

**Update on  
Little Gables  
Proposed Annexation**

**November 14, 2023**



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GABLES**  
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# Annexation Efforts To Date



- City Commission passed Resolution No. 2022-196 Directed the City Manager and City Attorney to reinitiate the annexation process for Little Gables, engage in due diligence process, retain consultants (August 2022)
- City Commission passed Resolution No 2022-214 Designated Mayor Lago as the City Commission's representative for the purpose of meeting with Miami-Dade County officials regarding the annexation of Little Gables (September 2022)
- City Commission passed Resolution No. 2023-57 Directed the City Manager and City Attorney to take the next steps, including community meetings, preparing and sending petitions, and holding a public hearing to adopt/not adopt annexation resolution; authorizes the City Manager and City Attorney to engage professionals to assist with these steps (March 2023)
- Conducted analysis to determine resource and financial requirements for proposed annexed area

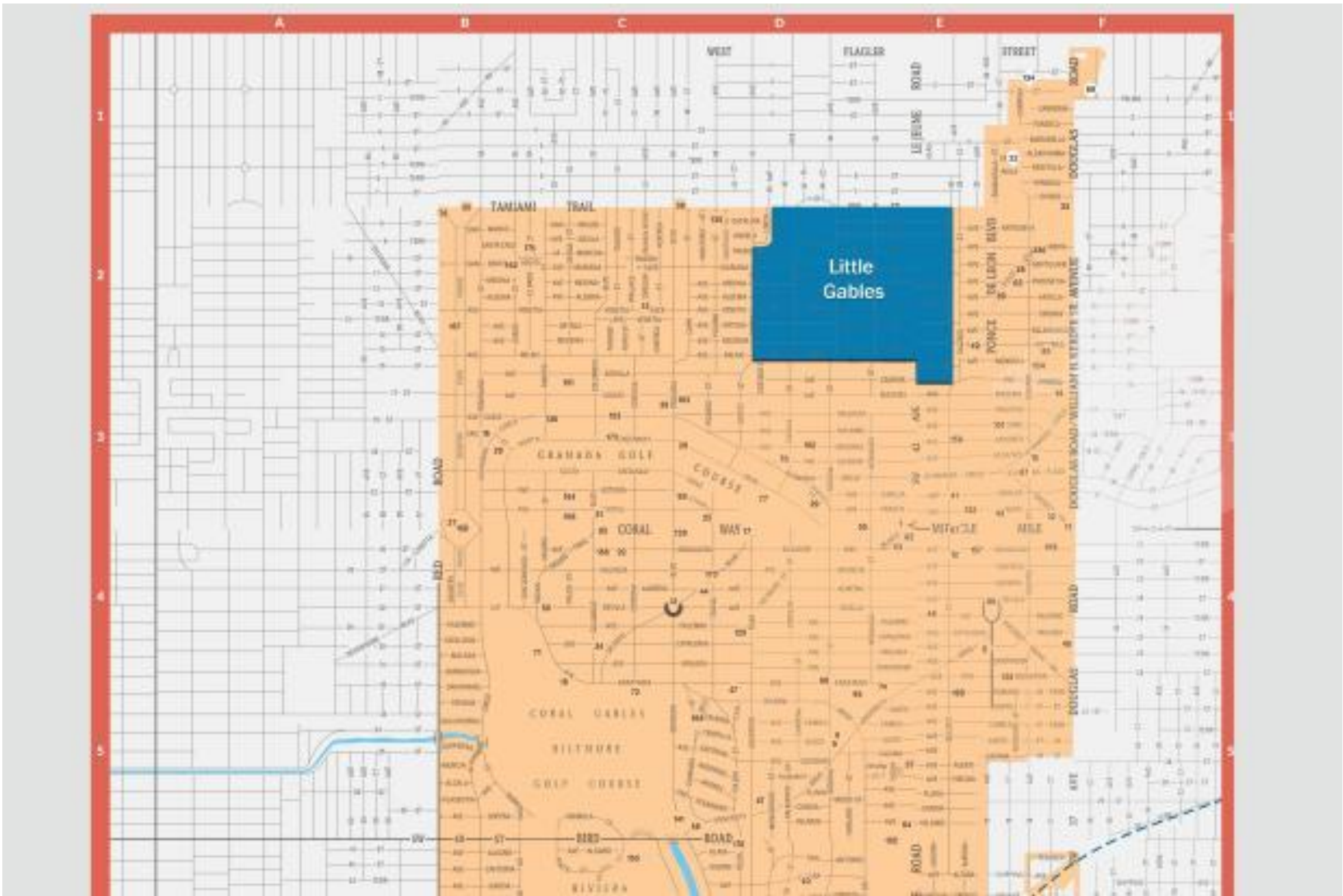
# Annexation Efforts To Date



- City Manager held internal briefings with Mayor and commissioners on annexation
- Mailed meeting notice flyers and petition cards to all residents of Little Gables who are registered voters (1,661), with a requested deadline of 10/9/23 for receipt of petitions
- Conducted community meeting on 9/27/23 to inform Little Gables residents of the annexation process, City services, and financial impact of annexation
- Tallied petitions to ascertain support in annexation areas (minimum 20% of registered voters required); a total of 356 petitions were received (21.43%); 333 (20%) were required to initiate the annexation process
- Prepared City Commission update regarding petition results and the path forward

# Map of Little Gables

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# Services and Resources to be Provided by City to Little Gables

- Police Services – 3 officers, 1 NSA
- Fire and Rescue Services – 6 firefighters
- Residential Waste Services – 11 operators (new route)
- Community Recreation – expenses related to upgrading San Jacinto Park
- Landscape and Infrastructure – several staff and associated expenses
- Building Permitting – 4-6 Plans Examiners/Inspectors
- Zoning and Code Enforcement – 2.5 officers/support staff



# Timetable for Providing Services

Service	Timeframe*
Police Protection	Within 9-12 months
Fire Protection	Within 9-12 months
Water Supply and Distribution	(County)
Collection and Treatment of Wastewater	(County)
Garbage and Refuse Collection and Disposal	Within 9-12 months
Electric Service and Street Lighting	(FPL)
Street Construction and Maintenance	Within 9-12 months
Park and Recreation Facilities and Services	Within 9-12 months
Building Inspection	Within 9-12 months
Zoning Administration	Within 9-12 months
Local Planning Services	Within 9-12 months
Stormwater Management	Within 9-12 months
General Government	Within 9-12 months

# Cost Estimates for Providing Services

<u>LITTLE GABLES</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Total Estimated Revenue	3,600,000	3,750,000	3,850,000	3,960,000	4,070,000
Total Estimated Expense	5,260,000	4,233,000	4,520,000	4,700,000	4,881,000
Estimated Surplus/(Deficit)	(1,660,000)	(483,000)	(670,000)	(740,000)	(811,000)

# Tax Load on Little Gables

- Property values vary widely in Little Gables, so the estimated additional cost is presented below for a range of taxable property values, and includes property taxes, solid waste fee, and fire fee

Taxable Property Value	Estimated Additional Cost*
\$150,000	\$526.58/year
\$250,000	\$646.92/year
\$350,000	\$767.26/year
\$500,000	\$947.76/year
\$750,000	\$1,248.60/year

\*Based on FY 23 tax roll, Coral Gables Solid Waste Fee paid by August 15, and taxes paid at a 4% discounted rate



# Annexation Application Contents

- Based on Miami-Dade County Code Section 20-3
- Requirements:
  - Legal description of Little Gables
  - Map of Little Gables with surrounding area
  - Certificate from Supervisor of Elections certifying the number of registered voters in Little Gables
  - Statement for reason to annex
  - Statement declaring Little Gables as an enclave
  - Land use and zoning maps

# Annexation Process Going Forward

- City Commission hearing to consider official annexation resolution for submittal of annexation application to Miami-Dade County; public notice mail-out for City hearing to all property owners within the areas to be annexed and to those property owners that live 600 feet outside the boundaries of the annexation areas
- File annexation application with the Clerk of the Board of County Commissioners (BCC) and submit petitions for support to the County Department of Elections
- Clerk of the BCC schedules the annexation request on agenda before BCC
- Meeting before BCC to refer annexation request to County Planning Advisory Board (PAB) for recommendation
- County PAB public hearing with mailed notice to property owners within Little Gables and 600 feet outside the boundaries of each for a recommendation to the County BCC on the annexation

# Annexation Process Going Forward

- County BCC Committee public hearing; consideration of PAB recommendations and County Mayor's recommendation (which includes mitigation, if any) and determination whether to direct County Attorney by resolution to prepare annexation ordinance
- BCC hearing – first reading and approval of annexation ordinance
- Preparation of Interlocal Agreement between Miami-Dade County and City
- Approval by City of interlocal agreement
- Public hearing before BCC Committee for annexation ordinance and interlocal agreement
- BCC second reading and adoption of annexation ordinance and resolution adopting interlocal agreement, all subject to an election and directing that election be conducted
- Election conducted on annexation question by County Elections Department
- Execution of Interlocal Agreement between the County and City



# Questions