

City of Coral Gables



Annexation Report for the High Pines / Ponce Davis Area

March 19, 2018

Prepared By:

ILER
PLANNING

CITY OF CORAL GABLES

HIGH PINES / PONCE DAVIS ANNEXATION REPORT

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Exhibits

- 1: Projected Revenues and Costs FY 2020-2027
- 2: High Pines / Ponce Davis Brochure
- 3: Report on County Zoning Districts in High Pines / Ponce Davis
- 4: Annexation Process Chart
- 5: Survey and Petition Mailing Results

Executive Summary

Resolution No. 2015-286 directed the City Manager to study the potential annexation of the Little Gables and High Pines / Ponce Davis neighborhoods, and provide a report addressing the feasibility of those annexations. The final Feasibility Report was presented to the City Commission in November last year and on November 14th, 2017, the Commission adopted Resolution No. 2017-344 which directed the City Manager to prepare and submit the Little Gables annexation application to the County. The City Commission is now addressing the potential annexation of the High Pines / Ponce Davis area. This report summarizes the fiscal, zoning and other community impacts of the High Pines / Ponce Davis annexation.

High Pines / Ponce Davis encompasses 675 acres and is situated southeast of the intersection of SW 72nd Street and SW 57th Avenue (see Figure 1). The population is estimated to be 2,960 and the County Elections Department has recently determined there are 2,382 registered voters in the area. The average household income is \$158,367 and 78% of the housing units are owner-occupied. The land use pattern in High Pines / Ponce Davis is decidedly single-family residential, comprising 95% of the neighborhood.

Revenues and Costs. As shown in the Table 1 below, estimated revenues from the High Pines / Ponce Davis area are projected to exceed costs to provide City services by a total of \$40.4 million over an 8-year period or an average of \$5.1 million per year. These figures include funds for new vehicles, and road, park and infrastructure improvements needed to upgrade the areas to meet current Coral Gables service standards.

Table 1: Estimated Revenues and Expenditures* for Fiscal Years 2020-2027

Total Revenues/Costs	High Pines / Ponce Davis
Revenues	\$ 66,126,173
Expenditures*	25,743,467
Net Difference	+ \$ 40,382,706

* Includes capital and operational costs.
 Source: City staff, October 2017.

Financial Impact. Annexation will increase the annual property tax bill of residents and owners within the proposed annexed area by 1.21 mills. It will not raise the mileage of existing Coral Gables residents. New residents would also pay the City's solid waste fee and fire fee. Below is the total estimated additional cost for a range of building and property taxable values.

- * \$500,000 home: + \$1,042/year or \$20/week
- * \$1,250,000 home: + \$1,950/year or \$38/week
- * \$2,000,000 home: + \$2,860/year or \$55/week
- * \$2,750,000 home: + \$3,760/year or \$72/week

In addition, if homeowners in the "Ponce Davis Roving Patrol District", which is generally located south of Davis Road and east SW 52nd Avenue, choose to eliminate that District due to the provision of City public safety services, their annual property tax bills would be reduced by \$1,691.

Annexation Process. Among the first of the many steps in the City's annexation process was to hold community meetings in the area to share information with community residents and obtain a preliminary impression of their interest in becoming part of the City Beautiful. The City also surveyed the area to ascertain whether there was strong support for annexation into Coral Gables. Exhibit 4 contains the annexation steps should the Commission decide to go forward.

Public Outreach. Two (2) community meetings regarding annexation have been held in this area since April 2017. A local community group sponsored a well-attended meeting on May 2, 2017, at the Audubon House in which the City made a presentation and answered questions. Following that, the City sponsored a community meeting at the Riviera Presbyterian Church on June 6, 2017, attended by 197 people. In December 2017 and January 2018, staff sent out survey and petition mailings to all registered voters (2,382) in the High Pines / Ponce Davis area. To date, 27.2% of the registered voters in the area have sent in signed petitions supporting the annexation. For the entire area, 60% of responding registered voters support annexation while 40% are against it. See Exhibit 5 for additional voter petition details. Exhibit 2 contains the most recent brochure, prepared by the City, presenting facts and information about the annexation.

Zoning. The transition of zoning in the High Pines / Ponce Davis area from the Miami-Dade County Code to the Coral Gables Code has been a serious topic of discussion at community meetings. City staff has consistently stated that the City will work with residents and other property owners to adopt a zoning code specific for the area containing the basic zoning requirements from the County Code. Zoning and uses that were permitted by the County Code will be legal in Coral Gables. Both the County and City are governed by the same Florida Building Code so there will be no significant change for renovations and new construction. A report on the Miami-Dade County zoning districts in High Pines / Ponce Davis is provided in Exhibit 3.

Feasibility. With annexation, annual City revenues are expected to exceed expenses from the High Pines / Ponce Davis area by a total of \$40.4 million over an 8-year period or an average of \$5.1 million per year. So, from a fiscal perspective, the annexation is very feasible for the City. However, feasibility is much more than dollars and cents. Other important considerations also come into play if the analysis takes a longer view, as it should. This neighborhood is surrounded on three (3) sides by existing Coral Gables jurisdiction and annexation will fill a significant gap in the west City boundary. Geographically, this area “belongs” in Coral Gables. Over the long term, it is inefficient for Miami-Dade County to serve this area and for Coral Gables not to. In the final analysis, it comes down to the registered voters of High Pines / Ponce Davis, and whether the majority truly want to be a part of the City of Coral Gables.

I. Introduction

In November last year, 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 / Davis Ponce neighborhoods, and provide a report addressing fiscal, service and community impacts to the City. The final Feasibility Report was presented to the City Commission in November last year and on November 14th, 2017, the Commission adopted Resolution No. 2017-344, which directed the City Manager to prepare and submit the Little Gables annexation application to the County. The City Commission is now addressing the potential annexation of the High Pines / Ponce Davis area. This report summarizes the fiscal, service and other community impacts of the potential High Pines / Ponce Davis annexation. Figure 1 shows the location of the subject area and nearby City facilities.

The term “annexation” refers to the change in jurisdictional 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 three (3) distinct but dependent phases. The first phase was completed in November last year with final City Commission consideration of the Annexation Feasibility Report. Phase 2 consists of final City Commission decisions on the annexation of each area. The Commission approved the preparation and submittal to Miami-Dade County of the Little Gables application in November 2017 and that application has since been submitted to the County. In the continuation of Phase 2, the City Commission is now addressing the potential annexation of the High Pines / Ponce Davis area. Phase 3 encompasses County review of the annexation application(s) and, if favorable, a referendum on annexation will be held in the area(s) proposed to be annexed.

II. Annexation Process

Chapter 20 of the County Code governs municipal annexations and lays out the submittal requirements for municipalities seeking to transfer jurisdiction of an area from Miami-Dade 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. The High Pines / Ponce Davis area has 2,382 voters (2017) and thus 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 property owners within the proposed annexed area and 600 feet outside the area during which a resolution requesting the annexation of the area into Coral Gables will be considered.

Figure 1: High Pines / Ponce Davis Area Location



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. In 2014, 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 than eighty (80) percent of its boundary by one or more municipalities; 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. The High Pines / Ponce Davis area should be considered an enclave under the County Code. It is surrounded on 3-sides by Coral Gables jurisdiction and on the 4th side by the City of South Miami.

III. The High Pines / Ponce Davis Area

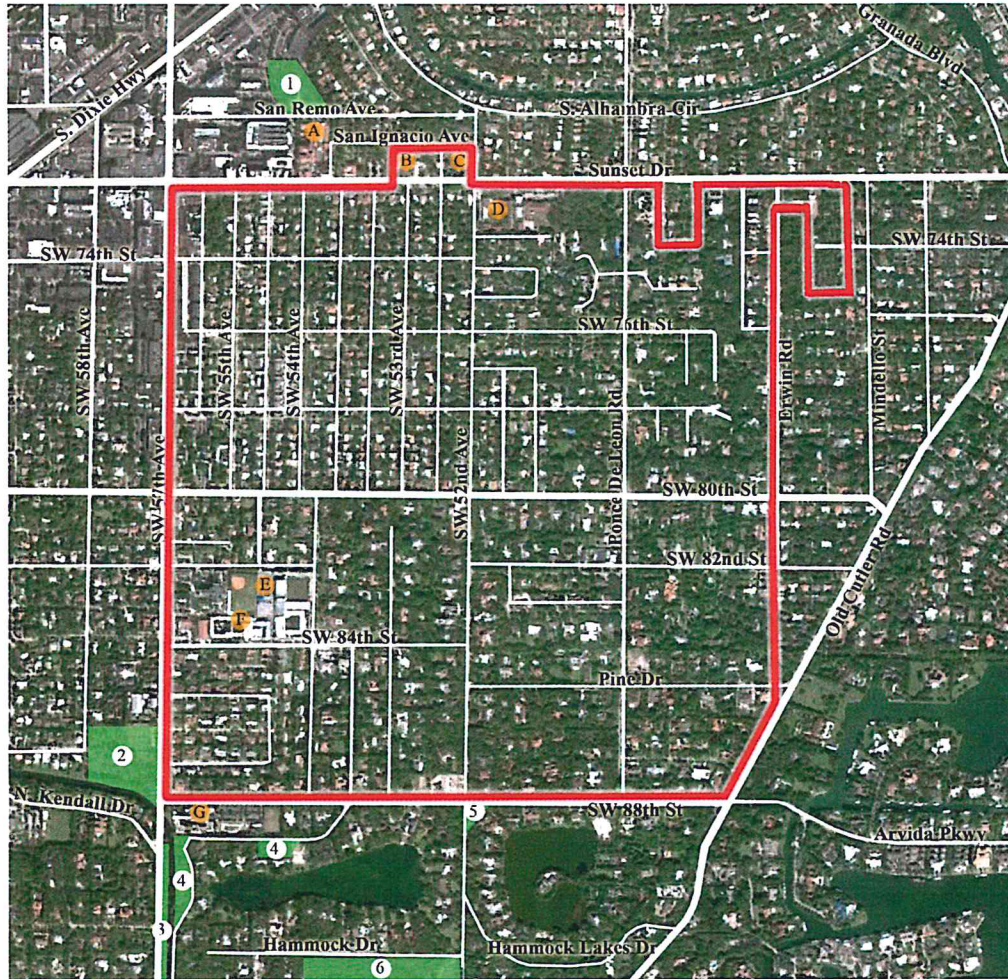
Figure 2 provides an aerial view of the High Pines / Ponce Davis area. It encompasses 675 acres and is situated southeast of the intersection of SW 72nd Street (Sunset Drive) and SW 57th Avenue (Red Road). The population is estimated to be 2,960 with 31% being Hispanic and 65% white (non-Hispanic) persons. The County Elections Department has recently determined there are 2,382 voters. The average household income is \$158,367 and 78% of the housing units are owner-occupied. The land use pattern in High Pines / 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. This neighborhood has 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 seven (7) miles from the neighborhood. High Pines / Ponce Davis is also in the City Police Department's Zone 9 and, via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in this neighborhood. Over the past 3.5 years, the average City Police response time to calls in and around High Pines / Ponce Davis has been 5:00 minutes; non-emergency call response has averaged 8:00 minutes. With annexation, public safety responsibility for this neighborhood would be transferred to the Coral Gables Police Department. The property owners in the southeast portion of this area, generally located south of Davis Road (SW 80th Street) and east of SW 52nd Avenue, are part of the "Ponce Davis Roving Patrol District" which provides enhanced public safety and security at an annual cost of \$1,691 per year per property. If residents chose to cancel this service upon annexation, they would save \$1,691 annually.





Fire. Fire and emergency medical services are provided by the Miami- Dade County Fire Department from the closest station at 5860 SW 70th Street, approximately 1.5 miles away. Coral Gables Station #2 is located at 525 South Dixie Highway, 2 miles from the neighborhood, with 2 fire engines, 1 ladder truck and 1 rescue truck. The City is planning a new fire station (Station #4) to be located in the vicinity of SW 57th Avenue and SW 72nd Street, very near the High Pines / Ponce Davis area. The average City fire response time is 6:04 minutes, while the average EMS response is 5:43 minutes. Currently, this neighborhood is included in the County Fire Service District. If annexation occurs, it is assumed Fire and EMS services for High Pines / Ponce Davis would be transferred to the Coral Gables Fire Department.

Parks. In the High Pines / Ponce Davis area, the SW 76th Street median contains a fitness trail and small open spaces that could be acquired. This median will serve as an open space area and can be renovated with trail improvements and fitness equipment. In terms of park service radius, there will be a deficiency according to current park service radius models in open space and neighborhood park. This will leave an open space deficiency along the eastern side of the High Pines / Ponce Davis area and southwest half of the 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 several different entities. The City of South Miami offers programming at Dante Fascell Park and Murray Park; 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 Catholic School offers recreational programming for their students.

Figure 2: Aerial View of High Pines / Ponce Davis Area



Legend

- | | | |
|---|---|---|
|  |  Parks |  Schools |
| | 1. Riviera Park | A. Riviera Day School |
| | 2. Dante Fascell Park (City of South Miami) | B. Child Care Center Inc. |
| | 3. Red Road Linear Park | C. Bilingual Cooperative Preschool |
| | 4. Banyan 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 |

Prepared By:


Additional programs can be provided if facilities are acquired or a joint use agreement with either Epiphany Catholic School or Sunset Elementary can be secured. If annexed, recreational programming would be determined by public input.

Schools The High Pines / Ponce Davis area has a number of educational facilities as listed below and shown in Figure 2.

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

Zoning and Land Use. The transition of zoning regulations in this neighborhood from the Miami-Dade County Code to the Coral Gables Zoning Code has been a serious topic of community discussion. The City has repeatedly stated it will work with residents and other property owners to adopt a zoning code specific for this neighborhood containing the basic zoning requirements from the County Code. Zoning and uses that were permitted by the County Code will be legal in Coral Gables. Both the County and City are governed by the same Florida Building Code so there will be no significant change for renovations and new construction. The primary County land use designation in this neighborhood is Low Density Residential (LDR) which permits 1.0 – 2.5 dwelling units per acre and covers the east and southern areas. The northwest part of the area is Estate Density Residential (EDR) which permits 2.5 – 6.0 dwelling units per acre. A Medium Density Residential (MDR) parcel, allowing 13 - 25 dwelling units per acres is located on SW 57th Avenue, and a Business and Office parcel is located at the corner of SW 57th Avenue and SW 72nd Street. A report on the Miami-Dade County zoning districts in High Pines / Ponce Davis is provided in Exhibit 3.

IV. Projected Revenues and Costs

Exhibit 1 to this report provides a yearly detailed estimate of revenues and expenditures, prepared by the City, for the 2020-2027 period associated with the annexation of High Pines / Ponce Davis. Over the 8-year projection period, the area is estimated to generate a net revenue surplus to the City of \$40.4 million over estimated costs or an average of \$5.1 million per year.

Revenues. The property tax base of the High Pines / Ponce Davis neighborhood is assessed at a total taxable value of \$1.11 billion. A summary of revenue sources is presented in Table 1 based on the figures in Exhibit 1. The primary revenue source will be property taxes which are estimated to generate a total of \$6.7 million annually. Waste collection fees are the next highest source contributing \$841,000 per year and sales tax revenues are the third largest with \$394,000 annually.

Total annual revenues are estimated to be \$8.3 million. Of this total, approximately \$7.3 million would be available for General Fund use, while \$934,000 would be restricted to specific-purpose funds including waste collection, stormwater management, and fire and emergency medical services.

Table 2: Estimated Revenues for Fiscal Years 2020-2027

Revenue Sources	High Pines / Ponce Davis
Property Tax	\$ 53,638,837
Solid Waste Collection*	6,727,159
Sales Tax	3,152,425
Communications Sales Tax	1,865,192
Fire Fee*	742,560
Total Estimated Revenues	\$ 66,126,173

* Note: Use of funds restricted to services for which collected.
 Source: Coral Gables City staff, September 2017.

Estimated City Costs. Table 3 below summarizes projected expenditures from Exhibit 1 for necessary City road and infrastructure improvements, new equipment, and annual provision of City services. One-time capital costs primarily for road, parks, fire, landscape and solid waste improvements, and new equipment, such as vehicles, to upgrade both neighborhoods are included. Annual operational and capital expenditures are projected to be \$3.2 million with parks, solid waste and fire costs comprising 66% of the total. Operational costs include new personnel, vehicle maintenance and similar expenses.

Table 3: Estimated Expenditures* for Fiscal Years 2020-2027

City Services	High Pines / Ponce Davis
Parks	\$ 6,243,283
Solid Waste	6,053,829
Fire	4,542,982
Landscape	2,749,254
Police	3,346,642
Roadway	1,800,000
Development Services	1,007,477
Total Expenditures	\$ 25,743,467

* Note: Includes capital and operational costs.
 Source: Coral Gables staff, October 2017.

Expenditures by Department

Public Works. Infrastructure costs estimated by the Department for the High Pines / Ponce Davis area include street paving, sidewalk upgrades, drainage improvements, street lighting, trees, personnel and related equipment. The operational costs for Public Works provides for six (6) new employees to meet the solid waste needs of the area.

Parks. The High Pines / Ponce Davis area needs a neighborhood park property, ½ acre in size and centrally-located, in order to meet the City’s park level-of-service criteria and goals. It is estimated this park will cost approximately \$2.4 million to purchase and develop over a 3-year period. The level-of-service criteria and strategic goals will also be met with the addition two (2) urban open spaces at an estimated cost of \$3 million over six (6) years.

Fire. The Department is in the initial stages of identifying potential sites for a new fire station (#4) near the High Pines / Ponce Davis area. When operational, this new station will provide improved service for High Pines / Ponce Davis and other nearby areas of south Coral Gables. A fire engine and associated personnel, currently in service, would be relocated to staff the proposed fire station. Thus, in the initial phase of the

annexation, the Fire Department may provide services to the High Pines / Ponce Davis area utilizing current Fire Department facilities, equipment and staffing levels. Eventually, the area would call for the addition of a rescue unit in order to achieve a fire engine and rescue unit configuration commensurate with the minimum staffing of all other fire stations in the City. The phase-in of the staffing and unit would be planned with the Finance Department as part of a multi-year Capital Improvement Plan. A total of six (6) additional firefighters as well as the procurement of a vehicle will be necessary to properly staff a rescue unit 24 hours a day on an annual basis. The City is committed to making the fire and EMS service enhancements to ensure the continuation of the same high level of service enjoyed by current residents.

Police. The Police Department projects it will need three (3) additional officers, one (1) Neighborhood Safety Aid (NSA) and \$289,000 in vehicles and equipment to service the area.

Development Services. The proposed annexation will result in a need for additional staff in Development Services. It is anticipated that in High Pines / Ponce Davis one (1) additional Code Enforcement Officer and 0.5 of a Code Enforcement Assistant position will be needed. Other department functions will likely be impacted by annexation; however, it is hard to quantify the associated costs. For example, the Building Division will assume responsibility for issuing permits in the neighborhoods. Projecting the number of permits that may be issued and staffing impacts will be difficult because permits are issued at property owners' requests and it's difficult to predict how many will be requested. Likewise, development approvals (e.g., applications for zoning map and future land use map changes) will be demand-driven after any initial, City-initiated changes, and are difficult to predict. Finally, the Certificate of Use program will likely see an increase in activity, although this will be slight and the impact minimal as there are few commercial properties in the annexation area.

V. Neighborhood Financial Impact

In addition to other property taxes, residents in the High Pines / Ponce Davis area now pay an unincorporated County tax rate and an annual tax for the County Fire District service. A "mill" is defined as \$1 for every \$1000 of property value. If annexed into the City, area property owners 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 area tax bills if it becomes part of Coral Gables. Annexation property owners would also pay the City's annual waste collection fee of an estimated \$729 per dwelling unit and fire fee of \$70 per dwelling unit per year. However, new City residents would cease paying the County's solid waste fee of \$439 per year. Following annexation, the Coral Gables Police and Fire Departments would assume public safety, fire and EMS responsibilities.

The estimated total cost increase for each property owner is provided below for a range of taxable home values in each area, and includes additional City property tax, solid waste fee and fire fee.

Cost for High Pines / Ponce Davis Residents

* \$500,000 home:	\$ +1,042/year
* \$1,250,000 home:	+1,950/year
* \$2,000,000 home:	+2,860/year
* \$3,750,000 home:	+3,760/year

VI. Findings

Revenues v. Expenses

With annexation, annual City revenues are expected to exceed expenses from the High Pines / Ponce Davis area by a total of \$40.4 million over an 8-year period or an average of \$5.1 million per year. Expenses include capital costs for new vehicles, and road, park and infrastructure improvements needed to upgrade the area to meet current Coral Gables service standards. The area has little vacant land, so revenue increase will be primarily limited to annual area growth in value of currently developed properties with some redevelopment. From a fiscal standpoint, the annexation of this area would be very positive for Coral Gables.

Community Support

Two (2) community meetings regarding annexation have been held in this area since April 2017. A local community group sponsored a well-attended meeting on May 2, 2017, at the Audubon House in which the City made a presentation and answered questions. Following that, the City sponsored a community meeting at the Riviera Presbyterian Church on June 6, 2017, attended by 197 people. In December 2017 and January 2018, staff sent out survey and petition mailings to all registered voters (2,382) in the High Pines / Ponce Davis area. To date, 27.2% of the registered voters in the area have sent in petitions supporting the annexation. For the entire area, 60% of responding registered voters support annexation while 40% are against it. See Exhibit 5 for additional voter petition details.

Should We Annex?

The annexation would be very positive for the City financially. However, feasibility is much more than dollars and cents. Other important considerations also come into play if the analysis takes a longer view as it should. This neighborhood is surrounded on three (3) sides by existing Coral Gables jurisdiction and annexation will fill a sizable "gap" in the west City boundary, making it more consistent and uniform. Geographically, the area "belongs" in Coral Gables. In the long term, it is inefficient for Miami-Dade County to serve the area and for Coral Gables not to. In the final analysis, it comes down to the registered voters in High Pines / Ponce Davis, and whether the large majority truly want to be a part of the City of Coral Gables.

Exhibit 1

Projected Revenues and Costs for the High Pines / Ponce Davis Area

(October 2017)

**CITY OF CORAL GABLES
ANNEXATION ESTIMATE - HIGH PINES**

This is a very preliminary estimate of revenues and expenditures and is not intended as an implementation commitment by the City

REVENUES

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
High Pines/Ponce-Davis										
Property Tax (3% CPI)	18,906									
Taxable Value	\$	\$	\$ 6,032,030	\$ 6,212,991	\$ 6,399,380	\$ 6,591,362	\$ 6,789,103	\$ 6,992,776	\$ 7,202,559	\$ 7,418,636
Sales Tax (1.5% CPI)			1,326	\$ 5,330,000	1,326	\$ 5,330,000	1,326	\$ 5,330,000	1,326	\$ 5,330,000
Sales Tax Generating Properties			373,827	379,435	385,126	390,903	396,718	402,718	408,759	414,890
CST (1.5% CPI)			245,478	241,850	238,276	234,754	231,285	227,867	224,500	221,182
Sales Tax Generating Properties			756,512	779,207	802,584	826,661	851,461	877,005	903,315	930,414
Solid Waste (3% CPI)			92,820	92,820	92,820	92,820	92,820	92,820	92,820	92,820
Fire Fee			7,500,667	7,706,303	7,918,186	8,136,500	8,361,435	8,593,186	8,831,952	9,077,942
Total High Pines/Ponce-Davis - Revenue			18,906	18,906	18,906	18,906	18,906	18,906	18,906	18,906

EXPENSES BY DEPARTMENT

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Police										
High Pines/Ponce-Davis										
Officers	3		\$ 300,000	\$ 307,500	\$ 315,188	\$ 323,067	\$ 331,144	\$ 339,422	\$ 347,908	\$ 356,606
NSAs	1		\$ 50,000	\$ 51,250	\$ 52,531	\$ 53,845	\$ 55,191	\$ 56,570	\$ 57,985	\$ 59,434
Operating Equip - Officers			\$ 45,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Vehicles - Officers			\$ 15,000	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Vehicles - NSAs			\$ 20,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Total High Pines/Ponce-Davis - Police	4		\$ 520,000	\$ 375,750	\$ 384,719	\$ 393,312	\$ 403,335	\$ 412,993	\$ 422,893	\$ 433,040
Fire										
High Pines/Ponce-Davis										
Firefighters	6		\$ 300,000	\$ 307,500	\$ 315,188	\$ 323,067	\$ 331,144	\$ 339,422	\$ 347,908	\$ 356,606
Vehicles	6		\$ 320,000		\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
Total High Pines/Ponce-Davis - Fire	6		\$ 300,000	\$ 307,500	\$ 315,188	\$ 323,067	\$ 331,144	\$ 339,422	\$ 347,908	\$ 356,606
Development Services										
High Pines/Ponce-Davis										
Code Enforcement Officer	1.00		\$ 57,000.00	58,425	59,886	61,383	62,917	64,490	66,103	67,755
Code Enforcement Asst	0.50		\$ 41,000.00	21,013	21,538	22,076	22,628	23,194	23,774	24,368
Pension/401A			\$ 7,000.00	5,425	5,886	6,383	6,917	7,490	8,103	8,755
Health - Single Coverage	12		\$ 800.00	15,876	17,503	18,378	19,297	20,262	21,275	22,339
FICA			\$ 7,650.00	5,929	6,229	6,544	6,876	7,225	7,581	7,944
Misc Personnel Costs	1.5		\$ 2,500.00	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Vehicles & Equipment			\$ 29,200	2,920	2,920	2,920	2,920	2,920	2,920	2,920
Total High Pines/Ponce-Davis - Dev Serv	1.5		\$ 137,680	\$ 114,415	\$ 117,525	\$ 120,734	\$ 124,045	\$ 127,462	\$ 130,988	\$ 134,628
Solid Waste										
High Pines/Ponce-Davis										
1 Sanitation Crane Oper	1.00		\$ 53,500	54,303	55,117	55,944	56,783	57,635	58,499	59,377
2 Sanitation Oper I	2.00		\$ 50,000	101,500	103,023	104,568	106,136	107,728	109,344	110,984
3 Sanitation Workers	3.00		\$ 38,000	114,000	115,710	117,446	119,207	120,995	122,810	124,653
Pension/401A			\$ 7,000.00	18,725	19,291	19,874	20,472	21,085	21,713	22,356
Health - Single Coverage	12		\$ 800.00	66,679	70,013	73,514	77,190	81,049	85,101	89,357
FICA			\$ 2,000.00	20,464	21,082	21,999	22,719	23,445	24,177	24,914
Misc Personnel Costs	6		\$ 180,000	182,700	185,441	188,222	191,045	193,911	196,820	199,772
Disposal Fees			\$ 300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
1 Garbage Truck			\$ 210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000
2 Trash Trucks			\$ 210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000
Total High Pines/Ponce-Davis - Solid Waste	6.00		\$ 1,282,193	\$ 644,658	\$ 656,492	\$ 668,610	\$ 681,092	\$ 693,769	\$ 706,832	\$ 720,233

**CITY OF CORAL GABLES
ANNEXATION ESTIMATE - HIGH PINES**

This is a very preliminary estimate of revenues and expenditures and is not intended as an implementation commitment by the City

REVENUES

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Roadway										
High Pines/Ponce-Davis			200,000	200,000	100,000	100,000	100,000	100,000	100,000	100,000
Remilling			125,000	125,000	50,000	50,000	50,000	50,000	50,000	50,000
Sidewalks			50,000	50,000	25,000	25,000	25,000	25,000	25,000	25,000
Crosswalks			375,000	375,000	175,000	175,000	175,000	175,000	175,000	175,000
Total High Pines/Ponce-Davis - Roadway	0	-	750,000	750,000	350,000	350,000	350,000	350,000	350,000	350,000

Landscaping Services

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
High Pines/Ponce-Davis			80,000	81,200	82,418	83,654	84,909	86,183	87,475	88,788
Tree Trimming			80,000	81,200	82,418	83,654	84,909	86,183	87,475	88,788
Landscaping Maint			300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Landscaping Repl			460,000	462,400	464,836	467,309	469,818	472,365	474,951	477,575
Total High Pines/Ponce-Davis - Landscaping	0	-	1,640,000	1,646,800	1,654,072	1,661,617	1,669,436	1,677,231	1,685,025	1,692,851

Parks

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
High Pines/Ponce-Davis			800,000	800,000	800,000	-	-	-	-	-
Neighborhood Parks			500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Open Space			100,000	101,500	103,023	104,568	106,136	107,728	109,344	110,984
Operating Expense			1,400,000	1,401,500	1,403,023	1,404,568	1,406,136	1,407,728	1,409,344	1,410,984
Total High Pines/Ponce-Davis - Parks			2,800,000	2,803,000	2,806,046	2,810,136	2,814,272	2,818,416	2,822,568	2,826,728
Total High Pines/Ponce-Davis Expense	17.5	-	4,474,873	4,474,233	4,474,782	4,479,267	4,483,754	4,488,251	4,492,749	4,497,251

SUMMARY

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
HEADCOUNT										
High Pines			7,500,667	7,706,303	7,918,186	8,136,500	8,361,435	8,593,186	8,831,952	9,077,942
Total High Pines/Ponce-Davis - Revenue			4,474,873	4,474,233	4,474,782	4,479,267	4,483,754	4,488,251	4,492,749	4,497,251
Total High Pines/Ponce-Davis Expense			3,025,794	3,025,069	3,025,404	3,030,234	3,035,069	3,039,904	3,044,739	3,049,574
High Pines/Ponce-Davis Surplus/Deficit			1,449,079	1,449,164	1,449,378	1,448,530	1,448,685	1,448,347	1,448,010	1,447,677

Exhibit 2

High Pines / Ponce Davis Brochure

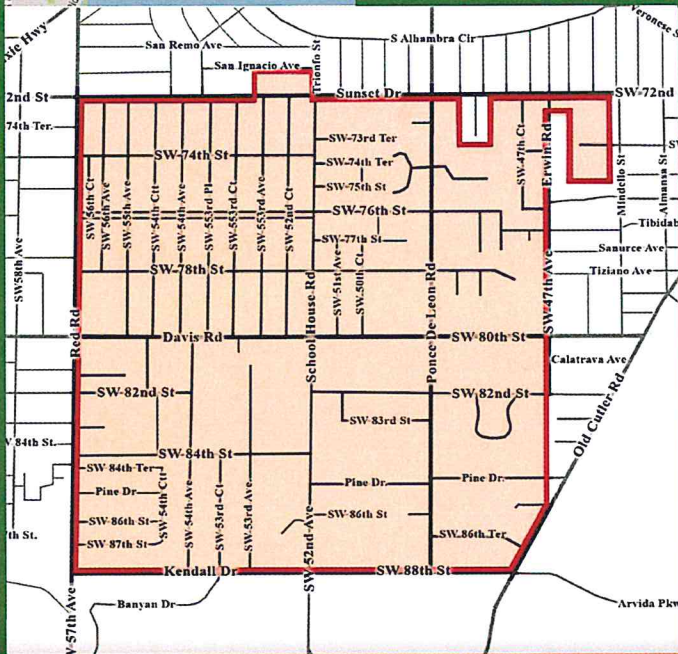
HIGH PINES & PONCE-DAVIS NEIGHBORHOODS



**CORAL
GABLES**
THE CITY BEAUTIFUL

HIGH PINES/PONCE-DAVIS & CORAL GABLES

A PERFECT FIT



For more information about the annexation process,
contact Charles Wu at 305-460-5244 or email
at cwu@coralgables.com.

Para recibir esta información en Español, por
favor llame al 305-460-5248.

City of Coral Gables
www.coralgables.com/annexation



ANNEXATION

HIGH PINES / PONCE-DAVIS & CORAL GABLES

With annexation, many things can change for the better...

Coral Gables is known as the City Beautiful because it is. And that applies to every part of our city. All the areas that have been annexed by Coral Gables in the past have benefited from the City's commitment to preserving the exceptionally high-quality of life Coral Gables residents expect and demand. **And those areas, including Snapper Creek, Pine Bay Estates and Hammock Lakes, have preserved the unique aspects of their communities that were allowed prior to annexation.** So too will High Pines / Ponce-Davis should you decide to become part of Coral Gables as we hope you do.

Specifically, all residential buildings in High Pines/Ponce-Davis that were permitted and inspected by Miami-Dade will be "grandfathered" by the City of Coral Gables.

And what about taxes?

City of Coral Gables taxes are somewhat higher than the County's. But we believe you'll find all of the additional services and response times well worth every penny. **Property taxes are calculated on the "Assessed Value" of our homes which is always lower and often much lower than the "Market Value" of our property.**

For illustration purposes, below is a range of "Assessed Values" and the corresponding increase in the total cost for taxes, solid waste fees, and fire fees:

- * \$500,000 home: + \$1,042 / year or \$20 / week
- * \$1,250,000 home: + \$1,950 / year or \$38 / week
- * \$2,000,000 home: + \$2,860 / year or \$55 / week
- * \$2,750,000 home: + \$3,760 / year or \$72 / week

Ponce Davis Roving Patrol District. If the residents in the Special Taxing District choose to eliminate the district with the arrival of Coral Gables Police Zone Coverage, their annual property tax bills would be reduced by \$1691. (The taxing district for added security is generally located south of Davis Road, SW 80 Street and east of SW 52nd Avenue.)

When you look at all the facts, one thing becomes crystal clear: **High Pines / Ponce-Davis is a perfect fit with Coral Gables!**

- FASTER:**
Police Response Times
- FASTER:**
Fire & Emergency Medical Response Times
- Road resurfacing*
- Improved drainage*
- New and repaired sidewalks*
- New plantings and regular trimming along roads & in parks*
- Street lighting program*
- New 1 2 Acre Park*

But just like in the annexed neighborhoods of Snapper Creek, Pine Bay Estates and Hammock Lakes, some things will not change!

- ▶ *Neighborhood identity and history*
- ▶ *Large and lush canopy*
- ▶ *Respect for parks and open space and*
- ▶ *Adherence to existing Miami Dade County zoning code and permitting regulations*

Specifically...

- *Site Specific regulations will generally conform to the existing County Code*
- *Lawful uses that exist under County Code will be permitted to continue i.e. "grandfathered"*
- *Unlawful or unpermitted uses, such as Florida Building Code violations, will be required to come into compliance*

Exhibit 3

Report on Miami-Dade County Zoning Districts in High Pines / Ponce Davis Area

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Report on County Zoning Districts in High Pines/Ponce-Davis

There are multiple zoning categories for the area known as High Pines/Ponce-Ponce Davis as depicted on a zoning map attached to this report. The residential zoning categories are: RU-1 (Single-Family Residential District), RU-3 (Four Unit Apartment House District), RU-3M (Minimum Apartment House District), EU-1 (Single-Family One Acre Estates), and EU-S (Estate Use Suburban). The commercial zoning categories are: BU-1 (Neighborhood Business District), BU-1A (Limited Business Districts), BU-2 (Special Business District).

The following provides highlights of the County Code provisions that regulate these varying zoning districts.¹

RU-1 (Single Family Residential District) Article XIV, Section 33-199 through 33-200

- Used for one family residence, also permits workforce housing units, municipal recreation buildings, private recreation areas, and golf courses.
- Minimum lot size is 7500 square feet, minimum width is 75 feet, lot coverage is 35% unless platted after March 8, 2002 then lot coverage is 40%

RU-3 (Four Unit Apartment House District) Article XVI, Sections 33-203 through 33-203.2

- Every use permitted in RU-1, RU-1M(a), RU-M(b) and RU-2 Districts, workforce housing, rooming houses, day nurseries serving adjacent neighborhood, churches, schools and universities including dormitories
- No more than 4 families can occupy one building
- FAR: 1-story .30; 2-story .50; 3-story .75
- Minimum lot size of two net acres; maximum lot coverage 30%
- Administrative site plan review required

¹ There other uses that may be permitted in certain residential and business districts after public hearing such as churches. Section 33-18, Code of Miami-Dade County. Also, unusual uses may be permitted after public hearing. Section 33-13, Code of Metropolitan Dade County.

RU-3M (Minimum Apartment House District) Article XVIA, Sections 33-203.6 through 33-203.8

- Every use permitted in RU-1, RU-1M(a), RU-M(b), RU-2, RU-3, RU-TH, and RU-RH Districts
- Multiple family apartment house use with only one principal building on a lot, parcel designed for more than four family units
- Maximum density 12.9 units per acre, and maximum height 3 stories
- Community Residential Home maximum 14 residents
- FAR: 1-story .30; 2-story .50
- 25% open space requirement
- Administrative Site Plan Review required

EU-1 (Single-Family One Acre Estate District) Article XXI, Sections 33-226 to 33-229

- Single Family one residence use including guest house incidental to the principal use.
- Workforce housing units
- One acre lot area minimum; maximum lot coverage of main structure 15 percent
- Permits raising of poultry and fowl incidental to residential use, if more than 100 feet of a residential building nor within 50 feet of the side or rear property line. Maximum flock size 25.
- Limited number of horses and cows
- Maximum height of 2 stories or 35 feet in height

EU-S (Estate Use Suburban) Article XXA, Section 33-255.1

- Single Family one residence use including guest house incidental to the principal use
- Workforce housing units
- Lot area 25,000 square feet with minimum frontage of 125 feet with minimum depth of 135 feet.

BU-1 (Neighborhood Business District) Article XXIV, Sections 33-237 to 33-245.2

- Purpose is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood.
- Workforce units
- Uses such as antique shops, apparel stores, banks (without drive in), beauty parlors, barber shops, brew pubs, drugstores, florist shops, grocery stores, office buildings, restaurants, religious facilities within the urban development boundary (UDB), outside the UDB after public hearing, and schools
- Maximum height two stories not to exceed 35 feet
- Open space requirement: 1 acre-18%; more than 1 acre up to 5 acres-16%; more than 5 acres and up to 25 acres-14%; more than 25 acres-12%

- Administrative site plan review

BU-1A (Limited Business District) Article XXV, Sections 33-246 through 33-251.5

- Purpose is to provide for retail and service convenience facilities which satisfy needs of adjacent residential neighborhood and more specialized commercial facilities that serve several neighborhoods
- All uses permitted in BU-1 (Neighborhood Business District) except residential uses subject to approval at public hearing
- Other uses permitted such as: Automobile parts new with minimal maintenance preformed at no cost, auto and new truck sales permitted after public hearing, gas stations and specified auto repairs, brew pubs, pet hospital indoor only, donation goods centers, home improvement centers, jewelry loan centers, restaurants with associated cocktail lounge, self-storage facilities if approved after public hearing, theater live production and movies.
- Maximum height 4-stories and not to exceed 45 feet subject to FAR restrictions and maximum lot coverage 40 percent
- FAR restrictions: .40 at one 1-story and 0.11 for each additional story. (Structure parking does not count for floor area but does count for building height and number of stories)
- Landscape open space requirements (lot area): Up to 1 acre: 18%; more than one acre up to 5 acres: 16%; more than 5 acres up to 25 acres: 14%; more than 25 acres: 12%
- Five-foot wall required to separate business from residential
- Administrative site plan review required

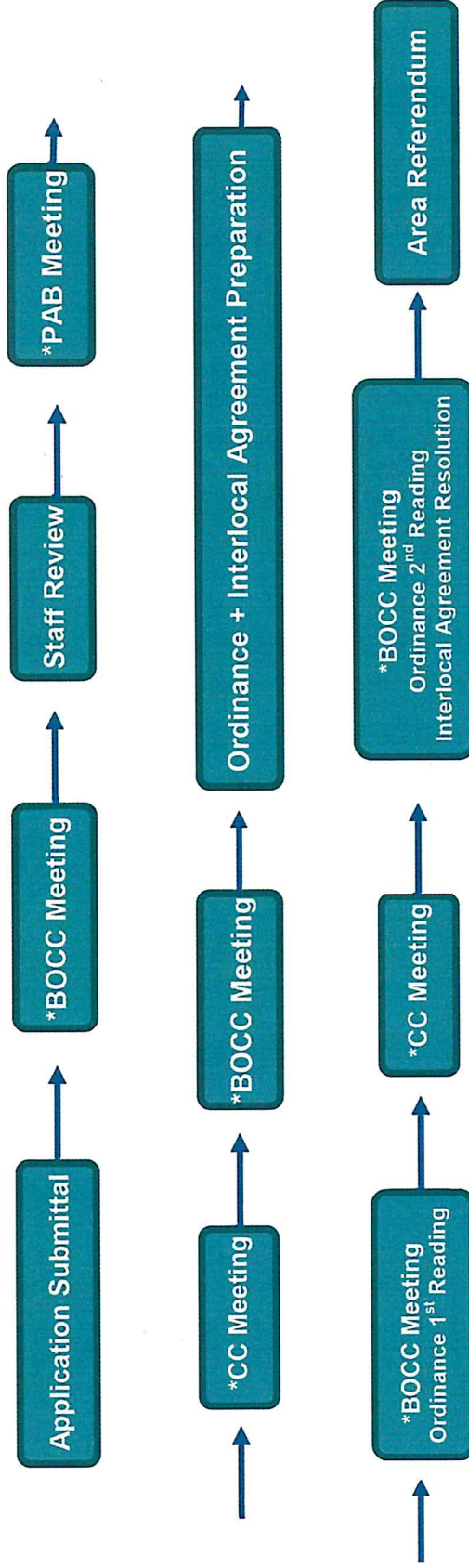
BU-2 (Special Business District) Article XXVI, Sections 33-252 through 33-253.9

- Purpose is to provide for Regional Shopping Center and Office Park for large scale commercial or office facilities to serve large urban area.
- All uses permitted in BU-1 and BU-1A Districts
- Other uses such as: automobile parking garages, commuter colleges/universities, hospitals, major department stores, night clubs, pubs and bars, regional shopping centers
- No height limitation, however, limited by FAR, lot coverage no greater than 40%
- FAR restrictions: 0.40 at 1-story and shall be increased by 0.11 for each additional story up to 8-stories, thereafter increased by 0.06 for each additional story (Structure parking does not count for floor area but does count for building height and number of stories)
- Landscape open space requirements (lot area): Up to 1 acre: 18%; more than one acre up to 5 acres: 16%; more than 5 acres up to 25 acres: 14%; more than 25 acres: 12%
- Administrative site plan review required

Exhibit 4

Annexation Process Chart

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.*

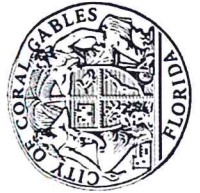


Exhibit 5

Survey and Petition Mailing Results

Voter Petition Counts for High Pines / Ponce Davis Area: (updated 3-16-2018)

Total Valid Petitions Received: 1,087

* 'Yes' Votes: 648 60%
* 'No' Votes: 439 40%
* Non-Valid: 46

Response Rate: 46% of 2,383 total voters sent in valid petitions

Breakdown by Subarea

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%

* Ponce de Leon Road is west/east dividing line for NE area.

High Pines / Ponce Davis Area

Voter Petition Results



Legend

- Annexation Area Boundary
- Survey Results Subareas



Date: 3 -14 -18

Prepared By:

