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Annexation Status Report

Background

The City of Coral Gables has been exploring the possible annexation of the Little Gables and High Pines/Ponce-Davis areas. The annexation process is governed by the procedures outlined in the Miami-Dade County Home Rule Charter (Article 6, Section 6.04) and the Code of Miami-Dade County (Chapter 20). Under the County's charter, an annexation requires an approval by the municipal bodies concerned, hearing before the County's Planning Advisory Board, approval by the Board of County Commissioners, and approval by a majority vote of the resident electors in the area to be annexed where such area exceeds 250 electors as is the case with both neighborhoods. The County's code has numerous requirements in order to process an annexation and perhaps most significantly, a petition of support for the annexation from at least 20 percent of the electorate in the areas sought to be annexed.

Little Gables Annexation

In November of 2016, Commissioner Sosa, along with City of Coral Gables representatives held a community meeting where Little Gables residents discussed possible annexation of the area. Subsequently, in March of this year at Commissioner Sosa's request, the County sent a survey to area residents providing a comparison of services between the County and the City as well as, the cost to property owners in the event of annexation (attached). In consultation with the County, the City wanted to see a strong mandate from area residents, as evidenced by 66 percent support of surveys received, in order to consider moving forward with the annexation. The Little Gables residents exceeded the threshold percentage as 68% of respondents expressed their support for annexation. Commissioner Sosa is planning to hold a town hall meeting regarding the annexation on Thursday, June 1st at the Rebecca Sosa Multipurpose Facility, 1700 SW 62nd Avenue, at 6:30 pm.

Moving forward, the next step of the process will be to obtain petitions from 20 percent of the proposed annexed area electors supporting the annexation. Prior to submitting an annexation application and resolution request to Miami-Dade County, the City Commission will need to hold a public hearing providing mailed notice to property owners within the area to be annexed as well as 600 feet outside the annexed area (Section 20-3, Code of Miami-Dade County).

High Pines/Ponce-Davis Annexation

A resident-organized meeting regarding the possible annexation of the High Pines/Ponce-Davis area was held on May 2nd at the Audubon House. City officials and staff were present and distributed a fact sheet and Powerpoint presentation containing information regarding comparison of services between the County and City, and cost to property owners if the area were annexed (attached). The Mayor, Commissioner Lago, City Manager, and City Attorney made an informative presentation and responded to questions during the 2 hour session. The City will be hosting a neighborhood meeting on Tuesday, June 6 at the Riviera Presbyterian Church at 6:30 pm.

The City intends to survey resident electors and, similar to Little Gables, will be looking for a strong mandate in support for annexation from 66 percent of surveys received. Because support may be received from some areas and not others, the City intends to consider boundaries based on those pre-determined subareas indicating a strong favorable response. Moving forward, depending upon the results of the survey, the City will need to obtain petitions of support from a minimum of 20 percent of the electors in the area to be annexed. As in the case of Little Gables, prior to submitting an annexation application and resolution request to Miami-Dade County, the City Commission must hold a public hearing providing mailed notice to property owners within the area to be annexed as well as 600 feet outside the annexed area.