Memorandum

MIAMI-DADE COUNTY

Date: February 24, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Comprehensive Accounting of the Unincorporated Municipal Service Area

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On December 3, 2013 the Board of County Commissioners (Board) adopted Resolution R-1005-13 directing the Administration to provide a report that gives a comprehensive accounting of the portions of Unincorporated Municipal Service Area (UMSA) that are not included in a Municipal Advisory Committee (MAC) boundary.

For the Board's reference, Miami-Dade County had an estimated population of 2,572,821 as of 2013, with 1,130,543 (44 percent) residing in UMSA. The County is comprised of approximately 421 square miles within the Urban Development Boundary (UDB), of which approximately 213 square miles are in municipalities and the remaining 208 square miles are in UMSA. There are currently eight MACs in existence today covering a total of 116.3 square miles with an approximate population of 513,980.

Below if is a brief history on each existing MAC:

- ***Fontainebleau MAC*** – The MAC was created by Resolution R-598-02 on June 4, 2002 and by Ordinance No. 03-109 on May 6, 2003. The MAC completed its incorporation study in December 2003. The Boundaries Commission, which no longer exists in the Code, held a public hearing on April 28, 2004 and deferred the item for 45 days requiring the MAC to prove community involvement. On September 1, 2004, the Boundaries Commission recommended that the incorporation move forward with three considerations: (1) that the budget be evaluated, (2) expansion of the boundaries be explored, and (3) community involvement be analyzed. On October 18, 2004, the Planning Advisory Board (PAB) held a public hearing and deferred the item until such time that the municipal budget is compared to similar municipalities. On January 10, 2005, the PAB recommended denial of the incorporation. The MAC was advised that if they wish to proceed with the incorporation effort, their respective study would need to be updated and placed before the PAB for recommendation to the Board. On August 23, 2005, the Board adopted Ordinance No. 05-192 placing a moratorium on incorporations and annexations. In April of 2007 the Board lifted the moratorium; however, on September 4, 2007 adopted Ordinance No. 07-120 placing another moratorium on incorporations only. On April 3, 2012, the Board adopted Ordinance No. 12-24 lifting the last moratorium on incorporations. The MAC began to meet again in December 2012 and should complete their respective study prior to December 2014.

- ***North Central MAC*** – The MAC was established by Resolution R-1445-01 on December 18, 2001 and by Ordinance No. 03-42 on March 22, 2003. The MAC completed its incorporation study in June 2004. On September 29, 2004, the Boundaries Commission held a public hearing and recommended denial of the incorporation. On December 6, 2004, the PAB held a public hearing and recommended denial of the incorporation. Subsequently, the Board imposed a moratorium on incorporations that was most recently lifted once the Board adopted Ordinance No. 12-24 on April 3, 2012. The MAC was advised that if they wish to proceed with the incorporation effort, their respective study would need to be updated and placed before the PAB for recommendation to the Board. The MAC began to meet again in May 2013 and should complete its respective study prior to May 2015.

- ***Northeast MAC*** – The MAC was established by Resolution R-341-03 on April 8, 2003, and by Ordinance No. 04-104 on May 11, 2004. The MAC completed its incorporation study in December 2004. The Boundaries Commission held a public hearing on March 23, 2005 and recommended approval of the incorporation. The PAB held a public hearing on August 8, 2005 and recommended approval of the incorporation. Subsequently, the Board imposed a moratorium on incorporations that

was most recently lifted once the Board adopted Ordinance No. 12-24 on April 3, 2012. The MAC was advised that if they wish to proceed with the incorporation effort, their respective study would need to be updated and placed before the PAB for recommendation to the Board. The MAC began to meet again in February 2013 and should complete its respective study prior to February 2015.

- **Biscayne Gardens MAC** – The MAC was established by Resolution R-974-03 on September 9, 2003 and by Ordinance No. 04-142 on July 27, 2004. Subsequently, the moratorium on incorporations was imposed and was most recently lifted once the Board adopted Ordinance No. 12-24 on April 3, 2012. The MAC began to meet again in July of 2013 and should complete its respective study prior to July 2015.

- **Fisher Island MAC** – The MAC was established by Resolution R-838-04 on July 13, 2004 and by Ordinance No. 05-185 on October 18, 2005. The moratorium on incorporations was imposed and was most recently lifted once the Board adopted Ordinance No. 12-24 on April 3, 2012. The MAC has not requested to meet since the moratorium was lifted.

- **West Kendall MAC Section 1** – The MAC was established by Ordinance No. 13-70 adopted by the Board on July 2, 2013. To date, the MAC has not met to date.

- **West Kendall MAC Section 3** – The MAC was established by Ordinance No. 13-71 adopted by the Board on July 2, 2013. To date, the MAC has not met.

- **South MAC A** – The MAC was established by Ordinance No. 13-77 adopted by the Board on September 4, 2013. To date, the MAC has not met.

- **South MAC B** - The MAC was established by Ordinance No. 13-78 adopted by the Board on September 4, 2013. To date, the MAC has not met.

The table below provides the population, taxable values and square miles from the current MACs and the remaining UMSA area that is not included in MAC study areas.

MACs	Population	Taxable Value (2013 Roll)	Area (Square Miles)	Per Capita Taxable Value
Biscayne Gardens	32,443	$699,715,356	5	$21,568
Northeast	18,034	1,055,404,479	3	58,523
North Central	70,807	1,887,070,419	13	26,651
Fontainebleau	29,868	823,440,353	3	27,569
Fisher Island	132	1,094,114,936	0.3	8,288,750
West Kendall MAC 1	128,874	5,297,389,536	27	41,105
West Kendall MAC 3	78,747	3,705,913,385	23	47,061
South MAC A	127,267	4,203,830,118	24	33,032
South MAC B	27,808	586,509,385	18	21,091
Subtotal MACs	**513,980**	**$19,353,387,967**	**116.3**	**$37,654**
Remaining UMSA	**616,563**	**$36,047,697,033**	**90.7**	**$58,466**

As can be inferred by the information presented above, approximately 45 percent of the population, 35 percent of the taxable value, and 56 percent of the land area within the UDB in UMSA is under study for incorporation.

Attached is a map that depicts the boundaries of current municipalities, current MACs, as well as individual maps of each MAC.

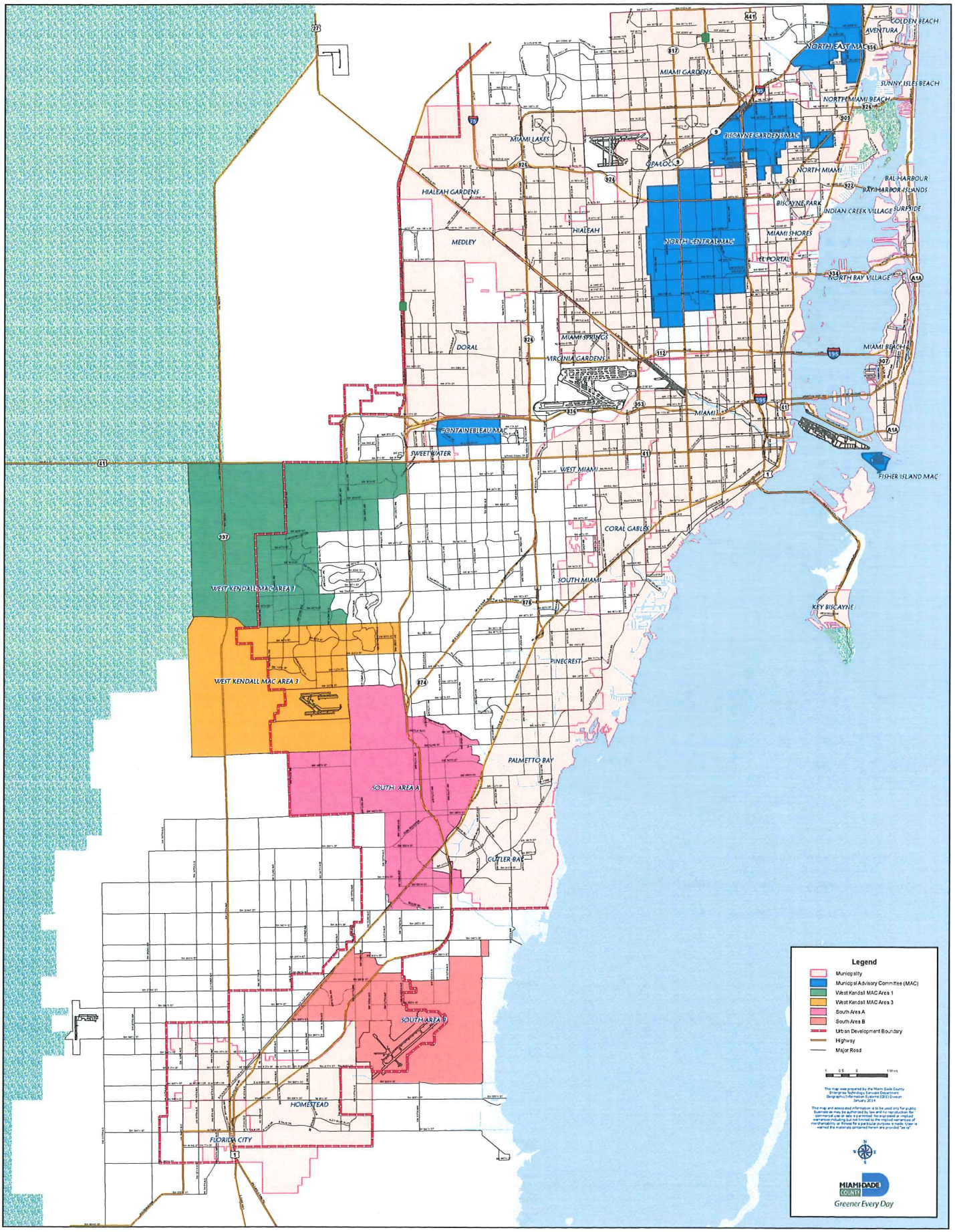
If you have any questions regarding this information, please contact Deputy Mayor Edward Marquez at 305-375-1451.

c: Robert A. Cuevas, County Attorney
Office of the Mayor Senior Staff
Jennifer Moon, Budget Director, Office of Management and Budget
Charles Anderson, Commission Auditor

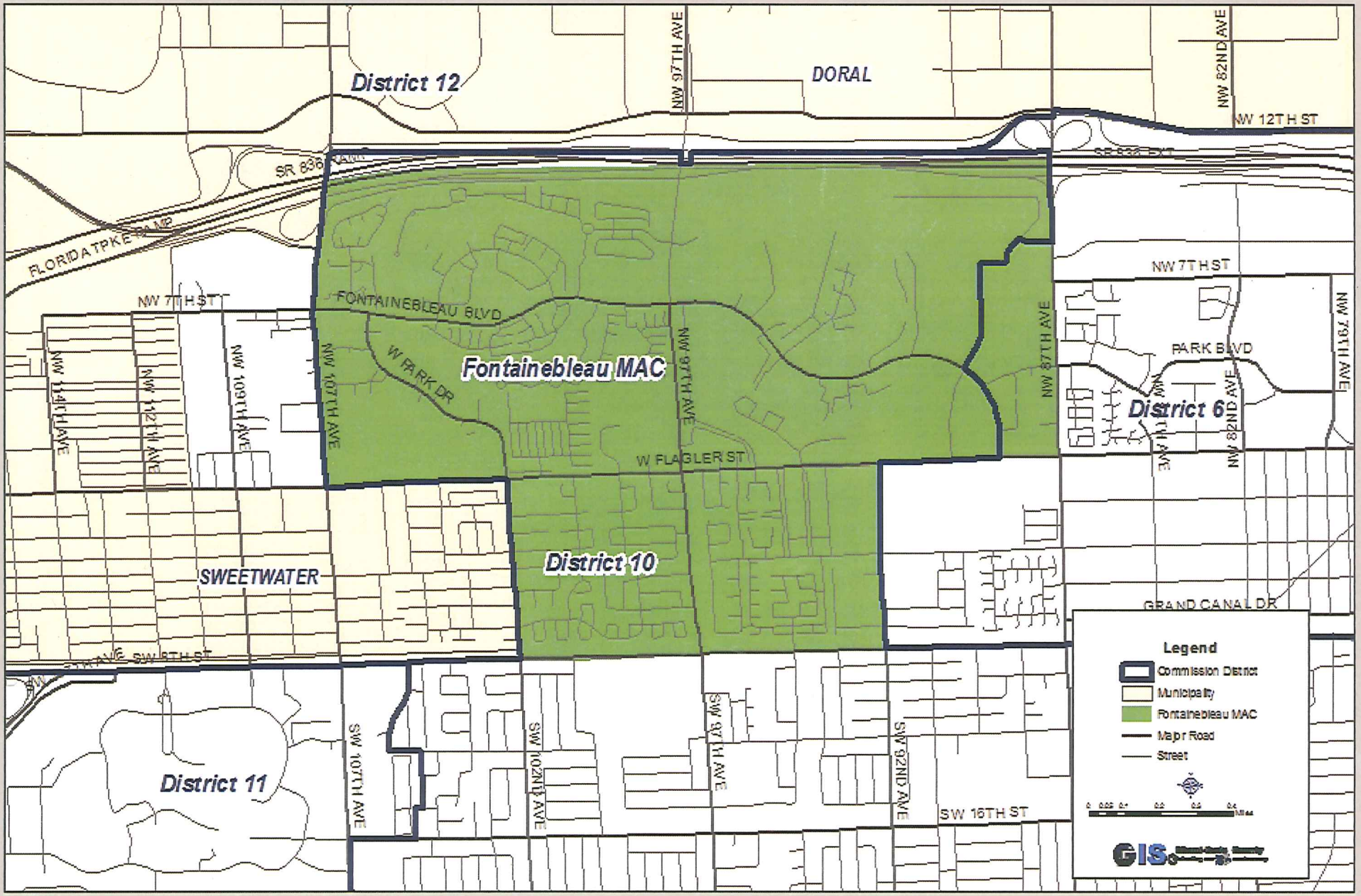
Mayor04214

MIAMI-DADE COUNTY

Municipalities and Municipal Advisory Committees



MIAMI-DADE COUNTY
Fontainebleau MAC



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January 2013
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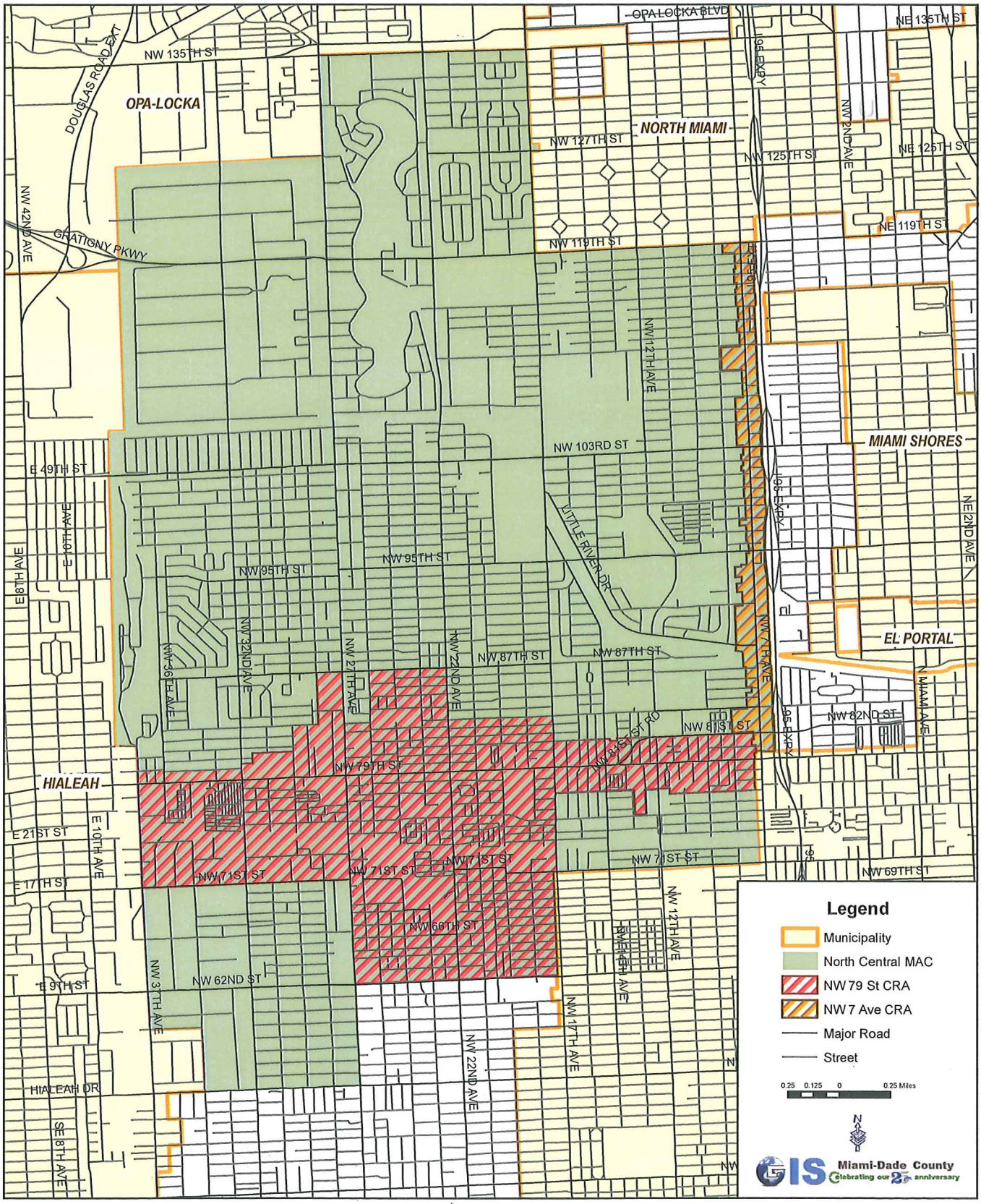
MIAMI-DADE COUNTY

NORTH CENTRAL MAC



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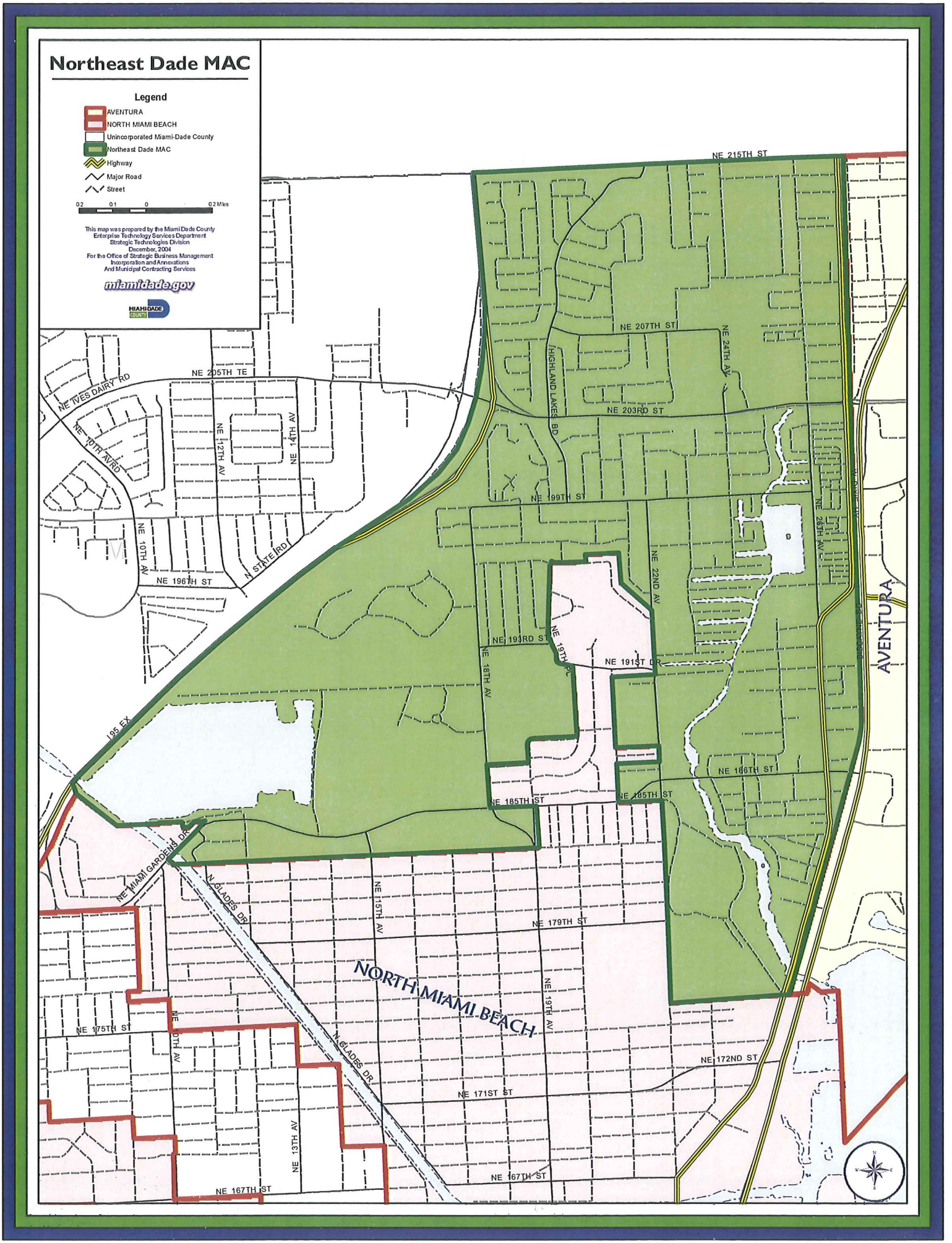
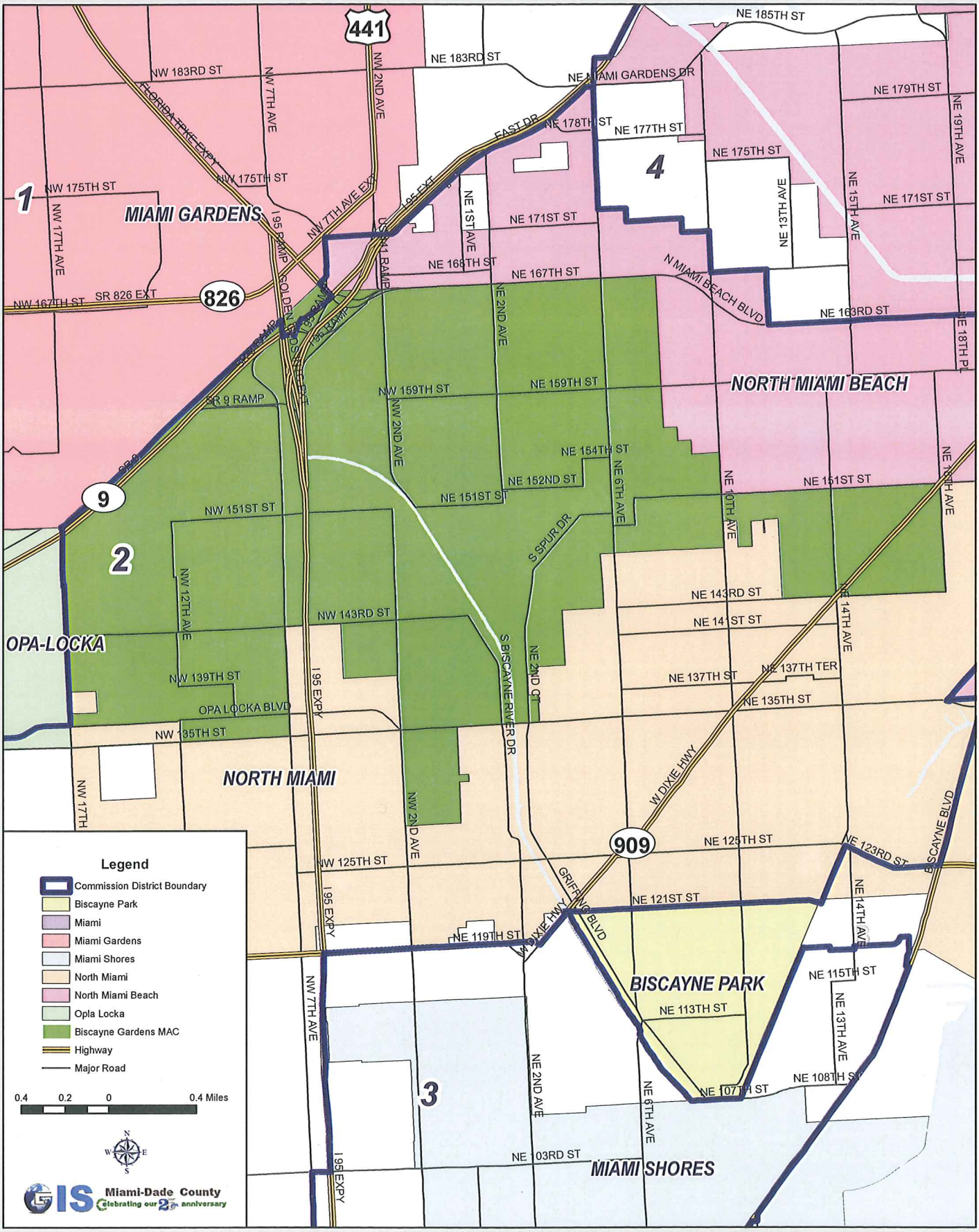

Northeast Dade MAC
Legend
AVENTURA
NORTH MIAMI BEACH
Unincorporated Miami-Dade County
Northeast Dade MAC
Highway
Major Road
Street
0.2 0.1 0 0.2 Miles
This map was prepared by the Miami-Dade County
Enterprise Technology Services Department
Strategic Technologies Division
December, 2004
For the Office of Strategic Business Management
Incorporation and Annexations
And Municipal Contracting Services
miamidade.gov
NE 215TH ST
NE 207TH ST
NE 24TH AV
HIGHLAND LAKES BD
NE 203RD ST
NE 205TH TE
NE IVES DAIRY RD
NE 10TH AVRD
NE 12TH AV
NE 14TH AV
NE 199TH ST
NE 26TH AV
NE 10TH AV
NE 196TH ST
N STATE RD
NE 22ND AV
NE 193RD ST
NE 19TH PL
NE 191ST DR
NE 18TH AV
AVENTURA
I-95 EX
NE 186TH ST
NE 185TH ST
NE 185TH ST
NE MIAMI GARDENS DR
N GLADES DR
NE 15TH AV
NE 179TH ST
NORTH MIAMI BEACH
NE 19TH AV
NE 175TH ST
NE 10TH AV
N GLADES DR
NE 172ND ST
NE 171ST ST
NE 13TH AV
NE 167TH ST
NE 167TH ST

Biscayne Gardens



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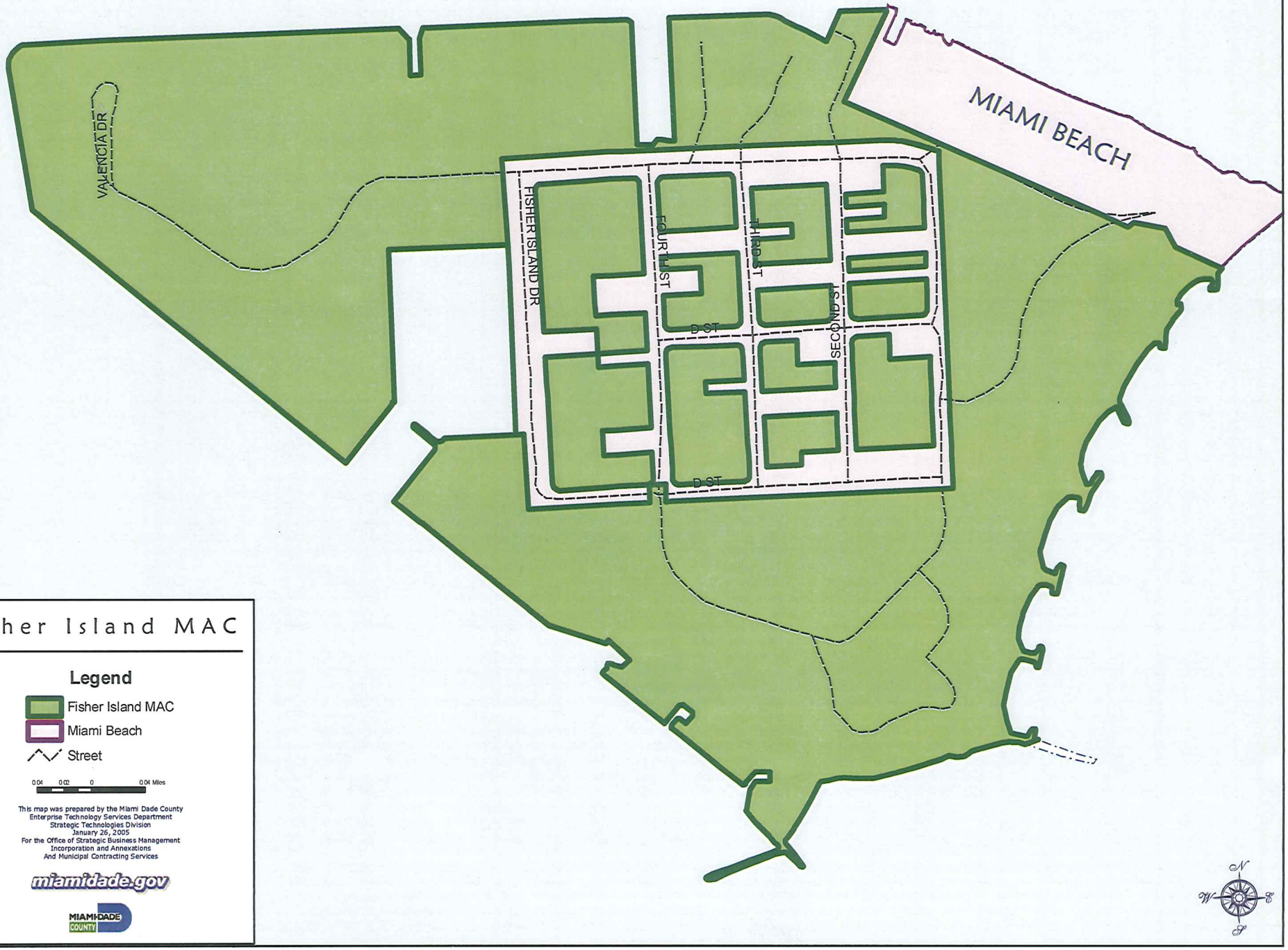

Fisher Island MAC

Legend

- Fisher Island MAC
- Miami Beach
- Street

0.04 0.02 0 0.04 Miles

This map was prepared by the Miami Dade County
Enterprise Technology Services Department
Strategic Technologies Division
January 26, 2005
For the Office of Strategic Business Management
Incorporation and Annexations
And Municipal Contracting Services

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MIAMI-DADE COUNTY

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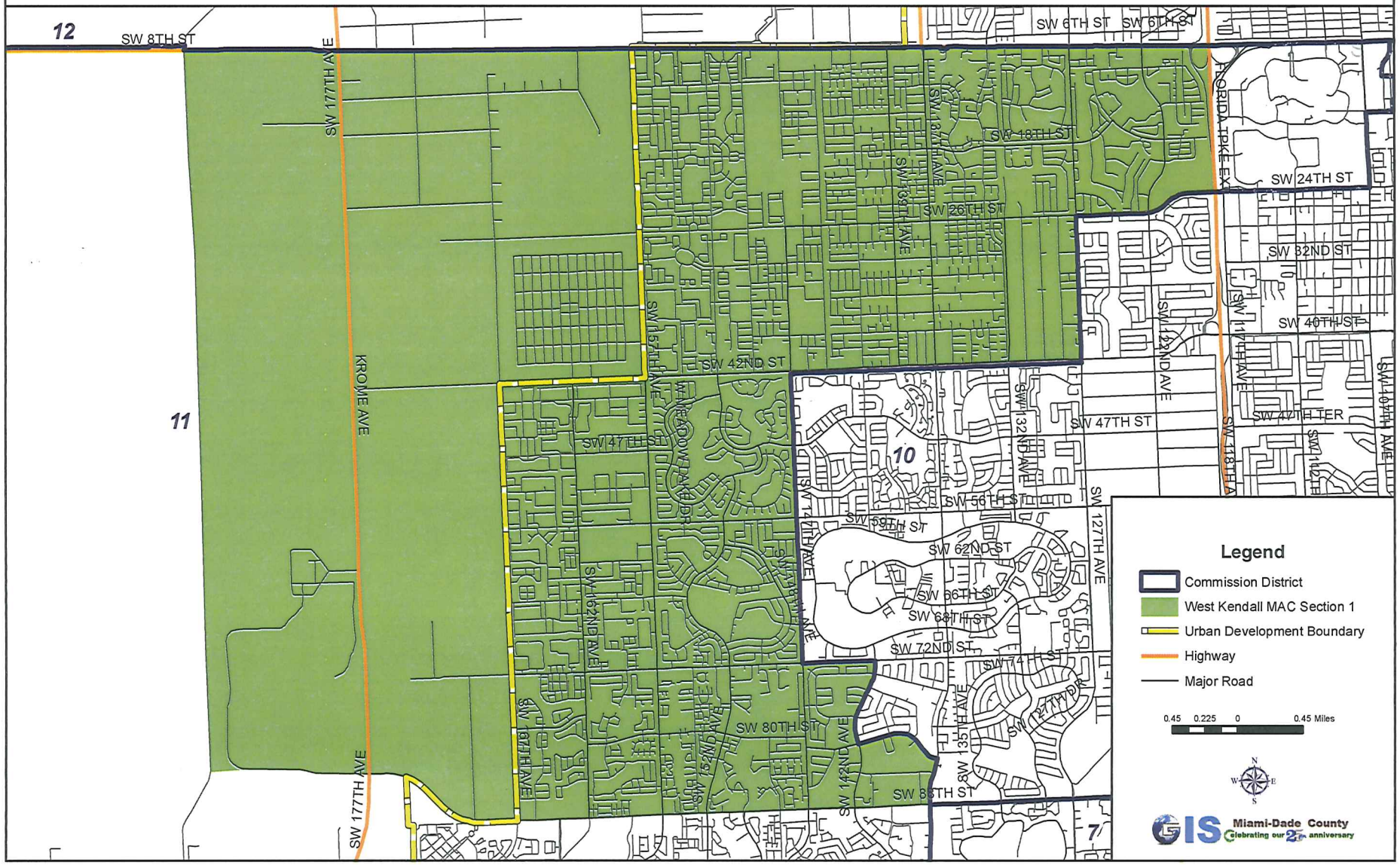
WEST KENDALL MAC SECTION 1



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May, 2013

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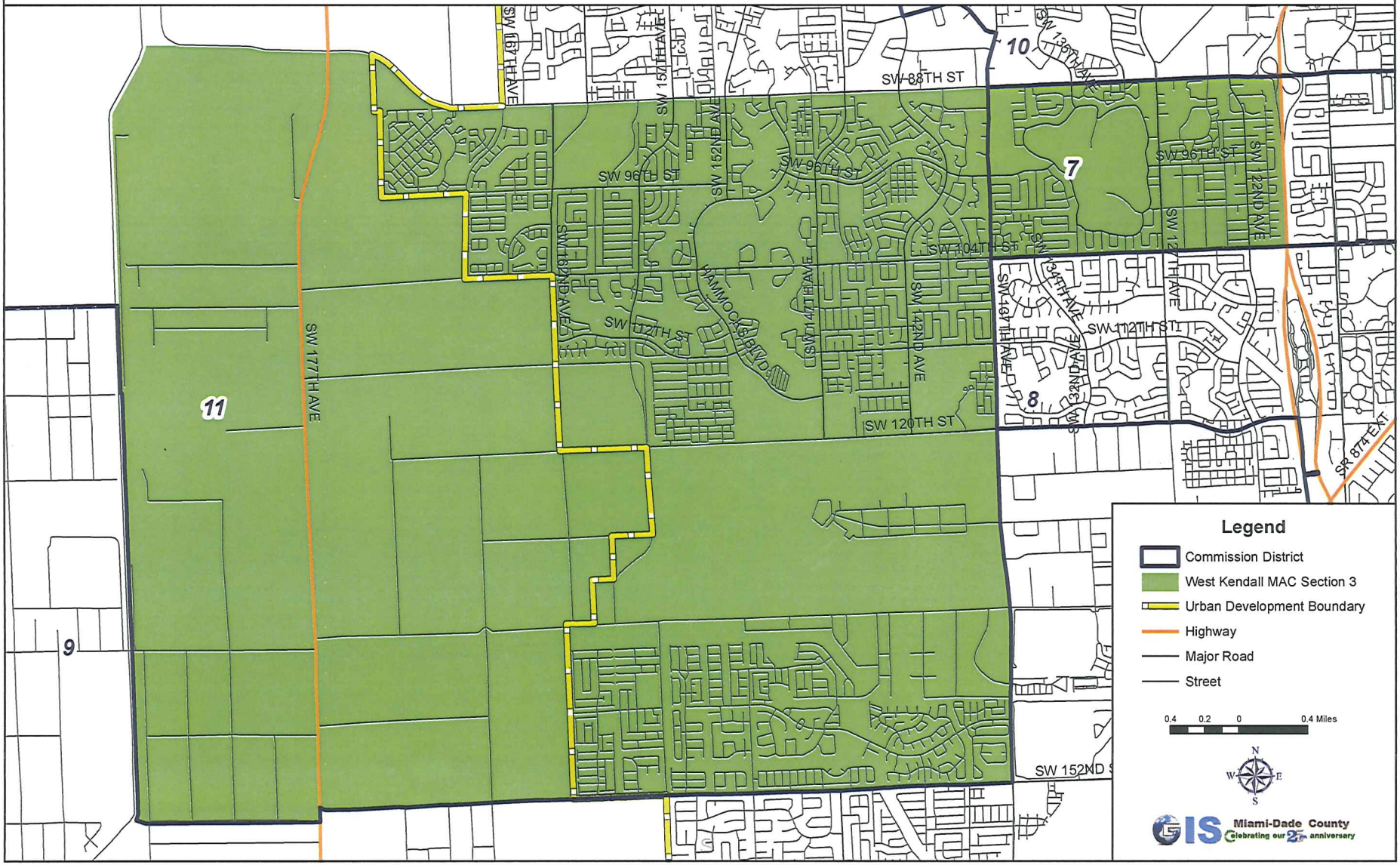
MIAMI-DADE COUNTY

WEST KENDALL MAC SECTION 3



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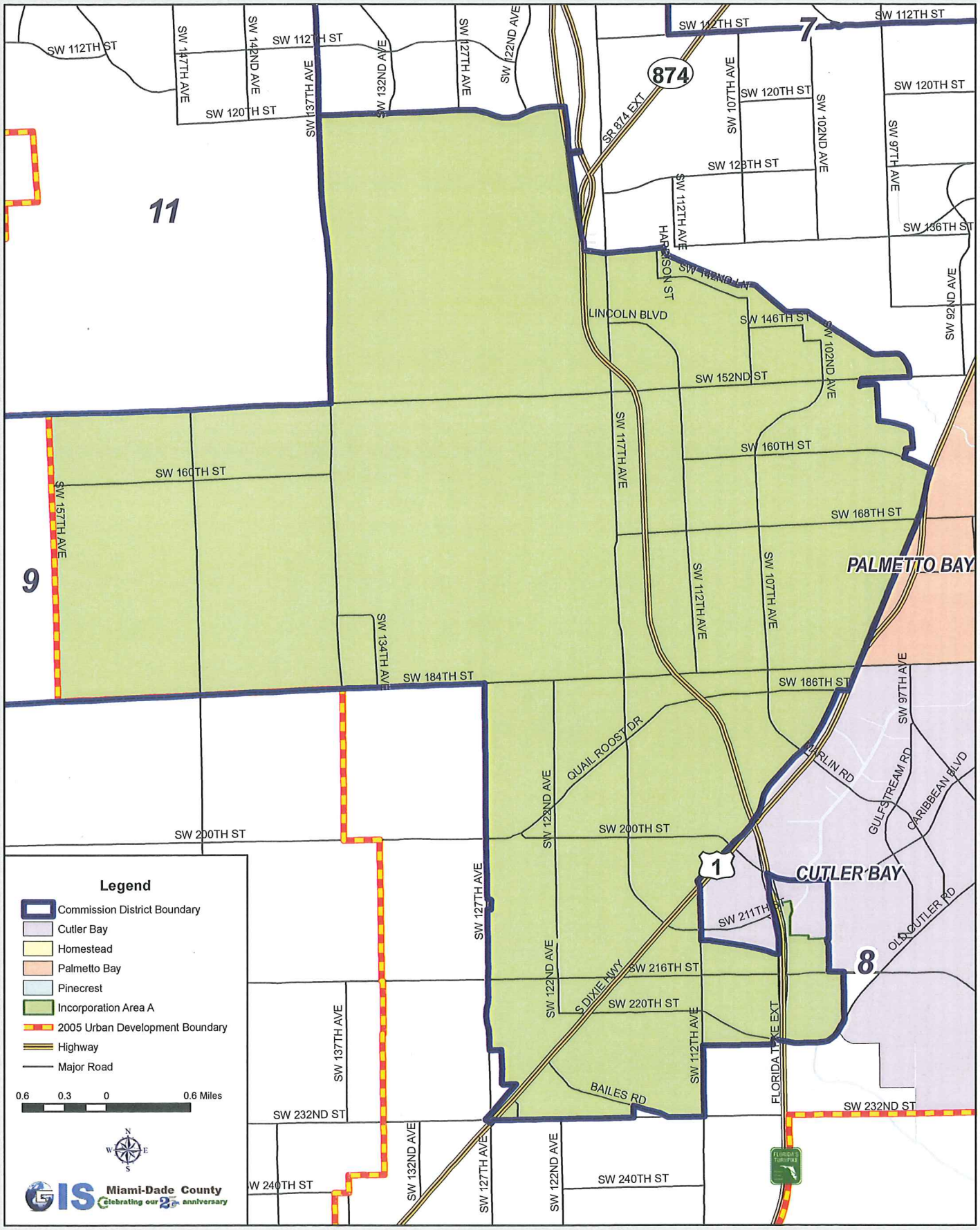
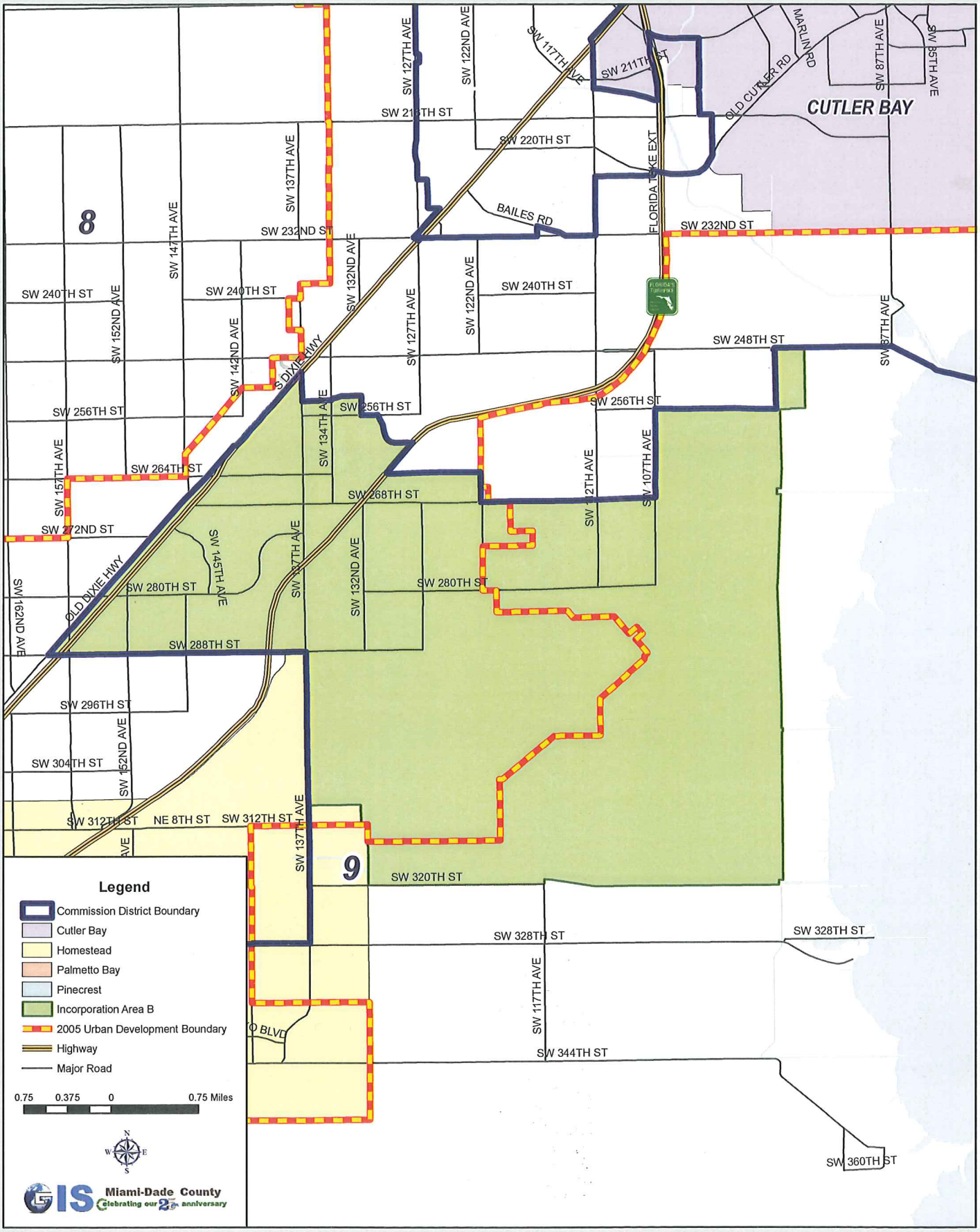
South MAC A


SW 112TH ST
SW 147TH AVE
SW 142ND AVE
SW 137TH AVE
SW 132ND AVE
SW 127TH AVE
SW 122ND AVE
SW 120TH ST
11
874
SR 874 EXT
SW 107TH AVE
SW 102ND AVE
SW 97TH AVE
SW 128TH ST
SW 136TH ST
SW 92ND AVE
HARRISON ST
LINCOLN BLVD
SW 146TH ST
SW 152ND ST
SW 160TH ST
SW 157TH AVE
SW 168TH ST
9
PALMETTO BAY
SW 134TH AVE
SW 184TH ST
SW 186TH ST
QUAIL ROOST DR
BERLIN RD
GULFSTREAM RD
CARIBBEAN BLVD
SW 200TH ST
1
CUTLER BAY
SW 211TH ST
OLD CUTLER RD
8
SW 216TH ST
S DIXIE HWY
SW 220TH ST
SW 137TH AVE
BAILES RD
FLORIDA TPKE EXT
SW 232ND ST
SW 240TH ST
7
Legend
Commission District Boundary
Cutler Bay
Homestead
Palmetto Bay
Pinecrest
Incorporation Area A
2005 Urban Development Boundary
Highway
Major Road
0.6 0.3 0 0.6 Miles
N
W
E
S
GIS Miami-Dade County
Celebrating our 25th anniversary

South MAC B


8
9
CUTLER BAY
SW 127TH AVE
SW 122ND AVE
SW 117TH AVE
SW 211TH ST
MARLIN RD
SW 87TH AVE
SW 85TH AVE
OLD CUTLER RD
SW 220TH ST
SW 137TH AVE
SW 147TH AVE
BAILES RD
FLORIDA TPKE EXT
SW 232ND ST
SW 240TH ST
SW 152ND AVE
SW 132ND AVE
SW 142ND AVE
SW 248TH ST
S DIXIE HWY
SW 256TH ST
SW 134TH AVE
SW 157TH AVE
SW 264TH ST
SW 268TH ST
SW 272ND ST
SW 107TH AVE
SW 145TH AVE
SW 280TH ST
OLD DIXIE HWY
SW 162ND AVE
SW 288TH ST
SW 296TH ST
SW 304TH ST
NE 8TH ST
SW 312TH ST
SW 320TH ST
SW 328TH ST
SW 117TH AVE
SW 344TH ST
SW 360TH ST
Legend
Commission District Boundary
Cutler Bay
Homestead
Palmetto Bay
Pinecrest
Incorporation Area B
2005 Urban Development Boundary
Highway
Major Road
0.75 0.375 0 0.75 Miles
N
W
E
S
GIS Miami-Dade County
Celebrating our 25th anniversary