



**City of Coral Gables  
CITY COMMISSION MEETING  
October 28, 2008**

**ITEM TITLE:**

Presentation and discussion concerning the consideration of annexing High Pines and Little Gables.

**RECOMMENDATION OF THE CITY MANAGER:**

That authorization be given to set forth a Public Hearing to consider changing the municipal boundaries of the City of Coral Gables by annexing two unincorporated areas in Miami-Dade County, known as High Pines and Little Gables, subject to certain conditions.

**BRIEF HISTORY:**

Little Gables request for annexation dates back to 1996 when several communities requesting that their area be annexed to the City of Coral Gables approached the City. In 1996 the City annexed Snapper Creek Lakes, Hammock Lakes, Deering Bay and Pine Bay Estates. Little Gables was not considered due to the results of annexation studies, which indicated that capital improvements required for the area, exceeded the anticipated revenues, therefore shifting the burden of the annexation cost to existing tax paying residents. Another factor dealt with two existing mobile home parks and other parts of the area that contained several building and safety violations that would be inherited by the City, increasing Building and Code enforcement efforts. Although to this date, the area has not been annexed to the City, dialogue between area residents, County and City staff has resulted in a safer community, which to this day continues to strive for compatibility with the Gables.

Soon after the annexation of Coral Waterway and Kings Bay in 2003, the County placed a moratorium on all annexation and incorporation requests and directed county staff to develop a report on the impact and establish a process to among other matters, provide for cost recovery for areas classified as a "donor" area. Such a study, although acknowledge that annexation was preferred over incorporation, mitigation fees for those areas classified as a "donor" was imposed as a condition of the incorporation and annexation. Since then those fees have been reconsidered, and have not been imposed on recent annexations. However, a new issue has evolved concerning existing funding for Fire Districts and the impact of removing this funding source from areas served by other Fire agencies, once annexed or incorporated. A survey conducted by the County in 2006, indicated that 60% of responding Little Gables residents were still interested in being annexed to the City of Coral Gables.

It was not until \_\_\_\_\_ that the area of High Pines petitioned the City for consideration of annexation. However, in 2003 the City adopted a resolution annexing the area of "Davis-Ponce". This small area within the confines of what is classified as the High Pines area requested the City to move forward with the annexation, given that High Pines at the time were not ready to make such a request. The application to annex the Davis-Ponce area was approved by the City and forwarded to the County in 2003. Since then the County has placed the Davis-Ponce annexation on "hold" until such time that the entire High Pines area is considered.

The Miami Dade County Mayor, Carlos Alvarez in a recent July 11, 2007 letter addressed to Mayor Slesnick suggested that the request for annexation be inclusive of High Pines and Little Gables areas, providing for an opportunity to consider not requiring mitigation from these annexations since both areas are enclaves within the unincorporated Miami-Dade County, but on the other hand, Mayor Alvarez

mentions that the County may take into consideration the impact that both these annexations may have on the Miami-Dade County Fire Rescue District revenue stream and therefore may consider negotiating a mitigation amount.

In summary, the history of both these annexation requests go back some years and time has provided opportunities for the necessary attention given to the Little Gables area. Staff at this time would like to move forward with the consideration of these request, subject to the condition that no mitigation fees included but not limited to fire district fees be imposed by the County on existing or future residents of the City of Coral Gables.

#### **LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

#### **PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
October 24, 2008	Posting of Agenda

#### **APPROVED BY:**

<b>City Attorney</b>	<b>Assistant City Manager</b>	<b>City Manager</b>

#### **ATTACHMENT(S):**

1. **Draft Resolution**
2. **Presentation of Annexation Report for Little Gables and High Pines areas**
3. **Letter received from Miami-Dade County Mayor Carlos Alvarez, dated**
4. **Little Gables Survey results from Miami-Dade County, dated May 23, 2006**