residential
- * 20.5 miles of paved roads

High Pines / Ponce - Davis Neighborhood

Figure 3



Legend

- | | |
|---|---|
|  Parks |  Schools |
| 1. Ravizza Park | A. Riverview Day School |
| 2. Diane Fawcett Park (City of South Miami) | B. Child Care Center Inc. |
| 3. Red Road Linear Park | C. Bilingual Cooperative Preschool |
| 4. Havas Drive Park | D. Sunset Elementary School |
| 5. Hammock Lake Park | E. Our Lady of Lords Academy |
| 7. Matheson Hammock County Park | F. Epiphany School |
|  High Pines / Ponce - Davis Neighborhood | G. St. Thomas Episcopal Parish School |



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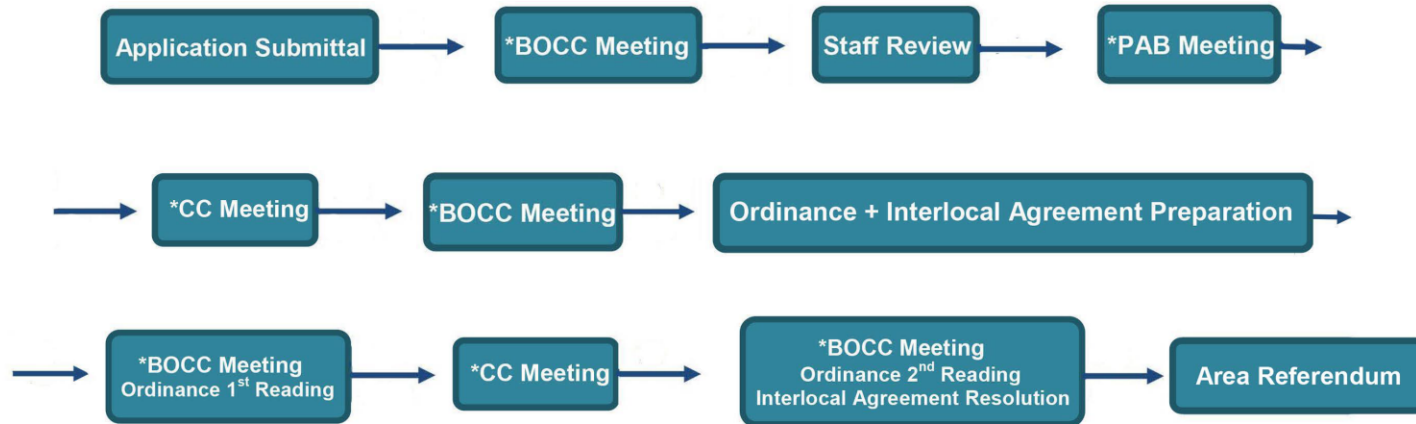
Application to Miami-Dade County

1. Reasons for the proposed annexation
2. Statement whether the areas are enclaves
3. Land use and zoning plan
4. Services to be provided and timetable
5. Financing of the services
6. Tax load on the annexation areas
7. Petitions giving consent from 20%+ of voters
8. City resolution approved at a public hearing

County Approval Criteria

- a.) Boundaries suitable for cohesive and inclusive community
- b.) Compatibility with existing planned City land uses
- c.) Area is contiguous to the municipality; no enclaves created
- d.) Impact on public safety response times
- e.) Public transit connections to gov. and commercial centers
- f.) Existing and proposed property tax cost to area residents
- g.) Financial impacts on remaining unincorporated areas
- h.) Impact on County's ability to provide efficient services

Miami-Dade County Annexation Process



Key:

*BOCC – Board of County Commissioners | *PAB – Planning Advisory Board | *CC – Commission Committee

**Notes: All timeframes are estimated based on recent discussions with county staff. Chart assumes annexation area has > 250 voters.*



Financial Impact on the City

Estimated Financial Impact FY 2020-2027

Revenues.....\$66.1 million

Expenditures.....\$25.7 million

Net Revenue.....+\$40.4 million

- **Public Works: 6 new sanitation workers**
- **Police: 3 new sworn officers & 1 additional NSA**
- **Fire/EMS: No immediate need; 6 firefighters added over time**
- **Dev. Services: 1 new CE Officer and 0.5 CE Assistant**
- **Parks: No additional personnel; \$6 million in new park and open spaces over 6 years**

Neighborhood Impact

Annual Net Cost to Residents

Taxable value:

\$500,000 home: \$1,042/year

\$1,250,000 home: \$1,950/year

\$2,000,000 home: \$2,860/year

\$2,750,000 home: \$3,760/year

Neighborhood Impact

Benefits

- + Faster police, fire and medical response
- + More frequent and convenience waste service
- + Upgraded parks & access to City recreation venues
- + Improved roads, drainage and landscape
- + Closer to municipal services and City ombudsman

Community Support

High Pines / Ponce Davis Annexation

Subarea	Total Valid Petitions	'Yes' Votes	'Yes' %	'No' Votes	'No' %
NW1	131	79	60%	52	40%
NW2	111	62	56%	49	44%
NW3	134	56	40%	78	60%
NW4	126	46	36%	80	64%
NE1- West	129	83	64%	46	36%
NE2- East	118	74	62%	44	38%
SW1	116	78	67%	38	33%
SW2	84	68	81%	16	19%
SE1	81	57	70%	24	30%
SE2	57	45	79%	12	21%
Totals	1,087	648	60%	439	40%

Community Support Map

Coral Gables Annexation Feasibility



High Pines / Ponce Davis Area

Voter Petition Results



Legend

- Annexation Area Boundary
- Survey Results Subareas



Feasibility

- More than dollars and cents
- Enclave area surrounded by cities on 4 sides
- Physically this area “belongs” in Coral Gables
- Annexation would fill a large gap in City’s west boundary
- More efficient for City to serve area over long term
- Strong community support is key