

CITY OF CORAL GABLES

ANNEXATION FEASIBILITY STUDY

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Exhibits

- 1: Projected Revenues and Costs FY 2020-2027
- 2: Little Gables Fact Sheet
- 3: High Pines / Ponce-Davis Fact Sheet
- 4: Miami-Dade County Zoning Districts in Little Gables
- 5: Annexation Process Timelines

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 fiscal, service and community impacts to the City. The original Feasibility Report was presented to the Commission on July 26, 2016 with an updated report provided at their February 14, 2017 meeting. This document represents the 3rd version of the Feasibility Report considered by the City Commission. The Commission has also been updated periodically over the past year by informal reports from the City Attorney and Special Counsel Craig Collier at regular public meetings.

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 has recently determined there are 1,624 registered voters in area. The population is estimated to be 2,530 while the average household income is approximately \$60,888. Owner-occupied housing units comprise about 52% of the housing stock. The land use pattern in Little Gables is comprised primarily of Low Density (70%) and Low-Medium Density (20%) residential land. Commercial uses exist along SW 8th Avenue and LeJeune Road.

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 Little Gables and High Pines / Ponce-Davis are projected to exceed costs to provide City services by a total of \$35.6 million over an 8-year period or an average of \$5.0 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	Little Gables	High Pines / Ponce-Davis	Combined
Revenues	\$ 15,592,137	\$ 66,126,173	\$ 81,718,310
Expenditures*	18,377,952	27,660,692	46,038,644
Net Difference	- \$2,785,815	+ \$ 38,465,479	+ \$ 35,679,664

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

Financial Impact. Annexation will increase the annual property tax bill of residents and owners within the proposed annexed areas 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 typical home in each area.

Little Gables: For home with \$250,000 taxable value, total cost increase = \$742/year.

High Pines / Ponce Davis: For home with \$1,500,000 value, total cost = \$2,252/year.

In addition, if homeowners in the "Ponce-Davis Roving Patrol District" which is generally located south of Davis Road and east SW 52nd Avenue chose 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 1st steps in the City's annexation process was to hold community meetings in both Little Gables and High Pines / Ponce-Davis to share information with the residents of these communities and obtain a preliminary impression of their interest in becoming part of the City Beautiful. The City will also survey both neighborhoods to ascertain statistically whether there is strong support for annexation into Coral Gables. The City has established a 66%+ "in favor" threshold as a measure of strong community support.

Little Gables Public Outreach. Commissioner Sosa has conducted two (2) community meetings addressing annexation in the Little Gables area. The first was on November 2, 2016 at the West Flagler Branch Library and the second was at the Rebecca Sosa Multi-Purpose Facility on June 1, 2017. In addition, her office completed a mail survey of Little Gables residents earlier this year and 68% of the respondents favored annexation. In early July, the City mailed an annexation petition form to every registered voter in Little Gables asking them to complete and return it to the City by August 15th if in favor of annexation. The petition mailing was followed by a Little Gables community meeting, sponsored by the City, at the War Memorial Youth Center on July 25th in which 133 people attended. As of September 22nd, the City had received 388 signed petitions from Little Gables voters which is 23.9% of the total registered voters (1624). This is 3.9% above the minimum County requirement of 20% voter support petitions to submit with the annexation application.

High Pines / Ponce-Davis Public Outreach. Two (2) community meetings regarding annexation have been held in this area since April. A local community group sponsored a well-attended meeting on May 2nd 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 6th, attended by 197 people. Staff is now set to send out a combination survey and petition mailing in October to all registered voters (2,382) in the High Pines / Ponce-Davis neighborhood.

Zoning. The transition of zoning in both neighborhoods from the Miami-Dade County Code to the Coral Gables Code has been a serious topic of discussion at community meetings. City staff has repeatedly stated that it will work with residents and other property owners to adopt a zoning code specific for the each 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. A report on the Miami-Dade County zoning districts in Little Gables is provided in Exhibit 4.

Feasibility. With annexation, annual City revenues are expected to exceed expenses from the subject neighborhoods by a total of \$40.3 million over a 8-year period or an average of \$5.0 million per year. So from a fiscal perspective, the annexations are 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. These neighborhoods are surrounded on 3 sides by existing Coral Gables jurisdiction and annexation will fill 2 gaps in the north and west City boundaries. Physically, these areas "belong" in Coral Gables. Over the long term, it is inefficient for Miami-Dade County to serve these neighborhoods and for Coral Gables not to. In the final analysis, it comes down to the residents of Little Gables and High Pines / Ponce-Davis, and whether the majority truly want to be a part of the City of Coral Gables.

Annexation Timelines. Exhibit 5 contains projected timelines for the annexation of each neighborhood should the Commission decide to go forward with one or both.

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. With valuable assistance from City staff, ILER PLANNING has prepared this feasibility report update for Commission consideration. 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.

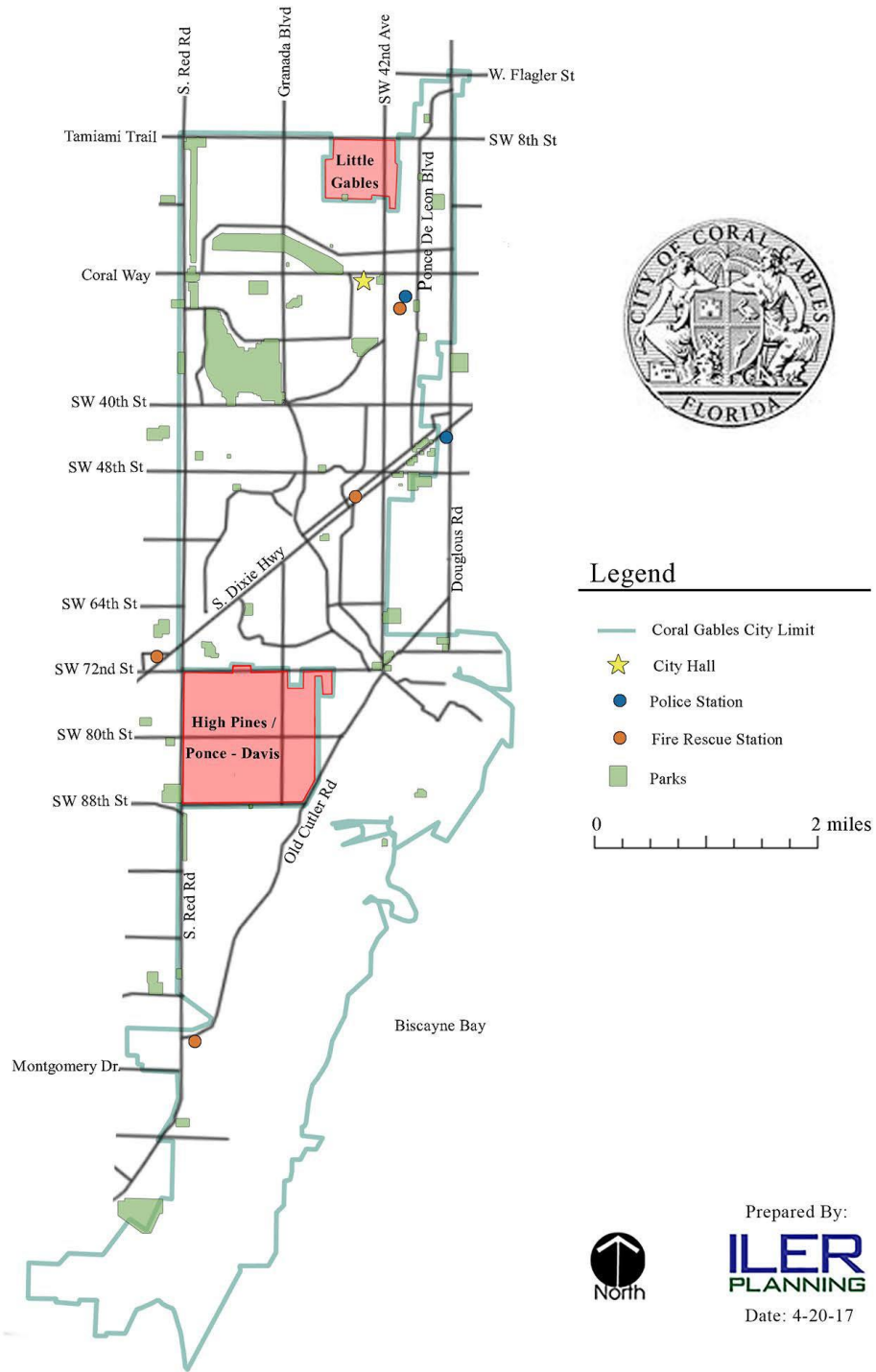
The City’s annexation initiative has 3 distinct but dependent phases. The first phase now underway is the preparation of a feasibility report along with community meetings and surveys, and consideration of these various documents and other relevant information by the City Commission. After adequate review and consideration, the Commission will decide whether or not to move forward with the annexation of each area. 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).

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 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 area and 600 feet outside the area 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. 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. Both Little Gables and High Pines / Ponce-Davis are considered enclaves under the County Code. Since they are enclaves, surrounded on 3-sides by Coral Gables jurisdiction and other County unincorporated areas are not contiguous or nearby, these neighborhoods should be considered enclaves for annexation by the County to the City of Coral Gables, if the annexation application is filed.

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. The County Elections Department has recently determined there are 1,624 registered voters in area. The average household income is approximately \$60,888. The housing stock is 52% owner-occupied. The land use pattern in Little Gables is comprised primarily of Low Density (70%) and Low-Medium Density (20%) land. There are 20 acres of commercial property and a 2.5-acre, 90-unit trailer park. It has 9 miles of paved roads.

Police. Little Gables 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. It is also in the City Police Department's Zone 2 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 emergency calls in and around Little Gables has been 5:01 minutes; non-emergency call response has averaged 8:05 minutes. 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. 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. The average citywide 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, 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 a .92-acre 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 in this neighborhood. The location of these facilities is shown in Figure 2. The typical Little Gables school feeder pattern is: Coral Gables Preparatory to Ponce Middle School to Coral Gables High School.

Zoning and Land Use. The transition of Little Gables zoning from the Miami-Dade County Code to the Coral Gables Zoning Code has been a serious topic of discussion at community meetings. City staff has consistently stated that the City will work with residents and property owners to adopt a zoning code specific for the Little Gables neighborhood containing the basic County zoning requirements. Zoning and uses 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 Little Gables is provided in Exhibit 4. The County's Future Land Use Plan Map shows most of the Little Gables area designated for Low Density Residential (LDR) which allows 2.5 - 6.0 dwelling units per acre. Several parcels designated for Business and Office (BO) land use are located along SW 8th Street.

Little Gables Neighborhood

Figure 2



Legend

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

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PLANNING

Date: 6/17/16

High Pines / Ponce-Davis

Figure 3 provides an aerial view of the High Pines / Ponce-Davis neighborhood. This area 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.

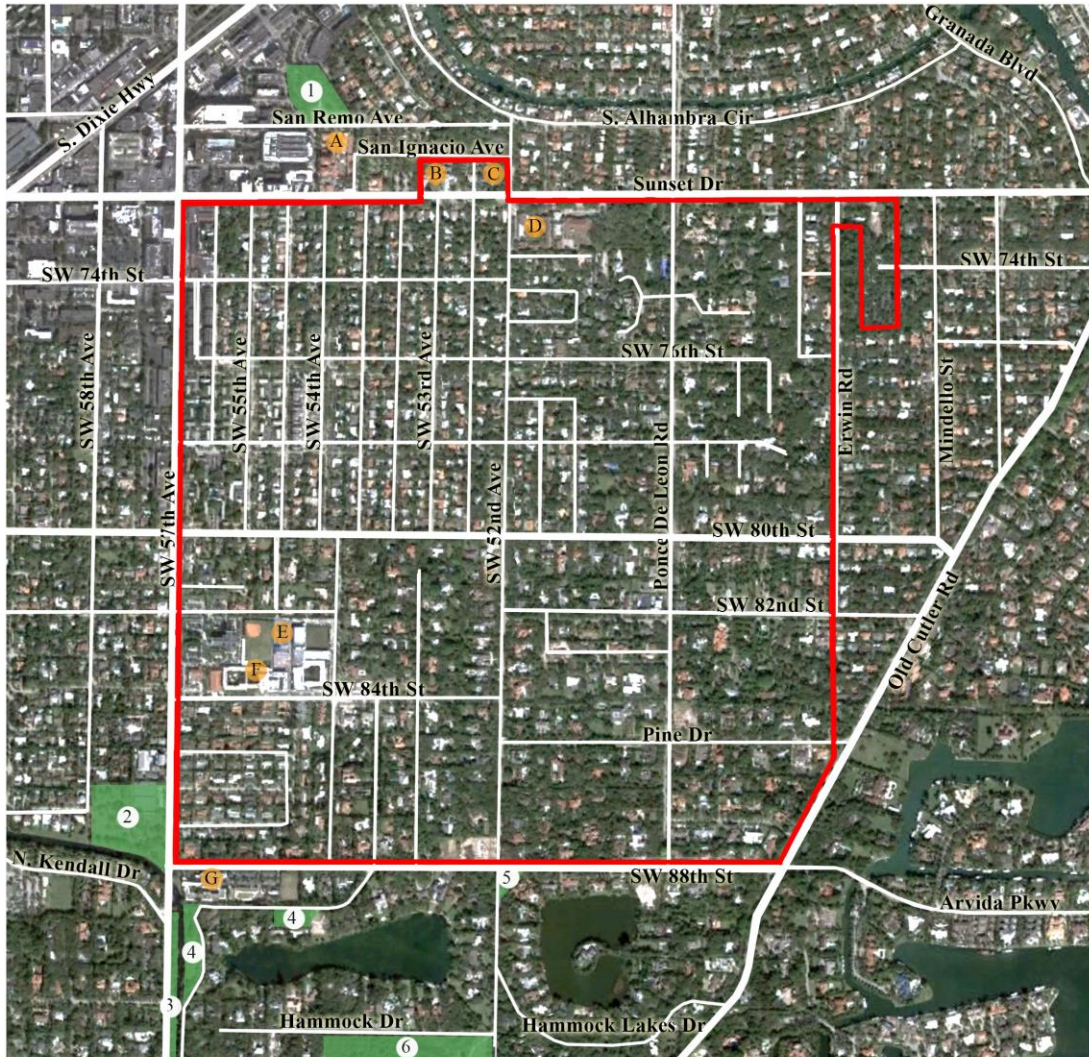
Police. The area is currently served by the Miami-Dade Police Department from its Kendal District Station located at 7707 SW 117th Avenue, an estimated 7 miles from the neighborhood. High Pines / Ponce-Davis is also in the City Police Department's Zone 9 and, via a mutual aid agreement with Miami-Dade 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 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 nearest City fire station would be proposed Station #4, potentially located in the vicinity of 5275 Sunset Drive, which is 0.5 miles from the center of High Pines / 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 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, fire and EMS services for High Pines / Ponce-Davis would be transferred to the Coral Gables Fire Department.

Parks. High Pines / Ponce-Davis has a road median that contains a 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 an open space area, and can be renovated with trail improvements and fitness equipment. 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

High Pines / Ponce - Davis Neighborhood

Figure 3



Legend

- | | | |
|--|--|---|
|  <p>North</p> | <p> Parks</p> <ul style="list-style-type: none"> 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 <p> High Pines / Ponce - Davis Neighborhood</p> | <p> Schools</p> <ul style="list-style-type: none"> 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 |
|--|--|---|

Prepared By:


programming for their students. 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 3.

- * 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.

IV. Projected Revenues and Costs

Exhibit 1 to this report provides a yearly detailed estimate of revenues and expenditures, prepared by City staff for the 2020-2027 period associated with the annexation of Little Gables and High Pines / Ponce-Davis. Over the 8-year projection period, the two (2) neighborhoods are estimated to generate a net revenue surplus to the City of \$40.3 million over estimated costs or an average of \$5.0 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, while Little Gables has a taxable property value of \$173 million. Potential City revenue estimates were prepared by City staff and are presented in Table 1. The primary revenue source will be property taxes which are estimated to generate a total of \$7.8 million annually from both neighborhoods. Waste collection fees are the next highest source contributing \$1.4 million per year and sales tax revenues are the third largest with \$581,000 annually.

Total annual revenues are estimated to be \$10.2 million. Of this total, approximately \$8.7 million would be available for General Fund use, while \$1.5 million would be restricted to specific-purpose funds including waste collection, stormwater management, and fire and emergency medical services.

Table 1: Estimated Revenues for Fiscal Years 2020-2027

Revenue Sources	Little Gables	High Pines / Ponce-Davis	Total
Property Tax	\$ 8,602,154	\$ 53,638,837	\$ 62,240,991
Solid Waste Collection*	4,226,208	6,727,159	10,953,367
Sales Tax	1,495,465	3,152,425	4,647,890
Communications Sales Tax	914,390	1,865,192	2,779,582
Fire Fee*	353,920	742,560	1,096,480
Total Estimated Revenues	\$ 15,592,137	\$ 66,126,173	\$ 81,718,310

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

Source: Coral Gables City staff, September 2017.

Estimated City Costs. Table 2 below provides projected expenditures 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 \$5.2 million with parks, solid waste and fire costs comprising 69% of the total. Operational costs include new personnel, vehicle maintenance and similar expenses.

Table 2: Estimated Expenditures* for Fiscal Years 2020-2027

City Services	Little Gables	High Pines / Ponce-Davis	Total
Parks	\$ 1,962,314	\$ 6,243,283	\$ 8,205,597
Solid Waste	5,105,563	6,053,829	11,159,392
Fire	4,548,044	4,542,982	9,091,026
Landscape	1,543,283	2,749,254	4,292,537
Police	3,346,641	5,263,864	8,610,504
Roadway	1,030,000	1,800,000	2,830,000
Development Services	842,106	1,007,477	1,849,583
Total Expenditures	\$ 18,377,952	\$ 27,660,692	\$ 46,038,644

* Note: Includes capital and operational costs.

Source: Coral Gables staff, September 2017.

Expenditures By Department

Public Works. Infrastructure costs estimated by the Department for both neighborhoods include street paving, sidewalk upgrades, drainage improvements, street lighting, trees, personnel and related equipment. It should be noted that sidewalk and drainage improvements are not included for the mobile home park because it is not physically possible due to the existing development condition to upgrade that area to current City standards. New equipment to serve the neighborhoods includes:

- a.) 1 street sweeper;
- b.) 1 standard vehicle standard vehicle;
- c.) 2 garbage trucks;
- d.) 2 trash trucks;
- e.) 1 trash crane; and
- f.) 1 pick-up truck with dump body.

The capital cost also provides for the installation of 2,461 new trees at a cost of \$1,388,000. The operational costs for Public Works allows for 11 new Public Works employees to help serve the neighborhoods.

Parks. In Little Gables, the San Jacinto County park property is of sufficient size (.92-acres) for a neighborhood park and would meet the level of service standard as noted above. Up to \$600,000 could be spent for further renovation of the park. One urban open space centrally located within Little Gables would meet the criteria and goals. A 13,000 square foot space at approximately \$75 per square foot would be \$975,000. Development costs would be approximately \$175,000.

For High Pines / Ponce-Davis, a neighborhood park property, ½ acre in size, in the central part of the area would meet the park level-of-service criteria and goals. Recent park purchases by the City in other areas have indicated that a property this size could be purchased for approximately \$1,575,000. The park development and construction costs, taking into account cost increases over time, will be approximately \$500,000. The level-of-service criteria and strategic goals will also be met with the addition two urban open spaces. The spaces would average 13,000 square feet in size. The total estimated cost to secure two properties of this size would be \$1,950,000. The park spaces would be developed with landscaping and minimal construction. Approximate costs for development of total both urban open spaces would be \$350,000.

Fire. The Department is also in the initial stages of identifying potential sites for a new fire station in this area. If built, this new station would 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. Therefore; in the initial phase of the annexation, the Fire Department may provide services to the High Pines/Ponce-Davis neighborhood area utilizing current Fire Department infrastructure 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 may be planned with the Finance Department as part of a multi-year Capital Improvement Plan. A total of 12 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. Ten (10) additional fire hydrants would need to be installed between the two areas and 41 existing hydrants converted to City standards.

Police. The Police Department projects it will need three (3) additional officers and one (1) Neighborhood Safety Aid (NSA) in Little Gables and \$289,000 in new vehicles and equipment to provide appropriate public safety services. In High Pines / Ponce-Davis, the Department also estimates the need for five (5) additional officers including two (2) school resource officers, one Neighborhood Safety Aid (NSA) and \$459,000 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 Little Gables will require 2 additional Code Enforcement Officers (CEOs) and High Pines / Ponce-Davis, 1 additional CEO, and one additional Code Officer Assistant. Other department functions will likely be impacted by annexation, however, it is harder 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 areas in question.

V. Neighborhood Financial Impact

In addition to other property taxes, residents in the subject neighborhoods 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, 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. 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. 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, and Public Works would begin sanitation service.

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 Little Gables Residents

* \$75,000 home:	\$ +528/year
* 150,000 home:	+620/year
* 250,000 home:	+742/year
* 350,000 home:	+864/year

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 subject neighborhoods by a total of \$40.3 million over an 8-year period or an average of \$5.0 million per year. Expenses include capital costs for new vehicles, and road, park and infrastructure improvements needed to upgrade the areas to meet current Coral Gables service standards. Both neighborhoods have little vacant land so revenue growth will be primarily limited to annual area growth in value of currently developed properties with some redevelopment. From a fiscal standpoint, the annexation of both areas would be very positive for Coral Gables.

Community Support

A mail survey of Little Gables residents was completed by Commissioner Sosa's office earlier this year and 68% of the respondents favored annexation. In early July, the City mailed an annexation petition form to every registered voter in Little Gables asking them to complete and return it to the City if in favor of annexation. Thus, far we have received 388 signed petitions from Little Gables voters which is 23.9% of the total registered voters (1624). The City is set to send out a High Pines / Ponce-Davis survey in October.

Should We Annex?

These annexations 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. These neighborhoods are surrounded on 3-sides by existing Coral Gables jurisdiction and annexation will fill 2 gaps in the north and west City boundaries, making it consistent and uniform. Geographically, these areas “belong” in Coral Gables. In the long term, it is inefficient for Miami-Dade County to serve these neighborhoods and for Coral Gables not to. In the final analysis, it comes down to the residents of Little Gables and High Pines / Ponce-Davis, and whether the large majority truly want to be a part of the City of Coral Gables.

Timelines for Annexation

Exhibit 5 contains projected timelines for the annexation of each neighborhood should the Commission decide to go forward with one or both.

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Exhibit 1

Projected Revenues and Costs

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Exhibit 2

Little Gables Fact Sheet

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Exhibit 3

High Pines / Ponce-Davis Fact Sheet

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Exhibit 4

Report on Miami-Dade County Zoning Districts in Little Gables

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Exhibit 5

Annexation Process Timelines

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