

City of Coral Gables City Commission Meeting
Agenda Item I-1
July 26, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason
Commissioner Pat Keon
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
Deputy City Attorney, Miriam Ramos
Assistant City Attorney, Christina Suarez
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Chief of Police, Edward Hudak

Public Speaker(s)

Craig Coller
Henry Iler

Agenda Item I-1 [0:00:00 a.m.]

Discussion providing an update and report regarding the possible annexation of the Little Gables and High Pines neighborhoods.

Mayor Cason: Now we'll move to a time certain item, which is I-1. Mr. Attorney. Do you want to introduce your new employee?

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Agenda Item I-1 – Discussion providing an update and report regarding the possible annexation of the Little Gables and High Pines neighborhoods.

City Attorney Leen: Yes. Item I-1, before I begin, this, of course, is the discussion providing an update and report regarding the possible annexation of the Little Gables and High Pines neighborhoods. Before I begin, though, I would like to introduce Christina Suarez. Christina, could you come up for a moment? I have not told her she was going to be called up, but I just wanted to say that we are very fortunate to have Christina join the City Attorney's Office. She has been practicing for a number of years. She was eight years at her prior law firm, where she practiced civil litigation, and both international, banking law, a number of issues. She's also a litigator. In addition, she graduated first in her class -- it's very rare that you can say that about someone -- obviously, it's only one person per class, but she graduated first in her class at FIU College of Law. She was also a law clerk for a federal judge in the Middle District of Florida. So, she's very smart, very personable, really great addition to our team. So, I just feel very lucky to have her. And Christina, if you'd like to say a couple words.

Assistant City Attorney Suarez: Thank you, Craig. Thank you for the warm welcome. I just want to say I'm very thrilled to be here, thrilled to be working for the City of Coral Gables, and I look forward to working with all of you and assisting you in any way that I can. Thank you.

Mayor Cason: Welcome on board.

Commissioner Keon: Welcome.

Mayor Cason: Thank you.

City Attorney Leen: I'd also like to mention -- Miriam. This is going to come up later when we discuss the neighborhood dispute policy, but I just wanted you to know that Miriam is going to be acting -- in addition to Deputy City Attorney, she is going to be acting as the City prosecutor. She's always done that. We've always had a municipal prosecutor, but I wanted to give her that title because we're going to be giving her significant responsibility. She's also working with

Director Fernandez, Chief Hudak, the Fire Department, but I wanted her to have that -- both that recognition and responsibility. I feel like she's been a tremendous addition to the City Attorney's Office over the -- over a year now, and I know that she's worked very well with each Commissioner, the City Manager and the City Clerk. So, I just wanted to thank you, Miriam. Do you want to say anything?

Deputy City Attorney Ramos: Thank you, Craig. I accept.

(LAUGHTER)

City Attorney Leen: And lastly, Mr. Mayor, I just wanted to thank the City Manager and the City Commission, but the City Manager and I have been -- we've been working since Cathy was appointed, but she's been very helpful with helping me structure my office, and we are going to be adding another Assistant City Attorney, who I'm going to introduce to you at the next meeting in August. And I'm going to finally -- you know, I've always received tremendous support from the Commission from day one. I want to emphasize that, but this would really allow me now, with the support of the Commission and the City Manager, to fulfill my vision for my office and to really have, I believe, the best governmental law firm in the state. I mean, they always say that about the County Attorney's Office, which I came from. My goal is always to be able to match them, and I feel like I'll be able to now. So, in house be able to match them, and we're still going to have the benefit of being able to have some of the best special counsel in the state. So, I just wanted you to know that and I'm just very thankful to be City Attorney of the City. Thank you for all your support.

Commissioner Keon: Great, thank you.

Mayor Cason: So, I-1.

City Attorney Leen: Now, Item I-1 is a discussion providing an update and report regarding the possible annexation of the Little Gables and High Pines neighborhoods. And we have two highly-regarded professionals who have been working on this matter for us, Henry Iler, who was a planner for Miami-Dade County and handled many annexations for them while he was working at Miami-Dade County, and Craig Collier, who used to be the Chief of the Land Use and Zoning Section of the County Attorney's Office, who's special counsel for the City on land use and zoning matters. And both of them, really a top-notch team, have been looking at this question with City staff and have come to us with a comprehensive report. They're here today to be able to talk to you. Henry and Craig, could you come up? I wanted to note -- and before they begin, I just wanted to thank City staff. I wanted to thank Director Fernandez who helped lead this effort. I also wanted to thank the City Manager. We had worked together. Really, Henry is her representative and Craig is mine, and they're working together to provide you this information. We wanted to bring the best possible people to look at this because we know it's a very significant decision for Coral Gables. So, what they're going to do is they're going to present the report to you. They're going to tell you about the -- they're going to present the report to you. This report is publicly available on our website. We also have advertised this so that people know. We put this in eNews. We put this on our Facebook page. We want people to know what's happening here. We want it to be very open. We've also consulted with Commissioner Sosa and Commissioner Suarez from the County, and we have received their input. And they're going to -- our consultants are going to tell you today everything that we're going to do to make sure that this is the most transparent process possible. Finally, they're going to go tell you step by step what that process is so that everyone knows, and then they're going to receive guidance from the Commission. So, with that, Henry -- Craig.

Craig Collier: Good morning, Mr. Mayor, members of the Commission. Thank you for giving us the opportunity to explain the annexation. I'm going to kind of let Henry walk through. He has a PowerPoint to explain the report that you were -- that you received. So, Henry.

Henry Iler: Craig, thank you very much. Mayor, members of the Commission, City Attorney, City Clerk, City Manager. It is indeed with a lot of gladness that I am before the City Commission. I worked in Miami-Dade County for about 35 years, 10 of those were with the County Planning Department and the County Manager's office, doing land use and zoning, and I worked a lot with Craig during that time. And since then, I've had my practice up in the Palm Beach area, but I have continued to have many clients down in Miami-Dade County, fortunately, for me. And I'm very glad to have the City of Coral Gables as well. This has been a very good process. And I just have to say, this report you're going to see is much more than Craig and myself. The City staff has provided very detailed analysis of all the service costs, all the capital improvements they feel will be needed to serve these two areas. So, I'd like to thank them. And a lot of this report that you have is their work. And so I just wanted to share that. Now, I have a PowerPoint and they were nice enough to put it up. Of course, the areas are well known. Little Gables, up off of Tamiami Trail and it's about 205 acres. High Pines, down in the southern part. I used to live in the south Grove for about six years, so I used to come to the commercial area on Sunset quite often, and I know the High Pines area very well, a very nice area. But you'll notice High Pines kind of cuts off the city a bit from its southern extent, which was annexed just in the last few years. So, the addition of that plus Little Gables makes a lot of sense from the boundary point of view. It's something that we'll bring up later. Focusing in on High Pines, like I said, about 675 acres, roughly a little more than a square mile. It's got a population of around 3,000; registered voters, about 2,200, and that's an important figure, which we'll talk about later. Seventy-eight percent of the homes are owner-occupied, as you might expect, knowing the area. Household income -- at least average household income in 2010 at the 2010 census -- obviously, this number may have changed some -- it's about \$158,000. Most -- the large majority of the land use in that area is single-family residential and it's pretty much built out, about 20 miles of paved road. Now, if you go to Little Gables, right off of Tamiami Trail, once again, much smaller, about a third the size of High Pines, about 205 acres, but still sizable given that it has a higher density. So, it's got a higher density of folks. The population is not too different, about 2,500 as of a few years ago, and registered voters right at 1,500 or so. Now, here you've got a lot more rentals. You've got 52 percent of the homes that are owner-occupied versus the 78 that

we had before. And the household income is about \$60,000. About 70 percent of the area is low density residential, which can get you up to as high as six or seven units an acre, so it's not your typical single family, but still low density, a lot of single-family homes. And about nine miles of paved roads, as you might expect. It's a smaller area. Now, it is like moving mountains to get something through Miami-Dade County in their annexation process. They have just recently come through a moratorium period. And so, for about a year and a half -- and they hired a consultant to do a large study, which is in the report. I gave little summary of that. And so they're just coming through. They haven't actually looked at all the recommendations from that large study done by the consultant, and we expect them to do that this fall. And they may make some changes in the annexation rules and regulations, as well as for incorporations as well. But the application process in the County Code -- I have put some of the application items here. There are others. First of all, you have to give the reasons for the annexation. That's, of course, most important. And then you have to have a statement of whether they are enclaves. And in this particular respect, each of these neighborhoods comes very close, if not right on the definition of an enclave, which is, in County Code, that is surrounded by 80 percent or more of a city boundary. And so, in this case, we're at 75 to 80 percent on both of these areas, and I think we're close enough to be called an enclave. I don't really think the County staff's going to really care much if it's 78 or 80 or something like that. So, that's a good thing. And the consultant report said we want to get the -- we want to take care of these kinds of areas because they're not efficient to serve. You need a land use and zoning plan. To this point, we really haven't talked about that much, but what we normally do in these types of things is to keep the land use and zoning exactly the way it is. And when these areas are brought in, you will have to do a land use change to bring these areas into your future land use map per state statute, and we'll have to see how the County -- the City's land use matches up with the County, and we'll try to match as closely as we can with the City categories. So, that's always a little bit of a balancing act, but that's way down the road. But you have to come up with a land use and zoning plan for your application for the County. You have to look at the services you're going to provide and give a timetable for doing that. You've got to show how you're going to finance the services. They're going to look at the City's finances to bring these areas in. And then, of course, probably most

importantly for the residents is the tax load on the areas. How much more are they going to pay and what are they going to get for that. And then lastly, probably the most extensive part of the application is you have to submit signed petitions from at least 20 percent of the voters of the areas supporting submitting the application. It doesn't say that they support the annexation necessarily. It just says they support the submission of the application to the County. So, that's what you're trying to do. So, you need to get people to go out with these petitions for them to sign. In this case, if you take both neighborhoods together, adding up the voters that we have so far -- and those were just estimates on the voters -- we got about 738 voters plus that we need to get petitions from, so that's a pretty good number and that will take a little while and we'll have to get people out in the field to do that should you choose to go forward. And then finally, when we get the application ready, it will come back to a public hearing of the City Commission and that'll be advertised to everybody in the neighborhoods, and I believe, within 600 feet outside the neighborhoods, and they'll be able to come and give their opinion. So, if you choose to go forward at this hearing, we'll come back in a few months with the application, and once again, that'll be a public hearing well-advertised and people will get to state their comments. Now, the County approval criteria, how would we rate up if we go to the County and how we're going to rate, and I'll have to say it's pretty good based on the criteria. First of all, one of the criteria is the suitability of boundaries to have a cohesive and inclusive type of community. These are enclave areas. They will blend very well with the rest of Coral Gables. There could be land use and zoning issues, of course, but they are at least situated in a good spot to be inclusive and cohesive. Compatibility with existing planned uses in the area next to these neighborhoods. And once again, they're reasonable compatible. The area is contiguous to the municipality and will not have an enclave created. That's certainly the case here. Impact on public safety and response times. How fast can police and fire from the City get to these neighborhoods versus the County. We don't know the County's times yet, but I have the City's times and they're in the report. So, we're going to hope when we get the County report that the City's response times are much better. They certainly are going to be at least the same, if not better, we would expect. Public transit is another thing. How -- you know, what kind of connections do you have to governmental facilities in Coral Gables, to shopping areas and things of that nature. Existing and

proposed property tax cost to the area residents, and we'll get to that later, but that's one of the County type of criteria. Financial impacts on the remaining unincorporated area. Now, this is important because the County looks at these kinds of applications and says, okay, if we give this area to Gables, can we still efficiently serve the rest of the areas that we have around there, and can our UMSA budget, which is the Unincorporated Municipal Service Area budget that is for all the unincorporated areas of the County, can our budget handle this. And so, that'll be another criteria that they will look at. Financial impacts. And this is one that everybody goes to and for a very important reason. We've estimated the annual revenues from both of these neighborhoods to be about \$8.7 million as of this past year. Based on the service calls from your City departments, we looked at the yearly service cost as right around 10.8 million, and one-time capital costs -- I'll just bring out the example of the Fire Department. Fire Department has said that they would like to have a fire station in this area. You can imagine -- this area being High Pines -- the land cost in doing that station. So, putting a chunk of that \$17 million into the fire station. There's also a tree program in Little Gables that was proposed and some other things that drive those capital costs. Now, as far as the cost to the residents, we -- basically, what we have is the City's tax rate is about 5.5559 mills. A mill is one dollar on a thousand dollars of value. The County's UMSA rate or unincorporated area rate is 1.9283. Now, the County also includes these areas in its fire district and the fire district has an annual assessment as well, and that's about 2.42. So, if you deduct the County's UMSA rate, which they would not pay if they're in the City of Coral Gables, also the County fire district -- we are hopeful they would not be kept in the County fire plan and that they would be served by the City -- you come up with a net millage for area residents of 1.21 increase beyond what they're paying now. And so based on that, we looked at a home in Little Gables valued at about \$350,000, which seemed to be kind of an average value over the last six months of homes that have sold, and if you use that value, the property tax would go up in Little Gables for that kind of home about \$424 per year beyond what they're paying now. In High Pines, we used a \$600,000 value, which seemed to be an average over the last few months, and with that, at 1.21 mills more than they were paying before, it would be \$726 per year. Now, they'll also be under the waste collection program for the City, and that is estimated to be about \$729 per dwelling unit, so that would be paid as well, and they

would not pay the fee for any kind of county service. And then the fire fee would be \$70 per dwelling unit, assuming the City takes over the fire services. Now, one of the big ifs in this application is will the City release this area from the fire district. And we're going on an assumption...

Mr. Coller: I think you meant will the County...

Mr. Iler: I'm sorry, the County.

Mr. Coller: County.

Mr. Iler: Sorry. Will the County release these areas from the fire district. On the face of it, it makes total sense because how can they serve them very well. There's no County areas abutting either of these areas. You have South Miami next to High Pines and you got City of Miami, I believe, across the street on Tamiami Trail. So -- but you never know. You don't know what answer you're going to get when you go to the County. But we're assuming that they will take these areas out of the fire district. We will keep having to pay the debt service, which is a very small millage. That'll have to be paid, you know, until that's paid off, but that's less than one mill. It's very small. But that big number of 2.4 mills, we are assuming will come off the bill, but we won't know for sure unless you choose to move forward and submit the application and get the analysis from the County.

City Attorney Leen: One thing there. I have been informed that that's ultimately a decision for the County Commission, and we do believe that we will have support from our representative County Commissioners, assuming that the public in each of those areas is supportive of annexation, that they will be supporting us. Certainly, the City's view would be that that's a -- whether that is legally or not, that that's a form of double taxation, and that's something that we would not stand for for our residents or our new residents.

Mr. Coller: And just to make clear on this issue. No staff of the County has not in any way stated that they're going to recommend the inclusion. So, we haven't heard anything like that at this point.

Mr. Iler: So, just to kind of wrap up -- and we can go back for questions, of course, any time. The feasibility, that's always an interesting question. Obviously, the -- if you look in the executive summary and the numbers, if you look at the estimates and the revenues, it's about a \$2 million negative for the City based on those numbers if you choose to take these areas in. But feasibility, especially in this case, I think is a little bit more than dollars and cents. These are enclave areas. These really are areas that belong in Coral Gables just because of their geography and their proximity to the rest of Gables. The annexation would fill two large gaps on the City's boundary and make it much more uniform. Long term, it's more efficient for Coral Gables to serve these neighborhoods, and we really believe service cost -- it's very difficult for anyone to predict the service cost of an area because how do you like cut the boundary off at Sunset -- and I'm not -- you know, I'm -- I have to look at the service between Kendall and Sunset, but not the other areas. Obviously, Fire and Police, they serve wide areas. So, it's very hard, and we really think the service costs in this case may moderate over time. You may find efficiencies that you didn't know you had before. And so, that's something that we don't know for sure, but it's something to keep in mind. And when you come down to it, I think in this kind of situation where you have a bit of a negative fiscal balance, but you've got some areas that really need to come in, it's going to come down to, I think, the support in the communities. If they support it, it's going to be, I think, well worth it to submit the applications. If we feel like we just don't have the support in some areas, then maybe that's a, you know, time to pause and take a closer look. But that's pretty much our comments on this, and we'd be glad to answer any questions. We'll be available.

Mr. Coller: Just a couple of legal perspectives on it. Unlike the rest of the state of Florida, under the County's home rule charter, they have complete authority over annexations. Everywhere else in the state, the counties don't have control over annexation. So, it's ultimately the County

Commission's decision to whether or not to submit the -- if the County Commission chooses to approve the annexation, whether to submit it a vote to the electorate. I will say I was involved in every incorporation since Key Biscayne -- and I believe it was 1991, and every annexation. The problem has been lately with annexations is cities have sought only to annex commercial areas, and the County has looked at it as cherry picking. This annexation that you all are doing is unique in that it's an annexation of mostly residential area. You're not seeking to cherry pick. You're doing, in my view, the absolute right thing by annexing both Little Gables and High Pines. So, I believe that the County Commission is going to look a lot more favorably over these kinds of annexations than other annexations where a City just sought a commercial area. The commercial areas don't have a right to vote. And so this is really -- I think the City Commission is looking very good in seeking this kind of annexation, and I think it should be well received.

Commissioner Lago: Thank you.

Mayor Cason: Let me just ask one thing.

Commissioner Lago: Yeah, go ahead.

Mayor Cason: If -- Craig, would you talk about Commissioner Sosa's involvement in this and her offer.

City Attorney Leen: Yes. The -- you know, Commissioner Sosa has always been a very supportive Commissioner of Coral Gables and also her residents in Little Gables and her entire district. The -- we did -- the City Manager and I did meet with her. And what she indicated to us was that she would be 100 percent supportive of this as long as the residents of Little Gables were supportive of it. And so we are going to -- we are working with her directly to prepare a survey and information to provide to all the residents of Little Gables to see if they would like to proceed. If she feels comfortable that they would -- and I don't mean to speak for her, but this is the information. And she was -- she understood that we would make this public. And I think it's

a credit to her, frankly. She said that she cares deeply about what the residents of Little Gables feel, but if they're supportive of it, she's supportive of it, and she'll be 100 percent supportive of the City. And we received a similar message from Commissioner Suarez. We met with him separately, obviously. And his district encompasses High Pines, and he also is 100 percent supportive of the City's efforts. So, we will be able to draw on the resources of those two County Commissioners and we plan to work with them very closely to make sure that they're updated at every stage and that any input they have as to how best to do this, that we coordinate with their offices, individually, of course.

City Manager Swanson-Rivenbark: Mr. Mayor, I thought another point that Commissioner Sosa raised which was very important was while she's hopeful that the residents in Little Gables will be supportive of an annexation, she would not hold High Pines hostage if the Little Gables community did not want to move forward. She would be supportive of High Pines if High Pines wanted to move forward. And I think that's an important clarification she provided us.

City Attorney Leen: Yes, and I would like to add to that. You know, Commissioner Sosa is obviously looking out for the best interest of her residents, including in Little Gables. And so, it's -- again, Coral Gables, assuming the Commissioner wants to go forward -- and I don't want to get ahead of myself -- but assuming the Commissioner wants to go forward, the idea is both Little Gables and High Pines. But we will only proceed with Little Gables if we have an indication from Little Gables they want us to proceed because we want this to be a collaborative, cooperative effort. And what Commissioner Sosa has indicated, as the City Manager said, is that if Little Gables wants to go forward, then we're going forward as to both. If Little Gables indicates that they do not want to go forward, then we would go forward as to just High Pines, all of it subject to Commission review. The goal here is for this to be collaborative and for this to be a positive process.

Mr. Coller: Just one more point on that issue of -- one of the steps that you'll have to subsequently take if you choose to go forward today is there will be a public hearing that has to

be held by the City Commission, and it will -- notice will have to be sent to those residents within the two areas that are sought to be annexed and within 600 feet outside the boundaries of the areas sought to be annexed. You'll hold a -- you'll need to hold a public hearing at that time and then you would adopt a resolution, if you choose to go forward, to go -- request the annexation. So, that's another step that you, as a Commission, will be taking.

Commissioner Slesnick: When you say residents or voters?

Mr. Coller: I believe it's sent to the residents because I don't -- I'm not -- I have to look into that. I believe it's sent to the residents in the area.

Mr. Iler: I believe it is residents.

Commissioner Slesnick: Residents.

Mr. Coller: Right.

Commissioner Slesnick: And do you have a percentage did you say already what number of residents need to vote in favor of annexation in order for that to move forward?

Mr. Coller: It has to be 50 percent plus one is the ultimate vote, but we need the initial petition, which is the time consuming...

Commissioner Slesnick: No, I just meant down the line.

Mr. Coller: Of the 20 percent...

City Manager Swanson-Rivenbark: What becomes...

Commissioner Lago: Let me ask -- Madam City Manager, I wanted to ask a few questions first, Mayor, if I may. I want to be very clear. Just I know that the map is here, but I know it's going -- because we didn't mention Ponce Davis, so that's included obviously in -- that Ponce Davis area is included in the High Pines, correct?

Mr. Coller: Correct.

Mr. Iler: Yes, it is.

Commissioner Lago: Okay, because it's usually sometimes spoken as like a third area, and I want to make sure that everybody who's listening today and watching today is aware that Ponce Davis is being considered.

Mr. Coller: Yes, and in your report, if I might say, it notes...

Commissioner Lago: Okay.

Mr. Coller: That that is in fact the case.

City Attorney Leen: If I could add something there.

Commissioner Lago: Okay, well, let me just add a few final things and then I won't say anything else. Number one, I've met with the residents. It was two different groups from the area of Little Gables. Everyone I met with is in favor of becoming involved in the City of Coral Gables. Obviously, they see the value becoming involved with Coral Gables. I was a little caught off guard in reference to the additional tax base. This is the first time that I actually have a chance to take a look at it, so it's significant and it's something that you need to be well aware of as the process moves forward. But my biggest concern that I want to make sure that the residents are available because I've also gotten some residents call me that are nervous about the

fact that the City would jeopardize our existing services to our existing residents, and I want to make sure that -- again, I will not support annexation if it jeopardizes under any circumstances the existing services, both fire, police and waste that we have to other residents. And I know that my colleagues agree with me on that aspect. So, I want to make sure that we're very clear that if annexation does move forward -- and another issue that kind of caught me off guard was the delta, the \$2 million delta is pretty significant. And I know that you say that there's a smoothing period and that it should -- I think you're -- on page -- excuse me, bear with me. I think on page -- feasibility. You said the service cost estimates may moderate over time. You know, that's a pretty significant delta of \$2 million every year. So, we need to make sure -- the City hasn't raised taxes. The City, over the last five years, has lowered taxes, our millage rate. So, I want to make sure that, you know, that \$2 million delta -- if we're going to service and we're going to consider annexing these areas of the City of Coral Gables, it's not only about service because everybody knows that Coral Gables is the beacon when it comes to service. We provide the best service. We don't skimp in regards to service. And the residents that I met with from Ponce Davis, and the residents that I met from High Pines and the residents that I met from Little Gables have all told me that's why they want to be part of Coral Gables because of police response times, which, in certain areas, people have told me -- again, I don't have facts on this, they've just told me -- sometimes could be 30 minutes, so that's a big issue. And obviously, we can talk about garbage and the incredible service that the employees here in the City of Coral Gables render for the residents. And so I want to make sure that if we do move forward in this, that we're very clear to the residents that we're not going to implement -- even if it does pass, that we're not going to implement this annexation until we have everything across the board taken care of. We've hired the necessary people. We've built the necessary infrastructure. We've bought the necessary additional garbage trucks, if it's required, hired the additional individuals, trained the additional individuals. I don't want to see a hiccup in regards to this. And you've mentioned that you've been involved in every single annexation. So, my final question to you is, give me guidance and give the individuals who are listening today -- I know there's growing pains and stuff happens, but what have you seen other cities do to avoid these hiccups in service and in quality?

Mr. Coller: Well, I have to say I haven't been -- I've always been on the County side, so I haven't seen what the cities have done. But I think that -- I haven't heard any issues, but I may not be the one to hear them. So, I'm not probably the best source from -- I know what the County's hiccups are in transferring the responsibility. I'm not intimately -- but this gentleman here, Henry, has been on the city side. We've been sort of on opposite sides.

Commissioner Lago: And the last question I had -- and I should have mentioned it before and I apologize, if you'll indulge me. What is the timeframe, if we move forward today, for implementation so that the residents are aware because there's a lot of, you know, two years, three years, one year. How do we need to do this? Is it based on a certain election, forthcoming election? We just missed a cycle now for the August election, for November.

Commissioner Keon: It doesn't. It's a mail ballot.

Commissioner Lago: I know. I'm just asking. I'm trying to get everything on the record.

Mr. Iler: Sure.

Mr. Coller: Why don't you address the issue of the cities that have...

Mr. Iler: Well, first off, you mentioned the -- you wanted to make sure that the services in these areas came up to the service standard of Coral Gables. And I will tell you that the staff that did the service analysis, their starting point was your standards. I know the police standard is they kept the same number of officers per thousand population. The parks -- a lot of the parks cost is to bring these areas up to the park standards, including urban green space, vegetation and planting of trees. Fire Department, the same way. So, this -- so these are costs to bring these areas up to the way the rest of Coral Gables are currently. And I see your other question was...

Commissioner Lago: But in regards to -- if we do move forward today, what is the timeframe for implementation, for the vote to occur...

Mr. Iler: Yes.

Commissioner Lago: For the mail ballot, as Commissioner Keon mentioned.

Mr. Iler: We're looking at probably two to three months to get the application into the County. Of course, during that time, at the end of that period, we would have a public hearing, as Craig mentioned, here once again with the application and get your final approval, if you so grant it, to submit the application. The large part of that time will be taken up getting the 700 plus voter consents. The rest of it is not that difficult as far as putting an application together, but that's going to take us some time. And we're going to need to be out in the neighborhoods. People are going to have to know who we are, at least our people working there and everything. So, assuming we say submit it in three months, the County has varied, but they normally take upwards of a year or so to look at these applications. They can do it faster, but sometimes you run into a moratorium where they want to take a breather for a while. I just had one approved for Florida City, a square mile, and we applied in 2011. We had two moratoriums during that time. Nothing to do with us, other areas, the County Commission, so you can go longer. But assuming that we've already been through kind of a moratorium and they have their consultant report, they're going to want to move forward now. We should hit it actually at a good time. They're going to be over their moratorium and they'll be ready to move. So, I'm thinking about nine months to a year. And around that time, the County Commission will meet if we get a positive recommendation, and they will set the time for the referendum. It'll usually be a mail-in vote is how they do it. And so, we're looking to probably about 12 to 15 months from now that we might see something around a referendum vote, maybe sooner. It could be later, but that's kind of like just a little idea.

Mayor Cason: Are you -- I'd like to know (INAUDIBLE) data what we're inheriting in the way of crime in the two areas. Do we -- are we able to get information in terms of what the problems are in terms of crime? That's going to be very important. Chief, do you have any -- even anecdotal at this stage.

Chief Hudak: We partner with the two adjoining agencies that we're talking about, both the Miami-Dade County from the north end, which is the Midwest district, as well as the Kendall district down there. So, we are looking on a regular basis comparing them to what our crime stats show, so we have a pretty good handle on what we would see or anticipate we would see. And as was put in the presentation, we will not go down below what are service levels are for everybody else in the City. Depending on what the timeline is, we would actually start moving forward into that direction.

Commissioner Keon: I think -- oh, I'm sorry.

Mayor Cason: Just one other question. The -- in terms of the cost, a lot of that, of course, was hiring extra people, as well as some equipment. In the cost for Police and Fire, have we included what we're going to be inheriting in terms of more pension cost?

Mr. Iler: I don't know if those were included. We got the hiring cost and training cost and the type of equipment they would need. I'm not sure of the salary number that they put in there, if it had a pension in it. We could follow up with you on that.

Mayor Cason: Yeah, if you'd...

Commissioner Lago: To the question then, I'd like to see what the pension exposure is going to be and the implications in reference to the overall pension.

Mr. Iler: That's a great question.

Mayor Cason: And the third thing is we're doing a lot of talk about sea level rise. I'd like to know the elevations of these two areas, make sure we're not adding some low-lying areas that someday we're going to be paying a fortune to raise sewers and, you know, pump stations and all that. What are they in the way of -- what do they have in the way of sewers and septic fields and pump stations and the kinds of things that...

Commissioner Lago: How outdated is the facilities and the infrastructure, and what are the requirements maybe from the County in the near future? Are they going to do any upgrades, you know, 2017, 2018, 2019?

Mr. Iler: We could find that out. Of course, the water and sewer will stay with the County. But certainly, the upgrade of the roads is included in our cost estimates.

Commissioner Lago: I think Commissioner Keon had a comment.

Commissioner Keon: Well, when you were asking about, you know, what's the experience in cities as they annex, and I think we certainly have that information available to us because we annexed Snapper Creek and Hammock Lakes, so you know, there were no big issues there. You know, the area of High Pines and Ponce Davis are, you know, comparable areas. I mean, they're not -- I mean, the lots are not maybe as big as what was in Snapper Creek and that, but I think that they certainly are very comparable areas to the existing -- to the surrounding areas of the City, as is Little Gables. I mean, Little Gables -- the fabric of Little Gables is not terribly different than, you know, the North Gables. They're smaller homes. They're, you know, smaller lots. They're -- so I don't think that there's -- you know, I -- we think it's, you know, a matter of managing that that all of our staff and whatever. But I can't imagine that it will be, you know, a real big issue. And I think the one thing that we should point out and it should be noted is you have this one-time capital cost of \$17 million that I'm sure is going to come back and we're going to hear a lot about what it's going to cost and how it's going to cost. And we know

that the vast majority of this is related to a fire station to service these areas, particularly the ones that are south. And we already have a problem with response times within our own neighborhoods and Sunrise Harbor, in Coco Plum, and some of those adjoining areas now. So, we have to -- whether -- if we never go forward with annexing anything, we are going to have to incur the cost of, you know, expanding our fire service...

Commissioner Lago: Already.

Commissioner Keon: In that area because our -- because the only access -- they're served by Station 3 that's down on Old Cutler, and the only access to those areas is along Old Cutler Road. And during any heavy traffic time at all or even a Saturday morning when Matheson is -- people are lined up to go to Matheson to launch their boats and everything else, it is, you know -- it's just by the conditions of, you know, that area and the accessibility of only one major road, it is a very difficult area for us to service now. And so we know that there is a plan in place to temporarily put in, you know, a truck and a rescue truck and whatever in that area, but we know we have to do something about that area also. So, I think that it's really important when we look at this capital cost is part of the issue with regard to the fire station, that is a cost we have to incur regardless of annexation or not. So, I know you need to include it, but it should come with, you know, an addendum or a parentheses...

Mr. Coller: It needs a footnote.

Commissioner Keon: Or it needs a footnote that, you know, that's a cost we're going to have to incur because to maintain the service levels that are throughout the rest of the City.

Commissioner Lago: So, no matter what, we're going to have to incur that cost anyways.

Commissioner Keon: Well, yeah, and it may not be as much, I don't really know, probably, but we're going to have to incur that cost anyway. So, it makes it more efficient when it is a larger area and everything to be able to service.

Mr. Iler: I believe that cost estimate was 3.5 million for the fire station.

Commissioner Lago: Can I ask you...

Commissioner Slesnick: How much?

Mr. Iler: That's how much that -- 3.5 million, including the land.

Commissioner Lago: I also want to make sure -- and I put this on the record because when I sat down with our neighbors to the north from Little Gables who were very enthusiastic about becoming a part of our great city, I was very honest with them, and I imagine all of my colleagues also were honest with them and told them, you know, we have very strict zoning codes here, very strict. And code enforcement here, you know, is very diligent. And again, we're not going to throw the book at them, but we have to be very sincere. There are standards here. There are standards here in regards to the landscape, not saying that right now it doesn't exist in Little Gables. It does, beautiful area. I drive through there all the time. My grandmother lives four blocks away, spectacular area north of us. But I want to be sure that they're aware of that, and I made it clear to them and they were understanding of that. And that is a cost on your financial impact cost that may not be impacting the City, but we got to be honest with the individuals that are going to hopefully potentially join our city, that that is going to be something with reference to compliance. And I just want to be honest. And again, not only them, High Pines and Ponce Davis, a lot of things that they're able to do on a Saturday and Sunday, they're not able to do on a Saturday and Sunday here in the City of Coral Gables as a result of the code here. You know, and I think -- I can go down the line, okay, but that's what makes Coral Gables Coral Gables, so.

Mayor Cason: And there'll be a period for certain things to make changes, like we done in the other areas. Certain things will be grandfathered in, but we won't allow purple homes and those sorts of things, chain-linked fences.

Commissioner Keon: No, but anything that was done -- help me with this. It's my understanding that any work that was done on the home that was permitted by the County at the time it was done is grandfathered in as we go forward with annexation. If there is a lot of work done that was never permitted work and someone applies for a permit to do any other work and we look back and find that the work wasn't permitted, we have the right then to look at that work and bring it up to the Code that is existing. So, it's not that -- you know, nobody's going to go in and do like, you know, a search, a door-to-door search of your -- of the homes to ensure that, you know, they're all, you know, compliant. It's -- you're going to see it as people start, you know, applying for permits to do additional work or, you know, to add on or to build or to do whatever is where you're really going to start to see it. But any work that is properly permitted will be grandfathered in, even though it is a different code than we have in the City. It'll be under the County Code and permitted and inspected and signed off on, it is acceptable to the City. You're not going to have to go back and change it to meet the City Code.

Commissioner Lago: Maybe I wasn't clear.

City Attorney Leen: Could I add something?

Commissioner Lago: My comments were not only based on that because we did that, like you mentioned before, in the other recently annexed pieces of the City. My comments were more geared towards individuals who obviously live in these three different areas of the City -- outside of our City that potentially will be annexed, that they be aware that, like the Mayor mentioned, there is a palette in regards to painting the exterior of your home. And I'm dealing with that right now with a friend of mine who's moving from Pinecrest into the City of Coral Gables. You

know, they were caught off guard by the requirements in regards to painting the exterior. And I was caught off guard by them not actually knowing the fact that that exists in the City. So, it's just little things like that that, you know, I want to make sure that people are aware when they're voting that we're fully transparent, that they understand, you know, that there are certain requirements in the City that may not be required in other cities.

Mayor Cason: Craig.

City Attorney Leen: Yes. I'd like to say two things regarding that. The City does have a very high standard of zoning. I think that's very clear. That's part of the reason people like to live in Coral Gables. The -- I do want to say though also that we have, as you mentioned, annexed areas of the County in the past and we worked with those areas. I want to be clear about that. We have a very broad Article 6 of our Zoning Code regarding legally nonconforming uses, legally nonconforming structures. We also have a provision in our Code which says that if you received a prior governmental approval, even from another governmental agency, those sort of approvals are given a credit. We treat them as if we have given the approval, and we work with those areas. I know that there are some areas down in the south Gables where the way that their lots are situated, you can't have the setbacks that we have without effectively not allowing them to develop any property. So, we have site specific standards for those areas of the City. And we also will at times apply the old County standards from the time when they were annexed to ensure that those properties are treated appropriately. And so I want you to know that the City has always, with annexed areas, been very cognizant of the approvals that you've received and the laws that you've lived under and we try not to create a hardship for people. And there are legal opinions that have been published on this very topic.

Commissioner Slesnick: But Mr. City Attorney, we discussed too that if there's zoning regulations that are not being enforced now, that should be, like if people have a duplex set up on a single-family home, it's not grandfathered in by Dade County, then it won't continue in Coral Gables.

City Attorney Leen: That is true. If something is illegal under the County Code, unless it is legal under the City Code, which is very rare, that situation would still be illegal.

Commissioner Lago: That's another example. That's even a more extreme example than when we talk about paint. Again, no matter what...

Commissioner Slesnick: But I think there's one house there...

Commissioner Lago: Just because you're coming into the City -- I'll give you another example. Again, people call me all the time, why is there a metal roof off Sunset, you know, in reference to a home that got a metal roof? And then my explanation has to be that's an area that was annexed. You know, there has to be certain -- we've got to be very clear when we're doing this. It's not only about the finances. It's understanding that as these people come into the City, these areas which are -- you know, they're welcome with open arms, we need to be very clear, very, very clear. Because the last thing that I want is to have staff be overwhelmed and overrun with everybody calling in, you know, in reference to, like, for example, why is my duplex not allowed? Well, you're in a single-family residential neighborhood. You're not allowed to have duplexes. The zoning does not allow for that. And then we have -- we're marred in legal disputes or in variance applications that, you know, bog down our staff.

Mr. Coller: But to add to that, if it was illegal in the County, you can't grandfather an illegal use. On the other hand, I think it's a good selling point to those people, for example, in High Pines, where you say, listen, you don't have to change anything in your house if it's legal by the County Commission under the County zoning laws because essentially the building code is the Florida Building Code now. But the zoning is really where the differential can be. And if somebody that's coming into the area says, you know, other annexed areas were able to keep what they had as long as it was legal at the time, that's a helpful selling point to those areas that are interested

in being annexed in. Understanding that if you have to do a new roof, you may not be able to use the same materials when you do a new roof, but you're able to keep your existing roof.

Mayor Cason: Going forward, if you could also look at the elements that might go into an increase in revenue over the next couple years. I mean, you mentioned in the study that it's all built out, so there's not going to be vacant land with new buildings that will bring new taxes in. But there may be, particularly in the North Gables, there may be renovations and that area is redone that would lead to higher property values and lower the gap between the...

Commissioner Slesnick: And I wanted to mention that too. If any study has been done to alert the residents of these two areas coming in because when we -- when the City took in Snapper Creek, houses that were selling in the \$800,000 range that year went up to a million dollars the next year when they sold purely because they came into the Gables.

Commissioner Lago: Yeah, that's a good point.

Commissioner Slesnick: And I don't want to have people from Little Gables or High Pines coming in and finding -- now, there's the Save Our Homes three percent for residents -- for homestead, but this is something else -- maybe a study should be done because you could say they're only going to pay \$424 in property tax difference in the first year, but three years down the line, once those homes start really jumping up in value and they're starting to be sold, especially -- I mean, you're going to have a jump -- the taxes won't go up. They're staying at the same for coming in under Coral Gables basically, but the value of their properties will be going up, which will increase the tax base coming in.

Commissioner Keon: It won't increase it any more than it is -- than it really increases now. I mean...

Mr. Coller: The Save Our Homes -- you mentioned that.

Commissioner Slesnick: No, that's why I said under Save Our Homes, but if...

Mr. Coller: It's sort of a win-win really for them.

Commissioner Slesnick: I just want to alert people because they're -- if they don't have homestead on those properties...

Commissioner Lago: Good point.

Commissioner Keon: And there's a large percentage of rental, so they may not be...

Commissioner Lago: Eligible.

Commissioner Keon: They may not be eligible for it.

Commissioner Slesnick: They're not, so those prop...

Commissioner Keon: No, they're not, but the County raises them anyway.

Mayor Cason: But what may happen is just being in Coral Gables...

Commissioner Keon: It's because of the valuations.

Mayor Cason: The cache that comes from being part of Coral Gables...

Commissioner Keon: It's going to go up.

Mayor Cason: Property values may go up more than you would normally expect.

City Commission Meeting

July 26, 2016

Agenda Item I-1 – Discussion providing an update and report regarding the possible annexation of the Little Gables and High Pines neighborhoods.

Commissioner Slesnick: And other ways too, by having more taxes coming in because of the Coral Gables name being on High Pines, that will help alleviate some of these expenses that we're talking about.

Commissioner Keon: I think -- that's where I think there will be a smoothing, and I think we won't see big differences than in the revenue with these expenditures.

Commissioner Slesnick: I don't think they will.

Commissioner Keon: I think those will come much closer. I do.

Commissioner Slesnick: I agree.

Commissioner Keon: I agree with you, Jeannett.

Commissioner Slesnick: I wanted to ask a couple more questions.

Mayor Cason: Go ahead.

Commissioner Slesnick: Of the \$17 million for the one-time capital cost, only \$3.5 is for like the fire station. What are the other main costs?

Mr. Iler: We have about a \$1 million tree planting program. I believe it's in Little Gables.

Commissioner Slesnick: Isn't that going on already, or didn't they have one?

Commissioner Lago: No, they're...

Mayor Cason: Not in Little Gables.

Commissioner Lago: Not in the Gables.

Commissioner Slesnick: Okay.

Mayor Cason: It's tree deficient.

Commissioner Slesnick: Okay, we're up to \$4.5 million.

Mr. Iler: There's quite a few vehicles. I believe the Police Department's going to purchase some 27 vehicles.

Commissioner Slesnick: This is to enhance the public -- the services from the Fire and Police?

Mr. Iler: Right. We have the...

Commissioner Lago: Which will not be limited to just that area, though. It'll have crossover throughout the City.

Mr. Iler: That's what I was talking about. These service costs, they really don't stop at boundaries.

Commissioner Lago: There's significant crossover, like Commissioner Keon...

Mr. Iler: Those same cars are going to patrol in bigger areas.

Commissioner Lago: Yeah, like Commissioner Keon mentioned about the fire station. It's key.

Mr. Iler: Right.

Commissioner Lago: We're in dire need of that.

Commissioner Slesnick: And we're talking about changing our fire station location. Is that part of that?

Mayor Cason: So, basically, it's hiring -- it's in that study. We're hiring more people, adding more Police and Fire vehicles, trees, parks...

Commissioner Lago: Swales.

Mr. Iler: We also have trash vehicles, street sweeper, garbage trucks, those kind of things.

Commissioner Lago: Yeah.

Mr. Iler: The Parks Department also had a -- let's see, in Little Gables, they currently have a County park, but it would need to be upgraded, and I think they allocated about \$600,000 for that.

Commissioner Lago: Which park is that?

City Manager Swanson-Rivenbark: I believe it's San Jacinto.

Mr. Iler: San Jacinto. Is that how you say it?

Commissioner Lago: And how big is the park?

Mr. Iler: It's relatively small. I know I have it here.

City Attorney Leen: I go to the park a lot. It's like a couple -- it's a few lots. It's a huge tree -- it's actually a very beautiful park, a large banyan tree, a couple with a lot of shade.

Mayor Cason: But the bottom line is we have to put some money into -- especially, High Pines, buying some land for a park.

Commissioner Lago: Yeah.

Mayor Cason: And then...

Commissioner Slesnick: In High Pines.

Mayor Cason: Fixing up the ones that -- yeah, and fixing up the one in Little Gables.

Commissioner Keon: But these are things that you'll -- you know, we'll do over...

Mayor Cason: You do it any rate, yeah.

Commissioner Keon: A long period of time. It's not dollars that are going to cost us the day that annexation goes through. I mean, there's -- there will be a plan. So, over a period of how many years, I don't know. I mean, the biggest expenditure probably is the fire station because we need it anyway. But you know, some of the other things are things that will be done, you know, over a long period of time. We didn't have the tree replacement plan in the City of Coral Gables until three years ago or four years ago, so it's not like, you know, we've had that plan in place since the inception of our city.

Commissioner Lago: We're deficient, deficient when it came to parks, to public space.

Commissioner Keon: You know, yeah, so and that has really been...

Commissioner Slesnick: And that -- yeah.

Commissioner Keon: There's been a lot of things, you know, that we are currently doing in the neighborhood...

Commissioner Lago: Okay, don't forget...

Commissioner Keon: Renaissance program and other things that, you know, we're doing now but we didn't do them in the past, and we didn't do them as well as they might think. It's why the City looks as good as it does, but...

Commissioner Slesnick: I will say, in Pinecrest, the tree replacement plan has made such a difference on the value of the properties and the street signs and the lighting. What a difference it has made in Pinecrest.

Commissioner Keon: Yes.

Mayor Cason: We've estimated, I think, ten -- at least ten percent in some of the earlier discussions that it increases the property value, just trees. So, that should increase the property values a lot in Little Gables.

Commissioner Lago: And I want to remind you also, like I presented a few months and I know that staff was working on it. I spoke to the City Attorney about it. I proffered an ordinance which we discussed and we requested that they move forward, that they bring it back to us, which is in reference to raising the Art in Public Places from 1 percent to 1.5, which would match the County. And that 0.5 would be a funding mechanism to purchase private land to make it public. So, I mean, there you have a perfect example of where you have the financial

opportunity to secure for the future and how we can deliver on these public spaces within the neighborhoods. So, I mean, we're supposed to get that back. I think it's probably within the next month or so.

City Attorney Leen: Well, it's going to go to -- it has to go to Planning and Zoning.

Commissioner Lago: But I'd like to remind my colleagues that that was still being worked on, and hopefully, we'll have that there. So, that will be a great revenue stream to deliver on these -- not park upgrades, buying new parks.

Mayor Cason: Your question.

Commissioner Slesnick: Just one more question. On the \$729 waste collection fee right now, the residents in those two areas don't pay it. They pay it through their taxes. They don't have a separate waste fee?

Mr. Iler: They have a -- I believe they have a separate waste fee.

Commissioner Slesnick: Okay, well, you're saying it's \$729 additional cost for...

Mr. Iler: It would be for city services.

Mayor Cason: That's what they pay in advance, like August 15, I guess. That's the August 15.

Commissioner Keon: Right, but they currently -- I mean, the area -- all of these other areas currently a -- don't they pay a waste fee to the city of -- to the County?

Commissioner Slesnick: That's what I'm saying.

Commissioner Keon: For their garbage pickup and whatever.

Mr. Iler: Yeah, I believe so.

Mr. Coller: Yeah. That probably should be included in the report.

Commissioner Slesnick: So that they recognize...

Mr. Coller: We need to look at that.

Commissioner Keon: Yeah, but you haven't included that, you know...

Mr. Coller: Right.

Commissioner Keon: What's the tradeoff.

Mr. Coller: We need to add that, and we'll get back to you on...

Commissioner Keon: I don't know what their waste fee is. I know some of the people from Little Gables are here. They can probably tell you what their waste fee is.

Commissioner Lago: Because I don't think they're going to be paying seven -- I think it'll be a much reduced number when you take into account what they're paying already to the County.

Commissioner Keon: Right, so...

Mr. Coller: That should be included and we will add that.

Commissioner Slesnick: It makes a big difference.

City Commission Meeting

July 26, 2016

Agenda Item I-1 – Discussion providing an update and report regarding the possible annexation of the Little Gables and High Pines neighborhoods.

Mayor Cason: Between now and the time that we come back, we should be able to get this information and the residents will be able to evaluate that and...

City Attorney Leen: Mr. Mayor, so the -- so what's really before the Commission and it doesn't require a vote, but it does require your direction, is what would we do now? So, assuming the Commission wanted to go forward to the next step, what would happen after this meeting?

Mr. Iler: Well, we would work to do the survey in Little Gables. We would get the voter cards ready and go out in the neighborhood to get the 700-plus voter consents, and we'd put the rest of the application together.

Mr. Coller: And we -- I think the other thing that we were going to do is to have some community meetings in the neighborhoods, have staff from the City identify those areas that -- in the unincorporated area that have associations and have small meetings so people can actually understand better what the opportunities would be to be annexed to the City. So, there's a promotional campaign, as well as the collection of signatures.

Commissioner Keon: Okay, and that would be before you have the actual advertised public meeting.

Mr. Coller: Yes. All that would occur -- we would want, I believe, to have the petitions secure before we went forward with the public hearing to submit for the...

Mayor Cason: Yeah, a waste of time.

Commissioner Keon: Okay. And you need -- is it 20 percent of the...

Mayor Cason: Registered voters.

Commissioner Keon: Areas that are to be annexed?

Mr. Coller: Voters, yes. Registered electorate.

Commissioner Keon: Registered electors to...

Mayor Cason: Twenty percent plus. Well, that will tell us...

Commissioner Keon: Okay.

Mayor Cason: We think of 20 percent then...

Commissioner Keon: Yeah.

Commissioner Lago: We got to get 50 plus 1.

Commissioner Keon: Then we're not going to get it anyways, so...

City Attorney Leen: So, what I'm thinking would happen is if you're willing to move forward, we will do the survey first to get -- to be able to bring back to Commissioner Sosa and you, let you know what that says. At that point, we would, assuming that there's interest, we would go forward with the community meetings at that point and then we would go forward with getting the signatures and putting together the application to bring back to you. There will be a cost associated with getting the signatures. You just need to be aware of that, obviously.

Mayor Cason: Alright, do we have a resolution on this?

City Manager Swanson-Rivenbark: No.

Commissioner Keon: I think we just give direction.

Mr. Coller: The resolution will come...

Mayor Cason: I mean, just a discussion.

City Attorney Leen: Yes, you could direct it by unanimous consent, sir, if you wish.

Commissioner Lago: I want to move it to move forward.

Commissioner Keon: I'd like to move forward.

Commissioner Slesnick: Second.

Mayor Cason: Alright. Everybody in favor?

Commissioner Keon: Yes.

Mayor Cason: Okay, done. Thank you.

Commissioner Keon: I had one area that I'd like you to look at. You know, when the City of Coral Gables took in the area along South Alhambra and there was some properties along Sunset that they took in. And there were two parcels that didn't want to come into the City of Coral Gables and wanted to remain with the County on Sunset, on the north side of Sunset. One is the property where they are -- I'm not sure what street that is actually. It's going from west to east, you know, you have the Presbyterian Church, which is in the City of Coral Gables. Next to that, there was a single-family home that was built on a multiple number of lots that didn't want to come in because they were in the process of selling it. It has now since been developed and

some -- so it's been developed, you know, under the County regulations. That still is County, so it's really not High Pines. It's -- because it's on the north side of Sunset, that parcel. And then on the corner next to that is the meetinghouse of the...

Commissioner Slesnick: Quakers or...

Commissioner Keon: Yeah, of the Friends...

Commissioner Slesnick: Friends.

Commissioner Keon: House, that property on that corner. Those properties remain in the County. So, you know, you may want to take a look at that and see what we could do and how the County feels about it because then you'll have, you know, two properties that are totally isolated.

Commissioner Slesnick: Those new homeowners would probably want to come in.

Commissioner Keon: They really are a hole in the doughnut.

Mayor Cason: The clarification is moving forward, the streets don't have a way to opt out, right? It's those two communities. I mean, you can't -- you don't take a -- if four blocks say I don't want to be in the Coral Gables, that's not permissible; is that correct?

Commissioner Keon: Well, we're going to have to -- that was at one time.

Mr. Coller: No, they -- the County will...

Mr. Iler: They won't allow that.

Commissioner Keon: Because...

Mr. Coller: Well, they're not -- I don't recall that.

City Attorney Leen: Those two -- what I'd say is that for those two we should reach out to them to see if they're interested.

Mr. Coller: Right.

City Attorney Leen: Because that could be done by agreement, and there needs to be an interest on both the City and the County in that parcel.

Mr. Coller: That wouldn't really require a vote because...

City Attorney Leen: That would not require a vote.

Mr. Coller: It would be less than 250 electors.

City Attorney Leen: But we should inquire as a matter of respect.

Mr. Coller: Sure.

City Attorney Leen: Because they would be completely isolated.

Commissioner Keon: We're asking that you just check to make...

City Attorney Leen: Sure.

Commissioner Keon: Sure that those properties, you know -- what their status is.

City Commission Meeting

July 26, 2016

Agenda Item I-1 – Discussion providing an update and report regarding the possible annexation of the Little Gables and High Pines neighborhoods.

Mr. Coller: Right.

Commissioner Keon: If they -- are they unincorporated still?

Mr. Coller: We'll look into that.

Commissioner Keon: And if they are, you know, you're going to have to address and deal with that issue if they are.

Mr. Coller: To the Mayor's question, the County wouldn't allow an enclave. One of the prohibitions is by doing an annexation, if you're creating an enclave, that's something that they wouldn't permit, so I...

Mayor Cason: All or nothing.

Commissioner Keon: Right, but when it was done -- at the time that it was done, High Pines was unincorporated, so it was still adjacent property. But once we -- if we move forward with this...

Commissioner Slesnick: So, you're saying that those two...

Commissioner Keon: It won't be.

Commissioner Slesnick: Areas would come in naturally, that they would -- the County would make them come in?

Mr. Iler: We would draw the boundary to include all the unincorporated areas north of Sunset. And we already show one area around 52nd Avenue there, north of Sunset, but there may be some others. We'll get with the official county maps and Public Works Department...

Commissioner Keon: Yeah, but I know those two in particular...

Mr. Coller: Exactly.

Commissioner Keon: Are problematic.

Mayor Cason: Alright, let's...

Commissioner Keon: The other thing is I want to make sure that people understand is that our residents, there is no vote by our residents on this issue of annexation. The vote is of the people in the areas only to be annexed.

Mr. Coller: Yes, that's correct.

Commissioner Keon: I just want to make sure that's very clear to the public.

Mr. Coller: That's true. They will, within 600 feet outside the boundary at the time of your vote on your resolution, they will probably get notice.

Commissioner Keon: They'll be noticed. They'll get notice.

Mr. Coller: They'll be noticed.

Commissioner Keon: But there is no vote.

Mr. Coller: No. The vote is...

Commissioner Keon: So, it doesn't have to be timed with any election cycle or anything else because there is no vote by the general public in the City of Coral Gables, and it's a mail ballot that the County uses to the residents in the areas that will be annexed.

Mr. Coller: Yes.

City Attorney Leen: One other point that the idea of this is that there will be votes in each of those areas, but they're not pulled together, so each area stands on its own. So, if we get a majority vote in High Pines and not in Little Gables, then High Pines comes in. If we get a majority vote in Little Gables and not High Pines, Little Gables comes in. If both, then we get both. If neither, then we get neither.

Mayor Cason: So we'll be looking forward to you coming back later with answers to some of these questions and we'll move forward.

Mr. Iler: Yes.

Mr. Coller: Yes.

Commissioner Slesnick: Commissioner Keon, thank you for clarifying that about the voters -- the people in Coral Gables, but there will be public discussion for...

Commissioner Keon: Absolutely.

Commissioner Slesnick: The residents to give their input on whether to annex or not to annex.

Commissioner Keon: Yeah. There is the opportunity when a public meeting is held, but it isn't a -- but it will not be a vote by the people in the City of Coral Gables.

City Attorney Leen: Mr. Mayor, there was a motion and a second. Did you find unanimous consent?

Mayor Cason: Yes.

City Attorney Leen: Okay.