Memorandum

MIAMI-DADE COUNTY

Date: September 29, 2004

To: Honorable Chairperson
and Members of the Boundaries Commission

From: Pedro Velar, Assistant Director
Incorporation and Annexation

Subject: North Central Dade Area Proposed Incorporation

BACKGROUND

The North Central Dade Area Municipal Advisory Committee (MAC), a group of North Central Dade-area residents appointed by the Board of County Commissioners, was created under the sponsorship of Commissioner Rolle as per resolution # 1445-01 passed on December 18, 2001 and ordinance # 03-42 passed on March 11, 2003 to review the concerns raised by both members of the County Commission and County staff and the manner in which those concerns may be alleviated in the event that North Central Dade is incorporated as a municipality. The group met for twenty three (23) months with the support of County staff, to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality.

The North Central Dade area is required by County Code to remain in the Miami-Dade Fire-Rescue District, the Miami-Dade Public Library System, the County's solid waste collection system and continue to receive and pay for specialized law enforcement services from the Miami-Dade Police Department in perpetuity and to contract with the County for local patrol police services for a minimum of three years. The Conceptual Agreement between the County and the North Central Dade MAC addresses these issues and establishes the terms under which the area may proceed with incorporation.

INCORPORATION REPORT

The County Code, Section 20-23(b) and Section 20-30(b) contain a set of guidelines that the Boundaries Commission, the Planning Advisory Board, and the County Commission are to consider in developing their recommendations and actions on an incorporation proposal. These guidelines were developed with the intent of assuring both that the proposed new city is fiscally viable and that the potential negative impact of the creation of the new city on the remaining unincorporated municipal service area (UMSA) is minimized.

This report provides the information required by the Miami-Dade County Code.

SUMMARY OF PETITION

The petitioners have stated that they wish to form a new municipality for the following reasons:

- to increase and improve the level of public safety;
- to improve local parks and recreation services;
- to improve public area maintenance;
- to improve other basic public services;
- to improve the process of development regulation; and
- to provide for enhanced public participation in local government.

PROFILE OF THE AREA

According to the Census 2000 population files, there are 73,105 people within the proposed incorporation area. Table 1 reports selected demographics and economic characteristics of the area. Overall, compared to the County as a whole, the residents of the North Central MAC area are less affluent and less likely to be of Hispanic origin. In addition, the table shows that there are a few whites of non-Hispanic origin within the area.

Table 1
Social and Economic Characteristics
North Central MAC and Miami-Dade County

	North Central	Miami-Dade
Population Characteristics, 2000	73,105	2,253,362
Percent White, Not Hispanic	3.1	20.7
Percent Black, Not Hispanic	65.3	19.0
Percent Other, Not Hispanic	2.3	3.0
Percent Hispanic Origin	29.3	57.3
Income		
Median Household Income	$25,000	$35,966
Per-capita Income	$10,844	$18,497
Housing		
Percent Owner Occupied	56.2	57.8
Percent Single Unit detached	60.6	42.7

Source: U.S. Census Bureau, Census 2000 Summary File 1 and Summary File 3. Miami-Dade County, Department of Planning and Zoning, 2004.

Table 2, provides additional demographic information.

Table 2
North Central MAC
Population By Race and Hispanic Origin
Miami-Dade County, 2000

Tract	Total Persons	White Not Hispanic	Black Not Hispanic	Other Not Hispanic	Hispanic Origin Any Race
4.04	6,264	261	5,015	121	867
4.06 (p)	4,155	147	2,441	199	1,368
4.07	11,715	383	8,050	618	2,664
4.08	5,898	231	4,097	101	1,469
5.03	4	0	4	0	0
9.01	7,666	420	1,297	84	5,865
9.02	6,937	339	2,483	80	4,035
9.03	3,784	155	1,502	22	2,105
10.02	6,307	86	5,103	168	950
10.03	5,547	83	4,639	84	741
10.04	5,886	75	4,877	99	835
10.05	2,174	64	1,839	34	237
15.02	5,010	27	4,796	41	146
17.01	1,758	13	1,621	11	113
Total:	**73,105**	**2,284**	**47,764**	**1,662**	**21,395**
Percent:	**100%**	**3.1%**	**65.3%**	**2.3%**	**29.3%**

Source: U.S. Census Bureau, Census 2000 Summary File 1 and Summary File 3. Miami-Dade County, Department of Planning and Zoning, 2004.

Development Profile of the Area

The 2003 land use profile of the proposed incorporation area is provided in Table 3 below. The predominant land use within the proposed incorporation area is residential followed by communication/utilities, industrial and institutional in that order.

Table 3
The North Central MAC Area
2003 Existing Land Use Table

Land Use	Incorporation Area (Acres)	Incorporation Area (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	3,013.1	37.5	99,385.4	6.4
Commercial and Office	440.0	5.5	13,776.1	0.9
Industrial	823.0	10.2	17,200.2	1.1
Institutional	685.3	8.5	12,950.6	0.8
Parks/Recreation	263.0	3.3	787,907.6	50.9
Communication/Utilities	2,070.5	25.8	86,065.5	5.6
Agricultural	2.9	0.0	80,355.3	5.2
Undeveloped	472.6	5.9	135,421.9	8.7
Inland/Costal Waters	270.0	3.4	315,654.7	20.4
Total:	**8,040.5**	**100.0**	**1,548,717.3**	**100.0**

Source: Department of Planning and Zoning, Research Section, Jul. 2004

GUIDELINES ANALYSIS

The following analysis addresses the factors required for consideration by the Boundaries Commission, Planning Advisory Board and Board of County Commission pursuant to Chapter 20 of the County Code.

1. **The suitability of the proposed boundaries to provide for a municipal community that is both cohesive and inclusive. Specifically, the area should:**

   a) **Not divide a Census Designated Place, to the extent feasible.**

   The proposed incorporation area includes the entire 2000 Census Designated Places (CDPs) of Gladeview, Pinewood and Westview and splits the CDPs of Brownsville and West Little River.

   b) **Include adjacent areas of ethnic minority and lower income residents in which a majority of those residents have so petitioned.**

   No adjacent unincorporated areas have a majority of ethnic minority or lower income residents that have petitioned to be in the incorporation area.

c) **Have contiguity and not create any unincorporated enclave area(s). An unincorporated enclave area is defined as an area that would be 1) surrounded on more than (80) percent of its boundary by one (1) or more municipalities and of a size that could not be serviced efficiently or effectively.**

The boundaries of the proposed incorporation area create two unincorporated enclaves. One enclave lies between the proposed southern boundary, City of Miami, and City of Hialeah and encompasses approximately 2 square miles. The other enclave lies between the proposed eastern boundary, City of Miami, Village of El Portal, Village of Miami Shores, Village of Biscayne Park, and City of North Miami and encompasses approximately 1.5 square miles.

d) **Have natural or built barriers as boundaries, to the extent feasible.**

In general, the proposed incorporation area's boundaries are logical, consisting largely of boundaries already established by existing municipalities and rights-of-way or built features. Specifically, the boundaries of the area are the following:

North: NW 119 and NW 135 Streets and the southern boundaries of the City of Opa Locka.

East: NW 27 Avenue, Interstate 95, and the western boundaries of the Cities of Miami and North Miami.

South: NW 54 and NW 62 Streets and the boundaries of the Cities of Miami and Hialeah.

West: The eastern boundaries of the Cities of Hialeah and Opa Locka.

2. **Is there evidence of support of area residents and property owners sufficient to warrant the costs of balloting of electors?**

As required by the resolution establishing the North Central Dade MAC, three public hearings were held on June 18, 2003, March 25, 2004, and April 20, 2004 to discuss the proposed incorporation of North Central Dade. The North Central Dade MAC members took the citizen attendance and comments at the public hearings and regularly scheduled MAC meetings. The citizen's comments were taken into consideration in making their recommendation.

3. **What are the existing and projected property tax costs for municipal-level services to the average homeowner in the area as currently unincorporated and as incorporated as a comparable Miami-Dade County city with a similar per-capita property tax base?**

The proposed incorporation area of the North Central Dade has a per capita taxable value of approximately $17,562. While the governing body of the

proposed Cities in Miami-Dade County with similar per capita taxable values to the proposed incorporation area are found below with their corresponding millage rates for fiscal year 2002-2003:

CITY	PER CAPITA TAXABLE VALUE	MILLAGE RATE
Sweetwater	$20,309	3.9486
El Portal	$26,403	8.7
Homestead	$27,178	8.25
UMSA	$50,100	2.447

The per capita taxable value for the proposed incorporation area at $17,562 is lower than that for the Unincorporated Municipal Service Area (UMSA), at approximately $50,000. The millage rate for UMSA is 2.447, substantially lower than the millage rates for comparable municipalities.

4. **Are there any suitable alternatives to incorporation, including incorporation to an existing municipality?**

The proposed North Central Dade incorporation area's boundary is in common with that of the City of Opa Locka to the north, the City of El Portal to the east, the City of Miami to the south, and the City of Hialeah to the west. The proposed incorporation area could be annexed by either city however the cities have not expressed formal interest in doing so.

The remaining alternative for the area would be to remain part of UMSA.

5. **Is the area totally contained in the Urban Development Boundary depicted on the future land use map of the Dade County Comprehensive Development Master Plan?**

The proposed incorporation area is entirely inside the 2005 Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP). The County's Land Use Policy 2B states that "priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the 2005-2015 Land Use Plan Map (LUP)."

6. **Consistency with the Land Use Plan of the County's Comprehensive Development Master Plan.**

According to the Future Land Use Plan map of the County's Comprehensive Development Master Plan (CDMP), the future/planned land use designations within the proposed incorporation area are "Low Density to Medium Density Residential," "Office/Residential," "Business and Office," "Industrial and Office," "Restricted Industrial and Office," "Parks and Recreation," "Institutional and Public Facility," and "Terminals." A brief description of these CDMP land uses follows:

The "Low Density Residential" land use designation allows residential uses at a density range of 2.5 to 6.0 dwelling units per gross acre. The "Low-Medium Density Residential" land use designation allows residential uses at a density range of 5 to 13 dwelling units per gross acre. The "Medium Density Residential" land use designation allows residential uses at a density range of 13 to 25 dwelling units per gross acre.

The "Office/Residential" land use designation allows both professional and clerical offices, hotels, motels, and residential uses. Office development may range from small-scale professional office to large-scale office parks.

The "Business and Office" land use designation accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office designated areas provided that the scale and the intensity, including height and floor area ratio of residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning.

The "Industrial and Office" land use designation allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses.

Special groundwater protection regulations govern the uses and the design of facilities in areas designated as "Restricted Industrial and Office." This category primarily affects "wellfield protection areas" designated in the County Code. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code.

The "Parks and Recreation" land use designation includes both private and public lands in park or recreation use.

The "Institutional and Public Facilities" land use designation allows institutional uses and utilities of metropolitan significance. Such uses as major hospitals, medical complexes, colleges, universities, regional water supply, wastewater and solid waste utility facilities are allowed under this classification.

The "Terminal" land use designation allows major transportation facilities/terminals including the County's airports and seaport.

7. **Is the proposed municipality compatible with existing planned land uses and zoning of the areas surrounding the proposed municipality?**

The existing land uses, planned land uses, and zoning within the proposed incorporation area are compatible with that of the immediately surrounding areas in unincorporated Miami-Dade and in the municipalities.

8. **What is the impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to effectively and efficiently provide services to adjacent remaining unincorporated areas?**

County staff conducted a financial analysis to determine the impact incorporation of this area will have on the UMSA budget. As part of this analysis, staff calculated revenues derived from and expenses incurred in the proposed incorporation area. It is estimated that the incorporation of the North Central Dade area will result in the loss of approximately $14.9 million in UMSA revenues and the cost of providing service to the area is $35.4 million of the UMSA budget. However, it is necessary to state that the direct gain to the UMSA budget will not be $20.5 million (the difference between the revenues and expenses). First, many expense items will not be eliminated from the overall budget but will continue in order to serve UMSA. Second, the revenue and expense numbers were based on budgetary allocation formulas and not actual revenues and expenditures. In general, it is not anticipated that the incorporation will have a significant effect on the County's ability to provide services to the remaining unincorporated areas. However, service delivery to the enclaves discussed earlier may be more difficult than is currently the case.

The figures listed below in the *North Central Dade MAC Estimated Revenues and Expense Impact to the UMSA Budget* are calculated using ratios based on the fiscal year 2002 – 2003 budget for each support function to the total direct services budget, which includes Police, Public Works and Parks.

The assumptions do not include; gas tax funded projects, canal maintenance revenues or expenses, proprietary activities such as building, zoning, and solid waste; and fire and library districts. The revenues and expenditures are based on allocations not on actuals.

Based on FY 02-03 Budget North Central Dade	Assumptions	
2002 Taxable Property Rolls		$1,283,848,750
2000 Census Population		73,105
2002-03 UMSA Millage		2.447
Police Calls for Service for 2002		127,410
Cost per Police Call		$200
Cost per Lane Mile		$1,380
Number of Lane Miles		374.86
Per Capita Taxable Value		$17,562
Gross Revenue Loss to UMSA		
Property Tax Revenue	Allocation based on tax roll & millage	$2,984,000
Franchise Fees	Allocation based on tax roll/population	$1,199,000
Sales Tax	Allocation based on $59 per person	$4,290,000
Utility Taxes	Allocattion based on tax roll/population	$3,070,000
Communications Tax	Allocated based on tax roll/population	$2,504,000
Alcoholic Beverage License	Allocation based on $0.21 per person	$15,000
Occupational License	Allocation based on $3.17 per person	$232,000
Fines and Forfeitures	Allocation based on $6.57 per person	$480,000
Interest	Allocation based on .53% of all revenues	$79,000
Miscellaneous Revenues	Allocation based on $0.80 per person	$59,000
Gross Revenue to UMSA		$14,912,000
Cost of Providing UMSA Services		
Police Department	Based on police calls	
	Local Patrol	$18,627,342
	Specialized & Other	$6,854,658
Parks and Recreation Dept	Based on cost of parks	$2,036,643
Public Works		
Lane Road Miles	Lane miles times cost per lane mile	$517,307
Planning, Team Metro and others	Direct cost times 9.3%	$2,607,343
QNIP (Debt and pay-as you-go)	Direct cost times 11.7%	$3,280,206
Policy Formulation/Internal Support	Direct cost times 5.3%	$1,485,905
Cost of Providing UMSA Services		$35,409,405
Net Budget Loss/(Gain) to UMSA		($20,497,405)

9. CURRENT SERVICE LEVEL INFORMATION

Background:
The North Central Dade proposed incorporation area encompasses approximately 12.59 square miles. The population estimate, based on 2000 census figures, is 73,105.

Police Services

Calls for Service: The figures below represent calls for service for the Northside District versus the proposed incorporation area of North Central Dade.

North Central Dade Proposed Incorporation			Northside District		
2001	2002	2003	2001	2002	2003
124,365	127,410	119,719	170,073	171,214	163,544

Based on the aforementioned figures for calendar years 2001, 2002, and 2003, the North Central Dade area represents 73, 74, and 73 percent, respectively, of the service demands for the Northside District.

Base Staffing: The proposed area of incorporation represents approximately 73.3 percent of the total calls for service for the district. The following represents minimum staffing levels needed to service the area, providing for viable response times, supervisory, officer safety, and relief concerns:

Base Staffing Level	
Major	1
Captain	1
Lieutenants	4
Sergeants	14
Detective Unit Sergeant	4
Officers	95
Detectives	27
Total Sworn	***146***
Public Service Aid (PSA)	6
Police Crime Analyst (PCA)	3
Police Records Specialist (PRS)	3
Data Entry Specialist	1
Police Station Specialist	1
Administrative Secretary	1
Secretary	1
Total Non-Sworn	***16***
TOTAL STAFF	**162**

SHIFT CONFIGURATION

City Commander / Major (1)
Captain (1)
Secretary (1)

Days GIU/Admin	Platoon I Midnights	Platoon II Days	Platoon III Afternoon	Relief
Lieutenant (1)	Lieutenant (1)	Lieutenant (1)	Lieutenant (1)	
Sergeant (4)	Sergeant (4)	Sergeant (4)	Sergeant (5)	
Detectives (27)	Officer (31)	Officer (32)	Officer (32)	
Admin Sergeant (1)		PRS (2)	PRS (1)	
DES (1)		PSA (3)	PSA (3)	
Secretary (1)				
PSS (1)				
PCA (3)				

The aforementioned minimum staffing configurations do not reflect equipment or specialized service concerns. They represent base staffing for the area based on size (square miles), population density, and calls for service.

Final staffing levels will be determined by contract after negotiations with elected officials. However, personnel levels shall not be set below the base staffing levels.

As a result of this Incorporation endeavor, Miami Dade Police Department (MDPD) resources may be drawn from the unincorporated areas of Miami-Dade County (MDC) and a dedicated staff will be reallocated within the proposed boundaries. Additionally, the total service area within unincorporated MDC will be reduced and, due to continual Incorporation endeavors, it is yet to be determined the actual impact on MDC.

Based on previous negotiations with the North Central Dade Municipal Advisory Committee, the proposed city would contract services at the recommended baseline staffing level. Under these circumstances, similar to the City of Miami Gardens, the creation of this particular city would cause current service levels in the area to be reduced to the contracted amount and result in a surplus of resources. These resources would then be reallocated to other areas within MDC and enhance MDPD's ability to service the remaining unincorporated areas.

Fire-Rescue Services

Incorporation will have no impact on the remainder of the Fire Rescue District since the proposed municipality will remain in the Fire District and therefore will not impact emergency or fire rescue response times to the area. The North

Central Dade MAC has addressed this issue in its conceptual agreement with the County.

Community and Economic Development

The incorporation of the North Central Dade Area will result in the reduction of Community Development Block Grants and HOME (federally funded housing program) entitlement funds based upon Census 2000 block group data and the loss of the West Little River eligible block group area.

Consumer Services Department

The proposed incorporation will continue to be served by the same cable television and telecommunication operators as before. The proposed incorporation will not have an impact on our ability to license and enforce our cable TV regulations.

Currently, the proposed area of incorporation is receiving cable services from Comcast Cable Communications and Adelphia Cable Partners. BellSouth Entertainment also has a cable television license for all unincorporated areas, but our records indicate that they are not currently serving this area. There will be no changes in cable services for the proposed incorporation area.

Telecommunications Service Providers are required to register with the County only if they have facilities located within the unincorporated areas. The purpose of the registration process is to determine users of the County's Rights-of-Way. Therefore, companies that have facilities within the proposed North Central Dade incorporation area will no longer be required to register with the County. Municipalities are responsible for managing its public thoroughfares.

Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas if required.

Department of Environmental Resource Management

1. Services provided by DERM on the subject areas include, but are not limited to:

    I. Review and approval or disapproval of development orders.

    This includes the following:

    - Building Permits
    - Zoning Actions
    - Platting Actions (Land Subdivision)
    - Building Occupancies (Residential and Nonresidential)

- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of Chapter 24. The review includes but is not limited to the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

Operating Permits

Section 24-35 of the Code Authorizes DERM to require permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

III. Pollution Prevention and Educational Programs

The DERM Office of Sustainable Environment and Education is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO2 reduction, and environmental education in general.

IV. Enforcement Activities

These include regular inspections of permitted facilities as well as of any potential source of pollution, responses to complaints and general enforcement operations.

2. Inasmuch as DERM's regulatory activities are enforceable under County Code in both incorporated and unincorporated area, the Department currently provides the above services to the subject area. Accordingly, annexation of the parcels in question will not affect our Department's ability to provide adequate levels of service.

3. The ability of DERM to provide adequate services to the areas being annexed will not be impaired in any manner by this action nor to the areas adjacent to the parcels being annexed.

The following information is being submitted as relates to Code requirements enforced by DERM. Additionally, we are submitting information concerning wellfields in the area as well as Water and Sewer, Tree Preservation, Wetlands and Stormwater information.

Water Treatment Plant Capacity
The proposed annexation area is served by WASD's Alexander Orr Water Treatment Plant, which presently has no restrictions on capacity.

Wastewater Treatment Plant Capacity
The proposed annexation area is served by WASD's Interconnected wastewater facilities system. Which presently has no restrictions on capacity.

Stormwater Utility (SWU) Program and Fees:
State law requires that municipal governments establish a continual funding mechanism to fund various stormwater management programs in their community. In Miami-Dade County, a new municipality has three choices of how to do this:

1. It can join the County's Stormwater Utility;

2. It can form their own stormwater utility; or

3. It can create a line item in their annual budget dedicated specifically to stormwater management programs.

Most municipalities have chosen to form their own utility. They then have control over utility fees received, and can better manage their local needs.

There will, however, have to be a "transition" mechanism where the County can manage Stormwater Utility accounts in the new city until the City creates a Utility. This can be accomplished through an Interlocal Agreement. Please also note that until the Miami-Dade County Board of County Commissioners approves the NCD opting out of the SWU, all SWU fees collected in the new city to that point are still available for general County use.

Potential Cost to NCD: Costs will be incurred in billing residents for the fee, and the repayment of outstanding bond debt.

Canal Maintenance Agreement:
The Miami-Dade County Water Control Plan shows existing secondary canals within the proposed incorporation area. It will be the responsibility of the NCD to require prior approval from DERM before allowing any construction activity within an existing canal reservation or easement. Additionally, if the new city has secondary canals that service the city, a canal maintenance Interlocal Agreement with the County will also be needed. This allows the County's Public Works Department to continue its maintenance activities in those canals, and maintain a standard level of service for the city's residents. A cost-share approach is created for those communities who are serviced by a secondary canal. A contribution to this cost-share will be required from the NCD. The amount of this share will be determined by establishing how much area of the NCD each canal services. A cost-share for FEMA funded projects

may also be necessary.

Drainage Permitting:
All new development requires that drainage systems be provided as part of the project. The objective of these systems is to reduce pollution in stormwater runoff, and reduce flooding impacts to residents.

DERM has received delegated authority to issue permits for the South Florida Water Management District, through issuance of the Environmental Resources Permit (ERP). Jurisdiction to require an ERP is countywide, and is dependent upon the size of the development. Authority and attendant permits to allow construction of an overflow outfall to a body of water is also countywide, as is performing drainage works in County rights-of-way.

Although no DERM permit is needed for smaller projects where the drainage system is completely contained on site, the County reserves the right to review any plans for such a system. Usually a tracking system is created to require DERM comments before the city issues a construction permit.

National Flood Insurance Program (NFIP):
The NFIP is a program where the Federal Emergency Management Agency (FEMA) agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards.

In 1993 FEMA mandated that all incorporated areas in Miami-Dade County regulate their own floodplain management ordinance and conduct separate programs. Therefore, when a city is incorporated, if the city wishes to participate in the NFIP, FEMA requires that city to apply to become an NFIP community within six months of incorporation.

At a minimum, the new city will need to:

1. Have its own floodplain management ordinance;

2. Have a resolution from the city council agreeing to join the NFIP and enforce their standards;

3. Have a dedicated method and process to properly collect, review, approve and store Elevation Certificates for all new development and substantial improvements; and

4. Have qualified officials to review plans for elevation requirements in floodzones, and to ensure compliance with the NFIP standards.

Stormwater Management Master Plan:
Miami-Dade County is undertaking a comprehensive effort to map the entire unincorporated area of the County to assess its drainage needs. The County

is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained.

Although the County cannot model incorporated areas, in certain areas, County roads lie within incorporated boundaries. In these areas the County will model the basins where these roads lie, using the best available data that can be found. Because of the lack of data in these areas, the modeling for these County roads will be limited. County engineers will ask city staff if they have any data that would help in modeling these areas. Cooperation between the new city and the County to share this data is critical. The data and models created have other uses besides the County's master plan, such as new Flood Insurance Rate Maps (FIRM), that benefit city as well as County residents.

National Pollutant Discharge Elimination System (NPDES):
NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program, and has now been delegated to the State of Florida. Cities must apply to and receive from the state a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping and drainage maintenance, and various other best management programs.

In Miami-Dade County's NPDES permit, a joint permit was created with 24 municipalities and Miami-Dade as the lead agency. Because sampling of stormwater runoff is required, the County performs the sampling, and all the parties to the permit cost-share the expense. This permit is now in its second term, and the County welcomes new municipalities to join the joint permit. Small communities who would have to conduct separate sampling activities will realize significant cost savings by joining with the County's NPDES permit.

The cost to the NCD to join this permit will be determined by the number of outfalls that discharge to bodies of water in the NCD. The minimum cost share currently is $500 per year. The NCD will also be required to pay a yearly permit fee to the State Department of Environmental Protection. The area's population determines the fee.

Capital Improvement Projects Within NCD Boundaries:
The attached exhibits detail projects that have been built within the NCD boundary, and those projects that were planned for the area.

Forest Resources Comments:
Section 24-60 of the Code requires the preservation of tree resources. DERM will retain tree preservation jurisdiction unless the new municipality enacts an

ordinance that would provide equal or greater preservation provisions than those afforded by the above noted Code Section to the existing tree resources in the area.

Wetland Permitting Comments:
Isolated jurisdictional wetlands, as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida, may exist within the incorporation boundary. Therefore, Miami-Dade County will require a Class IV Permit for work on these particular sites. The Freshwater Wetlands Program has no objection to this incorporation proposal.

The Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may also have jurisdiction over these wetland areas.

Building Department

The Building Department operates from fees collected by permits, inspections and fines related to the construction and renovation of property. The current permitting activity of the North Central Dade area represents less than 2.3% of the permits issued by the Building Department and the associated revenues generated from those permits represent less than 2.2% of the total Building Department collections. Should the North Central Dade area incorporate and establish it's own Building Department, the impact to the Miami-Dade County Building Department collection of revenue would be minimal, with no impact to the Department's ability to efficiently and effectively provide services to the remaining Unincorporated areas. On the other hand, should the North Central Dade area choose to contract with this Department for the permitting services, the Department would continue to provide said services under the same conditions established for the transition period, with no adverse effect to our operations or service levels.

Team Metro

The code enforcement responsibilities of Team Metro will be transferred to the new municipality. There are two (2) offices located in the proposed area: the Caleb Office and Northeast Office. The Caleb Office stands to lose an estimated 85 percentage of its territory, due to the proposed incorporation, while the Northeast Office is only estimated to lose 5 percent. The Caleb Office in FY 02-03 generated $71, 704 in total revenues and of that $20,600 was from code enforcement tickets. The Northeast Office generated $155,767 in total revenues and of that $16,195 was from liens. Combined, both offices generated in FY 02-03 $227,141 of which $36,795 was based on ticketing and lien recovery. Team Metro department-wide lien revenue grew by 31% from FY 01-02 to FY 02-03 and is projected to grow at that same level in FY 03-04. Team Metro would be interested in discussing subcontracted code enforcement services within its area of expertise to the new municipality.

Park and Recreation
There are twenty one (21) local parks within the proposed incorporation boundaries: Arcola Lakes Park, Arcola Park, Arcola Pool, Area 222, Area 223, Area 225, Broadmoor Park, Fernville Park, Gladeview Park, Gratigny Plateau Park, Gwen Cherry Park, Gwen Cherry Pool, L.C. Evans Elementary Park, Little River Park, Little River Pool, Martin Luther King Blvd (NW 62 Street), Martin Luther King Memorial Park, Miami Shores Optimist Club, Northwest Highlands Park, Oak Park, and West Little River Park.

The parks will be transferred to the new municipality contingent upon UMSA residents being able to use the parks without being required to pay fees for services above those charged to municipal residents. The fiscal year 2002-2003 net annual cost of operating the parks is $2,233,316 per year.

There are two (2) countywide parks within the proposed incorporation boundaries: Model Cities Bike Path and 27th Avenue Teen Center (Boxing). These parks will continue to be managed, operated and funded by the County.

Solid Waste
The County currently provides twice-weekly garbage collection, weekly trash and recycling service, an annual scheduled bulky waste pick-up and unlimited access to Trash & Recycling Centers to its waste fee-paying residential unit customers in the waste collection service area, including those in the proposed area of incorporation. In addition, the Department of Solid Waste Management (DSWM) conducts an UMSA-funded litter collection program consisting of corridor pick-up service, transit stop container collection and a "hotspot" litter pick-up program.

In accordance with Ordinance No. 96-30, the above-described residential solid waste collection service would continue to be provided by the DSWM in the same manner as it is currently provided. Accordingly, there would be no impact on the Department's ability to provide waste collection service either to the adjacent or remaining unincorporated service area effectively and efficiently. The UMSA-funded litter collection program, however, would be eliminated in the proposed area of incorporation.

The DSWM has one facility located in the proposed boundaries of this potential incorporation. The Department's facility is the West Little River Trash and Recycling Center, located at 1830 N W 79th Street. The DSWM does not have any additional facilities or services planned for this area or the immediately surrounding vicinity.

Water and Sewer
The majority of the property included within the proposed incorporated area is within the water and sewer service areas of Miami-Dade Water and Sewer Department (WASD) and the remaining portions are within the service area of the Cities of Hialeah, Opa Locka and North Miami. Future water and sewer service customers within the incorporated area would receive service from either

WASD or one of the cities in accordance with the provisions of County Ordinance No. 89-15. WASD would own, operate and maintain any future facilities in its service area, whether constructed by the City or by private developers. Adequacy and capacity of the County's water and sewer systems are dependent upon the type and timing of the development or redevelopment proposed to occur within the City. The incorporation would have no impact on WASD's ability to provide services to the remaining unincorporated area in the vicinity.

In addition, WASD billings currently include stormwater charges as directed by DERM and those collections are remitted to DERM. Upon incorporation, proper notice and execution of an agreement between the County and the City in which the City agrees to establish a stormwater utility and to pay administrative billing charges, stormwater fees could continue to be collected by WASD based on the City's charges. There are no facilities of Countywide significance in the area.

Transit

Miami-Dade Transit is regional and provides services to municipalities as well as unincorporated areas.

10. Potential Revenue Sources and Facilities to be made available to the proposed municipality upon incorporation.

All the eligible municipal revenues will be available to the North Central Dade Incorporation Area. It is also anticipated that police services will be made available from the Northside Station District. The parks will be conveyed by Miami-Dade County in as-is condition to the proposed municipality of North Central Dade. The parks will be transferred to the newly incorporated city contingent upon UMSA residents being able to continue to use the parks without being required to pay fees for services above those charged to municipal residents.

11. Financial impacts of the incorporation on the remaining unincorporated areas of Miami-Dade County. Does the proposed incorporation fall between $20,000 and $48,000 per capita taxable value?

The North Central Dade Incorporation Area per capita taxable value does not fall between $20,000 and $48,000. The per capita taxable value is $17,562. It is anticipated that if the North Central Dade Area incorporates, the UMSA area will experience a net savings to their budget in the form of a reduction of costs and/or an increase in services.

12. Any other factor that arises by virtue of any special or unique circumstances of a given area.

The existence of several facilities of countywide significance within the boundaries of the proposed incorporation area is a factor that arises as a unique set of circumstances. Facilities of countywide significance are those that are necessary for the coordinated current and future use of lands and development

and service delivery throughout the County. The services provided by these resources are needed by the greater community. Therefore jurisdiction over these facilities will be retained by Miami-Dade County. In the proposed incorporation area the following facilities of countywide significance exist:

DEPARTMENT/FACILITY	LOCATION
DEPARTMENT OF SOLID WASTE MANAGEMENT	
West Little River Trash & Recycling Center	1830 NW 79 Street
MIAMI-DADE POLICE DEPARTMENT	
Northside Station (District 2)	2950 NW 83 Street
MIAMI-DADE FIRE RESCUE	
West Little River Station	9350 NW 22 Avenue
Model Cities Station	6460 NW 27 Avenue
PARKS AND RECREATION DEPARTMENT	
27 Avenue Teen Center	6940 NW 27 Avenue
Model Cities Bike Path	NW 79 Street & 19 Avenue to NW 48 Terrace & 24 Avenue

13. Will the area, if currently qualified, continue to be eligible for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state and local government agencies?

It is not anticipated that the incorporation will change the eligibility of the North Central Dade area to avail itself of existing government funded programs, however, the new municipality will be responsible for pursuing such funding independent of the County.

14. Will creation of a new municipality impact public safety response times?

The proposed area of incorporation must contract local police services for a minimum of three years. By contracting police services the proposed area of incorporation shall receive a dedicated patrol staffing. Depending upon the staffing levels, the police response times may be reduced, but will not be greater than the Departmental goals.

The new municipality will also remain in the Fire District.

15. Will creation of a new municipality introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

It is not anticipated that incorporation of the North Central Dade area will introduce any new barriers to municipal traffic flow.

16. If the area has been identified by the federal government as a flood zone or by emergency planners as an evacuation zone, has the proposed municipality indicated its preparedness to address any extraordinary means that may arise?

Approximately 20 percent of the proposed incorporation area is located within the federally designated, 100-year floodplain. This area will flood under sustained rains and property owners within it are required to obtain flood insurance. The entire proposed incorporation area is not located within the County designated hurricane evacuation zones.

17. Will municipal government offices and commercial centers be connected by public transportation?

The location of government offices will be determined by the elected municipal officials, however, the area is served by 14 Metrobus routes and the Metrorail.

18. To the degree possible, would the proposed incorporation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?

The area is contained within the same school district boundaries as the adjoining unincorporated areas and municipalities. The schools are Westview Elementary, Henry Reeves Elementary, Lakeview Elementary, Miami Park Elementary, Broadmoor Elementary, Van E. Blanton Elementary, Arcola Lake Elementary, Liberty City Elementary, Martin L. King Elementary, Hialeah Elementary, Poinciana Park Elementary, Westview Middle, Madison Middle, Miami Springs Middle, Charles R. Drew Middle, Brownsville Middle, Miami Central Senior High, Miami Springs Senior High, and Miami Northwestern Senior High. As shown in the table below, the Florida Inventory of School Houses (FISH) utilization rate of Miami Springs Middle and Miami Springs Senior High, 132 and 129 percent respectively, are higher than the acceptable utilization rate of 115 percent. The FISH utilization rates of all the other schools serving the proposed incorporation area are below the acceptable rate.

School	Florida Inventory of School Houses (FISH) Capacity Utilization Rate* (Percent)
Westview Elementary	89
Henry Reeves Elementary	101
Lakeview Elementary	85
Miami Park Elementary	75
Broadmoor Elementary	83
Van E. Blanton Elementary	86
Arcola Lake Elementary	73
Liberty City Elementary	37
Martin L. King Elementary	85
Hialeah Elementary	101
Poinciana Park Elementary	48
Westview Middle	90
Madison Middle	113
Miami Springs Middle	132
Charles R. Drew Middle	104
Brownsville Middle	86
Miami Central Senior High School	105
Miami Springs Senior High School	129
Miami Northwestern Senior High School	107

* As agreed with the School Board, the acceptable FISH utilization rate by Miami-Dade County is 115 percent until the year 2005. Beyond 2005 the acceptable utilization rate decreases gradually to 100 percent by the year 2015.

Source: Information compiled by the Miami-Dade County Department of Planning and Zoning.

cc: Alex Munoz, Assistant County Manager
Jennifer Glazer-Moon, Director Designate,
Office of Strategic Business Management

NORTH CENTRAL DADE
MUNICIPAL ADVISORY COMMITTEE
REPORT

The following offers a conceptual incorporation agreement for the proposed municipal government of North Central Dade that addresses area residents' desire for local government and ensures that the remainder of the unincorporated area is not unduly harmed by this action. While many items remain to be worked out in terms of specific implementation measures, this conceptual agreement outlines a framework under which North Central Dade can proceed with its incorporation process.

Background

The North Central Dade Area Municipal Advisory Committee, a group of North Central Dade area residents appointed by the Board of County Commissioners, was created under the sponsorship of Commissioner Rolle to review the concerns raised by both members of the County Commission and County staff and the manner in which those concerns may be alleviated in the event that North Central Dade is incorporated as a municipality. The group met for ___ months with local officials, private government consultants and County staff from various departments.

The following is a conceptual agreement proposed by the North Central Dade Area Municipal Advisory Committee.

CONCEPTUAL AGREEMENT

Whereas, the boundaries of the proposed municipality of North Central Dade (hereafter referred to as "proposed municipality ") are as follows:

BEGINNING at the Southwest corner of Section 26, Township 52 South, Range 41 East in Miami-Dade County, Florida, said corner also being the intersection of the Center line of NW 119 Street with the Center line of NW 17 Avenue; thence Northerly following the Center Line of NW 17 Avenue along the West line of said Section 26, said line being also the West boundary line of the City of North Miami, to the Northwest corner of the Southwest one quarter of said Section 26; all the next three courses being also the West boundary lines of the City of North Miami; thence Easterly , along the North line of the Southwest one quarter of said Section 26 for a distance of 203.26 feet; thence Northerly for a distance of 165.12 feet; thence Westerly for a distance of 203.26 feet to the intersection with the West line of said Section 26; thence Northerly following the Center line of NW 17 Avenue, along the West line of said Section 26 , said line being also the West boundary line of the City of North Miami to the Northwest corner of said Section 26, said corner also being the intersection of the Center line of NW 135 Street with the Center line of NW 17 Avenue; thence Westerly following the Center line of NW 135 Street, said line being also the South boundary line of the City of Opa-

Locka , along the North line of Section 27, Township 52 South, Range 41 East, to the Northwest corner of said Section 27, said corner also being the intersection of the Center line of NW 135 Street with the Center line of NW 27 Avenue; thence Southerly following the Center Line of the NW 27 Avenue, along the East line of Section 28, Township 52 South, Range 41 East, said line being also the East boundary line of the City of Opa-Locka , to the South line of the North 1/2 of said Section 28 said line being also the South boundary line of the City of Opa-Locka; thence Westerly, along said South line of the North 1/2 of said Section 28 which lies in the Opa-Locka Canal right-of-way, to the point of intersection with the West Line of said Section 28; thence Southerly, along the West line of said Section 28, said line being also the East boundary line of the City of Opa-Locka, to the Southwest corner of said Section 28; thence continue Southerly, along the West line of Section 33, Township 52 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the South Line of the Little River Canal right-of-way as described in a Canal Right-of-Way Easement, dated July 2, 1928 and recorded in Deed Book 1274 at Page 50 of the Public Records of Miami-Dade County, Florida; thence Westerly, along the said South line of the Little River Canal in Section 32, Township 52 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the West line of the Seaboard Airline Rail Road Company right-of-way as shown in the Seaboard Airline Rail Road Company Right-of-Way and Track Map Section V7-FLA-L29-15 dated December 31, 1927; thence Southerly, along the said West line of the Seaboard Airline Rail Road right-of-way to the South line of said Section 32, said line being also the East boundary line of the City of Hialeah; thence continue Southerly, along the West line of the Seaboard Airline Rail Road right-of-way in Section 5 and 8, Township 53 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the extension of the North right-of-way line of E 28 Street as shown on the plat of THIRTEENTH ADDITION TO HIALEAH, recorded in Plat Book 34 at Page 26 of the Public Records of Miami-Dade County, Florida; thence Easterly, along the extension and along the said North right-of-way line of E 28 Street, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the Center line of NW 37 Avenue, said line being also the East line of said Section 8; thence Southerly following the Center line of NW 37 Avenue (E 12 Avenue), along the East line of said Section 8 and Section 17 Township 53 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the Center line of NW 59 Street; all the next three courses as shown on the plat of PAN AMERICAN TERMINALS, recorded in Plat Book 50 at Page 71 of the Public Records of Miami-Dade County, Florida; thence Easterly, along the Center Line of NW 59 Street to the point of intersection with the Center line of NW 35 Avenue; thence Southerly following the Center line of said NW 35 Avenue, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the Center line of NW 54 Street, said line being also the South line of said Section 16 ; thence Easterly following the Center line of NW 54 Street, along the South line of said Section 16, to the Southeast corner of said Section 16, said corner also being the intersection of the Center line of NW 54 Street with the Center line of NW 27 Avenue; thence Northerly following the Center line of NW 27 Ave, along the East line of said Section 16, to Southeast corner of the Northeast one quarter of said Section

16, said point being also the intersection with the Center line of NW 62 Street; thence Easterly, following the Center line of NW 62 Street, along the South line of the North one half of Section 15, Township 53 South, Range 41 East, to the point of intersection with the West boundary line of the City of Miami, said point being the extended line of the West line of Lot 24 in Block 12 as shown on the plat of LIBERTY CITY, recorded in Plat Book 7 at Page 79 of the Public Records of Miami-Dade County, Florida; thence Northerly following the West boundary line of the City of Miami, along the West line of said Lot 24 and its extension across all blocks and street to the Northwest corner of Lot 21 in Block 1 of the aforesaid plat, said corner being also the intersection with the South right-of-way line of NW 71 Street; thence Easterly, along the South right-of-way line of NW 71 Street, said line being also the North line of said Block 1 to the Northeast corner of Lot 22 of the aforesaid plat; thence Southerly , along the East line of said Lot 22 and the West line of NW 17 Avenue right-of-way, to the extension of a line 35 feet South of and parallel with North line of Section 14, Township 53 South, Range 41 East; thence Easterly, along the extension and along the South line of the North 35 feet of said Section 14, said line being also the North boundary line of the City of Miami, to the point of intersection with the Center line of NW 12 Avenue; thence Northerly , along said Center line to the intersection with a line 15 feet South of and parallel with the North line of said Section 14; thence Easterly, along the South line of the North 15 feet of said Section 14, to the point of intersection with the Center line of NW 10 Avenue; thence Southerly following the Center line of NW 10 Avenue to the intersection with a line 25 South of and parallel with the North line of said Section 14; thence Easterly, along the South line of the North 25 feet of said section 14, to the Northwest corner of Lot 19 Block 2 as shown on the plat of HENRY FORD, recorded in Plat Book 9 at Page 119 of the Public Records of Miami-Dade County, Florida; thence Northerly, across NW 71 Street right-of-way to the Southwest corner of Lot 7 Block 35 as shown on the plat of STEPHENS MANOR, recorded in Plat Book 14 at Page 18; thence continue Northerly following the West boundary line of the City of Miami, along the West line of Lot 7 Block 35 and its extension across all blocks and street through the Northwest corner of Lot 7 Block 1 of the aforesaid plat; thence Northerly across NW 79 Street right-of-way, to the Southwest corner of Lot 11 Block 2 as shown on the plat of HOMECREST AMENDED, recorded in Plat Book 9 at Page 84 of the Public Records of Miami-Dade County, Florida; thence Easterly following the North boundary line of the City of Miami, said line being also the North line of said Lot 11 to the Southeast corner of Lot 4 in said Block 2 of the aforesaid plat; thence Northerly, along the East line of said Lot 4, to the Northeast corner of Lot 3 in said Block 2 of the aforesaid plat; thence Easterly, along the North line of said Lot 3 and its Easterly extension across NW 7 Avenue, to the Northwest corner of Tract B as shown on the plat of FRANCINE HEIGHTS 1ST ADDITION, recorded in Plat Book 90 at Page 86 of the Public Records of Miami-Dade County, Florida; thence continue Easterly, along the North line of said Tract B and C of the aforesaid plat to the intersection with the Westerly Limited Access right of way line of State Road No. 9A (I-95) as shown on the Florida State Department of Transportation Right-of-Way Map Section No. 87270-2491 dated June 23, 1989; thence Northerly , along the said Westerly Limited Access right of way line of I-95 through Sections 12 and 1, Township 53 South, Range 41 East, and Section 36, Township 52 South, Range 41, to its point of intersection with the North line of said Section 36, said line also being

the Center Line of NW 119 Street and the South boundary line of the City of North Miami; thence Westerly, along the North line of said Section 36, to the Southeast corner of Section 26, Township 52 South, Range 41 East, said corner also being the intersection of the Center line of NW 119 Street with the Center Line of NW 7 Avenue; thence continue Westerly following the Center Line of NW 119 Street, along the South line of said Section 26, said line being also the South boundary line of the City of North Miami, to the Southwest corner of said Section 26, said corner also being the intersection of the Center line of NW 119 Street with the Center line of NW 17 Avenue, and the **POINT OF BEGINNING.**

Whereas, the North Central Dade Area Municipal Advisory Committee acknowledges that certain municipal-type services are essential to the health and welfare of its community and the County as a whole,

Whereas, the members of the Committee acknowledge that the proposed municipality will benefit in many ways from the continued unincorporated municipal service area programs, services and activities, and other County administrative and support systems as detailed below,

Whereas, the North Central Dade area has certain unmet needs that can be addressed by the incorporation of the area into a new municipality,

Now, therefore, the members of the Committee agree to the following:

Section 1. – County Services

The proposed municipality of North Central Dade will remain a part of the Miami-Dade Fire Rescue District, the Miami-Dade Library System, and the Miami-Dade Solid Waste Collection system in perpetuity.

The proposed municipality may contract by inter-local agreement with the Department of Solid Waste Management for additional services and, if so desired, the local government may negotiate additional collection schedules and frequency for the proposed municipality. The private trash collection currently in place in the residential and commercial areas of North Central Dade will continue. The County's Solid Waste Department will provide services to all new residential customers and continue serving existing customers.

The proposed municipal government of North Central Dade will also contract by inter-local agreement with the Miami-Dade Police Department for an initial three-year period for a specific level of patrol staffing no less than the level of service currently provided. Payment amounts and other pertinent items relating to the provision of local patrol services shall be set forth in a contract (Interlocal Agreement) between North Central Dade and Miami-Dade County. Such contract shall also provide that "the initial three-year period" shall commence upon the execution of the Local Patrol Contract by all parties. At the

end of the three (3) year period, North Central Dade may elect not to renew the Local Patrol Contract at which point a transition period of no less than twelve (12) months will begin.

The proposed municipality of North Central Dade shall pay from its municipal funds, for specialized law enforcement services to be exclusively provided by the Miami-Dade Police Department in perpetuity. Payment amounts and other pertinent terms relating to the provision of specialized police services shall be set forth in a contract between North Central Dade and Miami-Dade County. These specialized police services include, but are not limited to, tactical central investigations, such as narcotics, criminal intelligence, economic crimes, homicide, robbery, sexual crimes, domestic violence, crime scene investigations and property and evidence. Specialized law enforcement services do not include police activities of a countywide nature such as warrants, crime lab, public corruption unit, communications, jail, court services, and all Sheriff's services as defined by state law. For as long as Miami-Dade County continues to fund specialized police services from the countywide budget, taxpayers in North Central Dade shall receive a credit equivalent to any payment made through the countywide millage.

The North Central Dade MAC members understand and agree that the County may convey local parks within the boundaries of the proposed municipality in an as-is condition. The parks that may be conveyed by Miami-Dade County in an as-is condition to the proposed municipality of North Central Dade are: Arcola Lakes Park, Arcola Park, Arcola Pool, Area 222, Area 223, Broadmoor Park, Fernville Park, Gladeview Park, Gratigny Plateau Park, Gwen Cherry Park, Gwen Cherry Pool, L.C. Evans Elementary Park, Little River Park, Little River Pool, Martin Luther King Memorial Park, Miami Shores Optimist Club, Northwest Highlands Park, Oak Park and West Little River Elementary. Additional terms and conditions regarding the proposed municipality's responsibilities to operate, develop and maintain the conveyed parks will be set forth in an inter-local agreement between Miami-Dade County and the proposed municipality of North Central Dade at the time the parks are transferred to the new municipality.

The proposed municipality of North Central Dade will receive all municipal revenues to which it is entitled, such as, utility taxes. Additionally, the municipality will receive revenues (excluding countywide revenues) that the County by right may otherwise retain, such as franchise fees, provided, however, the municipality will continue to be responsible for its pro rata share of the debt service for the QNIP bond indebtedness and all other bond indebtedness issued in reliance upon municipal revenues from the unincorporated area prior to incorporation, until the bonds are retired or the City pre-pays its portion of the debt service. The municipality will continue to receive all services that are provided to cities under the countywide budget.

The proposed municipality of North Central Dade will be granted all rights, powers and privileges afforded to all municipalities and provided under general laws of the State of Florida subject only to the restrictions placed upon it by this agreement which will be indicated under a separate charter article entitled "Special Conditions".

In recognition of the fact that the development of a new municipality requires considerable effort and a period of transition during which North Central Dade can benefit from a strong mentoring relationship with the current service providers and administration, and in recognition of the fact that both North Central Dade and the County desire to have an ongoing, cooperative relationship, the County will provide municipal assistance to North Central Dade. This will enable North Central Dade to receive benefits and services from the County.

During the transition period, these benefits include:

- The ability to take part in training opportunities provided to County staff with no cost over and above any fees charged to County departments.

- The ability to enter into negotiations for other contracting opportunities for services such as preparation of local master plans, utilization of the County's Geographic Information System and other information technology systems, and other services from the County that North Central Dade may wish to access.

Section 2. - Continuing Obligation as to County Bonds

The County issued Public Service Tax Revenue Bonds, Series 1999 and Series 2002 prior to the City's incorporation, which are currently outstanding in the respective principal amounts of $71,295,000 and $55,275,000 (collectively the "PST Bonds"). The PST Bonds are payable from Public Service Taxes (defined below) collected in the unincorporated area and in the municipalities incorporated within the County since July 2, 1996. The County receives Public Service Taxes pursuant to Section 166.231, Florida Statutes, and as of October 1, 2001, from a communications service tax assessed pursuant to Chapter 202, Florida Statutes and Section 29 of the County Code (collectively, "Public Service Taxes"). Within 30 days of the adoption of the municipal charter, the new city agrees to enact an ordinance, pursuant to Section 166.231, Florida Statutes, authorizing the levy of the public service tax at a rate no less the rate established by the County for electrical water and gas services prior to the incorporation of the city. The new city further agrees immediately following its incorporation to enact an ordinance, pursuant to Section 202.19, Florida Statutes, authorizing the levy of the communication services tax at a rate no less than the rate established by the County for communications services prior to the incorporation of the City.

The proposed city agrees that, until the PST Bonds have been paid or provision made for their payment pursuant to Article X of Ordinance No. 96-108, enacted by the Board on the July 2, 1996 authorizing the issuance of the PST Bonds, the County shall have the right to receive and apply to debt service on the PST Bonds all of the Public Service Taxes collected in the unincorporated area and within the boundaries of the proposed city. The proposed city's debt service obligation as to the PST Bonds in each fiscal year or portion thereof following incorporation shall be its pro rata share of such debt service obligation. The proposed city's pro rata share of the debt service obligation accruing on the PST Bonds during each fiscal year while the PST Bonds are outstanding will be equal to that percentage of the total debt service accruing on the PST Bonds in such fiscal year calculated by multiplying such total debt service by a fraction the numerator of which will be the total amount of Public Service Taxes collected within the boundaries of the unincorporated area comprising the boundaries of the proposed city during the fiscal year prior to the incorporation of the proposed city and the denominator of which will be the total amount of Public Service Taxes collected in the entire unincorporated area of the County and the municipalities incorporated within the County since July 2, 1996 during the fiscal year prior to the incorporation of the proposed city.

Following the County's reservation of the proposed city's pro rata share of PST Bonds debt service to accrue during any fiscal year, the balance of the Public Service Taxes collected within the boundaries of the proposed city shall be remitted to the proposed city.

The County has issued Stormwater Utility Revenue Bond Series 1999 (the "Stormwater Bonds") of which $38,805,000 remains outstanding, payable from the stormwater utility fees collected in the unincorporated area and within the exempted cities (defined below). The County assesses and collects the stormwater utility fee pursuant to Sections 24-61 through 24-61.5 of the County Code, and Section 403.0893, Florida Statutes (the "Stormwater Utility Fees").

The proposed city agrees that until the Stormwater Bonds have been paid or provision made for their payment pursuant to Article IX or Ordinance No. 98-187, enacted by the Board on December 15, 1998 authorizing the issuance of the Stormwater Bonds, the County shall have the right to receive and apply to debt service on the Stormwater Bonds all of the Stormwater Utility Fees collected in the unincorporated area, within the boundaries of the proposed city and within the five cities exempted from County Ordinance No. 91-66, as amended (the "Exempted Cities"). The City's debt service obligation as to the Stormwater Bonds in each fiscal year of portion thereof following incorporation shall be its pro rata share of such debt service obligation. The proposed city's pro rata share of the debt service obligation accruing on the Stormwater Bonds during each fiscal year while the Stormwater Bonds are outstanding will be equal to that percentage of the total debt service accruing on the Stormwater Bonds in such fiscal year calculated by multiplying such total debt service by a fraction of the numerator of

which will be the total amount of Stormwater Utility Fees collected within the boundaries of the unincorporated area comprising the boundaries of the unincorporated proposed city during the fiscal year prior to the incorporation of the proposed city and the denominator of which will be the total amount of Stormwater Utility Fees collected in the entire unincorporated area of the County, within the Exempted Cities and within the municipalities incorporated in the County since July 2, 1996 during the fiscal year prior to the incorporation of the City.

Following the County's reservation of the proposed city's pro rata share of Stormwater Utility Bonds debt service to accrue during any fiscal year, the balance of the Stormwater Utility Fees collected within the boundaries of the proposed city shall be remitted to the proposed city.

Section 3. - Regulatory Control

The local government comprehensive plan adopted by the municipality pursuant to Chapter 163, Part II, Florida Statutes, shall be consistent with the adopted Miami-Dade County Comprehensive Development Master Plan (the CDMP) as it may be amended from time to time, as applied to the sites listed below:

DEPARTMENT/FACILITY	LOCATION
DEPARTMENT OF SOLID WASTE MANAGEMENT	
West Little River Trash & Recycling Center	1830 NW 79 Street
MIAMI-DADE POLICE DEPARTMENT	
Northside Station (District 2)	2950 NW 83 Street
MIAMI-DADE FIRE RESCUE	
West Little River Station	9350 NW 22 Avenue
Model Cities Station	6460 NW 27 Avenue
PARKS AND RECREATION DEPARTMENT	
27 Avenue Teen Center	6940 NW 27 Avenue
Martin Luther King Boulevard	NW 32 Court to NE 2 Avenue
Model Cities Bike Path	NW 79 Street & 19 Avenue to NW 48 Terrace & 24 Avenue

The list of facilities may be revised by the BCC from time to time.

Any use or activity allowed by the CDMP may not be limited or impeded in any way by the local government comprehensive plan adopted by North Central Dade. Additionally, North Central Dade shall pass no ordinance or regulation that

would limit or impede the operation of the aforementioned County facilities. Jurisdiction over the listed sites for purposes of zoning and building approvals (including but not limited to site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code or other applicable building code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments) water and sewer installations, compliance with environmental regulations, and utility regulation shall be and is hereby vested in Miami-Dade County regardless of any North Central Dade code, or ordinance provision to the contrary.

This provision shall not alter or affect the legal rights of any person residing or owning real property within the proposed municipality of North Central Dade. The proposed municipality of North Central Dade shall not institute, intervene or otherwise participate in, in opposition to Miami-Dade County in any judicial or formal administrative proceeding regarding land use or development of the listed sites, or Miami-Dade County's planning or regulatory requirements for any of these facilities of countywide significance. This section shall not apply to a particular site listed above if there has been an official determination by the Board of County Commissioners of Miami-Dade County that a site will no longer be used by Miami-Dade County.

Section 4. - Favored Nation Status

If a subsequent incorporation is approved without the newly incorporated area being required to remain in the Miami-Dade Fire Rescue District, Miami-Dade Library System, Miami-Dade Solid Waste collection service area, or without contracting with the Miami-Dade Police Department for local patrol and specialized police services, the proposed municipality of North Central Dade will not be required to receive that particular service from the County.

The provisions of this section, apply only to the service or services modified, and in no way alter the agreement regarding the remaining services.

North Central Dade

Proposed Incorporation
Assumptions Data Sheet

Notice: This "Living Budget" is based upon numerous data sources and assumptions and should not be considered an operational budget to be adopted by the future municipality. The "Living Budget" should be utilized as a tool to determine the financial feasibility of incorporation of the North Central Dade Community.

Taxable Value - 2003*	(per County estimates as of 9/25/2003)	$1,283,848,750
Population - 2000 Census*	(per County estimates as of 9/25/2003)	73,105
Number of Housing Unit	(per Census 2000 Tract Review)	23,764
Number of County ERUs*	(per County estimates as of 9/25/2003)	57,738
Number of Centerline Road Miles*	(per County information and distribution calculations)	187.40
Millage Rate*	(per FY 2002 UMSA Millage Rate)	2.447

	Rate	Number of Units	Average Monthly Taxable Bill
Utility Taxes			
Electric**	10%	23,764	$80
Water**	10%	23,764	$25
Gas**	10%	1,188 (5% of all units)	$20
Franchise Fees			
Electric**	6%	23,764	$60
Gas**	6%	1,188 (5% of all units)	$20

* Information provided by Miami-Dade County which was not verified by Severn Trent Services and should be verified and/or negotiated by the MAC
** Per Assumed County Utility Tax and Franchise Fee Rates

North Central Dade

Proposed Incorporation
General Fund Summary Fiscal Year 2004

The General Fund is used to account for resources and expenditures that are available for the general operations of city government functions.

		NC Dade MAC Working Budget	Break Even Budget
Revenues			
Ad Valorem Taxes (at 95% as per State Statute and increased by 1% for 1 year)	2.447	$3,014,344	$3,014,344
Utility Taxes (rate x number of units x taxable montly bill x 12 month)		$3,778,476	$3,778,476
Electric**	$2,851,680		
Water**	$891,150		
Gas**	$35,646		
Franchise Fees (rate x number of units x taxable montly bill x 12 months)		$1,304,644	$1,304,644
Electric**	$1,283,256		
Gas**	$21,388		
Simplified Communications Tax		$2,679,766	$2,679,766
Intergovernmental Revenues		$5,475,740	$5,475,740
Alcoholic Beverage License	$5,000		
State Revenue Sharing (64.1% of total distribution)	$975,748		
Half Cent Sales Tax	$4,494,993		
Building Permits		$392,312	$392,312
Other Licenses, Fees and Permits		$100,000	$100,000
Occupational License		$312,987	$312,987
Charges for Services		$50,000	$50,000
Fines & Forfeitures		$487,597	$487,597
Specialized Police Credit		$280,521	$280,521
Interest Earnings (0.5% of General Fund revenues) and other		$94,382	$94,382
Total Revenues		$17,970,769	$17,970,769
Expenditures			
City Council		$120,000	$120,000
City Manager		$279,635	$279,635
City Clerk		$221,873	$221,873
City Attorney		$300,000	$300,000
General Government		$744,162	$744,162
Finance		$235,370	$235,370
Police		$16,704,339	$12,164,899
Local Patrol	$11,932,209		
Specialized Services	$4,772,130		
Building, Planing and Zoning		$1,135,533	$1,135,533
Public Works		$330,000	$330,000
Parks & Recreation		$2,036,643	$2,036,643
QNIP		$402,654	$402,654
Other		$0	$0
Total Expenditures		$22,510,209	$17,970,769
Total Reserves - Surplus or (Deficit)		-$4,539,440	$0

* Information provided by Miami-Dade County which was not verified by Severn Trent Services and should be verified and/or negotiated by the MAC

North Central Dade

Proposed Incorporation
Street Maintenance Fund Fiscal Year 2004

This Fund is used to account for restricted revenues and expenditures associated fuel with taxes and roadway system expenditures respectively. It is customary to segregate activities associated with these restricted revenues in a separate special revenue fund.

	MAC Working Budget	Break Even Budget
Revenues		
Six-Cent Local Option Gas Tax (based on formula currently used by the County)	$994,057	$994,057
Five-Cent Local Option Gas Tax (based on formula currently used by the County)	$388,685	$388,685
State Revenue Sharing (35.9% of total distribution)	$546,480	$546,480
Total Revenues	$1,929,221	$1,929,221
Expenditures		
Roadway Projects	$1,929,221	$1,929,221
Total Expenditures	$1,929,221	$1,929,221

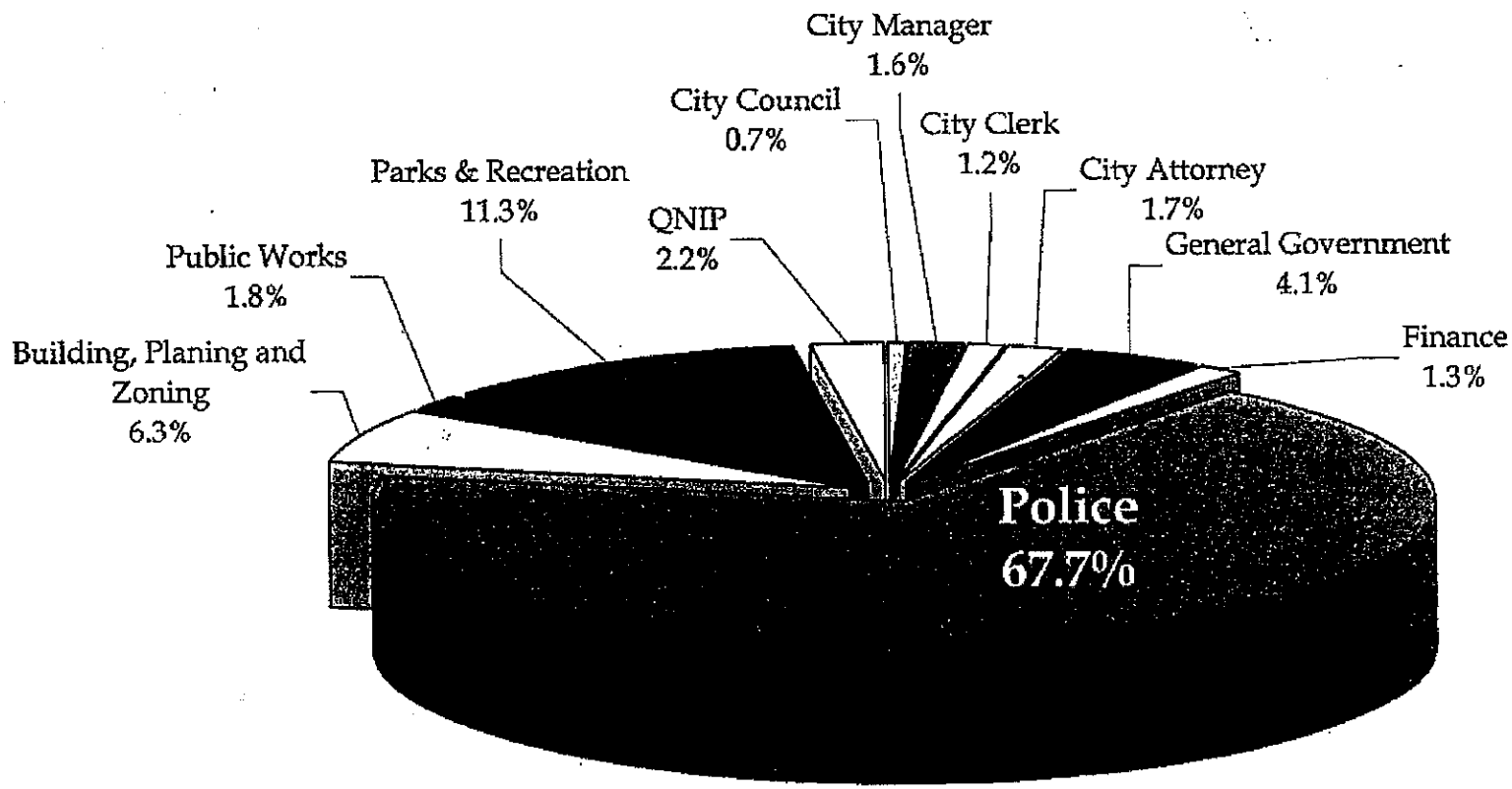
Stormwater Utility Fund Fiscal Year 2004

This Fund is used to account for restricted revenues and expenditures associated with the Stormwater Utility System. This Fund will have to set up by interlocal agreement and funds will not be able to be collected until a stormwater utility service is established.

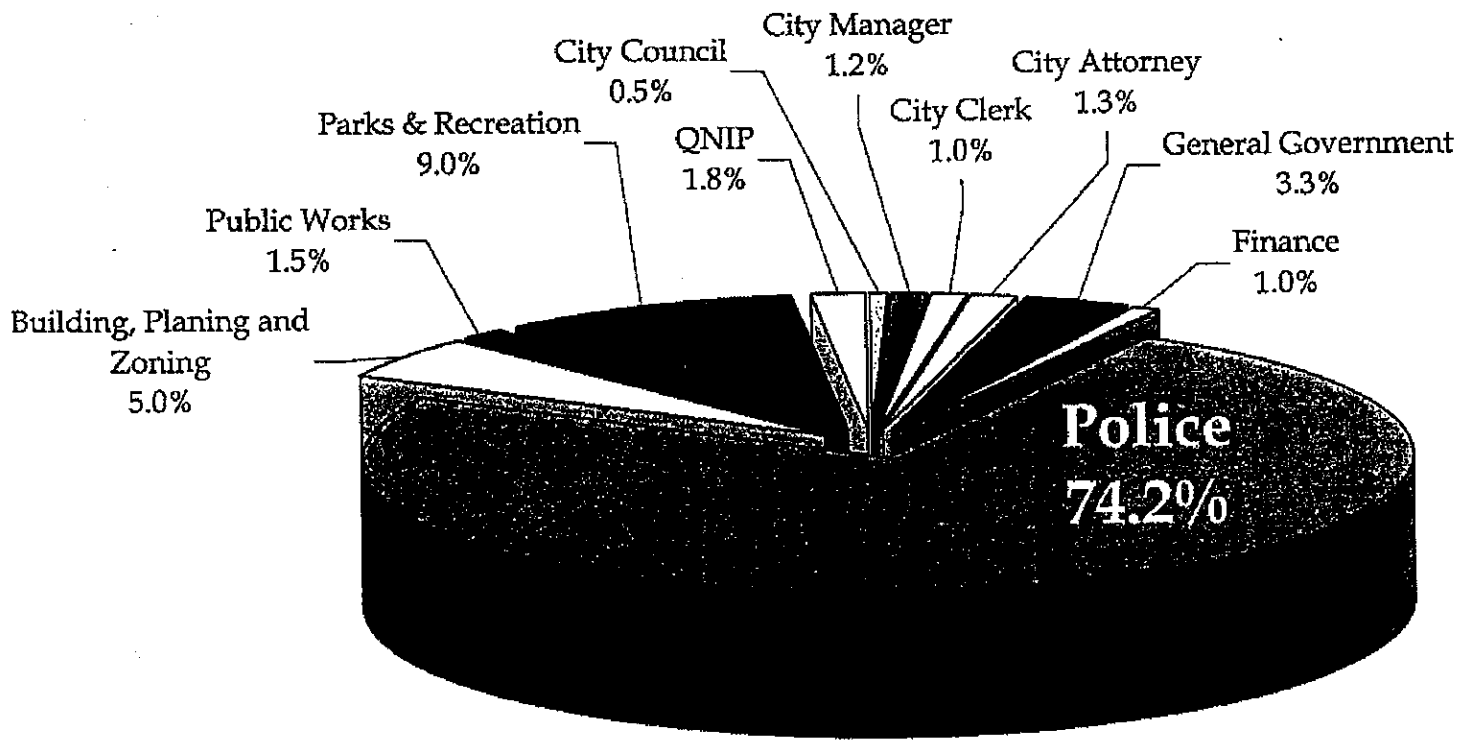
	MAC Working Budget	Break Even Budget
Revenues		
Stormwater Utility Fee (57,738 unit ERUs at $3.00/month)	$2,078,568	$2,078,568
Total Revenues	$2,078,568	$2,078,568
Expenditures		
Stormwater Improvements and Services	$2,078,568	$2,078,568
Total Expenditures	$2,078,568	$2,078,568

Total Revenues All Funds	$21,978,558	$21,978,558
Total Expenditures All Funds	$26,517,998	$21,978,558
Surplus All Funds	-$4,539,440	$0

Break Even Budget
Percent Breakdown by Department
with Police at $12,164,899



NC Dade MAC Working Budget Percent Breakdown by Department with Police at $16,704,339



Minimum Staffing
Police Break Down for North Central Dade

Sworn

1 Major	$130,654.00	$130,654.00
1 Captain	$109,000.00	$ -0-
4 Lieutenants	$93,000.00	$372,000.00
17 Sergeants	$80,000.00	$1,360,000.00
24 Detectives	$64,233.00	$1,541,592.00
90 Police Officers	$64,233.00	$5,780,970.00
137 Subtotal Sworn		**$9,185,216.00**

Non-Sworn

4 Public Service Aids	$44,430.00	$177,720.00
4 Records Specialists	$40,000.00	$160,000.00
3 Police Crime Analysts	$48,368.00	$145,104.00
1 Administrative Secretary	$53,637.00	$53,637.00
2 Secretaries	$42,164.00	$84,328.00
1 Police Station Specialist	$48,943.00	$48,943.00
1 Data Entry Specialist	$35,361.00	$35,361.00
16 Subtotal Non-Sworn		**$705,093.00**

Total Sworn and Non-Sworn **$9,890,309.00**

Vehicles

	Number of units	Cost per Unit	Total Cost
Marked & Police Service Aids	100	$10,790.00	$1,079,000.00
Unmarked	25	$6,500.00	$162,500.00
Total Vehicles	125		**$1,241,500.00**
Subtotal for Sworn and Non-sworn Vehicles			**$11,131,809.00**

General Overtime	120 @ $4,170.00	$500,400.00
Enhanced Enforcement		$300,000.00
Total Overtime		**$800,400.00**

Local Patrol Subtotal With Overtime **$11,932,209.00**

NORTH CENTRAL DADE MAC BUDGET FIGURES

		NCD Budget		Impact to UMSA
Revenues				
Ad Valorem Taxes		$3,014,344		$2,984,000
Utility Taxes		$3,778,476		$3,070,000
Electric	$2,851,680			
Water	$891,150			
Gas	$35,646			
Franchise Fees		$1,304,644		$1,199,000
Electric	$1,283,256			
Gas	$21,388			
Simplified Comm. Tax		$2,679,766		$2,504,000
Intergovernmental Revenues		$5,475,740		$0
Alcoholic Bev. License	$5,000		$15,000	$4,305,000
State Revenue Sharing	$975,748			
Half Cent Sales Tax	$4,494,993		$4,290,000	
Building Permits		$392,312		$392,312
Other Licenses, Fees and Permits		$100,000		$0
Occupational Licenses		$312,987		$312,987
Charges for Service		$50,000		$0
Fines & Forfeitures		$487,597		$480,000
Specialized Police Credit		$280,521		
Interest Earnings		$94,382		$79,000
TOTAL REVENUES		$17,970,769		$15,326,299
Expenditures				
City Council		$120,000		$0
City Manager		$279,635		$0
City Clerk		$221,873		$0
City Attorney		$300,000		$0
General Government		$744,162		$0
Finance		$235,370		$0
Police		$16,704,339		
Local Patrol	$11,932,209		$14,697,958	$20,838,131
Specialized Services	$4,772,130		$6,140,173	
Building, Planning and Zoning		$1,135,533		$0
Public Works		$330,000		$517,307
Parks & Recreation		$2,036,643		$2,036,643
QNIP		$402,654		$402,654
Other / Administrative Support		$0		$4,093,248
TOTAL EXPENDITURES		$22,510,209		$27,887,983
TOTAL SURPLUS / (DEFICIT)		-$4,539,440		-$12,561,684

RESOLUTION APPROVING THE NORTH CENTRAL DADE AREA MUNICIPAL ADVISORY COMMITTEE REPORT

WHEREAS, the North Central Dade Area Municipal Advisory Committee (the Committee) was established on December 18, 2001, by the Board of County Commissioners pursuant to Resolution No. 1445-01, and extended by Ordinance No. 03-42.

WHEREAS, the Committee was charged with addressing the incorporation concerns of both the members of the Board of County Commissioners and County staff, and

WHEREAS, the Committee has met with County staff and negotiated mutually agreeable conditions for the incorporation of the North Central Dade Area, and

WHEREAS, the Committee has conducted three duly advertised public hearings on June 18, 2003, March 25, 2004, and April 20, ~~2003~~ 2004 to discuss with the North Central Dade area residents the proposed conditions to incorporate the North Central Dade area, and

NOW, THEREFORE BE IT RESOLVED BY THE MEMBERS OF THE NORTH CENTRAL DADE AREA MUNICIPAL ADVISORY COMMITTEE THAT:

Section 1. The Committee adopts by this resolution the terms and conditions outlined in the *North Central Dade Area Municipal Advisory Committee Report*, a copy of which is attached and incorporated herein by reference.

Section 2. The North Central Dade Area Municipal Advisory Committee requests that the Board of County Commissioners approve a resolution calling for an election in the North Central Dade area based on the terms proposed in the attached report which is hereby submitted to the Board of County Commissioners.

Section 3. The Committee wants to express its appreciation to County staff for the time and effort during these negotiations.

The foregoing resolution was offered by Gail Williams, who moved its adoption. The motion was seconded by Robert Baker and upon being put to a vote, the vote was as follows:

Robert Baker	yes
Otis Boston	yes
Theodore Hepburn	absent
Ivan McCaskill	yes
Charles Mobley	absent
Gail Williams	yes
Thomas Donaldson	absent

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of June 2004.

Ivan McCaskill JUNE 30, 2004

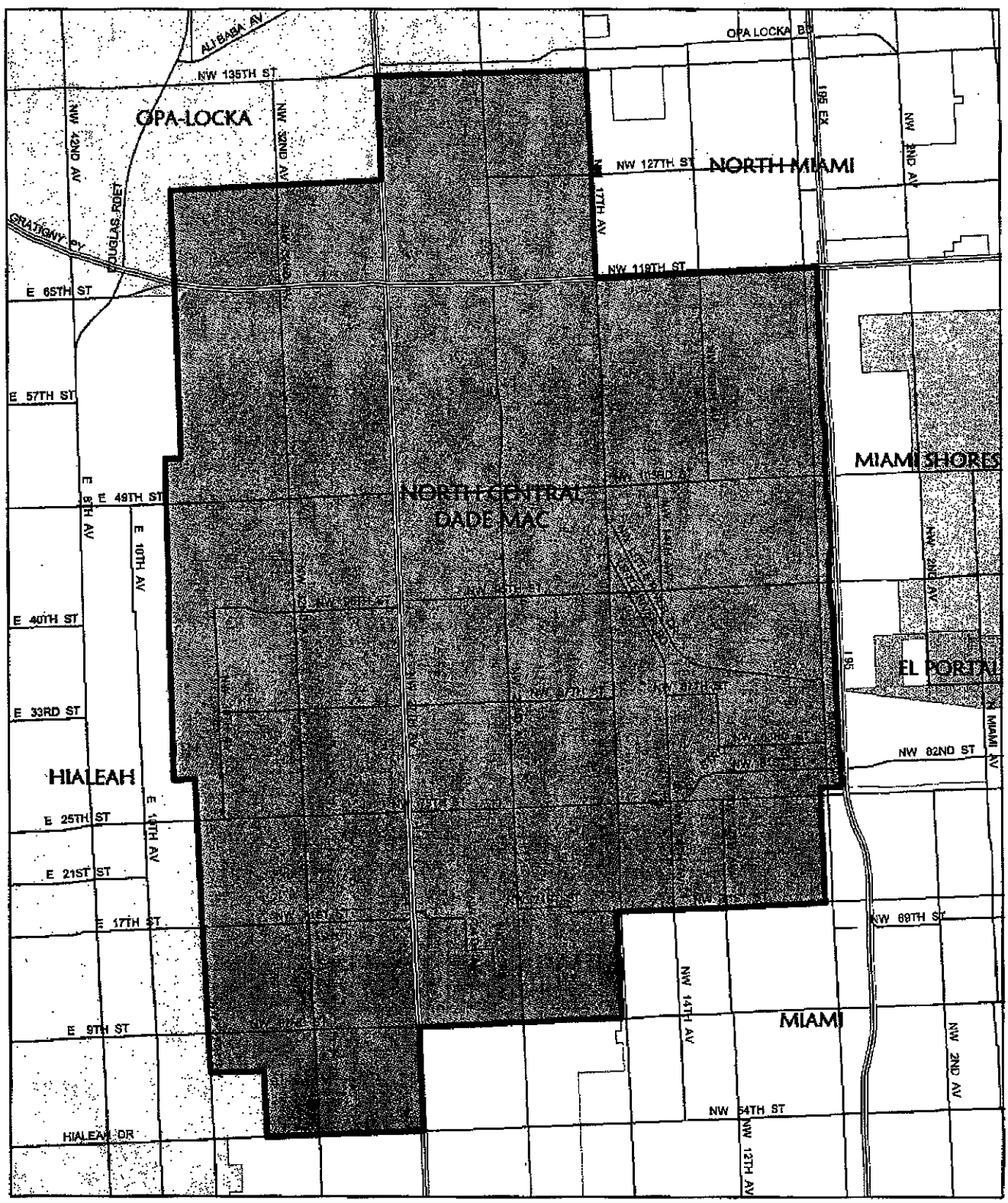
Ivan McCaskill

Chairperson

North Central Dade Area Municipal Advisory Committee

Miami - Dade County

North Central Dade MAC



Legend

- El Portal
- Hialeah
- Miami
- Miami Shores
- North Miami
- Opa Locka
- North Central Dade MAC
- Highway
- Major Road

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This map was prepared by the Miami-Dade County Enterprise Technology Services Department Strategic Technologies Division September 21, 2004 For the Office of Strategic Business Management Incorporation and Annexations And Municipal Contracting Services