



**Date:** June 19, 2018

**To:** Chairman Wayne Rinehart and Members  
Planning Advisory Board

**From:** Jorge M. Fernandez, Jr.  
Program Coordinator, Office of Management and Budget

**Subject:** South A Municipal Advisory Committee Incorporation

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### **Background**

The South A Municipal Advisory Committee (MAC) is a group of area residents appointed by the Board of County Commissioners (Board), created by Ordinance No. 13-77 (adopted on September 4, 2013) under the sponsorship of Commissioner Dennis C. Moss and extended by Ordinance No. 15-84 (adopted on September 1, 2015), to evaluate the possibility of forming a new municipality in the area. The area is generally bounded by SW 120<sup>th</sup> Street (Northernmost), SW 232<sup>nd</sup> Street (Southernmost), US 1 (Easternmost), and SW 157<sup>th</sup> Avenue (Westernmost), as noted in the map (see Exhibit 1). The proposed municipal boundaries only include areas within County Commission District 9. With the support of Miami-Dade County (County) staff, the group met for two and a half years to complete its charge, of assessing the fiscal feasibility and desirability to incorporate the area into a municipality.

On December 8, 2015, the South A MAC adopted a pro-forma budget (see Exhibit 2), which includes the revenue and expenditure estimates of the proposed municipality. Additionally, the County hired an independent consultant to review the South A MAC pro-forma budget, which concluded that the area is financially viable as a municipality (see Exhibit 3). Public hearings were held on June 28, 2016, and October 18, 2016, where the South A MAC considered input from the community. On January 24, 2017, the South A MAC adopted a resolution (see Exhibit 4) requesting the Board allow the incorporation effort move to forward and allow the area residents to vote on the creation of a new municipality.

The new municipality is required by the Miami-Dade County Code (Code) to remain in the Miami-Dade Fire-Rescue (MDFR) District, the Miami-Dade Public Library System, the County's Solid Waste (DSWM) collection system and continue to receive and pay for specialized law enforcement services from the Miami-Dade Police Department (MDPD) in perpetuity and contract with the County for local patrol police services for a minimum of three (3) years. The County will retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan (CDMP) applications or zoning applications within this area, as required by Sec. 20-26 (h) of the Code. The Conceptual Agreement between the County and the South A MAC addresses these issues and establishes the terms under which the area may proceed with incorporation. This information is outlined in the Conceptual Agreement adopted by the South A MAC (see Exhibit 5).

On November 21, 2017, the Board referred the South A MAC Report to the Planning Advisory Board (PAB) to conduct a public hearing in the community and provide the Board with a recommendation.

At the conclusion of the PAB public hearing, the PAB will provide the Board a recommendation on the South A MAC incorporation effort. After receiving a recommendation from the PAB, the County Mayor will provide a recommendation to the Board. The Board will consider the South A MAC incorporation effort at a public hearing and will determine if the incorporation effort will move forward to a vote of the electorate in the South A MAC area.

Pursuant to Section 20-6 of the Code, the Office of Management & Budget (OMB) submits this report for your review and recommendation.

**Summary of Issues for Consideration Identified by Departments:**

1. The proposed incorporation area represents key components of the County's future plans for transit-oriented development, among these are the two Community Urban Centers (CUC), one Metropolitan Urban Center (MUC) and the Strategic Miami Area Rapid Transit (SMART) Plan Corridor, all located along US-1 and the South Dade Transitway. These include the Goulds Community Urban Center District, the Perrine Community Urban Center District, and the Cutler Ridge Metropolitan Urban Center District. In order to ensure the implementation of the SMART Plan and that the development of the Urban Centers remain consistent with the policies of the CDMP, the County should retain jurisdiction of the urban centers and the areas within a half-mile of the proposed South SMART Plan corridors as shown in Exhibit 6.
2. The County will retain jurisdiction of the following parks:
  - A. Black Creek Trail (Along C1 Canal) - SW 184<sup>th</sup> Street to Black Creek Canal (Greenway Park)
  - B. Larry & Penny Thompson Park - 12451 SW 184<sup>th</sup> Street (Metropolitan Park)
  - C. Nixon Smiley Pineland Preserve - 13200 SW 124<sup>th</sup> Street (Natural Area Preserve)
  - D. North South Trail - US 1 from SW 31<sup>th</sup> Street to SW 216<sup>th</sup> Street (Greenway Park)
  - E. Southridge Park - 19355 SW 114<sup>th</sup> Avenue (District Park)
  - F. Zoo Miami - 12400 SW 152<sup>nd</sup> Street (Special Activity Park)
  - G. Zoo Miami Entertainment Area I - 12400 SW 152<sup>nd</sup> Street
  - H. Zoo Miami Entertainment Area II - 12300 SW 152<sup>nd</sup> Street
3. The County will retain jurisdiction over all Environmentally Endangered Lands (EEL) managed by the County within the boundaries of the proposed municipality.
4. The County will require the new municipality to contract with the County for drainage system maintenance activities within the incorporation area.
5. The County will retain jurisdiction over all pump stations in the incorporation area.

**Incorporation Guidelines**

The following analysis addresses the factors required for consideration by the Board and PAB, pursuant to Chapter 20 of the 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 and participation in development regulation; and
- to provide for enhanced public participation in local government.

#### Demographic Profile of the Area

The total population within the proposed incorporation area is estimated at 136,515. As seen on the table below, approximately 60 percent of the area residents are Hispanic, 25 percent are Black-Not Hispanic, and 11.3 percent are White-Not Hispanic. The median household income in the area is \$48,777, and the per capita income is \$18,930. There are approximately 39,000 housing units in the incorporation area.

2012-2016 Socioeconomic Profile for South MAC A			
<b>Population:</b>	136,515 (100%)	<b>Income:</b>	
Female	70,167 (51.4%)	Median Household Income	\$48,777
Male	66,348 (48.6%)	Per Capita Income	\$18,930
In Households	134,273 (98.4%)	Median Home Value	\$183,450
In Group Quarters	2,242 (1.6%)		
<b>Age:</b>		<b>Households:</b>	36,297 (100.0%)
Under 5 Years	8,534 (6.3%)	with Children under 18 years	16,229 (44.7%)
5 to 17	19,187 (14.1%)	no Children under 18 years	20,068 (55.3%)
17 to 24 Years	17,784 (13.0%)	1-person household	5,321 (14.7%)
25 to 44 Years	37,469 (27.4%)	2-person household	9,227 (25.4%)
45 to 64 Years	36,567 (26.8%)	3-person household	8,059 (22.2%)
65 or more years	16,974 (12.4%)	4-or-more-person household	13,690 (37.7%)
Median Age	36.9		
<b>Race:</b>		<b>Housing:</b>	
Hispanic	82,493 (60.4%)	Housing Units	38,930
White - Not Hispanic	15,416 (11.3%)	Housing Vacancy Rate	6.8%
Black - Not Hispanic	34,282 (25.1%)		
<b>Labor Force:</b>		<b>Poverty:</b>	
Civ. Labor Force (% of Pop.)	68,762 (50.4%)	Number Living in Poverty	23,280
Empl. (% of Pop.)	62,283 (45.6%)	Poverty Rate	17.3%
Unemployment Rate	9.4%		

Data Source: US Census Bureau 2016 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

Prepared by Miami-Dade County, Department of Regulatory and Economic Resources, Planning Research and Economic Analysis Section, March 2018.

**1. Does the South A MAC incorporation divide a U.S. Census Designated Place (CDP) or a historically recognized community, to the extent feasible?**

The proposed incorporation area is comprised of several Census Designated Places, but combined they are cohesive and inclusive.

**2. Does the boundary change enhance contiguity and not create any unincorporated enclave area(s)? Pursuant to Chapter 20 of the Code, an unincorporated enclave area is defined as an area that would be surrounded on more than (80) percent of its boundary by one or more municipalities, and of a size that could not be serviced efficiently or effectively by Unincorporated Municipal Service Area (UMSA).**

The proposed incorporation area creates a 24-acre enclave south of SW 216<sup>th</sup> Street and west of Old Cutler Road. This unincorporated area would be surrounded 100% by the Town of Cutler Bay and the proposed municipality (see attached Figure 1, on Page 26).

**3. Does the area have natural or built barrier as boundaries?**

The boundaries of the proposed incorporation area generally follow built barriers, rights-of-way and waterways. These serve as built and natural barriers that establish the proposed boundaries of the new municipality.

**4. Does the area contain a mixture of residential and non-residential land uses?**

The proposed incorporation area contains a mixture of land uses, including residential, commercial, office and transient residential, parks and recreation, and others.

The proposed incorporation area is approximately 24.09 square miles (15,421.03 acres) in size. The table below, lists the detailed major land use categories by number of acres and percentage of total. The two prominent land use categories in the incorporation area are Residential, and Transportation, Communication, and Utilities. Approximately 40% of the incorporation area consists of residential land uses and approximately 23% of the incorporation area consists of transportation, communication, and utilities land use. A map of the existing land uses within the proposed incorporation area is depicted on Figure 2, page 27 and a detailed list on Figure 3, page 28.

**Existing Land Uses - Details**

Land Use	Description	Sum Acres	Percent of Total
Residential		6,085.62	39.46%
Commercial & Service		512.29	3.32%
Transient-Residential (Hotel-Motel)		6.78	0.04%
Industrial		610.95	3.96%
Institutional		1,281.27	8.31%
Parks and Recreational Open Space (Including Preserves and Conservation Areas)		1,779.47	11.54%
Transportation, Communication, and Utilities		3,568.46	23.14%
Agriculture		83.99	0.54%
Undeveloped		774.82	5.02%
Inland Water		717.39	4.65%
<b>TOTAL</b>		<b>15,421.03</b>	<b>100%</b>

Source: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section, March 2018.

**5. Does the South A MAC area include any adjacent areas of ethnic minority and lower income residents in which a majority of those residents have so petitioned?**

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

**6. Is the South A MAC area compatible, to the degree possible, with existing planned land uses and zoning of the areas surrounding the proposed municipality?**

The South A MAC area is compatible with existing land uses and zoning of the areas surrounding the proposed municipality.



The proposed incorporation area is predominantly made up of well-established residential neighborhoods, including Goulds, Richmond Heights, South Miami Heights, and West Perrine. Most of these neighborhoods are comprised of low density single family homes zoned RU-1, RU-1M(a), RU-1M(b), RU-TH, and RU-1Z, as well as duplex properties zoned RU-2. There are also some estate communities zoned EU-S, EU-M, and EU-1. Higher density residential uses are also found throughout the proposed incorporation area, primarily concentrated north of SW 152<sup>nd</sup> Street, west of SW 137<sup>th</sup> Avenue, and east of US1. These include areas zoned RU-3, RU-3M, RU4L, RU-4M, RU-4 and RU-4A. (See Figure 4: Zoning Map on page 31.)

In addition to the residential uses, there are pockets of industrial uses throughout the proposed incorporation area, which primarily include land zoned IU-C (Industrial District). The most significant of the industrial areas is found east of the Miami Executive Airport, across SW 137<sup>th</sup> Avenue. Industrial uses can also be found along the Homestead Extension of Florida's Turnpike (HEFT) and east of the US-1 Corridor. This includes an area known as the Eureka Park of Commerce, located east of US-1 and south of SW 184<sup>th</sup> Street.

The commercial uses in the proposed incorporation area represent small shopping centers, strip malls, retail, and office establishments zoned BU-1A, BU-2, and some BU-3 zoning districts. As mentioned previously, the area includes Zoo Miami and Larry & Penny Thompson Park, various environmentally protected areas and agricultural uses.

The County has conducted several charrettes in various communities within the proposed incorporation area. These communities include Richmond Heights, Perrine, Cutler Bay, and Goulds. A charrette is an intensive, public planning workshop that seeks the consensus of all the stakeholders of the subject area in order to develop the community's vision for growth and future development, including recommendations for land use, zoning, infrastructure improvements, and community design. These charrettes helped to inform the land use regulations for the Goulds CUC, Perrine's CUC, and Cutler Ridge's CUC Districts. Given that the recommendations for the charrettes are community driven, it is important for the proposed municipality to consider these charrettes and resultant development regulations as it develops its own land use policies and zoning.

It is important to note that segments of the proposed incorporation area represent key areas addressed in the County's plans for future transit-oriented development. Chief among these are the two Community Urban Centers and one Metropolitan Urban Center located along US-1 and the South Dade Transitway (a.k.a the South Dade Busway). These include the Goulds Community Urban Center District, the Perrine Community Urban Center District, and the Cutler Ridge Metropolitan Urban Center District. These urban centers allow high density and intensity transit-oriented development around existing and proposed premium transit facilities and are governed by their respective adopted development regulations and zoning. The properties within the urban centers are zoned GCUC (Goulds Community Urban Center District), CRMUC (Cutler Ridge Metropolitan Urban Center District), and the PECUC (Perrine Community Urban Center District).

In addition to the above referenced Urban Centers is the South Dade Transitway, which runs along the western side of US-1 and is part of the County's SMART Plan. The SMART Plan seeks to establish six rapid transit corridors and a network of Bus Express Rapid Transit



(BERT) service, in order to address the County's mass transit needs. The proposed South Corridor will run along the existing Transitway is approximately 20 miles and is intended to facilitate transit travel to and from southern Miami-Dade to Downtown Miami. Currently, the County is conducting an evaluation of land uses in the unincorporated and incorporated areas within a half-mile of the proposed SMART Plan corridors to identify opportunities to encourage transit oriented development (Pursuant to Resolution R-1059-16).

Both the Urban Centers and the SMART Plan are integral components of the County's plan to provide transit solutions and encourage compact urban development. In order to ensure the implementation of the SMART Plan and that the development of the Urban Centers remains consistent with the policies of the CDMP, the County should retain jurisdiction of the urban centers and the areas within a half-mile of the proposed SMART Plan corridors.

It is important to note that, in order to avoid the potential abrogation of property rights, the proposed municipality must ensure that upon incorporation, the zoning designations applied to the incorporation area properties do not conflict with their existing residential, industrial and commercial uses or zoning.

**7. 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?**

The proposed incorporation area is currently qualified to receive benefits as part of the County's overall program. The State is no longer providing any incentives for enterprise zones. Should the area incorporate, they may opt out of the County's program and petition to be their own entitlement area, since the area has more than fifty thousand residents.

**8. Will the incorporation impact public safety response times?**

Fire and Rescue:

The proposed incorporation will not impact the MDRF Department service delivery and/or response time. Currently, the area is served as part of UMSA. If the incorporation is approved, fire protection and emergency medical services will continue to be provided by the County and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

Police:

In the event the incorporation application is successful, the service area for MDPD within UMSA will be reduced.

**9. Are there any barriers to municipal traffic circulation due to existing security taxing districts, walled communities and/or private roads?**

There are no guard districts in the South A MAC area. Therefore, no roads are impeded by guard gates.

**10. Has the area been identified by the federal government as a flood zone or by emergency planners as an evacuation zone?**

As shown in Figure 5, page 32, a portion 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.



As shown in Figure 6, page 33, the northern half of the proposed incorporation (north of SW 184<sup>th</sup> Street) is within Storm Surge Planning Zone D, except for a small area east of SW 97<sup>th</sup> Avenue which is in Zone C. The southern half of the proposed incorporation area (south of SW 184<sup>th</sup> Street) is primarily within Storm Surge Planning Zones B and C; with a small section within Storm Surge Planning Zone A. These zones represent areas that could be affected by a storm surge of 1 ½ feet or higher during a hurricane, depending on the category of the storm, and are utilized to make evacuation decisions. As can be seen below, Zones A and B are at greatest risk for Category 1 and 2 storms and higher. Residents of the zones may be obligated to evacuate when hurricane warnings are issued.

- Zone A is at greatest risk for storm surge for Category 1 and higher storms.
- Zone B is at greatest risk for storm surge for Category 2 and higher storms.
- Zone C is at greatest risk for storm surge for Category 3 and higher storms.
- Zone D is at greatest risk for storm surge for Category 4 and higher storms.
- Zone E is at greatest risk for storm surge from Category 5 storms.

**11. 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 proposed incorporation area is contained within the same school district boundaries as the adjoining municipalities and the unincorporated area of the County. Within the proposed municipality, there are nine elementary schools, four middle schools, and four high schools. The schools serving the proposed incorporation area include:

Elementary Schools

1. Frank Crawford Martin K-8 Center
2. Colonial Drive Elementary School
3. Pine Lake Elementary School
4. Miami Heights Elementary School
5. Robert Russa Moton Elementary School
6. Cutler Ridge Elementary School
7. Pine Villa Elementary School
8. Caribbean K-8 Center
9. South Miami Heights Elementary

Middle Schools

1. Frank Crawford Martin K-8 Center
2. Richmond Heights Middle School
3. Herbert A. Ammons Middle School
4. Arthur & Polly Mays Conservatory of the Arts

High Schools

1. Robert Morgan Educational Center
2. Miami South Ridge High School
3. Arthur & Polly Mays Conservatory of the Arts
4. Coral Reef Senior High School

**12. Is the evidence of area residents' and property owners' support, sufficient to warrant the costs of balloting electors?**

As required by the Ordinance establishing the South A MAC, two public hearings were held on June 28, 2016, and October 18, 2016, to discuss the proposed incorporation of the area. The South A MAC Board took into consideration the citizen comments at the public hearings and regularly scheduled South A MAC meetings when making their recommendation.

**13. What is 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 per capita taxable value within the incorporation area is \$40,770.26, which is lower than that for UMSA (\$61,274). The millage rate for UMSA is 1.9283, substantially lower than the millage rates for comparable municipalities. Municipalities 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 2017-18:

**Comparable Per Capita and Millage Rates**

Area	Per Capita Taxable Value	Millage Rate
UMSA	\$61,274	1.9283
Cutler Bay	\$52,809	2.3907
Miami Gardens	\$37,562	6.9363
North Miami	\$44,560	7.5000
Palmetto Bay	\$117,718	2.3292

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

The South A MAC's proposed incorporation area's eastern boundaries border the municipal boundaries of both, the Town of Cutler Bay and the Village of Palmetto Bay. 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.

**15. Is the South A MAC area totally contained within the Urban Development Boundary (UDB) depicted on the future Land Use Plan map of the Miami-Dade County's CDMP?**

The proposed incorporation area is located inside the 2020 UDB as depicted on the County's CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map. It should be noted that a portion of the proposed municipal boundary borders the UDB along the western side of SW 157<sup>th</sup> Avenue, from SW 152<sup>nd</sup> Street to SW 184<sup>th</sup> Street, and the southern side of SW 184<sup>th</sup> Street, from SW 157<sup>th</sup> Avenue to SW 137<sup>th</sup> Avenue.

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

County staff conducted a financial analysis to determine the impact the incorporation of this area will have on the UMSA budget. The Impact to UMSA analysis below, estimates revenues and expenses for a particular area. The revenue and expense ratios are based on the FY



2017-18 budget. The assumptions in preparing the Impact to UMSA do not include: local option gas tax revenue and expenditures; canal maintenance revenues and expenses; proprietary activities such as building, zoning, and solid waste; and fire and library districts. The revenues and expenditures are based on budgetary estimates, not actuals.

As noted below, the proposed incorporation area generates approximately \$35.3 million in UMSA revenue, and the County spends approximately \$43.1 million providing services to the area. The incorporation of the South A MAC area will have a positive impact on the remaining unincorporated area of approximately \$7.8 million.

**Impact to Unincorporated Municipal Service Area - South A MAC**

<i>Based on FY 2017-18 Budget</i>	<i>Assumptions</i>	
<i>Property Tax Revenue</i>	<i>Allocation based on tax roll &amp; millage</i>	\$10,198,069
<i>Franchise Fees</i>	<i>Allocated based on tax roll/population</i>	\$2,505,792
<i>Sales Tax</i>	<i>Allocation based on \$76.37 per person</i>	\$10,425,625
<i>Utility Taxes</i>	<i>Allocated based on tax roll/population</i>	\$8,627,174
<i>Communications Tax</i>	<i>Allocated based on tax roll/population</i>	\$3,004,618
<i>Alcoholic Beverage License</i>	<i>Allocation based on \$0.23 per person</i>	\$32,208
<i>Occupational License</i>	<i>Allocation based on \$1.15 per person</i>	\$32,208
<i>Interest</i>	<i>Allocation based on .058% of total revenue</i>	\$20,262
<i>Sheriff and Police Fees</i>	<i>Allocation based on population</i>	\$396,767
<i>Miscellaneous Revenues</i>	<i>Allocation based on \$0.79 per person</i>	\$108,877
<i>Revenue to UMSA</i>		\$35,351,599
<i>Cost of Providing UMSA Services</i>		
<i>Police Department</i>		\$32,852,959
<i>UMSA Police Budget (without specialized)</i>		
<i>Parks, Recreation and Open Spaces Dept.</i>	<i>Based on cost of parks</i>	\$3,562,690
<i>Right-of-Way Maintenance</i>		
<i>Centerline Miles</i>	<i>Centerline miles times cost per lane mile</i>	\$751,863
<i>Policy Formulation</i>		
Commission, Mayor, County Attorney	<i>Direct Cost multiplied by 3.31%</i>	\$1,230,245
<i>Internal Support</i>		
Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	<i>Direct Cost multiplied by 8.36%</i>	\$3,107,204
<i>Planning and Non-Departmental</i>		
Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	<i>Direct Cost multiplied by 1.5%</i>	\$557,513
<i>QNIP Debt Service Payment</i>	<i>Utility Taxes as a % of debt service 12.4%</i>	\$ 1,069,770
<i>Cost of Providing UMSA Services</i>		\$ 43,132,243
<i>Net to UMSA</i>		(\$7,780,643)
1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.		
<b>2017 Taxable Property Rolls</b>		\$5,566,980,882
<b>2017 Area Population</b>		136,515
<b>2017 UMSA Population</b>		1,169,834
<b>2017-18 UMSA Millage</b>		1.9283
<b>Patrollable Sq. Miles - UMSA</b>		207.90
<b>Total Calls For Service - UMSA CY 2016</b>		622,653
<b>Part 1 Crimes - UMSA 2016</b>		42,257
<b>Part 2 Crimes - UMSA 2016</b>		16,611
<b>Patrollable Sq. Miles - Study Area</b>		24.09
<b>Total Calls for Service - Study Area</b>		67,688
<b>Part 1 Crimes - Study Area</b>		4,819
<b>Part 2 Crimes - Study Area</b>		2,425
<b>Cost per Centerline Mile</b>		\$2,494
<b>Number of Centerline Miles</b>		301.5
<b>Per Capita Taxable Value</b>		\$40,779.26



**17. Does the per capita taxable value in the South A MAC area fall between \$20,000 and \$48,000?**

Yes, the per capita taxable value in proposed incorporation's area is \$40,779.

**18. What potential revenue sources and facilities will be made available to the proposed municipality upon incorporation?**

All the eligible municipal revenues will be available to the proposed municipality. The local parks in the area will be conveyed to the proposed municipality. UMSA residents will continue to use the parks without being required to pay fees for services above those charged to municipal residents. All local roads will be conveyed to the proposed municipality.

**19. Will the South A MAC area continue to participate in the County's Fire-Rescue and Library Districts?**

As a condition of incorporation, the new municipality will be required to stay within the County's Fire-Rescue and Library Districts. Additionally, the area will remain within the County's Solid Waste District.

**20. Will the South A MAC area contract with the County for other municipal services?**

As a condition of incorporation, the South A MAC area will be required to contract with the Miami-Dade Police Department for a minimum of three years for local patrol services.

**SERVICE IMPACT/DEMAND**

**Community Action and Human Services Department (CAHSD):**

The Community Action Services Department retains the following sites within the proposed South A incorporated boundaries.

- A. The Inn Transition South Center (11900 SW 202th Street, Miami, FL 33137), which provides up to fifty-six (56) affordable housing units that provide services to victims of domestic violence and their families towards reintegration back into society.
- B. The Perrine Community Resource Center (17801 Homestead Avenue, Miami, FL 33157) that provides a multitude of services to the surrounding community. Services include meals for the elderly, which provide older individuals with hot nutritious meals; recreational activities including nutritional information and planning five days per week; and Head-Start classes offered to children between the ages of two to five years of age.
- C. Richmond Heights Center (14638 Lincoln Boulevard, Miami, FL 33176) that provides congregate meals for the elderly, offering individuals hot nutritious meals and activities that include providing nutritional information and planning five days a week.

The proposed incorporation poses no significant disruption or concerns to CAHSD.

**Miami-Dade Fire Rescue:**

Section 20-26 of the Code requires new municipalities to remain in the MDFR District, resulting in no operational or fiscal impact to the District. The proposed incorporation is not expected to negatively impact response times to the area.

**Service Calls for the Last Three Calendar Years**

	2015	2016	2017
<b>Life Threatening Emergencies</b>			
Number of Alarms	10,165	9,988	8,784
Average Response Time	7:17	6:49	6:36
<b>Structure Fires</b>			
Number of Alarms	210	165	178
Average Response Time	7:50	7:01	5:47

Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the incorporation area complies with this performance objective.

**Existing Service**

Fire Station	Address	Equipment	Staff
4	9201 SW 152 <sup>nd</sup> Street	Rescue, Engine, & Battalion	8
5	13150 SW 238 <sup>th</sup> Street	Rescue, Engine	7
34	10850 SW 211 <sup>th</sup> Street	Recue, Aerial	7
43	13390 SW 152 <sup>nd</sup> Street	Recue, Aerial	7
50	9798 Hibiscus Street	Rescue	3
52	12105 Quail Roost Drive	Rescue, Tanker	7
53	11600 SW Turnpike Highway	Rescue	3

MDFR has one new planned station in the vicinity of the incorporation area.

**Planned Service**

Fire Station	Address	Equipment	Staff
71	SW 184 <sup>th</sup> Street & SW 154 <sup>th</sup> Avenue	TBD	TBD

If the incorporation is approved, fire protection and emergency medical services will continue to be provided by MDFR served by the same stations and resources.



**Miami-Dade Police:**

The MDPD currently patrols approximately 207.90 square miles in UMSA, including 24.09 square miles within the proposed incorporation area. The proposed incorporation area is located within three Miami-Dade Police Department districts; including Kendall, Hammocks, and the South District. Statistical information was extracted from the Crime Data Warehouse database. Included in the Calls-For-Service area years, 2015, 2016, and 2017, to include emergency, priority and routine calls within the given boundaries. In the event the incorporation is successful, the total service area within UMSA will be reduced.

**Calls For Service – South A MAC Area**

Year	Criteria	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency/ Priority Calls	All Calls
2017	Total Calls	58,822	4,693	4,173	67,688
2016	Total Calls	59,789	4,752	3,585	68,126
2015	Total Calls	60,376	4,478	3,667	68,521

**Part I and Part II Crimes – South A MAC and UMSA Area**

Year	Part I Crimes	Part II Crimes	Total
2017	4,819	2,425	7,244
2016	5,337	2,485	7,822
2015	5,290	2,674	7,964

**Definition of Code 2 Emergency:** A situation which poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

**Definition of Code 3 Emergency:** A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

**Definition of Part I Crimes:** Uniform Crime Report (UCR) Part I Offenses are those crimes reported to MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

**Definition of Part II Crimes:** All crimes not covered under Part I Crimes.

**Department of Regulatory and Economic Resources (DERM):**

A description of the services provided by DERM, information relating to Chapter 24 of the Code and assessment of environmental issues with the proposed municipal advisory committee area

known as South A are included below. Services provided by DERM in the proposed area include but are not limited to:

1. Building Permits
2. Zoning Actions
3. Platting Actions (Land Subdivision)
4. Building Occupancies (Residential and Nonresidential)
5. Municipal Occupational Licenses

DERM reviews applications for consistency with the requirements of the Code. The review includes but is not limited to the following:

- Protection of public potable water supply wellfields
- Potable water supply/wastewater disposal
- 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 24-18 of the Code, authorizes DERM to require and issue annual operating permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities.

#### Enforcement Activities

These include regular inspections of facilities that maintain a DERM operating permit as well as any potential source of pollution, responses to complaints and general enforcement operations. DERM's regulatory activities are enforceable under County Code in both incorporated and unincorporated areas, this department currently provides the above services to the subject area. Accordingly, incorporation of the South A MAC area will not affect the ability to provide adequate levels of service to the area being incorporated or to the areas adjacent to the incorporation area.

#### Wellfield Protection

A significant portion of the South Miami Heights Wellfield is located within the incorporation area. Also, the northeast corner of the area also includes a portion of the Maximum Day Pumage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Section 24-43(5) of the Code, provides that hazardous materials and hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on properties located within certain travel times of a wellfield protection area. The Environmental Quality Control Board has the authority to grant variances from certain sections of the Code, including variances to Section 24-43(5) to allow land uses that are otherwise prohibited within a wellfield protection area. Properties located within the subject area shall submit a properly executed covenant in accordance with Section 24-43(5) of the Code, which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on such properties.



Additionally, the Land Use Conservation Elements of the County's CDMP addresses land uses within wellfield protection areas:

- Conservation Objective CON 3A – no new facilities that use, handle, generate, transport, or dispose of hazardous wastes shall be permitted within wellfield protection areas.
- The Land Use Element – maintain the pristine water quality and limit land use and development within and upgradient from wellfield protection areas.

#### Facilities for the Collection and Treatment of Sewage

The South A MAC area is located within MDWASD's franchised sewer service area. The sanitary sewer flow is directed to the South District Wastewater Treatment Plant through public sanitary pump stations. This plant, along with pump stations, are owned and operated by MDWASD. DERM's issuance of sewer capacity certifications for projects in the area is subject to the status of the pump stations in accordance with the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013).

At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

According to DERM records, portions of the subject area are served by on-site septic tanks and drainfields for the disposal of domestic liquid waste. Once public sanitary sewer lines are provided, DERM will require the properties abutting the public sanitary sewer lines to connect.

DERM has no objection to the interim use of a septic tank and drainfield for residential uses provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Non-residential uses with no public sewer lines located within feasible distance for connection would be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM would not object to the interim use of a septic tank and drainfield, provided that the following items are satisfied:

1. The proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code.
2. Pursuant to Section 24-43.1(4)(a) of the Code, the owner of the property shall submit to DERM, a properly executed covenant running with the land in favor of the County, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

#### Drainage and Flood Protection

All new development requires that drainage systems be provided as part of the planned projects. The objective of these systems is to reduce pollution in stormwater runoff, and reduce flooding impacts to area residents and properties. Any proposed Drainage/Water Management system shall comply with the regulations from all the permitting agencies having jurisdiction



The County has been delegated the authority to issue Surface Water Management General Permits (SWMGP) on behalf of the South Florida Water Management District (SFWMD) for developments that propose more than two (2) acres of impervious surface. Jurisdiction to require an SWMSGP is countywide. In addition, DERM has authority under Section 24.48.1 of the Code, for the issuance of a number of drainage permits, which include: Class II (for drainage overflows), Class III (works within County canals), Class V (dewatering permits), and Class VI (drainage systems within industrial land use). The above requirements and authority shall remain with the County.

The entire proposed South A MAC area is within Flood Zones X and AH at elevations 7, 8, and 9, and AE at elevations 8, and 9 or above the flood plain, as determined by the Federal Emergency Management Agency (FEMA). County Flood Criteria ranges between Elevation +5.00 feet and +9.00 feet National Geodetic Vertical Datum. Any new development planned for the future will have to comply with the requirements of Chapter 11C of the Code for flood protection.

Four (4) canals exist within the proposed South A area; the Bel-Aire Canal, Gueval Canal, Cutler Ridge Canal and the SW 122<sup>nd</sup> Avenue Canal. A DERM Class II permit may be required if any proposed drainage system contains an outfall or overflow system in, on, or upon any water body of the County. A DERM Class III permit is required for construction within any county canal right-of-way, reservation, or easement.

In accordance with DERM records, a portion of the proposed South A MAC area is located in a contaminated site where a DERM Class VI permit may be required for any installation of new drainage systems in contaminated sites.

A portion of the proposed South A MAC area lies within the South Miami Wellfield Protection Area, where restrictions to the required drainage system are in place, per Section 24-43 of the Code:

- Only dry retention swales will be allowed within the 10-day wellfield protection area.
- Exfiltration trenches without an outfall may be allowed inside of the 30-day travel time.
- Drainage outfalls and wet retention ponds may be allowed outside of the 30-day travel time.
- No drainage will be allowed within 100 feet or less of a public water supply well.

Any new development within an area determined to include wetlands will require an Environmental Resources Permit (ERP) from the SFWMD for the construction and operation of the required surface water management system.

#### Stormwater Utility (SWU) Program and Fees

At the time the new municipality opts-out of the County's Stormwater Utility five conditions will be required: 1) the municipality shall execute or modify (if applicable) a stormwater billing agreement with the MDWASD to continue billing in the MDWASD service area; 2) the municipality shall execute a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities to cover expenditure cost-share in the incorporation area; 3) the municipality shall enter into an Interlocal Agreement with the County to cover the maintenance of stormwater drainage systems servicing County roadways retained by the County in the incorporation area; 4) the municipality shall pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Bonds; and 5) the municipality shall execute or modify a



National Pollutant Discharge Elimination System (NPDES) Interlocal Agreement with the County to satisfy the requirements of the NPDES Permit.

1) Stormwater Utility Billing Agreement:

Developed properties in the proposed incorporation area are currently paying Stormwater Utility fees to the County. These Stormwater Utility accounts, currently under the County, would immediately become part of the municipality Stormwater Utility's service area when the municipality opts-out of the County's Stormwater Utility.

If stormwater utility accounts in the incorporated area are billed through the MDWASD, it will be the responsibility of the municipality to enter into a stormwater billing agreement within WASD. If any stormwater utility accounts in the incorporated area are currently being billed by Miami-Dade County Stormwater Utility, it will be the responsibility of the municipality to take over and bill those accounts directly.

The proposed incorporation area has approximately 71,275 Equivalent Residential Units (ERU), which generate \$3,421,200 annual revenue at the current Miami-Dade County SWU rates.

2) Stormwater Management Interlocal Agreement (Canals):

The County operates and maintains stormwater infrastructure within the proposed incorporation, all secondary canals will remain under the control of the County. If the municipality opts-out, it will be required to sign an Interlocal Agreement to cost-share in perpetuity, the maintenance of the secondary canal systems, which may include portions of open channels, slab-covered trenches, and/or culverts that provide stormwater conveyance benefits to the proposed municipality. Portions of the following secondary canals provide drainage services and flood protection benefit to the proposed municipality:

- SW 122<sup>nd</sup> Avenue Canal
- Cutler Ridge Canal

Actual costs for the above will be determined at the time the municipality opts-out of the County's SWU, and the Municipality will be billed annually for its cost-share of the canal maintenance.

3) Stormwater Management Interlocal Agreement (Roads):

The County operates and maintains stormwater infrastructure along roads within the proposed incorporation area; all major arterial roads will remain under the control of the County. If the municipality opts-out, it will be required to sign an Interlocal Agreement to cost-share in perpetuity, the maintenance of drainage infrastructure along County roads within the proposed incorporation area, which will continue to provide service to the municipality.

Actual costs for the above will be determined at the time the municipality opts-out of the County's SWU, and the municipality will be billed annually for its cost-share of the road maintenance.

4) Stormwater Utility Revenue Refunding Bonds, Series 2013:

When the municipality opts-out of the County's Stormwater Utility, the municipality shall enter into an interlocal agreement with the County to pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Refunding Bonds, Series 2013 (a refinance of the Series 1999 and 2004 Stormwater Utility Revenue Bonds), for the incorporation area. The municipality's debt service payment to the County will be approximately \$764,000 annually until the bonds mature in 2029.

5) National Pollutant Discharge Elimination System Water Monitoring Interlocal Agreement:

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. Municipalities 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, drainage inspection and maintenance, and various other best management practices.

Miami-Dade County's NPDES permit is a joint permit with 32 co-permittees, with the County as the lead agency. Because sampling of stormwater runoff is required countywide, the County performs the sampling and all parties to the permit cost-share the monitoring costs through an interlocal agreement. Co-permittees also have the option to cost-share other NPDES required tasks, such as modeling and results analyses.

Upon incorporation, the Municipality will be required to apply to the State for its own NPDES Permit, or to join the County's NPDES Permit. An annual NPDES Permit Surveillance fee is paid to the State by permit holders. The Municipality may opt to conduct its own water monitoring program or join the existing interlocal agreement.

National Flood Insurance Program (NFIP)

The NFIP is a program that 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.

When a municipality incorporates, it would need to apply to FEMA and be responsible for its own Community Rating System (CRS) program. Depending on the municipality's stormwater management programs, the residents of the incorporated areas may lose their current CRS discount.

Stormwater Management Master Plan

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. Upon incorporation, stormwater master planning for these incorporated areas will become the responsibility of the Municipality.

Transfer of Roads

Certain County roads located within the proposed incorporation area will be transferred to the municipality. This is accomplished through an Interlocal Agreement. This Agreement would



outline the subject roads, various road-related services, and the responsibilities of the municipality and the County for these services. Since County Stormwater Utility funds are used to maintain drainage systems in the County's rights-of-way and roads, for road maintenance where the County retains jurisdiction, an Interlocal Agreement shall be executed to cover the maintenance of the stormwater drainage systems servicing these roads

#### Natural Resources

The County's Tree and Forest Resources Program currently regulates tree and forest resources within the proposed incorporation area and would continue to regulate these resources after incorporation. Individual tree resources as well as Natural Forest Community (NFC) designated areas would remain under the jurisdiction of the County. The proposed incorporation includes the Richmond Pinelands, which is the largest area of globally imperiled pine rockland plant community remaining outside of Everglades National Park.

In addition, the proposed incorporation area contains wetlands as defined by Section 24-5 of the Code. A DERM Class IV permit with appropriate mitigation will be required prior to any work within wetlands.

The proposed incorporation area is located within the United States Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat and core foraging areas for the federally threatened wood stork. Any future development proposal shall be consistent with the requirements of Chapter 24 of the Code and the CDMP, and shall consider the nesting, roosting or feeding habitats used by federal or state designated, endangered or threatened species as set forth in CDMP Conservation Element. In addition, consultation with USFWS and any other necessary federal or state agency is recommended before conducting any work or activities.

#### Air Quality Management

The South A MAC area proposed a southern boundary in close proximity to an active land fill (<10,000 linear feet). The South Dade Land Fill has an Air Title V permit for major source of Air Pollution. Zoning officials of this future municipality will need to take into consideration potential odor issues in any future expansion of the residential areas into the proximity of this active landfill. It has been documented recently in other areas of the county, that odors emanating from an active land fill may represent a detriment in the quality of life of the residents in the neighboring houses.

#### Pollution Control

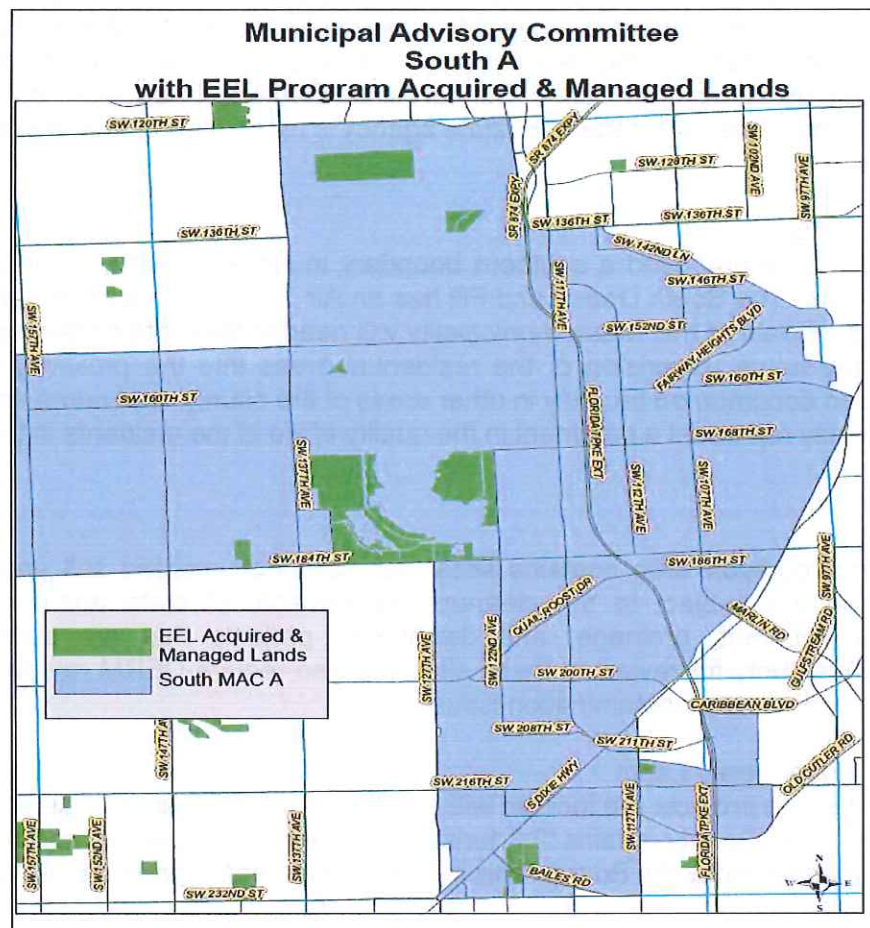
The proposed incorporation area contains sites that have documented soil and groundwater contamination that are subject to the cleanup requirements of state and local rules. Any construction, development, drainage, and dewatering projects that are submitted to the municipality or the County for review at these sites will also require DERM review and approval as it relates to environmental contamination issues.

#### Environmentally Endangered Land

Several EEL acquisition projects are located within the South A MAC area. The preserve names are listed below. The County retains full jurisdiction over all properties authorized for EEL acquisition or management by the Board. This includes the Board approved EEL Managed areas

previously managed by the Department of Parks Recreation and Open Spaces (PROS). Any potential incorporation land uses must be compatible with the County's existing CDMP land uses.

Preserve Name	Location
Black Creek Forest Preserve	SW 114 <sup>th</sup> Street & SW 112 <sup>th</sup> Avenue
Eachus Pineland Preserve	SW 184 <sup>th</sup> Street & SW 142 <sup>nd</sup> Avenue
Federal GSA Pinelands (not yet acquired)	SW 152 <sup>nd</sup> Street & SW 124 <sup>th</sup> Avenue
Gold Coast Railroad Pinelands—EEL managed areas only	12450 SW 152 <sup>nd</sup> Street
Goulds Pineland Preserve	SW 224 <sup>th</sup> Street & SW 120 <sup>th</sup> Avenue
Larry & Penny Thompson Pinelands—EEL managed areas only	12451 SW 184 <sup>th</sup> Street
Martinez Pineland Preserve	SW 176 <sup>th</sup> Street & SW 137 <sup>th</sup> Avenue
Nixon Smiley Addition Preserve	SW 124 <sup>th</sup> Street & SW 127 <sup>th</sup> Avenue
Nixon Smiley Pineland— EEL managed areas only	13200 SW 124 <sup>th</sup> Street
Tamiami Complex Addition Pineland	SW 136 <sup>th</sup> Street & SW 122 <sup>nd</sup> Avenue
Zoo Miami Pinelands— EEL managed areas only	12400 SW 152 <sup>nd</sup> Street





**Department of Solid Waste Management:**

DWSM, currently provides services to residential units located in the proposed incorporation area. In accordance with Sections 20-25 and 15-013 of the Code, the County shall retain authority for residential garbage and refuse collection and disposal in all areas that incorporate after February 6, 1966 (Ordinance No. 96-30). In the event, that nonresidential land or property located within the proposed incorporation area is developed or rezoned for residential units, DSWM will also provide collection and disposal services to those units.

**Parks Recreation and Open Spaces:**

The County will retain the following parks, should the incorporation be approved; Zoo Miami, Gold Coast Railroad Museum Park, Larry & Penny Thompson Park, Southridge Park, Nixon Smiley Pineland Preserve, and Black Creek Trail.

The proposed incorporation will result in the conveyance of the following local community parks. Ben Shavis Park located at 10395 SW 179<sup>th</sup> Street (0.86 acres), Caribbean Park located at 11900 SW 200<sup>th</sup> Street (5.17 acres), Chuck Pezoldt Park located at 16555 SW 157<sup>th</sup> Avenue (39.88 acres), Colonial Drive Park located at 10750 SW 156<sup>th</sup> Terrace (14.34 acres), Cutler Ridge Skate Park located at SW 211<sup>th</sup> Street/ Florida Turnpike Exit (3.60 acres), Deerwood Bonita Lakes Park located at 14445 SW 122<sup>nd</sup> Avenue (11.03 acres), Domino Park located at 10202 SW 172<sup>nd</sup> Street (0.15 acres), Eureka Park located at 18320 SW 119<sup>th</sup> Avenue (4.42 acres), Eureka Villas Park located at 14301 SW 180<sup>th</sup> Street (5.30 acres), \*Fairwood Park located at 16651 SW 107<sup>th</sup> Avenue (7.93 acres), Goulds Park & Pool located at 21805 SW 114<sup>th</sup> Avenue (31.10 acres), Goulds Wayside Park located at 22650 SW 123<sup>rd</sup> Road (2.68 acres), Kings Grant Park located at 15211 SW 160<sup>th</sup> Street (6.42 acres), Lincoln Estates Park located at 22210 SW 108<sup>th</sup> Avenue (0.82 acres), Losner Park located at 11851 SW 188<sup>th</sup> Street (0.55 acres), Quail Roost Park located at 11336 Quail Roost Drive (2.47 acres), Richmond Triangle Park located at 14375 Graves Drive (0.60 acres), Roberta Hunter Park located at SW 117<sup>th</sup> Avenue/ SW 200<sup>th</sup> Street (16.05 acres), Serena Lakes Park located at 13965 SW 180<sup>th</sup> Street (5.14 acres), Sgt. Joseph Delancy Park & Pool located at 14450 Boggs Drive (10.46 acres), Sharman Park located at 21851 SW 123<sup>rd</sup> Avenue (6.71 acres), \*South Miami Heights Park located at 20800 SW 117<sup>th</sup> Avenue (5.97 acres), Three Lakes Park located at 13375 SW 136<sup>th</sup> Street (15.72 acres), Walter A. White Park located at 10804 Perry Drive (1.64 acres), West Perrine Park & Pool located at 17121 SW 104<sup>th</sup> Avenue (9.14 acres), and William Randolph Community Park located at located at SW 228<sup>th</sup> Street/ SW 119<sup>th</sup> Avenue (10.57 acres).

\* Trash & Recycling Center locations; may affect the decisions on transfers of these properties.

Please note that PROS operates a program at the West Perrine Senior Center, a CASHD facility. The operating costs are \$1,800/year with no revenues.

**Transportation and Public Works (DTPW):**

There are approximately 365.9 centerline miles in the proposed incorporation area. Approximately 301.5 centerline miles will be transferred to the proposed municipality. The County will retain the following roads (approximately 64.4 centerline miles):

**Roads to Remain Under County Purview**

Street Name	From	To
SW 157 <sup>th</sup> Avenue	SW 184 <sup>th</sup> Street	SW 152 <sup>nd</sup> Street
SW 147 <sup>th</sup> Avenue	SW 184 <sup>th</sup> Street	SW 152 <sup>nd</sup> Street
SW 137 <sup>th</sup> Avenue	SW 184 <sup>th</sup> Street	SW 128 <sup>th</sup> Street
SW 127 <sup>th</sup> Avenue	SW 224 <sup>th</sup> Street	SW 184 <sup>th</sup> Street
SW 127 <sup>th</sup> Avenue	SW 144 <sup>th</sup> Street/Railroad tracks	SW 120 <sup>th</sup> Street
SW 122 <sup>nd</sup> Avenue	Busway	SW 168 <sup>th</sup> Street
SW 117 <sup>th</sup> Avenue	SW 112 <sup>th</sup> Avenue	SW 142 <sup>nd</sup> Street
SW 112 <sup>th</sup> Avenue	SW 184 <sup>th</sup> Street	SW 117 <sup>th</sup> Avenue
SW 107 <sup>th</sup> Avenue/SW 102 <sup>nd</sup> Avenue	US-1	SW 142 <sup>nd</sup> Lane
SW 102 <sup>nd</sup> Avenue	SW 152 <sup>nd</sup> Street	SW 146 <sup>th</sup> Street
SW 97 <sup>th</sup> Avenue	SW 152 <sup>nd</sup> Street	500' North of SW 152 <sup>nd</sup>
Bailes Road	US-1	SW 232 <sup>nd</sup> Street
SW 232 <sup>nd</sup> Street	US-1	SW 112 <sup>th</sup> Avenue
SW 224 <sup>th</sup> Street	US-1	SW 107 <sup>th</sup> Avenue
SW 220 <sup>th</sup> Street	US-1	SW 107 <sup>th</sup> Avenue
Old Cutler Road	SW 112 <sup>th</sup> Avenue	SW 102 <sup>nd</sup> Avenue
SW 216 <sup>th</sup> Street	SW 127 <sup>th</sup> Avenue	SW 103 <sup>rd</sup> Avenue
SW 200 <sup>th</sup> Street	Quail Roost Drive	US-1
SW 184 <sup>th</sup> Street	SW 157 <sup>th</sup> Avenue	US-1
SW 168 <sup>th</sup> Street	SW 157 <sup>th</sup> Avenue	SW 147 <sup>th</sup> Avenue
SW 168 <sup>th</sup> Street	SW 122 <sup>nd</sup> Avenue	US-1
SW 160 <sup>th</sup> Street	SW 157 <sup>th</sup> Avenue	SW 137 <sup>th</sup> Avenue
SW 152 <sup>nd</sup> Street	SW 157 <sup>th</sup> Avenue	HEFT
SW 136 <sup>th</sup> Street	SW 137 <sup>th</sup> Avenue	SW 127 <sup>th</sup> Avenue
SW 128 <sup>th</sup> Street	SW 137 <sup>th</sup> Avenue	HEFT
SW 120 <sup>th</sup> Street	SW 137 <sup>th</sup> Avenue	HEFT
Busway	SW 232 <sup>nd</sup> Street	SW 160 <sup>th</sup> Street

As identified by the Department of Transportation and Public Works, the proposed incorporation area lies immediately west of the South Corridor, which is a major component of the County's SMART Plan. In April 2016, the Transportation Planning Organization (TPO) Governing Board, adopted Resolution Number 26-16, endorsing the SMART Plan and directing the TPO Executive



Director to work with the TPO fiscal priorities committee to determine the costs and potential sources of funding for project development and an environmental study for six priority, premium transit corridors, one of which is the County's South Corridor.

The South Corridor is the southernmost corridor of the SMART Plan and is planned to extend approximately twenty miles from the existing Dadeland South Metrorail Station to Florida City, along the South Dade Transitway (the Busway). The corridor is proposing fourteen stations along this twenty mile segment, with five station locations identified within the South A Municipal Advisory Committee boundary. These proposed stations are located along the Transitway at SW 152<sup>nd</sup> Street, SW 168<sup>th</sup> Street, SW 184<sup>th</sup> Street, Marlin Road, SW 200<sup>th</sup> Street, and SW 112<sup>th</sup> Avenue.

In order to protect and promote the health, safety, order, convenience, and welfare of the residents, the County shall retain regulatory control over land use, development and service delivery within a half mile of the South Dade Transitway.

In addition to the proposed South Corridor premium transit service, there are ten (10) existing Metrobus Routes that currently provide service within the South A MAC boundaries. These routes and their levels of service are detailed in the table below.

Metrobus Route Service Summary South Municipal Advisory Committee - A							
Route	Service Headways (in minutes)						Type of Service
	Weekday				Weekend		
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight (OVN)	Saturday	Sunday	
1	40	40	n/a	n/a	40	40	L
31 (Busway Local)	30	30	40	n/a	30	30	L/F
34A Express	10	n/a	n/a	n/a	n/a	n/a	E/F
34B Express	15	n/a	n/a	n/a	n/a	n/a	E/F
35	40	40	60	n/a	60	60	L
38 (Busway MAX)	10	20	15	60	20	20	L/F
52	30	45	60	n/a	45	60	L/F
137 (West Dade Connection)	30	45	60	n/a	45	45	L
200 (Cutler Bay Local)	60	60	n/a	n/a	50	n/a	L/F
252 (Coral Reef MAX)	20	60	50	n/a	60	60	E/F
287 (Saga Bay MAX)	30	n/a	n/a	n/a	n/a	n/a	E/F
Notes:	L means Metrobus local route service F means Metrobus feeder service to Metrorail or Tri-Rail E means Metrobus Express or Limited-Stop service						
March 2018 Line Up							

The following Miami-Dade County Transit Park-and-Ride locations within the proposed incorporation are to be retained by the County:

- Busway and SW 112<sup>th</sup> Avenue
- Busway and SW 184<sup>th</sup> Street

- Busway and SW 200<sup>th</sup> Street
- Busway and SW 168<sup>th</sup> Street

**Water and Sewer Department (WASD):**

The proposed incorporation area's water is within the WASD's water and sewer service area. Any request for future water and sewer service for the proposed incorporation area shall be determined at the time the proposed development occurs, based on the adequacy and capacity of the County's water and sewer systems at the time of the proposed development.

The County will retain jurisdiction over the following pump stations within the proposed incorporation area:

0552, 1110, 1106, 1123, 0513, 1108, 1092, 1049, 0528, 1045, 0504, 0527, 0678, 0741, 0743, 0742, 0546, 0588, 0592, 0568, 0589, 0590, 1091, 1082, 1079, 1021, 1044, 1043, 1090, 1088, 1086, 1081, 1099, 1035, 0680, 0638, 1070, 0714, 1100, 0715, 0727, 0745, 0546, 0700, 0724, 0711, 0723, 0710, 0725, 0580, 0687, 0722, 0718, 0712, 0709, 0736, 0602, 0713, 0601, 1071, 1087, 0661, 0637, 0641, 0636, 1093, 1065, 1066, 0662, 0551, 0659, 1068, 0763, 0639, 0695, 0608, 0534, 0663, 1114, 0665, 0564, 1115, 1037, 0660, 0600, 1113, 0720, 0604, 1126, 0951

Currently, there are no GOB projects under construction within the proposed incorporation area. The proposed incorporation will have no impact on WASD's ability to provide services to the remaining areas in the vicinity.

**Facilities of Countywide Significance:**

The County's policy regarding Facilities of Countywide Significance is to maintain regulatory control over land use, development and service delivery for such facilities. Specifically, Section 20-8.6 (c) of the Code, requires that the County retain jurisdiction of such facilities as a condition of approval for incorporation.

As stated in Section 20-28.1 of the Code of Miami-Dade County (Code), the County shall not transfer operation, maintenance, or regulatory jurisdiction to a municipality. Furthermore, adherence to this requirement is a condition of incorporation and shall be included in the municipal charter of such area.

The following County departments have notified the Office of Management and Budget (OMB) of the facilities of countywide significance within the proposed incorporation boundaries that pertain to their respective departments. These facilities are also reflected in the CDMP Intergovernmental Coordination Element and in the South A MAC Conceptual Agreement:

1. The MDFR Department retains the following Stations and Rescue Facilities within the proposed South A MAC incorporated boundaries:

Station 43 - Richmond 13390 SW 152<sup>nd</sup> Street  
Station 52 - S. Miami Heights 12105 Quail Roost Drive  
Station 53 - Turnpike 11600 SW Turnpike Highway

2. DSWM, has identified three facilities of countywide significance located in the proposed incorporation area. The facilities are the following:



- A. Richmond Heights Trash & Recycling Center, located at 14050 Boggs Drive;
- B. West Perrine Trash & Recycling Center, located at 16651 SW 107<sup>th</sup> Avenue; and
- C. South Miami Heights Trash & Recycling Center, located at 20800 SW 117<sup>th</sup> Court.

DSWM does not have any additional facilities or services planned for the proposed incorporation area or the immediate surrounding vicinity.

3. WASD has identified the following facilities:

- A. The proposed South Miami Heights (SMH) Water Treatment Plant, along with the Maintenance and Distribution Facilities all located at 11800 SW 208<sup>th</sup> Street.
- B. Proposed SMHs wells along Roberta Hunter Park.
- C. WASD pump stations No. 0681 (15840 SW 127<sup>th</sup> Avenue), 0522 (20820 SW 117<sup>th</sup> Avenue), and 0698 (20820 SW 117<sup>th</sup> Avenue).

**Figure 1**  
**Unincorporated Enclave Area**

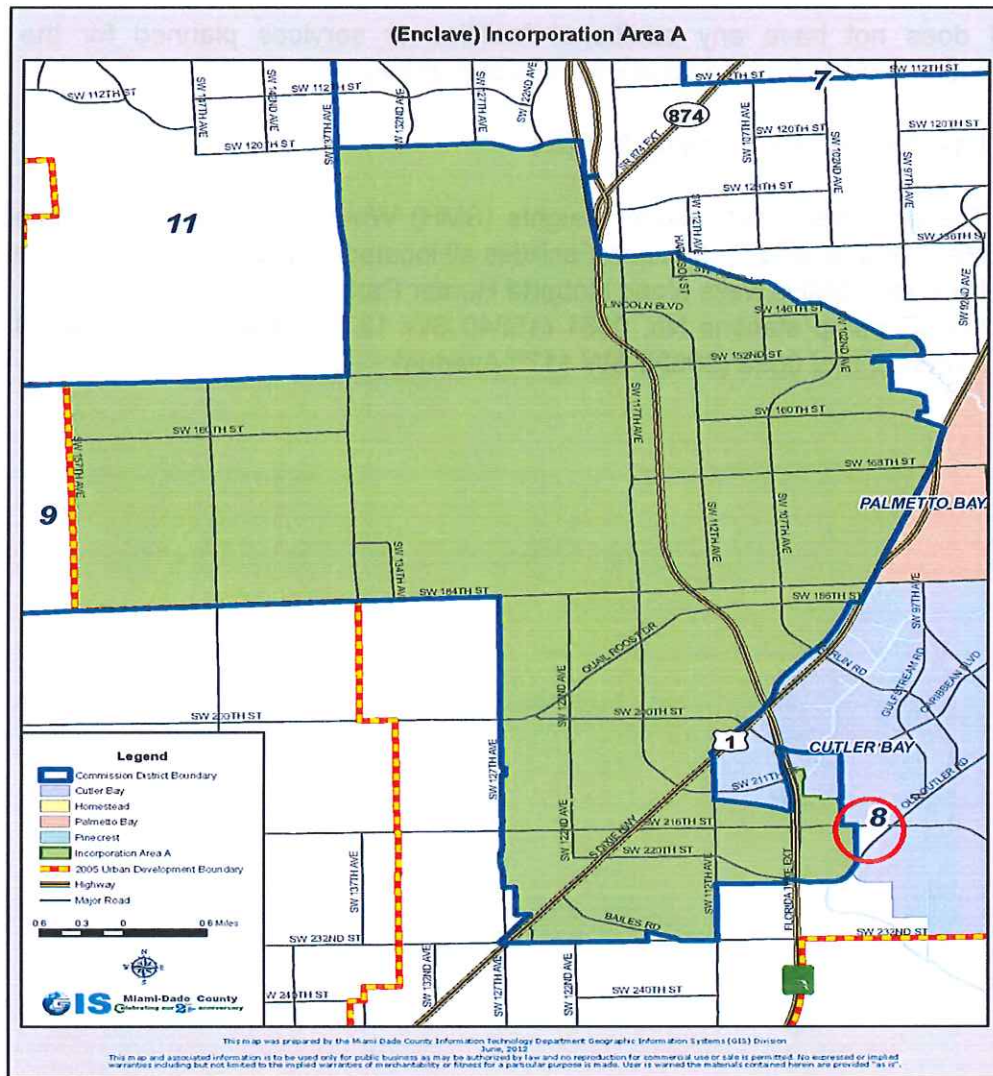
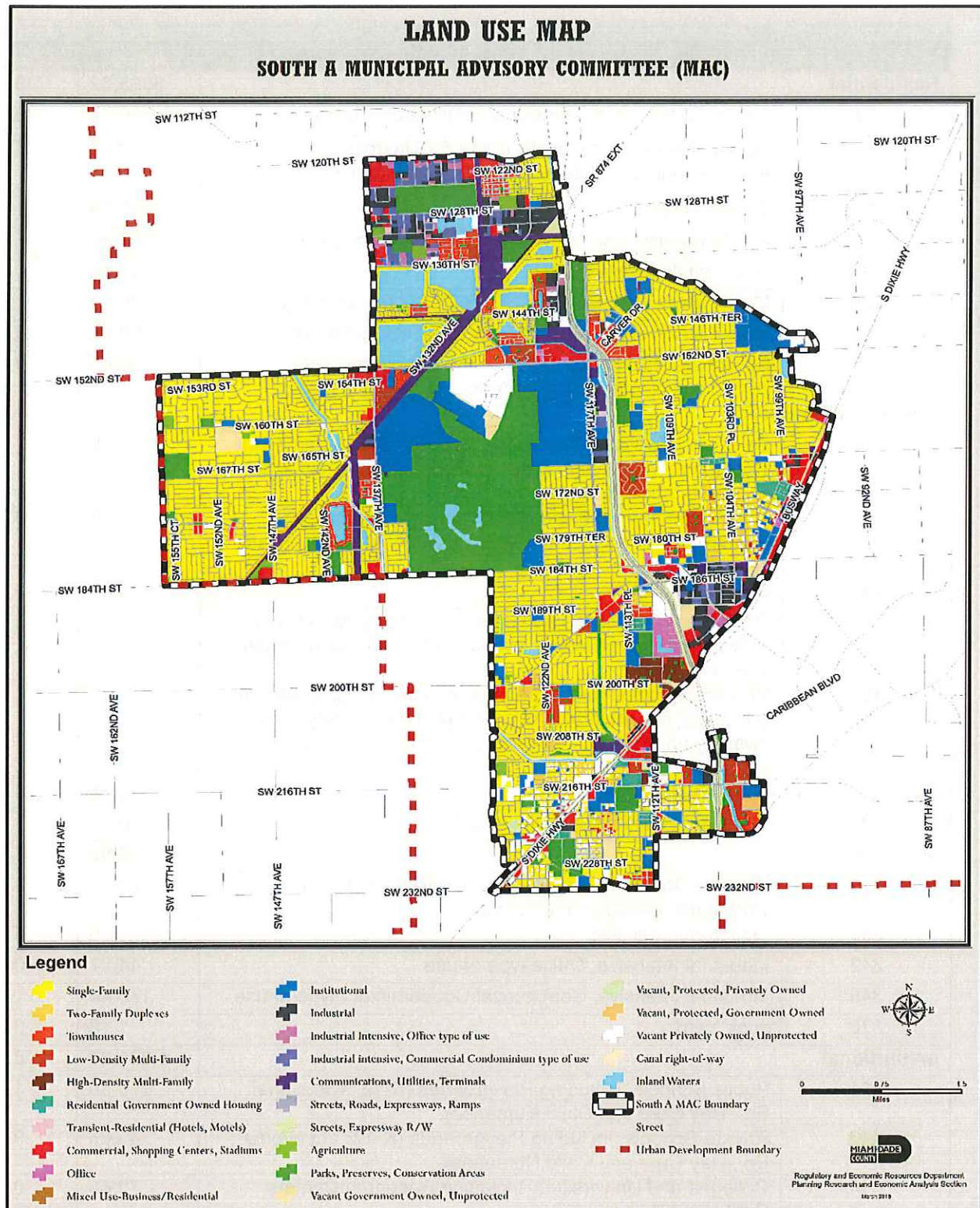




Figure 2



**Figure 3**  
**Existing Land Uses - Details**

Land Use	Description	Sum Acres	Percent of Total
<b>Residential</b>		<b>6085.62</b>	<b>39.46%</b>
10	Single-Family, Med.-Density (2-5 DU/Gross Acre).	3,640.74	23.61%
11	Single-Family, High Density (Over 5 DU/Gross Acre, other than Townhouses, Duplexes and Mobile Homes).	1,348.52	8.74%
12	Townhouses.	256.28	1.66%
13	Single-Family, Low-Density (Under 2 DU/Gross Acre).	237.95	1.54%
20	Two-Family (Duplexes).	142.85	0.93%
30	Multi-Family, Low-Density (Under 25 DU/Gross Acre).	309.03	2.00%
35	Multi-Family, High Density (Over 25 DU/Gross Acre).	80.38	0.52%
65	Residential SF--government-owned or government subsidized single-family residential or elderly housing	69.86	0.45%
<b>Commercial &amp; Service</b>		<b>512.29</b>	<b>3.32%</b>
110	Sales and Services (Wholesale facilities, Spot commercial, strip commercial, neighborhood shopping centers/plazas). Excludes office facilities.	425.65	2.76%
112	Marine commercial (includes private commercial [non-recreational] marinas and repair yards on public or private land).	2.76	0.02%
113	Office Building.	79.40	0.51%
170	Office and/or Business and other services (ground level) / Residential (upper levels). Low-density < 15 dwellings per acre or 4 floors.	4.29	0.03%
180	Residential predominantly (condominium/ rental apartments with lower floors Office and/or Retail. High density > 15 dwelling units per ac, multi-story buildings (Generally more than 5 stories).	0.18	0.00%
<b>Transient-Residential (Hotel-Motel)</b>		<b>6.78</b>	<b>0.04%</b>
200	Transient-Residential (Hotel-Motel)	6.78	0.04%
<b>Industrial</b>		<b>610.95</b>	<b>3.96%</b>
320	Industrial Intensive, heavy-light manufacturing, and warehousing-storage type of use	372.34	2.41%
339	Industrial Extensive	4.15	0.03%
342	Industrial Intensive, Office type of use	44.87	0.29%
345	Industrial intensive, Commercial Condominium type of use	188.44	1.22%
370	Junk Yard.	1.13	0.01%
<b>Institutional</b>		<b>1,281.27</b>	<b>8.31%</b>
411	Public Schools, Including Playgrounds (K-12, Vocational Ed., Day Care and Child Nurseries).	275.30	1.79%
412	Private Schools, Including Playgrounds (K-12, Vocational Ed., Day Care and Child Nurseries).	45.05	0.29%
414	Colleges and Universities, Including Research Centers, Public and Private.	73.68	0.48%



Land Use	Description	Sum Acres	Percent of Total
420	Cultural (auditoriums, convention centers, exhibition centers, museums, art galleries, libraries).	0.78	0.01%
430	Hospitals, clinics, medical offices and/or dental facilities	28.33	0.18%
435	Nursing homes, Assisted living facilities, and Adult congregate living quarters	29.52	0.19%
440	Houses of Worship and Religious, and associated uses (parking, retreat houses, residencies, childcare, etc.).	203.94	1.32%
450	Governmental/Public Administration (Other than Military or Penal).	325.66	2.11%
451	Military Facilities.	296.42	1.92%
470	Social Services, and Charitable institutions (Shrines, Elks, Moose, Lions Club).	2.59	0.02%
<b>Parks and Recreational Open Space (Including Preserves and Conservation Areas)</b>		<b>1,779.47</b>	<b>11.54%</b>
510	Municipal Operated Parks	31.35	0.20%
517	Private Recreational Facilities Associated with private Residential Developments, except marinas/yacht basins, includes landscape and open spaces associated to residential, commercial and office developments.	64.27	0.42%
518	Private Recreational Camps/Areas not associated with private Residential Developments (Boy Scout/Girl Scout Camps, Private Recreational Camps). Includes private tennis courts and pools that are part of the recreational complex.	20.31	0.13%
540	Cemeteries.	43.75	0.28%
550	County Operated Parks.	1,463.69	9.49%
580	Other Nature Preserves and Protected Areas (State Mangrove Preserves, Turkey Point Wilderness Area, Swamp preserves owned by SFWMD or State of Florida on CDMP environmental protection category, and acquired government owned EEL sites).	156.11	1.01%
<b>Transportation, Communication, and Utilities</b>		<b>3,568.46</b>	<b>23.14%</b>
613	Bus/Truck/Freight Forwarding Terminals.	4.01	0.03%
620	Railroads - Terminals, Trackage, and Yards.	99.78	0.65%
630	Electric Power (Generator and Substation, and Service Yards).	52.30	0.34%
631	Major Transmission Lines.	198.60	1.29%
633	Communications (Radio, TV, Cable, and Phone), excluding Antenna Arrays.	5.74	0.04%
634	Antenna Arrays.	1.29	0.01%
635	Water Supply Plants.	8.70	0.06%
636	Sewerage Treatment Plants.	14.15	0.09%
640	Streets and Roads, except Expressways and Private Drives.	2,518.64	16.33%
641	Paved Highways, Expressways and Ramps.	133.39	0.86%
642	Private Drives.	96.33	0.62%

Land Use	Description	Sum Acres	Percent of Total
645	Highways and Expressways right-of-way and associated open and landscaped areas excluding paved expressways and ramps.	203.63	1.32%
646	Street right-of-way and entrance features both public and private, and utility easements.	169.49	1.10%
650	Parking - Public and Private Garages and Lots.	5.23	0.03%
660	Solid Waste Disposal and Transfer (Includes Dumps, Solid Waste Land Fills, Resource Recovery Plants and Facilities, Trash Transfer Stations).	1.68	0.01%
670	Road Maintenance and Storage Yards, and Motor Pools.	55.50	0.36%
<b>Agriculture</b>		<b>83.99</b>	<b>0.54%</b>
710	Groves.	19.19	0.12%
720	Row and Field Cropland.	56.59	0.37%
760	Plant Nurseries (Includes Sod Farms and Ornamental Nurseries).	8.21	0.05%
<b>Undeveloped</b>		<b>774.82</b>	<b>5.02%</b>
801	Vacant Government owned or controlled.	145.18	0.94%
802	Vacant, Protected, Privately-Owned. Proposed and designated EEL sites until acquired, or protected under any other conservation or environmental mechanism.	31.63	0.21%
803	Vacant, Protected, Government-Owned or controlled.	17.48	0.11%
804	Vacant, Non-Protected, Privately-Owned.	580.52	3.76%
<b>Inland Water</b>		<b>717.39</b>	<b>4.65%</b>
910	Rivers and Canals.(Water)	117.91	0.76%
911	Canal right-of-way.	80.55	0.52%
918	Inland water bodies (Lakes, Watercourses) associated with residential developments.	429.63	2.79%
919	Inland water bodies (Lakes, Ponds, and Watercourses) associated with industrial areas, industrial parks and new industrial development.	24.51	0.16%
920	Other inland water bodies (Lakes, Ponds, Watercourses other than rivers and canals), including road borrow pits.	64.79	0.42%
<b>TOTAL</b>		<b>15,421.03</b>	<b>100%</b>

Source: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section, March 2018.



Figure 4

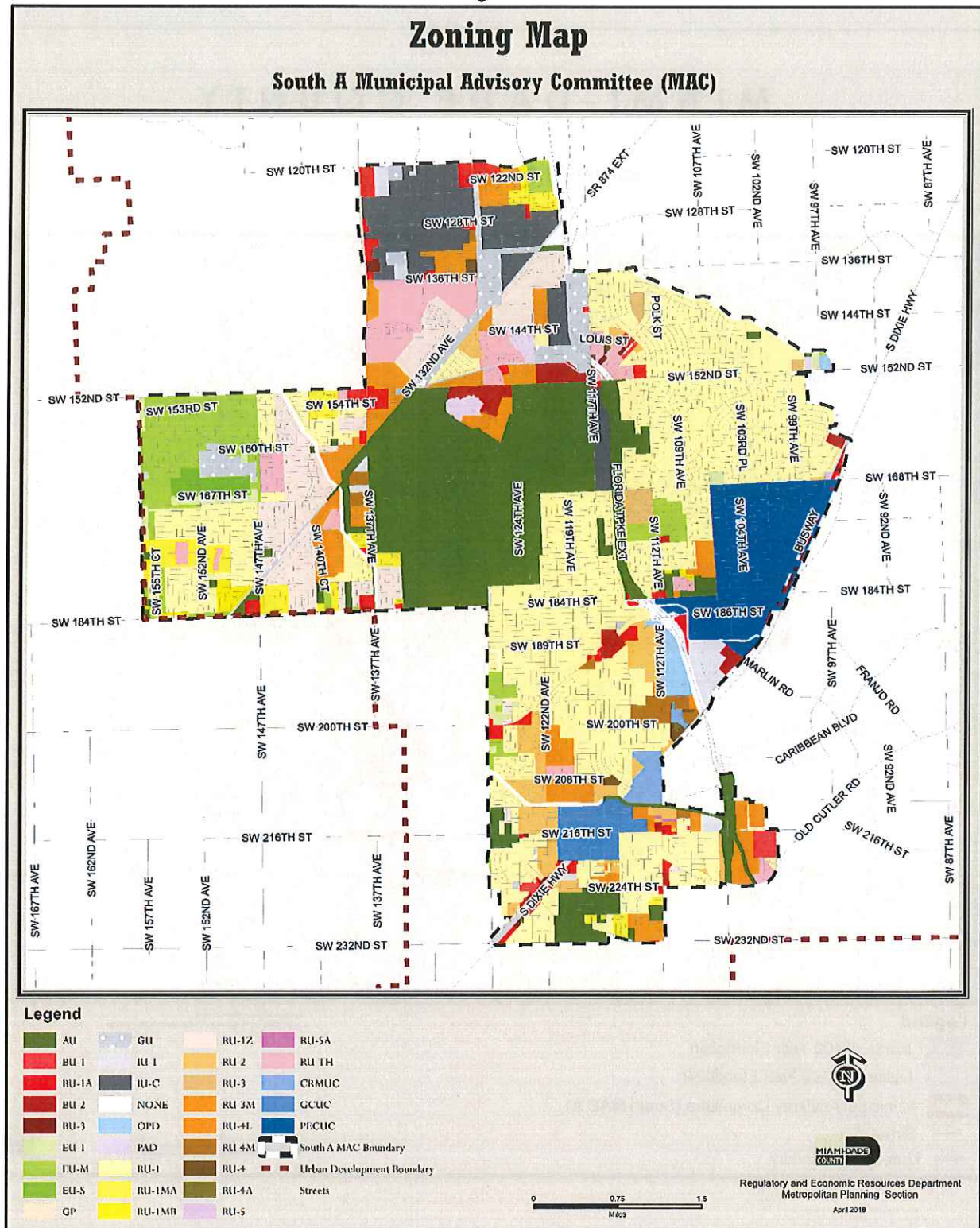




Figure 5

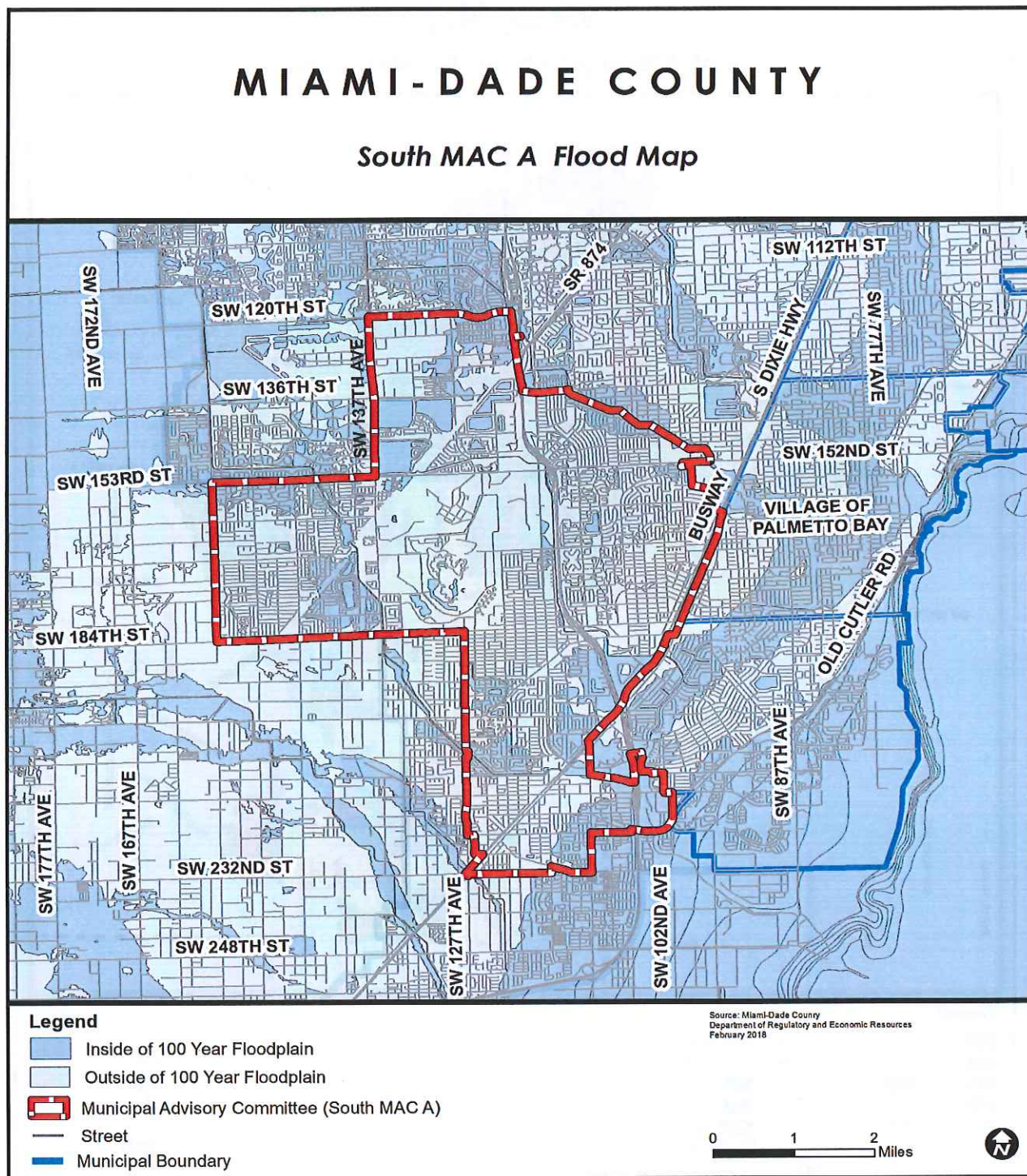
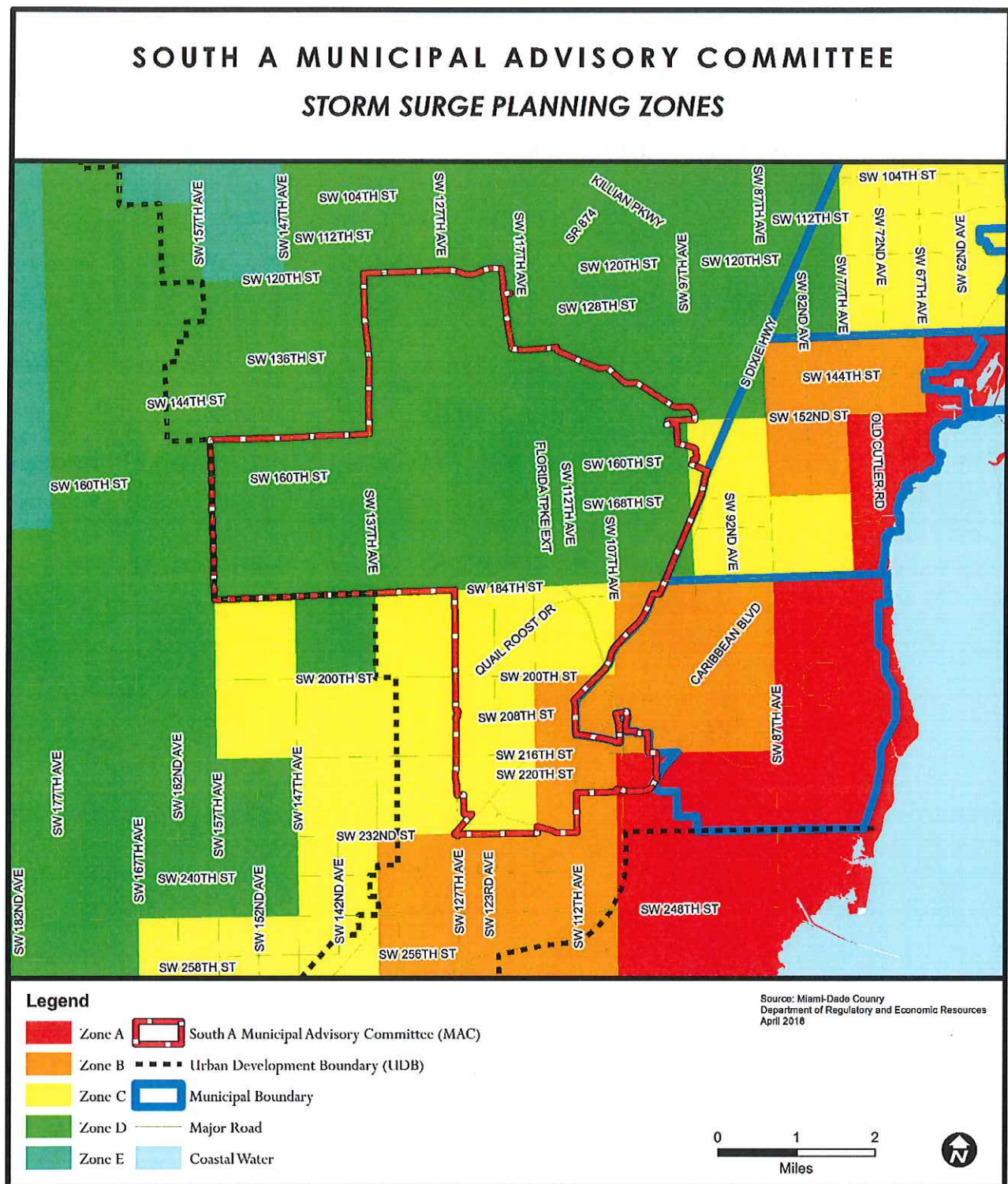




Figure 6



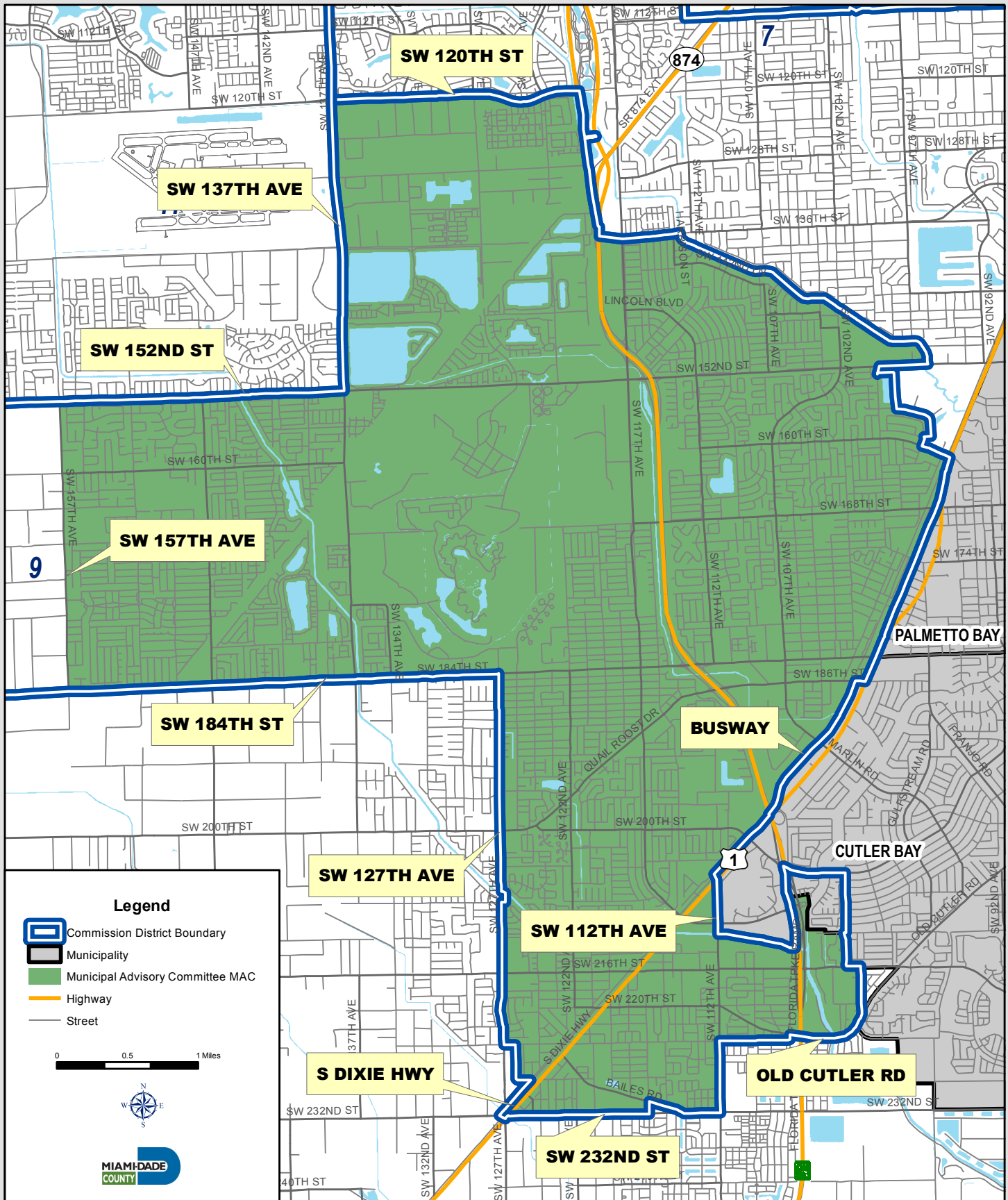
c: Edward Marquez, Deputy Mayor/Finance Director  
Jennifer Moon, Director, Office of Management and Budget

- Exhibit 1 - Map of South A MAC area
- Exhibit 2 – South A MAC's Pro Forma Budget
- Exhibit 3 - Consultant's Review of South A MAC Budget
- Exhibit 4 – South A MAC's Resolution
- Exhibit 5 – South MAC's Conceptual Agreement
- Exhibit 6 – Map of Urban Centers



# MIAMI DADE COUNTY

## SOUTH MAC A



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division

April, 2016

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**The SOUTH A Area Revenues and Expenditures Analysis (Executive Summary)**  
**FINAL REPORT AND PRO FORMA – DECEMBER 2015**

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***General Information***

This is the first report generated for the South A area. The population for the South A Area as of November 2013 was 127,267 residents. The UMSA Millage is currently 1.9283 and has been at the same rate since 2013. The 2015 Preliminary Tax Roll in the area is \$4,760,210,726. In order to develop the revenue and expenditures for the Pro Forma, budgets from three different cities were considered. Budgets for the Cities of North Miami and Miami Gardens were analyzed and considered in this study because their budgets were similar in certain aspects with the area in consideration (population and per Capita Taxable Value). Another budget also considered was the budget for the Village of Palmetto Bay. Even though this is a more affluent neighborhood, it is a new city and some of the expenditures and revenues were similar when compared to a per-person expense and revenue.

This report is intended to inform interested parties how the city would be organized and the services it could provide.

<b>Revenues</b>	<b>Assumptions</b>	<b>Proposed South MAC Area Analysis (2015)</b>
Ad Valorem Taxes	Allocation based on tax roll and Millage	\$8,720,159
Franchise Fees	Allocation based on \$28.10 per person	\$3,576,203
Utility Taxes (including Communications Service Tax)	Allocation based on \$104.53 per person	\$13,303,220
Fines and Forfeitures	Allocation based on \$10.00 per person	\$1,272,670
Licenses and Permits	Allocation based on \$3.27 per person	\$416,163
Sales Tax	Allocation based on \$69.11 per person	\$8,795,422
Interest	Allocation based on \$1.17 per person	\$148,902
Alcoholic Beverage License	Allocation based on \$0.18 per person	\$22,908
State Revenue Sharing	Allocation based on \$27.93 per person	\$3,554,567
Building Permits	Allocation based on \$2.23 per person	\$283,805
Charges for Services	Allocation based on \$5.89 per person	\$749,603
<b>Total Revenues</b>		<b>\$40,843,622</b>



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<b>Expenditures</b>	<b>Assumptions</b>	<b>Proposed South MAC Area Analysis (2015)</b>
City Council	MG Budget	\$537,770
City Manager	Palmetto Bay Budget	\$485,226
City Clerk	MG, CNM and PB Avg.	\$589,582
Building Official		\$283,805
Finance	Palmetto Bay Budget	\$462,488
Human Resources	Average of three cities	\$613,952
City Attorney	MG Budget	\$558,694
Planning and Zoning	Average of three cities	\$562,757
Public Works	MG Budget	\$1,380,528
Police	Provided by MDCPD	\$28,099,206
Code Enforcement	North Miami Budget	\$852,956
Parks & Recreation	Provided by MDCP&RD	\$2,920,100
Purchasing	Miami Gardens Budget	\$300,000
Information Technology	CNM Budget	\$892,063
General Services Administration	Palmetto Bay Budget	\$1,270,943
QNIP (Pay-as-you-go)		\$1,033,552
<b>Total Expenditures</b>		<b>\$40,843,622</b>

## **The SOUTH A Area Revenues and Expenditures Analysis (Executive Summary)**

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#### **Interim and Transition Period**

Should a new municipality is incorporated in Miami-Dade County, then the new City will enter into an “Interlocal Agreement” or contract. This contract will provide information on the services, the levels and costs of such services to be provided by the County to the new City for an “Interim Period” (six months after incorporation). Once the new municipality government has had the opportunity to set its priorities, the County and new municipality will enter into a separate “transition agreement”. This second agreement will provide information on a committed transition schedule through which the municipality will assume responsibility for delivering municipal services with the exception of local patrol and specialized police, library, solid waste collection and disposal, and fire-rescue services. The delivery of the municipal services will be a decision for the City’s elected officials.

#### **REVENUES**

##### ***Ad Valorem Taxes***

Ad Valorem Taxes is a tax levied on the assessed value of real estate and personal property. This tax is also known as property tax. In FY 2015-16 the County levied 1.9283 mills in the Unincorporated Municipal Service Area (UMSA). This revenue is calculated by using 95 percent of the taxable value in the area (per State Statute) multiplied by 1.9283 mills. Municipalities may levy up to 10 Mills for municipal purposes pursuant to 200.071, F.S. The value provided by the Office of Budget and Management based on current tax roll (2015 Preliminary Tax Roll) of \$4,760,210,726 and Millage is \$8,720,159.

##### ***Franchise Fees***

Franchise fees are locally levied taxes designed to compensate the municipality for allowing private utility businesses to use the City’s rights-of-way to conduct their business. Currently there is only a Franchise for Electricity in UMSA, municipalities may create other franchises such as gas and towing. The franchise fee allocated at \$28.10 per person is based on a per person average franchise fees for the City of Miami Gardens and the Village of Palmetto Bay and then multiplying it by the area’s population for total revenue of \$3,576,203.

##### ***Utility Taxes***

Utility taxes are paid by the utility customer as a percentage of their bill for using the various utilities services – water, sewer, electric and communications. These taxes are collected by other local governments and remitted to the Municipality. The allocation of \$104.53 per person is based on the as per person average utility taxes for the Cities of Miami Gardens and North Miami and the Village of Palmetto Bay and then multiplying it by the area’s population for a total revenue of \$13,303,220.

##### ***Fines and Forfeitures***

Fines and forfeitures are comprised of fines to include code enforcement and police type forfeitures. The allocation of \$10.00 per person is based on the as per person average fines and forfeitures for the Cities of Miami Gardens and North Miami and the Village of Palmetto Bay and then multiplying it by the area’s population for a total revenue of \$1,272,670.



## **The SOUTH A Area Revenues and Expenditures Analysis (Executive Summary)**

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#### ***Licenses and Permits***

The County requires all businesses to obtain a countywide local business tax license and a municipal license (including UMSA) in order to operate a business. Countywide license fees are shared with municipalities based on a formula that includes population. The new City will also collect a municipal local business tax license fee equal to that previously paid the County. The allocation of \$3.27 per person is based on the as per person average Licenses and Permits for the Cities of Miami Gardens and North Miami and the Village of Palmetto Bay and then multiplying it by the area's population for a total revenue of \$416,163.

#### ***Sales Tax***

State sales tax is a revenue source distributed by the State to municipalities and UMSA. This program distributes net sales tax revenue to local governments that meet the requirements pursuant to s. 218.63 F.S. and s. 218.23 F.S. This amount is calculated by taking the budgeted amount and dividing it by the population in UMSA, then multiplying it by the population in the area. This is the same method the State uses to disburse the sales tax. The allocation of \$69.11 per person is based on the as per person average of Sales Taxes for the Cities of Miami Gardens and North Miami and the Village of Palmetto Bay and then multiplying it by the area's population for a total revenue of \$8,795,422.

#### ***Interest***

Interest is the amount of interest earns on investments. The allocation of \$1.17 per person is based on the as per person average of Interest for the Cities of Miami Gardens and North Miami and the Village of Palmetto Bay and then multiplying it by the area's population for a total revenue of \$148,902.

#### ***Alcoholic Beverage License***

The alcoholic beverage license fee is collected by the State from local businesses and distributed to the municipalities and UMSA. The allocation of \$0.18 per person is based on the as per person average of Sales Taxes for the Cities of Miami Gardens and North Miami and the Village of Palmetto Bay, then multiplying it by the area's population for a total revenue of \$22,908.

#### ***State Revenue Sharing***

Created by the State of Florida to ensure revenue parity among local governments statewide, State Revenue Sharing is comprised of various State-collected revenues including a portion of the State's sales and gas taxes. The allocation of \$27.93 per person is based on the as per person average of Sales Taxes for the Cities of Miami Gardens and North Miami and the Village of Palmetto Bay, then multiplying it by the area's population for a total revenue of \$3,554,567.

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**EXPENDITURES**

***City Council***

The South MAC A area City Council could consist of a Mayor and six elected Council Members. For purposes of this analysis \$537,770 has been allocated to this section to cover costs associated with staff and other office expenses.

***Office of the City Manager***

The City Manager would be the chief administrator of the City and would insure the proper implementation of the laws, policies, provisions of the City and acts of the Council through the administration of all departments, divisions and agencies of the City government. The City Manager would be nominated by the Mayor and confirmed by a majority vote of the City Council. The City Manager would be responsible for the appointment, supervision and removal of all City employees with the exception of the City Clerk and the City Attorney who are appointed by the Council. In addition, the City Manager would submit a proposed annual budget, capital improvement program and comprehensive annual financial report to the City Council.

The personnel proposed for this office includes: Manager, Assistant City Manager, Communications Manager, Administrative Aide and Part-time TV and Camera Technician. The proposed budget for this office is \$485,226 which includes salaries, fringes and office expenses.

***City Clerk***

The City Clerk would be the secretary for the City Council, the Local Planning, the Planning Board, and the municipal corporation. The City Clerk would be nominated by the Mayor and confirmed by the majority vote of the City Council. The City Clerk is responsible for giving notice of public meetings and maintaining an accurate record of all proceedings. In addition, the City Clerk would serve as the Financial Disclosure Coordinator with the Florida Commission on Ethics; and also serves as the Records Management Liaison with the Florida Department of State; and would maintain custody of City records including agreements, contracts, ordinances, resolutions and proclamations. The personnel proposed for this office includes: Clerk, Deputy City Clerk, Administrative Specialist and Record Management Supervisor. The proposed budget for this office is \$589,582 which includes salaries, fringes and office expenses.

***Building Official***

The building official would be responsible for administering the State of Florida Building Code. The personnel proposed for this office includes: Building Official, Assistant to the Building Official and Receptionist. The proposed budget for this office is \$283,805.

***Finance***

The finance department would be the central fiscal control and accounting body of the City government. The Finance Director would serve as the Chief Financial Officer for the City. The Department will deal with the daily finance/accounting activities including payroll,



## **The SOUTH A Area Revenues and Expenditures Analysis (Executive Summary)**

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accounts payable, account receivable, revenue collection, cash management, debt management, risk management, purchasing and financial reports. The finance Director provides vital support in the development of the Comprehensive Annual Financial Report and the Annual Budget and Capital Program. The personnel proposed for this office includes: Finance Director, Assistance Finance Director, Accountant III, Accountant II, Accountant I and Cashier. The proposed budget for this office is \$462,488.

#### ***Human Resources***

The Department of Human Resources functions as an administrative and advisory department concerning matters related to personnel. The Department is primarily responsible for the recruitment and retention of qualified employees, the administration of compensation and benefits, training and professional development, employee relations, and compliance with regulatory state and federal laws related to labor. The personnel proposed for this office includes: Director, Assistant to the Director, Personnel Specialist, Confidential Secretary and Clerical Technician. The proposed budget for this office is \$613,952.

#### ***City Attorney***

The City Attorney would provide legal support and opinions to the City Council, City Manager, Department Directors and advisory boards on all legal issues affecting the City. This office may assist the City Clerk with the drafting of resolutions and ordinances. The City Attorney is responsible for drafting and reviewing agreements, contracts and leases. The City Attorney may defend and persecute cases involving the City. The personnel proposed for this office includes: City attorney, assistant City Attorney and Legal Assistant. The proposed budget for this office is \$558,694.

#### ***Planning and Zoning***

The Planning & Zoning Division would be responsible for providing technical and professional recommendations to ensure strict adherence to the City's Comprehensive Plan, Land Development Code, and any other concurrency regulations. The goal of the Planning and Zoning Division would be to ensure that the planning and zoning needs of residents are met in a timely and efficient manner through a cost-effective process. The personnel proposed for this Division includes: Comprehensive Plan and Development Director, City Planner, Economic Development Manager, Zoning Administrator, Senior Planning Technician and Comprehensive Development and Planning Technician. The proposed budget for this office is \$562,757.

#### ***Public Works***

The Public Works Department would provide construction support, management and maintenance of the City's infrastructure, including streets, trees, sidewalks and storm drains; vehicles and equipment; street name signs and traffic calming. Additionally, the Department would oversee street beautification projects, graffiti abatement, stormwater activities, facility maintenance, and provides public transportation services. The personnel proposed for this office includes: Director, Assistant to Public Director, Operations Manager, Grant/Contracts Administrator, Infrastructure Coordinator. The proposed

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budget for this office is \$1,380,528.

***Police***

Police Services will be provided by Miami-Dade County for the first three years of incorporation. The proposed figure used in this report provided by the MDCPD is to provide the minimum of service for the South MAC A area. The proposed personnel to service the area includes: Major, Captain, 6 Lieutenants, 14 Sergeants, 4 Detective Unit Sergeants, 137 Officers and 17 Detectives. The proposed budget will be \$28,099,206.

***Code Enforcement***

The Code Enforcement Division would be responsible for educating the public on the City's code regulations and enforcing those regulations in the utmost professional manner. The overall goal of this division would be to ensure the safety, health and welfare of each resident and neighborhood in a responsible and professionally sensitive manner. The proposed personnel includes: 7 Code Enforcement Officers and administrative Specialist. The proposed budget will be \$852,956 inclusive of salary, fringes and other expenses such as vehicles.

***Parks and Recreation***

The Department of Parks and Recreation would be responsible for the planning, organizing, supervising, directing and administering of all activities related to parks and recreation, special events and community outreach programs. Parks and Recreation would be responsible for developing innovative partnerships for park programming activities by focusing on collaborations with community and civic groups as well as our local schools. Currently the area has a total of 34 Park Facilities of which 7 are of regional significance and they would not be transferred to the new City. These are: Black Creek, Gold Coast Railroad Museum, Larry and Penny Thompson, Nixon Smiley Pineland, North South Trail, Southridge Park and Zoo Miami. The new City would take the responsibility for the maintenance and operation of the additional 27 parks. These 27 parks are a combination of community, neighborhood and mini-park facilities. Nine (9) of the 27 parks are currently staffed by the Parks Department or a contracted community based organization (CBO). The proposed budget for this Division is \$2,920,100.

***Purchasing***

The Purchasing Division would support the City's operations with an uninterrupted flow of materials and services, promoting a sincere commitment to provide customer friendly service to all departments. The proposed personnel for this Division includes: Director, 2 buyers and purchasing assistant. The proposed budget for this Division is \$300,000.

***Information Technology***

The Information Technology Department would provide sound, secure and stable infrastructure allowing for the smooth flow of communications and information. The proposed personnel for this Department includes: Director, Network Administrator, Network Specialist, Webmaster, IT Analyst and Switchboard Operator. The proposed budget for this department is \$892,063.



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***General Services Administration***

The General Services Administration section of the budget provides an expenditure detail for a variety of items of a general nature. These are items that are not applicable to other specific sections or departments, but are rather applicable to general City functions. Items in this section include rent, utilities, printing, electricity, water, and any other expenses of general nature. The proposed budget for this department is \$1,270,943.

***QNIP***

The Quality Neighborhood Improvement Program (QNIP) was a bond issued for UMSA to improve sidewalks, roads, parks, etc. The revenues pledged for the debt service were utility taxes. When the area incorporated it will be responsible for a share of the debt service based on the utility tax revenues attributable to the area. The payment is estimated at \$1,033,552.





## INTRODUCTION

The purpose of this analysis is to review previously completed budgetary projections for the potential municipal incorporation of the South A community. The firm of PMG Associates, Inc. (PMGA), under contract to Miami-Dade County, has performed this review.

The proposed budget was prepared by the South A Municipal Advisory Committee (MAC), which is an organization established by the Miami-Dade Board of County Commissioners (BCC) to examine issues at the community level and make recommendations for consideration by the BCC. This review represents a third-party examination of the revenues and expenditures of the potential municipality and, where determined necessary, revises the budget for further discussion.

The budget was initially submitted in December of 2015. The document was prepared using data provided by County Departments and review of comparable municipalities in Miami-Dade County.

The Office of Management and Budget (OMB) also prepared a document, “*Estimated Impact on UMSA Budget*”. This report was based on the Miami-Dade FY 2014-2015 budget. Figures from this report were used in both the MAC budget and in PMGA’s review.

The MAC budget served as the basis for the third-party review, with verification of the amounts used in the Pro Forma as the essential element of the analysis.

## REVENUE

Revenue sources for any municipality are those established by State Law and the Miami-Dade County Charter. Municipalities have been granted the ability to raise funds from a variety of sources based on a Benefit/Cost scenario. The State Imposed Fees are a sharing of funds collected by the State of Florida and remitted to counties and municipalities to provide services to the public. These sources are typically allocated based on population.

The list of revenue sources used in this analysis is provided in Table 1 along with the authority for the imposition of charges and fees.

A description of the individual sources and the rationale for the estimate of the amount follows.

**TABLE 1**  
**REVENUE SOURCES**

Authority	Revenue Source
State Constitution	Ad Valorem Taxes
State Imposed Fees	State Revenue Sharing
	½ Cent Sales Tax
Home Rule	Franchise Fees
	Utility Tax
Local Approved Sources	Communications Service Tax
	Business Use Tax
	Building Permit Fees
	Intergovernmental Transfers
	Charges for Services
	Fines and Forfeitures
	Stormwater Fees
	Gas Tax
	Other Revenues

Source: Local Government Financial Information Handbook – 2013

A review of comparable revenue sources follows.

#### Ad Valorem Taxes

Ad Valorem Taxes are the basic revenue source for local government and are imposed on the Taxable Value of the Real Property and Personal Property as determined by the Property Appraiser in each County. Taxable Value is defined as the Total Assessed Value less any Exemptions (such as Save Our Homes, Elderly, Disabled, etc.). Taxable Value figures for the South A area were provided by the Miami-Dade County Property Appraiser and reflect the most recent figures.

Taxes for this category are imposed as a Millage Rate, which is expressed as a whole number. A mill is defined as the amount per \$1,000 that is used to calculate taxes on property. The method for determining the taxes generated from property within the jurisdiction of the municipality is to divide the total Taxable Value by \$1,000 and multiply by the approved Millage Rate.

The proposed Millage Rate used in this analysis is 1.9283, same as the current Millage Rate for the unincorporated area of Miami-Dade County. This means residents would not see their property taxes change if the MAC area were to incorporate.

The Millage Rate of 1.9283 on the \$4,760,210,726 value of real and tangible property (at 95% collection rate) generates Ad Valorem Taxes of \$8,720,159.



Franchise Fees/Utility Taxes/Communication Service Tax

Franchise Fees and Utility Taxes are generally defined as the payment for the right to provide utility service to an area. Miami-Dade County allows any MAC area that incorporates to retain these revenue sources. The local government will be required to impose a rate to be attached to the use of Electric, Natural Gas, Water and other services. The Franchise Fee rate in Florida has a maximum of 6% of the usage charges, while Utility Taxes are capped at 10%.

The Communication Service Tax is applied to the use of any communication device registered to a user at an address within the jurisdiction. The local portion of the Communications services tax applies to telecommunications, video and related services. This definition includes voice, data, audio, video, or any other information or signals, transmitted by any medium, including:

- Land Line Telephone
- Cellular Telephones
- Satellite Telephones
- Cable Television Service
- Satellite Television Service
- Internet Service
- Tablets
- Any other service that uses airwaves, cable or other interconnected devices

Revenue from this source has had significant expansion annually since more devices are available and in use each year. Many households have multiple devices and will pay a fee on the usage rate of each device.

The governing body of the jurisdiction must establish a rate applied to the usage charges, with the typical rate in Miami-Dade County of 5.72% (the rate applied by Miami-Dade County in the unincorporated area). The highest rate charged in the area is 6.72% (Medley).

All of these fees and taxes are applicable to businesses as well.

**MAC estimates**

Franchise Fees:	\$ 3,576,203
Utility Taxes:	\$13,303,220 (including Communication Service Tax)

**OMB estimates**

Franchise Fees:	\$ 2,609,095
Utility Taxes:	\$ 7,330,154
Communication Service Tax:	\$ 3,715,389

Below is a table comparing the proposed MAC to four existing municipalities. These comparisons were selected due to their similar population size. In addition to adjusting revenues to a per capita basis, consideration was given regarding the recency of incorporation and mean household income of the comparisons.

	<b>South A</b>	<b>Hialeah</b>	<b>Miami Gardens</b>	<b>Palmetto Bay</b>	<b>Miami Lakes</b>
<b>2014 population</b>	127,267	235,563	112,265	24,513	30,791
<b>Franchise Fees</b>	\$3,576,203 (proposed)	\$18,205,866	\$3,048,633	\$1,225,000	\$1,160,066
<b>Utility Taxes (including Communication Service Tax)</b>	\$13,303,220 (proposed)	\$24,220,000	\$10,398,000	\$3,543,045	\$4,130,152
<b>FF per person</b>	\$28.10	\$77.29	\$27.16	\$49.97	\$37.68
<b>UT per person (including CST)</b>	\$104.53	\$102.82	\$92.62	\$144.54	\$134.14

As seen in the above table, the average Franchise Fee in the four comparison municipalities is \$48.03. If we consider Hialeah to be an outlier, the average of the other three comparison municipalities falls to \$38.27. PMGA believes this to be a reasonable estimate, and will use that per capita figure, multiplied by the population to arrive at an estimate of \$4,870,508. The average of the four comparison municipalities for Utility Taxes and Communication Service Tax is \$118.53. If we consider Palmetto Bay to be an outlier, the average falls to \$109.86. PMGA prefers to use the more conservative figure for the South A estimate. Using a per capita figure of \$109.86, PMGA estimates Utility Taxes including Communication will be \$13,981,553.

#### PMGA estimate

Franchise Fees: \$ 4,870,508  
 Utility Taxes: \$13,981,553 (including Communication Service Tax)

#### Business Use Tax

This fee (formerly known as the Occupational License) is imposed on the owners of any business enterprise located within the boundaries of the municipality. The rates are established by the governing body and typically are based on the type of business activity performed. More intensive uses usually receive a higher fee.

The estimate for this source was taken from the budget review by OMB and is placed at \$416,163. The South A area has a total of 3,824 businesses (Claritas). The following table shows the proposed figures for South A and four comparison municipalities.



	South A	Homestead	Hialeah	Miami Gardens	Palmetto Bay	Miami Lakes
<b>2015 number of businesses</b>	3,824	1,500	8,484	2,430	1,101	1,902
<b>Business Use Tax</b>	\$416,163 (proposed)	\$396,550	\$3,043,124	\$960,000	\$50,000	\$104,423
<b>Tax per business</b>	\$35.23 (proposed)	\$264.37	\$358.69	\$403.29	\$45.41	\$54.90

As seen in the table above, South A has per business figure lower than comparable municipalities. The average of the five comparison municipalities is \$225.33. Multiplying that figure by the number of business in South A gives a figure of \$861,662. PMGA will use this figure in our analysis

Most of the businesses in the area are in Retail, Professional, Health Related industries and Construction.

#### Building Permit Fees

Local governments impose a fee for obtaining permits to construct or modify a structure in the jurisdiction. Under State law, these fees cannot be higher than the cost associated with providing the service, including any Administrative Costs. The MAC budget estimates expenses to be \$283,805. PMGA finds the MAC estimate for Building Permit Fees to be reasonable.

#### Other Licenses/Fees/Permits

Special events, use of municipal property and other activities also generate funds for a governmental jurisdiction.

The estimate for this source was taken from the budget review of other municipalities in South Florida that are similar in size to the proposed municipality. This review reveals that the revenue in this category for the other municipalities ranges from \$23,000 to \$250,000. The estimate for South A includes a line item for Alcoholic Beverage Licenses, at \$22,908. PMGA finds the MAC estimate for this revenue source to be reasonable.

State Shared Revenues/ ½ Cent Sales Tax

State Shared Revenues are funds allocated each year into a fund for distribution to the local entities. There is no set amount. However, the State of Florida attempts to provide at least the same amount as the previous year.

The ½ Cent Sales Tax is not revenue generated at the local level, but rather ½ Cent of the 6% Sales Tax collected throughout the State. These funds are placed in a fund and reallocated to the local jurisdictions in a manner similar to the State Shared Revenues. These funds are allocated to municipalities based on population.

Estimates for these figures were provided by the MAC. The figures provided by the MAC were then compared to three comparable municipalities. The results are found in the table below.

MAC estimates

State Shared Revenue (SSR): \$3,554,567  
 ½ Cent Sales Tax (SST): \$8,795,422

	<b>South A</b>	<b>Homestead</b>	<b>Hialeah</b>	<b>Miami Gardens</b>	<b>Palmetto Bay</b>	<b>Miami Lakes</b>
<b>2014 population</b>	127,267	65,524	235,563	112,265	24,513	30,791
<b>State Shared Revenue</b>	\$3,554,567 (proposed)	2,110,383	8,527,350	2,728,756	\$418,162	\$811,930
<b>1/2 cent sales tax</b>	\$8,795,422 (proposed)	4,564,392	16,355,645	8,014,226	\$1,740,000	\$2,145,349
<b>SSR per person</b>	\$27.93	\$32.21	\$36.20	\$24.31	\$17.06	\$26.37
<b>SST per person</b>	\$69.11	\$69.66	\$69.43	\$71.39	\$70.98	\$69.67

As seen in table, State Shared Revenue and State Sales Tax estimates by the South A MAC are comparable to similar municipalities. The average for the five comparable municipalities is \$27.23 per person for State Shared Revenue, and \$70.23 per person for State Sales Tax. PMGA finds that the estimates from the MAC are reasonable.

Intergovernmental/Charges for Service/Fines and Forfeitures/Other Revenues

These sources comprise transfers from other jurisdictions, traffic fines, code enforcement charges and other miscellaneous items.

The estimates for these sources were taken from the budget review of other municipalities in Miami-Dade County and the amounts listed below are reasonable.

Charges for Service:	\$749,603
Fines and Forfeitures:	\$1,272,670
Other Revenues:	\$0

Stormwater Fees

These sources represent the funds from the levy of a Stormwater Fee for all properties in the jurisdiction. The funds are transferred to Miami-Dade County, which is responsible for the maintenance of the drainage facilities. The fee actually represents a “Pass-through” of funds for services provided. It should be noted that it is not required for a new municipality to collect stormwater fees, they can opt to remain on the County system.

No estimate for Stormwater Fees was supplied by the MAC. It is possible that the fees may be paid directly to the County and by-pass the new municipality. Miami Gardens is a good comparison in this case. With a population of 112,265, Miami Gardens had expected revenue of \$3.58 million in FY15. PMGA will use that as an estimate for South A. Since the amount is included in both revenue and expenditures, the amount has a net sum of \$0.

Revenue Projection  
\$3,580,000

Associated Expenditures  
\$3,580,000

Gas Tax

Miami-Dade County generates funds through a local Gas Tax, which is then allocated to the municipalities. The allocation is based on population and amount of lane miles within the jurisdiction.

The funds raised by this source are restricted for the improvement of roads and transportation systems in the jurisdiction. The expenditure section will include an amount identical to the revenue generated.

Again, PMGA will use the Miami Gardens figure of \$580,000 as an estimate. This figure is added to both the revenues and expenditures.

Revenue Projection  
\$580,000

Associated Expenditures  
\$580,000



Parks and Recreation

South A is home to 34 parks currently funded by UMSA. It is believed that 27 of the parks would be transferred to the new municipality if incorporated. While these parks will have revenue, these will only offset expenditures by the parks, and are dealt with in the Parks and Recreation Expenditures portion of this report. See page 13 of this report for more details.

Interest

The MAC estimate includes \$148,902 in interest revenue, based on an allocation of \$1.17 per person. PMGA find this figure to be reasonable.

Total Revenue

The estimate of revenue from all sources totals \$47,421,759 and is represented in Table 2. The figure is an increase of \$6,578,137 (16.1%) from the MAC 2015 report.

**TABLE 2**  
**SUMMARY OF REVENUES**

Category	MAC Amount	PMGA Amount
Ad Valorem	\$ 8,720,159	\$ 8,720,159
Franchise Fees	\$ 3,576,203	\$ 4,870,508
Utility Taxes	\$13,303,220	\$13,981,553
Business Use Tax	\$ 416,163	\$ 861,662
Building Permit Fees	\$ 283,805	\$ 283,805
Other Licenses/Fees/Permits	\$ 22,908	\$ 22,908
State Shared Revenue	\$ 3,554,567	\$ 3,554,567
1/2 Cent Sales Tax	\$ 8,795,422	\$ 8,795,422
Communication Service Tax	(included in Utility)	(included in Utility)
Intergovernmental	\$ 0	\$ 0
Charges for Service	\$ 749,603	\$ 749,603
Fines and Forfeiture	\$ 1,272,670	\$ 1,272,670
Other Revenues	\$ 0	\$ 0
Stormwater	\$ 0	\$ 3,580,000
Gas Tax	\$ 0	\$ 580,000
Interest	\$ 148,902	\$ 148,902
<b>Total</b>	<b>\$40,843,622</b>	<b>\$47,421,759</b>

**OTHER TAXES NOT PAYABLE TO THE NEW MUNICIPALITY**

Property Owners in the proposed incorporation area will also pay taxes to authorities other than the new municipality. The establishment of a new municipality will not impact the power of these agencies to impose taxes. Incorporation of South A will not impact these taxes. Levies include:

- County-wide Ad Valorem Tax by Miami-Dade County
- Fire District Tax
- Library Tax
- Special Districts Tax (Water Management, Florida Inland Navigation, Children's Trust etc.)

Property Owners in the South A area will no longer be required to pay the UMSA Unincorporated Area Tax from Miami-Dade County, if the area incorporates. The Property Owners will be required to pay the Ad Valorem rate imposed by the new municipality.

**EXPENDITURES**

Expenditures for the municipality were determined by analysis by various County Departments as well as examination of other municipal budgets. The expenditure estimate was based on personnel levels, equipment and operational costs.

City Council

The MAC estimate for the City Council used the current Miami Gardens council expenditure of \$537,770 and includes costs associated with a seven person council. PMGA finds this figure to be reasonable.

MAC Estimate - \$537,770

City Manager

The estimate for this department includes staffing level of four and a half (Manager, Assistant Manager, Communications Manager, Administrative Aide, and Part-time TV and Camera Technician). This figure should include fringe and operating costs. The MAC estimate for the City manager used the current Palmetto Bay expenditure of \$485,226. PMGA finds this figure to be reasonable.

MAC Estimate - \$485,226

City Clerk

This department has a staff of four (Clerk, Deputy Clerk, Administrative Specialist, and Record Management Supervisor) and includes operating costs as well as records retention, mailing costs, advertising and other expenses. The MAC estimates expenditures of \$589,582. PMGA finds this figure to be reasonable.

MAC Estimate - \$589,582

Building

The MAC assumes staffing of three (Building Official, Assistant to the Official, and Receptionist). The proposed budget for this is \$283,805. This is equal to the proposed Building Department revenue. PMGA finds the revenue and expenditure in this line item reasonable.

Total cost Building Planning, and Zoning - \$283,805



Finance

The estimate for this department includes a staff of six to complete the accounts receivable, accounts payable and coordination of collection and disbursement of funds. PMGA finds this figure to be reasonable.

MAC Estimate - \$462,488

Human Resources

The estimate for this department includes a staff of five for the recruitment and retention of employees, administration of compensation and benefits and employee relations. PMGA finds this figure to be reasonable.

MAC Estimate - \$613,952

City Attorney

The MAC estimate for this department includes a City Attorney and two support staff. PMGA finds this figure to be reasonable.

MAC Estimate - \$558,694

Planning and Zoning

The MAC estimate for the Planning and Zoning Division includes a staff of eight. PMGA finds this figure to be reasonable.

MAC Estimate - \$562,757

Public Works

The MAC estimate for the Public Works Division includes a staff of five. PMGA finds this figure to be reasonable.

MAC Estimate - \$1,380,528

Police

This figure is provided by Miami-Dade County and is based on previous experience. This figure is assumed to be a given and was not examined by PMGA.

Total Cost Police - \$28,099,206

Code Enforcement

The MAC estimate for Code Enforcement includes seven Code Enforcement Officers and a support staff of one. PMGA finds this figure to be reasonable.

MAC Estimate - \$852,956

Parks and Recreation

As stated before, the proposed MAC area has 34 Parks, of which 27 would transfer to the municipality if incorporated. Revenue from those parks will be used to offset the cost of running the parks. The Office of Management and Budget estimates that net expenditure of the Parks and Recreation Department will be \$2.9 million. PMGA finds this figure to be reasonable.

MAC Estimate - \$2,920,100

Purchasing

The MAC estimate for the Public Works Division includes a staff of four. PMGA finds this figure to be reasonable.

MAC Estimate - \$300,000

Information Technology

The MAC estimate for the Information Technology Department includes a staff of six. PMGA finds this figure to be reasonable.

MAC Estimate - \$892,063

General Services Administration

This figure includes office rent and supplies, utilities and maintenance, other expenses for general government, policy formation/internal support, and general services. PMGA finds this figure to be reasonable.

MAC Estimate - \$1,270,943

Stormwater/Utility/Transportation

The expenditures for these categories equal the revenue generated. Estimations for these line items are explained under the revenues section of this report. PMGA finds the revenue and expenditure in these line items to be reasonable.

Category	Revenue	Expenditures
Stormwater Fees	\$3,580,000	\$3,580,000
Transportation Revenue	\$580,000	\$580,000

QNIP

Representing the share of the new municipality of the debt incurred by Miami-Dade County, the figure provided by the MAC is \$1,033,552. This is the same figure provided by the Office of Management and Budget. PMGA finds this figure to be reasonable.



Total Expenditures

Total expenditures equal \$45,003,622, which is an increase of \$4,160,000 (10.2%) over the amount in the MAC report. The amounts are found in Table 3.

**TABLE 3**  
**ESTIMATED EXPENDITURES**

Category	MAC Amount	PMGA Amount
City Council	\$ 537,770	\$ 537,770
Office of City Manager	\$ 485,226	\$ 485,226
Office of City Clerk	\$ 589,582	\$ 589,582
Building	\$ 283,805	\$ 283,805
Finance Department	\$ 462,488	\$ 462,488
Human Resources	\$ 613,952	\$ 613,952
City Attorney	\$ 558,694	\$ 558,694
Planning and Zoning	\$ 562,757	\$ 562,757
Public Works	\$ 1,380,528	\$ 1,380,528
Police Department	\$28,099,206	\$28,099,206
Code Enforcement	\$ 852,956	\$ 852,956
Parks and Recreation Department	\$ 2,920,100	\$ 2,920,100
Purchasing	\$ 300,000	\$ 300,000
Information Technology	\$ 892,063	\$ 892,063
General Services	\$ 1,270,943	\$ 1,270,943
Stormwater Utility Fund	\$ 0	\$ 3,580,000
Total Transportation Fund	\$ 0	\$ 580,000
QNIP (Debt and pay-as you-go)	\$ 1,033,552	\$ 1,033,552
<b>Total</b>	<b>\$40,843,622</b>	<b>\$45,003,622</b>

## NET OPERATIONS

### Reserve/Surplus

The MAC budget had revenues of \$40,843,622 and expenditures of \$40,843,622 with no line item in the budget for a reserve.

The result of the analysis provided in this report is an overall surplus (Revenues less Expenditures) of \$2,418,137, or 5.4%. The addition of a surplus is due to the increased revenue projections, which are based on the higher projections by PMGA Franchise Fees and Business Use Tax.

The surplus amount is important due to the fact that the revenue sources may be late in reaching the full amount. One example is that the coding for the Franchise Fees, Utility Taxes and Communications Service Taxes must be changed to the new jurisdiction. At times, the adjustment to the programming of the utility companies is not completely accurate resulting in a loss of revenue to the new jurisdiction. Other revenues may also be slow in collection.

One way for the new municipality to improve the collection of the fees and taxes from the use of utility services is to engage a firm that specializes in reviewing the allocation process of these fees. The firm usually operates on a commission basis and typically improves the revenue stream of the municipality.

Another use of the surplus funds is for capital improvements and expenditures that may be necessary. This action may reduce costs in the future.

The municipality should maintain a contingency fund for special and/or emergency needs. Setting this amount at 5% to 10% of the budget makes wise fiscal sense. It is not necessary to add 5% to 10% each and every year. Instead the municipality should maintain a balance in the fund equal to the specified amount.

Category	MAC Report	Third-Party Report
Revenue	\$40,843,622	\$47,421,759
Expenditures	\$40,843,622	\$45,003,622
Surplus	\$0	\$2,418,137
Percentage	0.0%	5.4%

## CONCLUSION

The South A area can succeed financially as a new municipality without changing the Ad Valorem Tax Rate that currently exists for the UMSA area of Miami-Dade County. This millage rate, as well as other revenues, will generate sufficient funds to apply for operating expenditures and result in an adequate surplus to be added to Reserves.

The conclusion is also based on the establishment of a budget that provides the current level of service received by Property Owners from Miami-Dade County. The budget does not consider increases in services.

The analysis conducted by PMG Associates, Inc. (PMGA) differs from the budget prepared by the MAC in several instances:

- The Third Party review did not agree with the estimates of the Franchise Fees and Utility Tax projections as expressed by the MAC. However, the estimates of these revenue sources in the review in combination varied slightly from those in the MAC budget.
- There is a significant increase in the amount of Business Use Tax in the Third Party Review.
- Stormwater Fees and Gas Tax revenue should be included. However, these revenue sources must be offset with increased Expenditures and the result is a net financial position of \$0.
- There was no Contingency offered in the MAC budget. After adjustments in the Third Party Review, a Contingency of \$2.4 million is generated and should be placed in an Unrestricted Reserve Fund.
- Any municipality should retain an Unrestricted Reserve of between 5% and 10% of Expenditures for Contingencies. Often called a “Rainy Day Fund”, this amount does not need to be funded in its entirety in the first few years of a municipality’s existence. However there should be a plan to fully fund this reserve over time. The Unrestricted Reserve Fund in the PMGA analysis is 7.8%, which is an appropriate initial amount.

PMG Associates, Inc. finds the budget prepared by the MAC to be reasonable and indicates a solid financial position.



# APPENDIX

## Reference Materials



**The SOUTH A Area Revenues and Expenditures Analysis (Executive Summary)**  
**FINAL REPORT AND PRO FORMA – DECEMBER 2015**

***General Information***

This is the first report generated for the South A area. The population for the South A Area as of November 2013 was 127,267 residents. The UMSA Millage is currently 1.9283 and has been at the same rate since 2013. The 2015 Preliminary Tax Roll in the area is \$4,760,210,726. In order to develop the revenue and expenditures for the Pro Forma, budgets from three different cities were considered. Budgets for the Cities of North Miami and Miami Gardens were analyzed and considered in this study because their budgets were similar in certain aspects with the area in consideration (population and per Capita Taxable Value). Another budget also considered was the budget for the Village of Palmetto Bay. Even though this is a more affluent neighborhood, it is a new city and some of the expenditures and revenues were similar when compared to a per-person expense and revenue.

This report is intended to inform interested parties how the city would be organized and the services it could provide.

<b>Revenues</b>	<b>Assumptions</b>	<b>Proposed South MAC Area Analysis (2015)</b>
Ad Valorem Taxes	Allocation based on tax roll and Millage	\$8,720,159
Franchise Fees	Allocation based on \$28.10 per person	\$3,576,203
Utility Taxes (including Communications Service Tax)	Allocation based on \$104.53 per person	\$13,303,220
Fines and Forfeitures	Allocation based on \$10.00 per person	\$1,272,670
Licenses and Permits	Allocation based on \$3.27 per person	\$416,163
Sales Tax	Allocation based on \$69.11 per person	\$8,795,422
Interest	Allocation based on \$1.17 per person	\$148,902
Alcoholic Beverage License	Allocation based on \$0.18 per person	\$22,908
State Revenue Sharing	Allocation based on \$27.93 per person	\$3,554,567
Building Permits	Allocation based on \$2.23 per person	\$283,805
Charges for Services	Allocation based on \$5.89 per person	\$749,603
<b>Total Revenues</b>		<b>\$40,843,622</b>

Note: Budget only includes operating type expenses. No capital is included as part of this analysis.

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**The SOUTH A Area Revenues and Expenditures Analysis (Executive Summary)**  
**FINAL REPORT AND PRO FORMA – DECEMBER 2015**

<b>Expenditures</b>	<b>Assumptions</b>	<b>Proposed South MAC Area Analysis (2015)</b>
City Council	MG Budget	\$537,770
City Manager	Palmetto Bay Budget	\$485,226
City Clerk	MG, CNM and PB Avg.	\$589,582
Building Official		\$283,805
Finance	Palmetto Bay Budget	\$462,488
Human Resources	Average of three cities	\$613,952
City Attorney	MG Budget	\$558,694
Planning and Zoning	Average of three cities	\$562,757
Public Works	MG Budget	\$1,380,528
Police	Provided by MDCPD	\$28,099,206
Code Enforcement	North Miami Budget	\$852,956
Parks & Recreation	Provided by MDCP&RD	\$2,920,100
Purchasing	Miami Gardens Budget	\$300,000
Information Technology	CNM Budget	\$892,063
General Services Administration	Palmetto Bay Budget	\$1,270,943
QNIP (Pay-as-you-go)		\$1,033,552
<b>Total Expenditures</b>		<b>\$40,843,622</b>

**Note:** Budget only includes operating type expenses. No capital is included as part of this analysis.

**Page 2**

Impact to the  
Unincorporated Municipal Service Area

South MAC A

Based on FY 2014-15 Budget	Incorporation Assumptions	
Property Tax Revenue	Allocation based on tax roll & millage	\$7,970,000
Franchise Fees	Allocated based on tax roll/population	\$2,609,095
Sales Tax	Allocation based on \$66.94 per person	\$8,519,191
Utility Taxes	Allocated based on tax roll/population	\$7,330,154
Communications Tax	Allocated based on tax roll/population	\$3,715,389
Alcoholic Beverage License	Allocation based on \$0.24 per person	\$29,719
Occupational License	Allocation based on \$1.47 per person	\$187,319
Interest	Allocation based on .08% of total revenue	\$24,374
Miscellaneous Revenues	Allocation based on \$0.83 per person	\$106,042
Revenue to UMSA		\$30,491,283
Cost of Providing UMSA Services		
Police Department		\$26,033,177
UMSA Police Budget (without specialized)		
Park and Recreation Dept	Based on cost of parks	\$2,920,100
Public Works		
Centerline Miles	Centerline miles times cost per lane mile	\$327,630
Planning, Code Compliance and Non-Departmental	Direct cost times 7.0%	\$ 2,049,664
QINIP (pay-as-you-go)	Utility Taxes as a % of debt service 14.1%	\$ 1,033,552
Policy Formulation/Internal Support	Direct cost times 5.2%	\$ 1,522,607
Cost of Providing UMSA Services		\$ 33,886,730
Net to UMSA		(\$3,395,447)
1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.		
2014 Taxable Property Rolls		\$4,350,437,326
2014 Area Population		127,267
2014 UMSA Population		1,130,543
2014-15 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA		207.90
Total Calls For Service - UMSA CY 2013		644,218
Part 1 Crimes - UMSA 2013		50,027
Part 2 Crimes - UMSA 2013		23,401
Patrollable Sq. Miles - Study Area		24.09
Total Calls for Service - Study Area		66,865
Part 1 Crimes - Study Area		5,326
Part 2 Crimes - Study Area		2,547
Cost per Centerline Mile		\$1,745
Number of Centerline Miles		187.7
Per Capita Taxable Value		\$34,183.55

**RESOLUTION APPROVING THE  
SOUTH A AREA  
MUNICIPAL ADVISORY COMMITTEE REPORT**

**WHEREAS**, the South A Area Municipal Advisory Committee (the Committee) was created by Ordinance No.13-77, adopted by the Board on September 4, 2013, and extended by Ordinance No. 15-84 on September 1, 2015, and

**WHEREAS**, the Committee was charged with studying the feasibility of creating a new municipality whose boundaries are generally described as bounded by SW 120 Street on the North, SW 232 Street on the South, US 1 on the East and SW 157 Avenue on the West, only to include areas within County Commission District 9, and

**WHEREAS**, the Committee has met with County staff and negotiated mutually agreeable conditions for the incorporation of the South A Area, and

**WHEREAS**, the Committee has conducted two duly advertised public hearings on June 28, 2016 and October 18, 2016, to discuss with the South A area residents the proposed conditions to incorporate the South A area, and

**NOW, THEREFORE BE IT RESOLVED BY THE MEMBERS OF THE SOUTH A AREA MUNICIPAL ADVISORY COMMITTEE THAT:**

Section 1. The Committee adopts by this resolution the terms and conditions outlined in the *South A Area Municipal Advisory Committee Report*, the South A Municipal Advisory Committee Budget, and Conceptual Agreement, a copy of which is attached and incorporated herein by reference.



Section 2. The South A Committee acknowledges that the majority of residents present at the public hearings and meetings were opposed to this incorporation effort.

Section 3. The South A Area Municipal Advisory Committee requests that at the appropriate time, according to the procedures in the Code of Miami-Dade County, the Board of County Commissioners approve a resolution calling for an election in the South A area based on the terms proposed in the attached report which is hereby submitted to the Board of County Commissioners.

Section 4. The Committee wants to express its appreciation to County staff for the time and effort during these negotiations.

The foregoing resolution was offered by JL Demps, Jr., who moved its adoption. The motion was seconded by Edward B. Bullard and upon being put to a vote, the vote was as follows:

Wilbur B. Bell	Yes
Edward B. Bullard	Yes
Kathy Charles	Yes
JL Demps, Jr.	Yes
Juana E. Murillo	No

The Chairperson thereupon declared the resolution duly passed and adopted this 24<sup>th</sup> Day of January, 2017.



\_\_\_\_\_  
Wilbur B. Bell

Chairperson

South A Area Municipal Advisory Committee

## **SOUTH A MUNICIPAL ADVISORY COMMITTEE CONCEPTUAL AGREEMENT**

The following offers a conceptual incorporation agreement for the proposed municipal government of the South A area 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 the South A area can proceed with the incorporation process.

The proposed municipality of the South A area will be granted all rights, powers and privileges afforded to all municipalities and provided under the Miami-Dade County Home Rule Amendment and Charter (Home Rule Charter) and applicable general laws of the State of Florida, subject to the restrictions placed upon it by this agreement which will be set forth in a separate provision of the municipal charter article entitled "Special Conditions of Incorporation".

In recognition of the authority of the Board of County Commissioners (Board) under the Home Rule Charter to carry on a central metropolitan government, the municipality shall be subject to the Miami-Dade County's exercise of countywide jurisdiction under the Home Rule Charter and ordinances adopted pursuant to the Home Rule Charter. Additionally, the municipality will continue to receive all services that are provided within cities under the countywide budget.

A Community Redevelopment Agency (CRA) is created to carry out community redevelopment activities, as permitted by Part III, Chapter 163, Florida Statutes, as may be amended (Applicable Law). The CRA annually receives a tax increment payment funded by each taxing authorities as defined by Applicable Law (unless exempted by Applicable Law) to finance community redevelopment activities. If the proposed municipality is incorporated, the tax increment remains an obligation that must be paid to the CRA trust fund established pursuant to Section 163.387, Florida Statutes, from the municipal millage, as well as the millage of other non-exempt taxing authorities. The West Perrine Community Redevelopment Agency was established by the Board on June 5, 2007 and exists within the boundaries of the proposed incorporation area. The continued governance of the CRA will be determined by the Board at that time, subject to powers retained by the Board as the governing body of Miami-Dade County, under applicable law. The new municipality will acknowledge that the CRA has the power to function within the community redevelopment area boundaries which are wholly or partially within the boundaries of the proposed municipality, in accordance with the Community Redevelopment Agency Plan that was in

effect on the date of incorporation of the municipality. If required, the proposed municipality shall adopt a resolution ratifying the redevelopment plan, which was approved by the Board.

## **Background**

The South A Municipal Advisory Committee (MAC), a group of South A area residents appointed by the Board, was created by Ordinance No.13-77, adopted by the Board on September 4, 2013, and extended by Ordinance No. 15-84 on September 1, 2015, 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 the South A area is incorporated as a municipality. The MAC began meeting June 24, 2014. The group met with local officials, private government consultants and County staff from various departments.

The following is a Conceptual Agreement proposed by the South A Municipal Advisory Committee.

## **CONCEPTUAL AGREEMENT**

Whereas, the boundaries of the proposed municipality of South A (hereafter referred to as "proposed municipality ") are shown in Attachment A and are generally described as follows:

<b>Northern most.</b>	SW 120 <sup>th</sup> Street
<b>Southern most.</b>	SW 232 <sup>nd</sup> Street
<b>Eastern most.</b>	US 1
<b>Western most.</b>	SW 157 <sup>th</sup> Avenue

**\*Boundaries only include areas within County Commission District 9 for proposed municipality.**

Whereas, the South A 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 South A area has certain unmet needs that can be addressed by the incorporation of the area into a new municipality,

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**The South A Municipal Advisory Committee  
Conceptual Agreement 04/18/2016**



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

### **Section 1. – County Services**

Pursuant to the Code of Miami-Dade County, Chapter 20, Sections 20-25 and 20-26, and Chapter 15, Section 15-3, the proposed municipality of the South A area will remain a part of the Miami-Dade Fire Rescue District, the Miami-Dade Library System, and the Miami-Dade Solid Waste Collection Service Area in perpetuity.

The proposed municipal government of the proposed municipality South A will also contract by interlocal agreement with the Miami-Dade Police Department for an initial three-year period for a specific level of patrol staffing. Payment amounts and other pertinent items relating to the provision of local patrol services shall be set forth in a contract (Interlocal Agreement) between the South A area 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, the South A area 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 the South A area 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 the South A area 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, the municipality in South A area shall receive a credit equivalent to any payment made through the countywide millage.

The incorporation of the proposed municipality of the South A area will have an adverse financial impact on the remainder of the unincorporated municipal service area (UMSA). While the requirement that certain existing municipalities pay mitigation to the County was phased out after paying into the Municipal Services Trust Fund (MSTF) for seven years, the Code currently requires new municipalities to mitigate the adverse impact on UMSA. At the time of incorporation, the Miami-Dade County Code requires that the proposed

municipality contribute some amount of its property tax revenues after municipal incorporation to the County into a MSTF, the amount of which shall be determined by the Board. The amount contributed to the MSTF at the time of incorporation, shall be based on a millage rate. If required, the dollar amount to be paid, based on that millage rate will be set at a dollar value during the first year of operation of the new municipality, based on the preliminary tax roll for the new municipality for that year.

The members of the South A Municipal Advisory Committee understand and agree that the County shall convey local parks within the boundaries of the proposed municipality in as-is condition.

The parks that shall be conveyed by Miami-Dade County in as-is condition to the proposed municipality of the South A area are:

- Chuck Pezoldt Park,
- Colonial Drive Park
- Deerwood Bonita Lakes Park
- Eureka Park
- Goulds Park & Pool
- Sgt. Joseph Delancy Park & Pool
- West Perrine Park
- Roberta Hunter Park
- Ben Shavis Park
- Richmond Triangle Park
- Caribbean Park
- Eureka Villas Park
- Kings Grant Park
- Serena Lakes Park
- Sharman Park
- South Miami Heights Park
- Walter A. White Park
- Domino Park
- Three Lakes Park
- West Perrine Senior Center
- Quail Roost Park
- Losner Park
- Lincoln Estates Park
- Fairwood Park
- Goulds Wayside Park
- William Randolph Community Park
- Cutler Ridge Skate Park

Additional terms and conditions regarding the proposed municipality's responsibilities to operate, develop and maintain the conveyed parks will be set forth in an Interlocal Agreement between Miami-Dade County and the proposed municipality of the South A area at the time the parks are transferred to the new municipality.

The South A Advisory Committee members understand and agree that the County shall convey local roads within the boundaries of the proposed municipality in as-is condition. Additional terms and conditions regarding the proposed municipality's responsibilities to maintain the conveyed roads will be set forth in an Interlocal Agreement between Miami-Dade County and the proposed municipality of the South A area at the time the roads are transferred to the new municipality. There are approximately 363.7 centerline miles in the proposed study area, of which, approximately 299.3 centerline miles will be transferred to the proposed municipality. The County is proposing to keep the following roads, which total approximately 64.4 centerline miles:

- SW 157 Avenue from SW 184 Street to SW 152 Street
- SW 147 Avenue from SW 184 Street to SW 152 Street
- SW 137 Avenue from SW 184 Street to SW 128 Street
- SW 127 Avenue from SW 224 Street to SW 184 Street
- SW 127 Avenue from End of Road to SW 120 Street
- SW 122 Avenue from Busway to SW 168 Street
- SW 117 Avenue from SW 112 Avenue to SW 142 Street
- SW 112 Avenue from SW 184 Street to SW 117 Avenue
- SW 107 Avenue/SW 102 Avenue from to SW 142 Lane
- SW 102 Avenue from SW 152 Street to SW 146 Street
- SW 97 Avenue from SW 152 Street to End of road
- Bailes Road from US-1 to SW 232 Street
- SW 232 Street from US-1 to SW 112 Avenue
- SW 224 Street from US-1 to SW 107 Avenue
- SW 220 Street from US-1 to SW 107 Avenue
- Old Cutler Road from SW 112 Avenue to SW 102 Avenue
- SW 216 Street from SW 127 Avenue to SW 103 Avenue
- SW 200 Street from Quail Roost Drive to US-1
- SW 184 Street from SW 157 Avenue to US-1
- SW 168 Street from SW 157 Avenue to SW 147 Avenue
- SW 168 Street from SW 122 Avenue to US-1
- SW 160 Street from SW 157 Avenue to SW 137 Avenue
- SW 152 Street from SW 157 Avenue to HEFT
- SW 136 Street from SW 137 Avenue to SW 127 Avenue
- SW 128 Street from SW 137 Avenue to HEFT



- SW 120 Street from SW 137 Avenue to HEFT
- Busway from SW 232 Street to SW 160 Street

The County will retain traffic engineering jurisdiction over all public streets, driveway connections and sufficiently extending on-site that impacts public rights-of-way that are otherwise conveyed to such new city, to include all traffic signals, signs, pavement markings, and roadway and traffic geometric design standards as it pertains to any proposed modification or closure. The County also retains authority over traffic impact to the extent of reserving the right to require traffic studies for impact to public streets caused by new developments as well as to require mitigation of such impacts.

The County also maintains canals and other drainage infrastructure that serves as drainage to roadways, and provides flood protection to the South A area. At the time of incorporation, an interlocal agreement based on the relative areas of the drainage basins would be required between the proposed municipality and the County to cost share the maintenance of these drainage systems.

## **Section 2 – Municipal Revenues**

The proposed municipality of the South A area will receive all municipal revenues to which it is entitled. Additionally, the municipality will receive franchise fees that the County by right may otherwise retain, 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 Municipality pre-pays its portion of the debt service.

## **Section 3. - Continuing Obligation as to County Bonds**

The County issued Public Service Tax Revenue Bonds, Series 1999 and Series 2002, as subsequently refunded by the Public Service Tax Revenue Refunding Bonds, Series 2011, prior to the Municipality'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 municipality 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 than the rate established by the County for electrical water and gas services prior

to the incorporation of the municipality. The new municipality 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 Municipality.

The proposed municipality 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 municipality. The proposed municipality'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 municipality'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 municipality during the fiscal year prior to the incorporation of the proposed municipality 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 municipality.

Following the County's reservation of the proposed municipality'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 municipality shall be remitted to the proposed municipality.

At the time the municipality creates its Stormwater Utility and is exempted from the Miami-Dade stormwater Utility, the municipality will enter into an interlocal agreement or agreements for the payment of Stormwater Bonds, for as long as the Bonds are outstanding, and canal maintenance for as long as the County provides for canal maintenance on canals that are part of the County's Stormwater System.

The proposed municipality 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

within the unincorporated area, within the boundaries of the proposed municipality, and within all municipalities that exempted from the Miami-Dade County Stormwater Utility after 2004, and also within any municipal annexations approved after 2004. The municipality'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 due 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 due on the Stormwater Bonds in such fiscal year calculated by multiplying such total debt service by a fraction, of which the numerator will be the total amount of Stormwater Utility Fees due (based on Equivalent Residential Unit) within the boundaries of the proposed incorporated area and the denominator will be the total amount of Stormwater Utility Fees due (based on Equivalent Residential Unit) in the unincorporated area of the County, and within the municipalities that exempted and any annexations approved after 2004.

On September 16, 2013, in accordance with Resolution No. R-681-13, the Miami-Dade County Florida Stormwater Utility Revenue Refunding Bonds, Series 2013 (the "Stormwater Bonds"), refunded all of the outstanding Miami-Dade County Stormwater Utility Revenue Bonds, Series 1999 and Series 2004, except for the Miami-Dade County Stormwater Utility Revenue Bonds, Series 2004, maturing on April 1, 2014 and April 1, 2015.

The outstanding total debt service amounts on the Stormwater Bonds are payable from the stormwater utility fees collected in the unincorporated area and within the municipalities that exempted from the Miami-Dade County Stormwater Utility after 2004. The County assesses and collects the stormwater utility fee (the "Stormwater Utility Fees") pursuant to Sections 24-51 through 24-51.5 of the County Code, and in accordance with Section 403.0893, Florida Statutes.

Following the County's reservation (through a WASD Stormwater Billing Agreement) of the proposed municipality's pro-rata share of Stormwater Utility Bonds debt service due during any fiscal year, the balance of the Stormwater Utility Fees collected within the boundaries of the proposed municipality shall be remitted to the proposed municipality, unless such debt service is collected directly through an interlocal agreement or other County approved means.

#### **Section 4. - 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 (CDMP) as it may be amended from time to time, as applied to the sites listed below.



Pursuant to Section 20-28.1 of the Code of Miami-Dade County pertaining to Facilities of Countywide Significance, as may be amended, the Board of County Commissioners reserves the right to designate additional lands as an Area or Facility of Countywide Significance, by resolution of the Board of County Commissioners.

Any use or activity allowed by the CDMP regarding Facilities of Countywide Significance may not be limited or impeded in any way by the local government comprehensive plan adopted by the proposed municipality. Additionally, the proposed municipality shall pass no ordinance or regulation that would limit or impede the operation of the aforementioned Facilities of Countywide Significance. Additionally, jurisdiction over the Facilities of Countywide Significance for purposes of comprehensive planning, 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 Planning and 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 proposed municipal 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. The proposed municipality 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 below, if there has been an official determination by the Board of County Commissioners of Miami-Dade County that a site will no longer be designated a Facility of Countywide Significance by Miami-Dade County.

Compliance with provisions of this section pertaining to Facilities of Countywide Significance shall be considered a condition of incorporation and shall be included in the municipal charter.

The county shall retain full jurisdiction, regulatory and proprietary authority on any properties owned or managed by EEL and any additional EEL parcels that may be approved by BCC in the future.

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

**DEPARTMENT/FACILITY**

**LOCATION**

**Miami-Dade County Fire Rescue Department**

**Stations and Rescue Facilities**

Station 43	Richmond 13390 SW 152 <sup>nd</sup> Street
Station 52	S. Miami Heights 12105 Quail Roost Drive
Station 53	Turnpike 11600 SW Turnpike Highway

**Miami-Dade County Parks, Recreation, and Open Spaces**

Black Creek Trail (Along C1 Canal) (Greenway Park)	SW 184 <sup>th</sup> Street to Black Creek Canal
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Larry & Penny Thompson Park (Metropolitan Park)	12451 SW 184 <sup>th</sup> Street
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Nixon Smiley Pineland Preserve (Natural Area Preserve)	13200 SW 124 <sup>th</sup> Street
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North South Trail (Greenway Park)	US 1 From SW 31 <sup>th</sup> Street to SW 216 <sup>th</sup> Street
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Southridge Park (District Park)	19355 SW 114 <sup>th</sup> Avenue
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Zoo Miami (Special Activity Park)	12400 SW 152 <sup>nd</sup> Street
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Zoo Miami Entertainment Area I	12400 SW 152 <sup>nd</sup> Street
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Zoo Miami Entertainment Area II	12300 SW 152 <sup>nd</sup> Street
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**Miami-Dade County Solid Waste Management**

**Trash & Recycling Centers**

Richmond Heights	14050 Boggs Drive
West Perrine	16651 SW 107 <sup>th</sup> Avenue
South Miami Heights	20800 SW 117 <sup>th</sup> Court

**Miami-Dade County Transportation and Public Works Department**

Miami-Dade Transit/Park-and-Ride	Busway and SW 112 <sup>th</sup> Avenue
Miami-Dade Transit/Park-and-Ride	Busway and SW 184 <sup>th</sup> Street

Miami-Dade Transit/Park-and-Ride      Busway and SW 200<sup>th</sup> Street

Miami-Dade Transit/Park-and-Ride      Busway and SW 168<sup>th</sup> Street

**Miami-Dade County Water and Sewer Department**

**Treatment Plants**

South Miami Heights WTP      11800 SW 208<sup>th</sup> Street  
(Proposed)

**Pump Stations**

20820 SW 117<sup>th</sup> Avenue (0522)  
20820 SW 117<sup>th</sup> Avenue (0698)  
15840 SW 127<sup>th</sup> Avenue (0681)

**Miami-Dade County Regulatory and Economic Resources Department**

All properties owned or managed by Miami-Dade County Environmentally Endangered Lands Program

**Regulatory and Economic Resources Department**

The proposed municipality agrees to include language in its municipal charter agreeing that the Board retains jurisdiction over the modification or deletion of declarations of restrictive covenants (covenants) accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such covenants provides for modification or deletion by a successor governmental body.

- a) County records identifies that the CDMP covenants listed below are in effect on properties within the proposed municipal area (copies of these covenants are attached). Additional CDMP covenants that encumber property within the proposed municipal area, but are not listed herein, shall also be subject to the jurisdiction of the Board, pursuant to Section 20-8.8 of the Code of Miami-Dade County.

1. April 2004 Cycle CDMP Application No. 10, Covenant recorded 12/31/2007 in Official Record Book 26135 pages 3385-3398  
Folios: 3059250000015, 3059250000025, 3059260000035, 3059260000060, 3059260000080, & 3059260000090.
2. April 2005 Cycle CDMP Application No. 15 Covenant recorded 06/06/2006 in Official Record Book 24597 pages 0116-0123.  
Folio: 3059330340010.



3. October 2005 Cycle CDMP Application No. 12, Covenant recorded 07/19/2006 in Official Record Book 24734 pages 3216-3222.  
Folio: 3060050010290
4. April 2007 Cycle CDMP Application No. 10, Covenant recorded 12/17/2007 in Official Record Book 26111 pages 1302-1309.  
Folios: 3060050010150, 3060050010160, 3060050010170, 3060050010180, 3060050010190, 3060050010200, 3060050010210, 3060050010220, 3060050010230, 3060050010240, 3060050010250, 3060050010260, 3060050010270, 3060050010280, 3060050010300, & 3060050010320
5. October 2011 Cycle CDMP Application No.3, Covenant recorded 1/17/2013 in Official Record Book 28449 pages 1200-1219  
Folios: 3059250000015, 3059250000025, 3059260000035, 3059260000060, 3059260000080, & 3059260000090.
6. October 2012 Cycle CDMP Application No. 2, Covenant recorded 11/04/2013 in Official Record Book 28896 pages 2020-2025.  
Folios: 3059140800050, 3059140800060, & 3059140800070

#### **Section 4. – Additional Conditions of Incorporation**

The proposed municipality agrees to include in its municipal charter language adopting the Miami-Dade County's workforce housing development program established at Chapter 33, Article XI.A of the Code of Miami-Dade County, as amended, provided, however, that any municipality may establish and enforce more stringent regulations as necessary to ensure provision of workforce housing units within its jurisdiction.

#### **Section 5. - 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 the South A area will not be required to receive that particular service from the County.

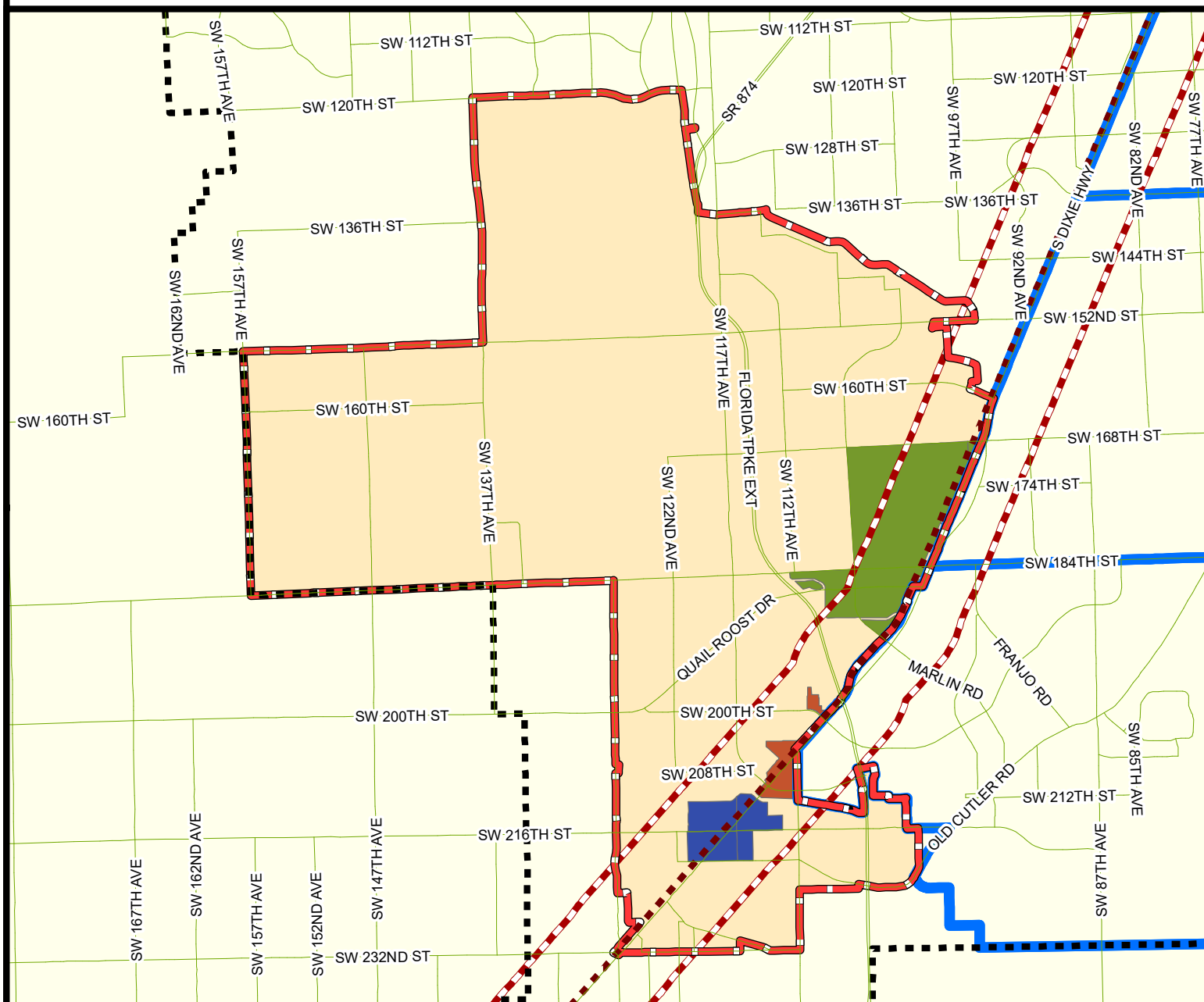
The provisions of this section, apply only to the service or services listed in this Section 5 and in no way alter the agreement regarding the remaining services.

## **ACRONYMS**










Board - Board of County Commissioners  
CRA - Community Redevelopment Agency  
CDMP - Comprehensive Development Master Plan  
EEL - Environmentally Endangered Lands  
HEFT - Homestead Extension of Florida Turnpike  
BCC - Miami-Dade County Board of County Commissioners  
Home Rule Charter - Miami-Dade Home Rule Charter  
MAC - Municipal Advisory Committee  
MSTF - Municipal Services Trust Fund  
PST - Public Service Tax Bonds  
QNIP - Quality Neighborhood Improvement Program  
UMSA - Unincorporated Municipal Service Area  
WASD - Water & Sewer Department  
WTP - Water Treatment Plants

# SOUTH A MUNICIPAL ADVISORY COMMITTEE

## URBAN CENTERS



### Legend

- |  |  |   |                                       |
|--|--|---|---------------------------------------|
|  | South A Municipal Advisory Committee (MAC) |  | Municipal Boundary                    |
|  | Perrine Community Urban Center             |  | South Dade Transitway 1/2 Mile Buffer |
|  | Cutler Ridge Urban Center                  |  | South Dade Transitway Corridor        |
|  | Goulds Community Urban Center              |  | Major Road                            |
|  | Urban Development Boundary (UDB)           |   |                                       |

Source: Miami-Dade County  
Department of Regulatory and Economic Resources,  
Metropolitan Planning, June 2018



0 1 2  
Miles