



Delivering Excellence Every Day

Charter Review Task Force Meeting

Wednesday, October 3, 2007

10:00 am

Stephen P. Clark Government Center

111 NW 1st Street

18th Floor – Conference Rooms 18-3 & 18-4

AGENDA

1. Call to Order
2. Roll Call
3. Minutes and Reports of Statements
 - A. Approval of September 19, 2007 meeting minutes
(To be provided in final agenda package)
4. Reports
 - A. Updated List of Issues
 - B. Status of Extension of Time
 - C. Initial Report to Board – Due on October 31, 2007
 - D. Public Input/E-mails & Media
5. New Business
 - A. Discussion of Issue 5 - Study of Municipalities and Unincorporated Municipal Service Area (UMSA)
 - Creating/Abolishing Municipalities
 - Separation of Powers or Responsibilities between the County and municipalities
 - Annexation/Incorporation in effort to eliminate UMSA
 1. Incorporation/Annexation Presentation – Office of Strategic Business Management
 2. Redistricting by Independent Bodies – County Attorney's Office
6. Old Business
 - A. Election of Property Appraiser
7. Adjournment – Next meeting on October 17, 2007, 10:00 am
SPCC Conference Rooms 18-3 & 4

Charter Review Task Force
October 3, 2007

AGENDA PACKAGE

Please be reminded that discussions among or between members regarding matters which might be considered by the Task Force must be held in accordance with the requirements of the Sunshine Law. Therefore, please reserve any discussion with Task Force members regarding information in your agenda packet and other Task Force topics, until the Task Force meets.

4

4

A

Issues for Study

Adopted by the Charter Review Task Force - August 1, 2007

(Revised on September 19, 2007)

1	Study of the Sheriff, Tax Collector, Property Appraiser and Supervisor of Elections being elected
2	Study of Compensation - Mayor and Board of County Commissioners (BCC)
3	Study of Term Limits - BCC or other elected officials
4	Study of BCC Composition
5	Study of Municipalities and Unincorporated Municipal Service Area (UMSA) • Creating/Abolishing Municipalities • Separation of Powers or Responsibilities between the County and municipalities • Annexation/Incorporation in effort to eliminate UMSA
6	Study of Initiative, Referendum, Petition & Recalls
7	Study of Balance of Power - Mayor & BCC • Review Functions of Mayor vs. County Manager • Review Powers of Commission Auditor
8	Study of Procurement Reform
9	Study of Lobbying Reform
10	Study of Ethics Regulations
11	Study of Public Records
12	Study of Zoning and Urban Development Boundary (UDB) reform
13	Study of the Deliniation of Powers and Checks and Balances of the Ethics Commission and the Office of the Inspector General for Inclusion in the Charter
14	Study of Any Changes to the Form of County Government be Required to be Placed on the Ballot during a <u>General</u> Election
15	Study of Placement in the Charter Language regarding County Employees Convicted of Any Crime Involving a Breach of the Public's Trust be Subject to Forfeiture of his/her Public Salary, Pension Rights and Privileges

D

Fernandez, Margarita (CMO)

From: Citizen_Email

Sent: Wednesday, September 19, 2007 3:09 PM

To: Charter (CMO)

Subject: Charter Review Task Force

Charter Review Comment Form

Name: **Pedro Alcocer**

Street Address: **8587 NW 2 Street**

City: **Miami**

State: **FL**

Zip: **33126**

Comment: **I agree with the 4 points of the motion. There should be a moratorium for Commissioners going out not to be able to do business with the County for certain period , at least 6 months.**

09/24/2007

Fernandez, Margarita (CMO)

From: Alcocer, Pedro (MDCR)
Sent: Thursday, September 20, 2007 9:47 AM
To: Charter (CMO)
Subject: Allow non-voter to vote in County elections

Good afternoon,

Miami Dade County has an estimated population of 2,402,206 for the year 2006 (US Census Bureau). According to the Elections Department there are 1,065,111 voters registered. Based on these figures it means that there are 1,337,097 citizens that do not have a saying in County business even though most of them pay taxes and are legally in this country.

As part of the updating of the Charter would it be possible to consider to have a County election with citizens living legally in this country, they are not American citizens, but they are County citizens and are affected by County decisions.

The County benefits by the taxes paid by the non-voters, but the non-voters cannot participate in the elections of Commissioners and/or the Mayor, to me that does not sound like a real democracy. I suggest that public hearings should be held by the Commission to solicit commentary and to debate the issue.

Other municipalities have done it in the USA.

Thanks for your attention to this matter.

Pedro A Alcocer
8587 NW 2nd Street
Miami, FL 33126
Home: 305-267-7960
Work: 786-263-5858

www.miamidade.gov

"Delivering Excellence Every Day"

09/24/2007

Fernandez, Margarita (CMO)

From: Citizen_Email
Sent: Saturday, September 22, 2007 6:04 PM
To: Charter (CMO)
Subject: Charter Review Task Force

Charter Review Comment Form

Name: **lewis canty**

Street Address: **11799 bailes rd**

City: **goulds**

State: **FI**

Zip: **33170**

Comment: **item#1 approval item#2 disapprval item#3 no yes**

5-A-1

Memorandum



Date: September 26, 2007

To: Victor M. Diaz, Chairman
Charter Review Task Force

From: Susanne M. Torriente
Assistant County Manager

Subject: Informational Package for CRTF Issue 5 - Study of municipalities and the Unincorporated Municipal Service Area (UMSA)

At its September 19, 2007 meeting, the Charter Review Task Force (CRTF) approved by motion that the next issue for discussion at its October 3, 2007 meeting be the study of municipalities and the Unincorporated Municipal Service Area (UMSA), including creating/abolishing municipalities, separation of powers or responsibilities between the County and municipalities and annexation/incorporation in an effort to eliminate UMSA. This was as a result of the discussion regarding commission composition.

As requested, staff has prepared the following materials related to incorporation/annexations, including a brief history and current status in Miami-Dade County, information related to Broward County's incorporation process and previous ballot questions and results. Specific attachments are listed below for your information.

Issue 5 – Study of Municipalities and the Unincorporated Municipal Service Area (UMSA)

- A. Presentation on Miami-Dade County and Broward County Incorporation/Annexation
- B. Population statistics for Unincorporated Miami-Dade County (UMSA) and Municipalities
- C. Proposed Millage rates table for Unincorporated Miami-Dade County (UMSA) and Municipalities
 - Since some municipalities are conducting their final budget hearings this week, this table reflects the proposed millage adopted by each municipality for purposes of the Truth in Millage (TRIM) notices.
- D. Map of Miami-Dade County with Municipalities (larger map available at meeting)
- E. Map of Broward County with Municipalities
- F. Previous Ballot Questions & Results regarding UMSA Incorporation/Annexation

I would like to thank Office of Strategic Business Management Director Jennifer Glazer-Moon and her staff Jorge Fernandez and Vivian Duyos, as well as my assistant Maggie Fernandez, for pulling this information together. Staff will continue to research these issues, as well as the other issues approved by the Task Force.

- C: Charter Review Task Force Members and Staff
George M. Burgess, County Manager
Jennifer Glazer-Moon, Director, Office of Strategic Business Management

Charter Review Task Force Incorporation in Miami-Dade County October 3, 2007



History

- In 1957, with adoption of the Miami-Dade County Home Rule Amendment and Charter, incorporation and annexation authority shifted from the State legislature to the Board of County Commissioners (BCC). Article 6 of the Charter provides incorporation and annexation guidelines.

Charter Requirements

- Section 6.04 - Changes In Municipal Boundaries
 - BCC may effect a boundary change after obtaining the approval of the municipal governing bodies concerned and after hearing the Planning Advisory Board (PAB) recommendation; if there are over 250 resident electors in the area being considered an affirmative vote is required.

Charter Requirements

- Section 6.05 - Creation of New Municipalities
 - Only the BCC may authorize the creation of a new municipality in the unincorporated areas of the County after hearing the recommendations of the PAB, after a public hearing, and after a majority vote of the electors residing within the proposed boundaries.

Code Requirements

- Chapter 20 of the Code of Miami-Dade County governs the Annexation and Incorporation process.
- Petitions for incorporation must include consent from 25 percent of the electors in the proposed area.
- Once the petition is deemed complete, the BCC may form a Municipal Advisory Committee (MAC) to study the desirability and feasibility of creating a municipality.

Incorporated Area v. UMSA

- At the time of Charter adoption, twenty-six municipalities were in existence. Approximately 35% of the County's population lived in the unincorporated municipal service area (UMSA).
- Prior to the incorporation of Miami Lakes, thirty municipalities were in existence and 53 % of the population lived in UMSA.
- Today there are 35 municipalities and about 46% of the population lives in UMSA.

Incorporation in the 1990s

- The incorporation of Key Biscayne in 1991 led to new interest in the creation of municipalities throughout the County.
- Three additional municipalities were created in the 1990s:
 - Aventura, 1995
 - Pinecrest, 1996
 - Sunny Isles Beach, 1997

Incorporation in the 1990s

- As a result of these incorporations, concern grew regarding the equitable distribution of resources and possible detrimental effects on the entire community.
- Citizen's Advisory Committee on Countywide Incorporation (1992); Citizen's Task Force on Incorporation (1994); Revenue Sharing Task Force (1997).
- In December 1997, the BCC adopted a one-year moratorium on incorporation, directing the County Manager to study the impact the loss of revenue had on the remainder of UMSA.

BCC-adopted Policies

- After the moratorium, the BCC adopted policies addressing the concerns of equity and self-determination.

02-26	Requires new municipalities to remain in the fire and library districts and contract with MDPD for local patrol services
02-130	Requires MAC boundaries to be within a commission district or seek approval from neighboring commissioner
04-201	Provides for the BCC approval of any municipal charter changes prior to an election
05-73	Requires new municipalities to pay 100% mitigation on Commercial, Business, and Industrial (CBI) Areas
05-97	Codifies requirement for new annexing municipalities to be responsible for bond indebtedness
05-98	Allows UMSA bond funds to be used in new municipalities
05-112	Requires annexation applications to provide information related to terminals
05-140	Requires approval of 25% of resident electors for incorporation or to create a MAC
05-141	Codifies areas of countywide significance
05-142	Codifies mitigation for annexing municipalities
R-130-05	Requires independent budget analysis of proposed municipalities

Incorporation 2000 – Today

- Five new municipalities have incorporated since the moratorium was lifted:
 - Miami Lakes, 2000
 - Palmetto Bay, 2002
 - Doral, 2003
 - Miami Gardens, 2003
 - Cutler Bay, 2005

Recent BCC Actions

- On September 8, 2005, the BCC adopted Resolution 1051-05 requesting a report detailing the impacts of incorporation and annexation since 2000.
- On November 13, 2005, the BCC adopted Ordinance 05-192 directing that incorporations and annexations neither be considered nor processed until this report was presented and accepted by the BCC on May 8, 2007.
- On September 4, 2007, the BCC adopted Ordinance 07-120 suspending consideration of proposed incorporations until receipt of the County Manager's report on annexations.

Current Annexation Applications

- There are currently 14 annexation applications filed with the County that are being processed with the exception of the applications with boundary disputes and missing information:
 - Pending:
 - Four Cities Annexation (Virginia Gardens, Medley, Miami Spring, Doral)
 - Coral Gables (Davis Ponce)
 - In Process:
 - Florida City (Area F)
 - Homestead (NW1)
 - North Miami
 - North Miami Beach
 - Miami Shores
 - Florida City (Areas G1, G2, G3, and D)
 - Homestead (NW2)
 - Pinecrest
 - Homestead (SW)

Non-Revenue Neutral Municipalities

- Three out of the five municipalities that have incorporated since 2000 were non-revenue neutral areas at the time the Board set an election among the registered voters seeking incorporation:
 - Miami Lakes
 - Palmetto Bay
 - Doral

Non-Revenue Neutral Municipalities

- As a condition of incorporation, these municipalities agreed to pay a portion of their ad valorem revenues to offset the revenue loss to the unincorporated area as a result of their incorporation.
- The amount charged to the municipalities was based on a portion of difference between the revenues and expenses attributable to that area, the figures were based on an analysis done approximately two years prior to the time of incorporation.

Mitigation

- The Florida Legislature during their 2007 Regular Session adopted Chapter 2007-26 prohibiting counties from requiring certain municipalities to pay charges or fees for the right of incorporating.
- The municipalities of Miami Lakes, Doral and Palmetto Bay sued the County and the County has counterclaimed raising the issue that the state statute violates the County's Home Rule amendment to the Florida Constitution. The case is currently pending.

Broward County

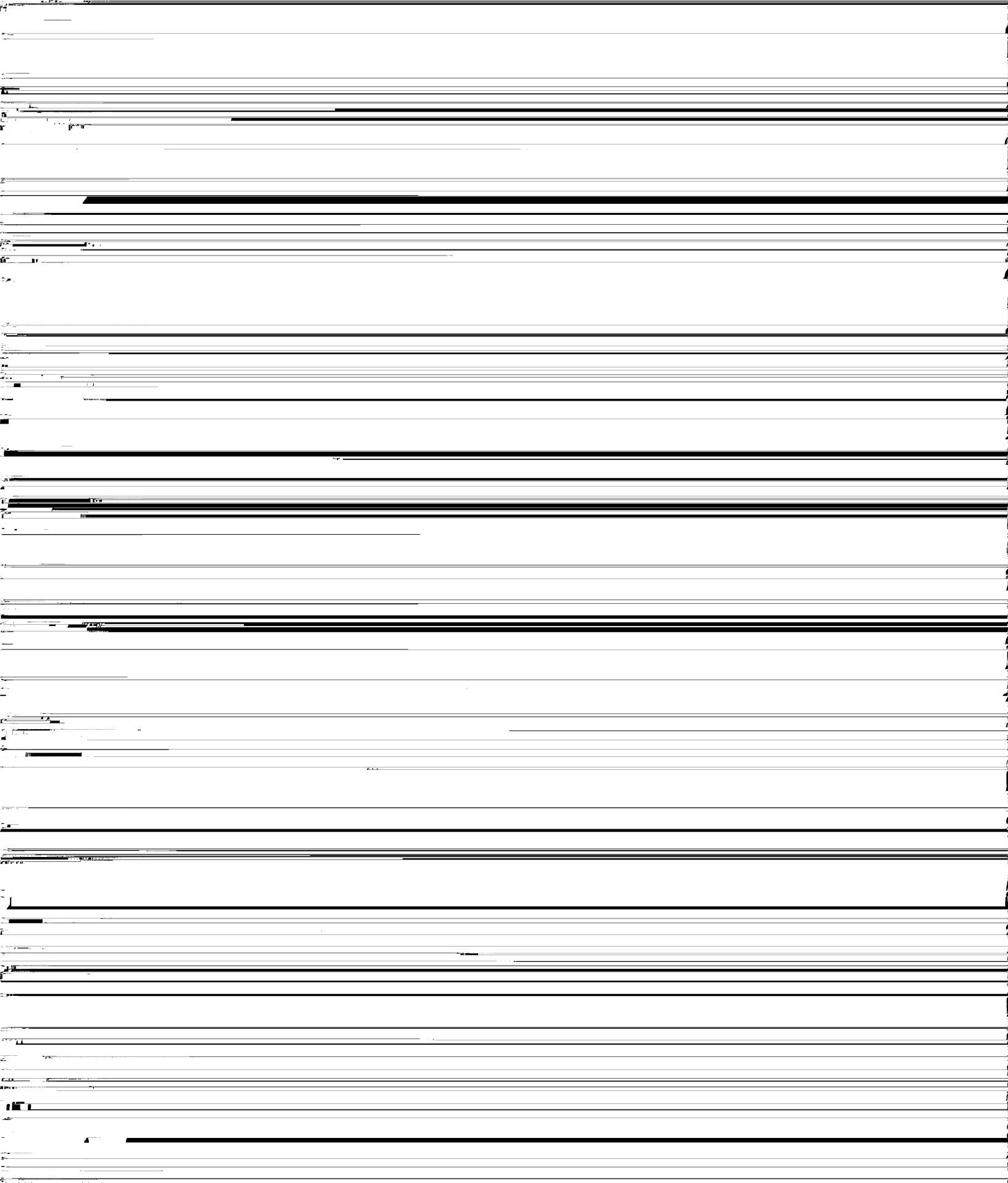
- In the early 90s Broward County was faced with difficulty serving the unincorporated areas
- Due to uncontrolled annexation, the unincorporated area was left with difficult to serve areas without much commercial or industrial area to help defray the cost of services
- Unlike Miami-Dade County, Broward County does not have a home rule charter, all incorporations and annexations must be approved by the State Legislature

Broward Incorporation

- In 1996, the Broward Legislative delegation introduced a Special Act passed by the Florida Legislature restricting piecemeal annexations. It set a goal of total incorporation by 2010
- In 1997, the Broward Board of County Commissioners adopted recommended policies for annexation providing for interlocal agreements
- To date, Broward has 31 municipalities with approximately 1.6 million residents and an unincorporated area of 11 square miles with 13,767 residents

Prior Miami-Dade County Incorporation Attempts

- In November 1997, the BCC considered an intent resolution to incorporate or annex the remaining unincorporated area by December of 2007 – no action was taken.
- In April 2002, another intent resolution was considered by the BCC to incorporate or annex the unincorporated area by January 2018 – this resolution failed by a 5-6 vote.



Miami-Dade County

- Incorporation and annexation efforts must be methodical.
- Each incorporation/annexation proposal is unique, and consideration must be given to the advantages and disadvantages associated with each.

Miami-Dade County

- Miami-Dade County has an obligation to the well being of the entire community; incorporations and annexations may have unintended service consequences.
- The cost of municipal type services to the unincorporated residents has remained relatively low compared to municipalities in the County.
- Several large incorporation efforts within the unincorporated area have discontinued their efforts for lack of community support. (East Kendall MAC, West Kendall MAC, Northwest MAC)

Regional Type Services

- Fire Rescue Services
- Local Patrol Services
- Specialized Police Services
- Solid Waste Services
- Water and Sewer Services
- Libraries

Policy Considerations

- Enclaves - A charter amendment could be presented to the Miami-Dade County voters to grant the BCC the authority to force the annexation of enclaves that are completely surrounded by one or more municipalities.
- Annexations/Incorporations – A charter amendment could be presented to the Miami-Dade County voters to require that an annexation/incorporation vote be approved not only by the area being annexed/incorporated, but also by the remaining unincorporated area.

**Population by Race and Hispanic Origin
Miami-Dade County by Municipality, 2000**

Municipality	Total Persons	White Not Hispanic	Black Not Hispanic	Other Not Hispanic	Hispanic
Aventura	25,267	18,954	395	700	5,218
Bal Harbour	3,305	2,427	48	70	760
Bay Harbor Island	5,146	3,094	78	158	1,816
Biscayne Park	3,269	1,658	574	170	867
Doral	21,000	5,037	469	1,346	14,148
Coral Gables	42,249	20,168	1,290	1,088	19,703
El Portal	2,505	399	1,482	142	482
Florida City	7,843	549	4,374	401	2,519
Golden Beach	919	688	3	28	200
Hialeah	226,419	18,267	2,127	1,482	204,543
Hialeah Gardens	19,297	1,683	70	220	17,324
Homestead	31,909	7,295	6,886	1,191	16,537
Indian Creek Village	33	29	0	0	4
Islandia	6	6	0	0	0
Key Biscayne	10,507	5,058	28	190	5,231
Medley	1,098	198	75	28	797
Miami	362,470	42,897	72,190	9,032	238,351
Miami Beach	87,933	35,959	2,491	2,483	47,000
Miami Gardens	100,809	4,297	77,744	2,464	16,304
Miami Lakes	22,676	6,362	530	701	15,083
Miami Shores	10,380	5,043	2,440	640	2,257
Miami Springs	13,712	5,073	163	303	8,173
North Bay Village	6,733	2,722	273	436	3,302
North Miami	59,880	10,860	31,758	3,393	13,869
North Miami Beach	40,786	10,104	15,273	3,164	12,245
Opa-Locka	14,951	469	9,933	281	4,268
Palmetto Bay	23,801	14,504	1,784	1,119	6,394
Pinecrest	19,055	11,961	295	1,147	5,652
South Miami	10,741	4,174	2,589	286	3,692
Sunny Isles Beach	15,315	9,010	271	427	5,607
Surfside	4,909	2,589	47	136	2,137
Sweetwater	14,226	884	14	75	13,253
Virginia Gardens	2,348	671	37	61	1,579
West Miami	5,863	878	6	52	4,927
Unincorporated Area	1,036,002	211,805	191,403	35,299	597,495
County Total	2,253,362	465,772	427,140	68,713	1,291,737

Note: The Town of Miami Lakes (December 2000), the Village of Palmetto Bay (September 2002), Miami Gardens (May 2003), and Doral (June 2003) were incorporated after the date of the Census, April 1, 2000. They have been classified in this table as municipalities, although they were not incorporated on the date of the Census.

Note: 'White Not Hispanic' and 'Black Not Hispanic' are for respondents of one race only. Respondents of two or more races are included in 'Other Non Hispanic'

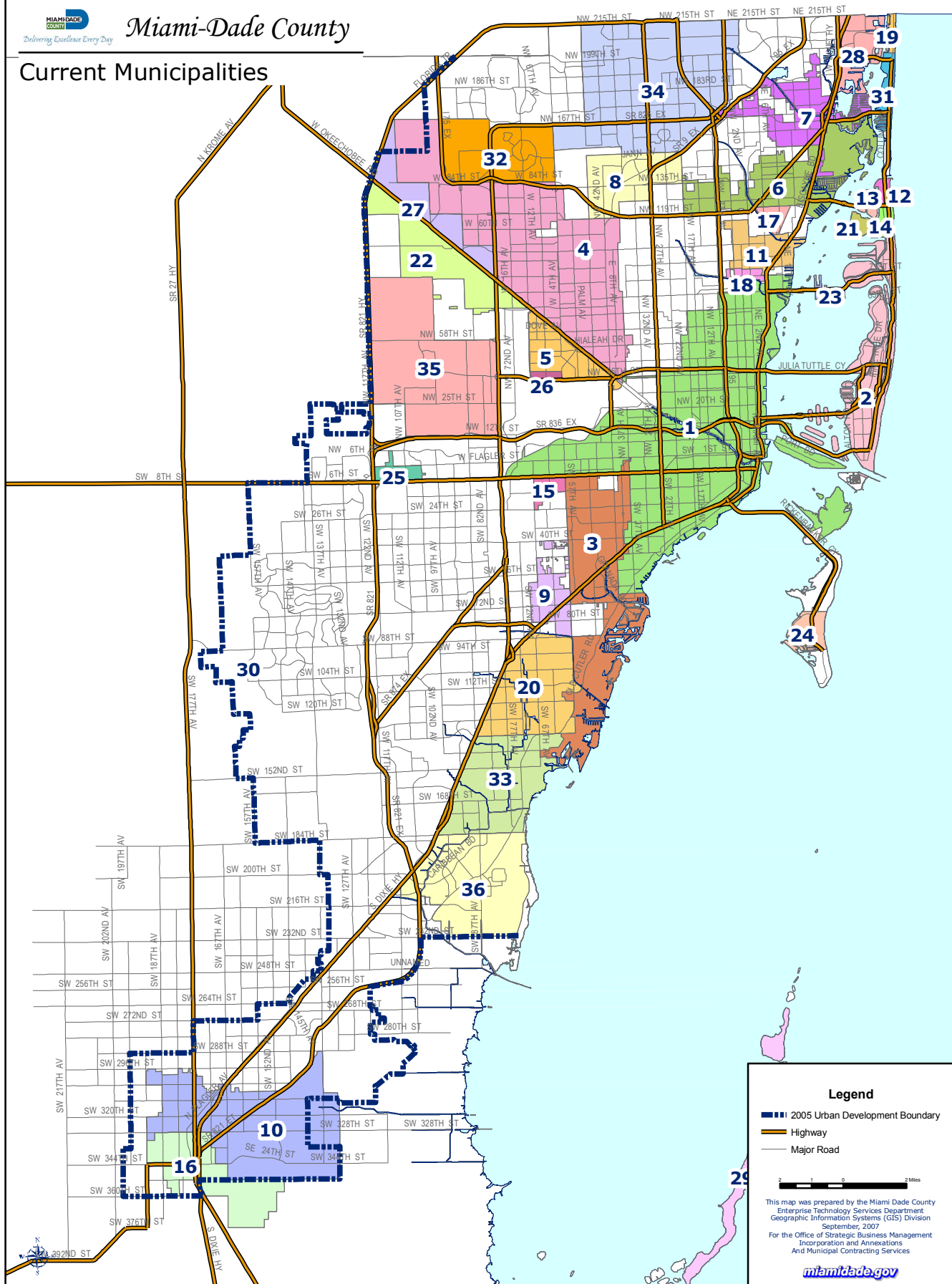
Source: U.S. Census Bureau. 2000. Census 2000, Demographic Profile & Summary File 1, Table P4. Internet. Available from <http://factfinder.census.gov>. Miami-Dade County Department of Planning and Zoning, Research Section. 2002 & 2005.

2007 PROPOSED
MILLAGE CHART

Millage Code	Municipalities or County Areas	City / Unincorporated Millages				School Millages		Regional Millages				County Wide Millages						Other		Total Millage 2007
		City / UMSA Millage	Debt Service	Misc. Millage	Operating Millage	Debt Service	Evr Proj.	So Fla Wtr Mgmt	FIND	County Millage	Debt Service	Fire & Rescue	Fire Debt	Library	Children's Trust					
1900	Golden Beach	8.5000			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	25.0264				
1700	Biscayne Park	8.3400			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	24.8664				
0800	Opa-Locka	3.0084			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	24.5348				
2900	Islandia	7.9671			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	24.4935				
2100	Indian Creek	7.9290	0.4500		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	24.9054				
1600	Florida City	7.7500			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	24.2764				
0100	Miami	7.2999	0.6210		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420		0.4223	22.1986				
1100	Miami Shores	7.1400	0.6764		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	23.9586				
1800	El Portal	7.0312			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	23.5576				
0500	Miami Springs	7.0000	0.3579		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420		0.4223	23.8843				
0600	North Miami	6.7943	0.1375		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	23.0740				
1500	West Miami	6.7376			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	23.2640				
0700	North Miami Beach	6.6905	0.7889		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067			0.4223	23.6216				
0400	Hialeah	6.5400			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	20.4335				
0900	South Miami	5.8810			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	22.4074				
2200	Medley	5.7513			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067		0.3842	0.4223	22.2777				
0200	Miami Beach	5.6555	0.2415		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850			0.3842	0.4223	20.1747				
0300	Coral Gables	5.4780			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850			0.3842	0.4223	19.7557				
1000	Homestead	5.1585			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	21.6849				
3400	Miami Gardens	5.1488			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	21.6752				
2700	Hialeah Gardens	4.9090			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	21.4354				
2300	North Bay Village	4.3434	0.1290		7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	20.9988				
1400	Surfside	4.2500			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420		0.4223	20.3922				
2600	Virginia Gardens	4.0816			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	20.6080				
1300	Bay Harbor Islands	3.6565			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420		0.4223	19.7987				
2500	Sweetwater	3.2786			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	19.8050				
2400	Key Biscayne	2.6990			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850			0.3842	0.4223	16.9767				
3200	Miami Lakes	2.4795			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	19.0059				
3500	Doral	2.4470			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	18.9734				
3600	Cutler Bay	2.4470			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	18.9734				
3100	Sunny Isles	2.3979			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	18.9243				
3300	Palmetto Bay	2.3736			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	18.9000				
1200	Bal Harbour	2.2874			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420		0.4223	18.4296				
3000	Uninc. County	2.0416			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	18.5680				
2000	Pinecrest	1.9500			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	18.4764				
2800	Aventura	1.7261			7.5700	0.3780	0.0894	0.5347	0.0345	4.5796	0.2850	2.2067	0.0420	0.3842	0.4223	18.2525				

Note: The final 2007 millage table is not out as some municipalities have not yet adopted their respective millage rate for the next fiscal year.

Current Municipalities

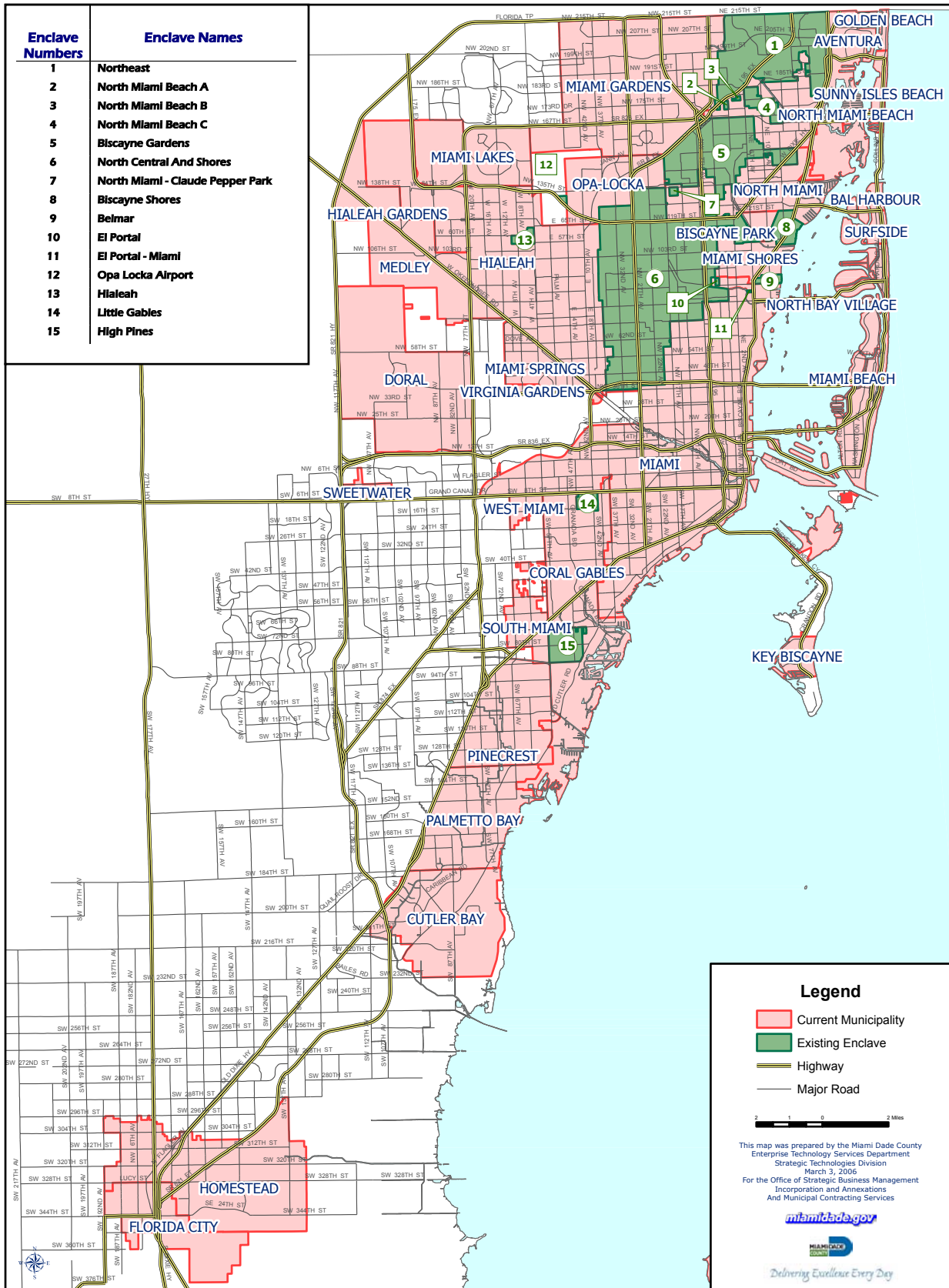


LEGEND

Municipal Code	Municipality
1	Miami
2	Miami Beach
3	Coral Gables
4	Hialeah
5	Miami Springs
6	North Miami
7	North Miami Beach
8	Opa-Locka
9	South Miami
10	Homestead
11	Miami Shores
12	Bal Harbour
13	Bay Harbor Islands
14	Surfside
15	West Miami
16	Florida City
17	Biscayne Park
18	El Portal
19	Golden Beach
20	Pinecrest
21	Indian Creek Village
22	Medley
23	North Bay Village
24	Key Biscayne
25	Sweetwater
26	Virginia Gardens
27	Hialeah Gardens
28	Aventura
29	Islandia
30	Unincorporated Miami-Dade
31	Sunny Isles Beach
32	Miami Lakes
33	Palmetto Bay
34	Miami Gardens
35	Doral
36	Cutler Bay

Miami-Dade County

Existing Enclaves



**County Charter Amendment/Question
March 12, 1996**

All registered voters of Unincorporated Dade County (UN) may vote on the following question.

**NON-BINDING QUESTION RELATING TO GOVERNMENTAL
STRUCTURE OF UNINCORPORATED DADE COUNTY**

Which proposal do you prefer? (Vote for One Only):

- A. Continue to have the County consider applications for new cities on a case by case basis, or**
- B. Continue to have the County provide city services for residents of unincorporated Dade County, but simultaneously create community councils to serve as local zoning appeals boards with authority to make recommendations to the County Commission regarding various other governmental services, or**
- C. Develop a plan for creating cities throughout the entire unincorporated area.**

A.	171 ➡	19,839
B	173 ➡	26,445
C	173 ➡	11,630

**OFFICIAL SPECIAL ELECTION BALLOT
ANNEXATION TO THE CITY OF SWEETWATER
MARCH 7, 2006**

ANNEXATION TO THE CITY OF SWEETWATER

Shall the area within the boundaries generally described below be annexed to the City of Sweetwater:

Bounded on the NORTH by NW 25th Street;
Bounded on the SOUTH by Flagler Street;
Bounded on the WEST by the Homestead Extension of the Florida
Turnpike; and
Bounded on the EAST by NW 107th Avenue?

YES	50	500	42.84%
NO	51	667	57.16%

Additional

Materials

Fernandez, Margarita (CMO)

From: Torriente, Susanne M. (CMO)
Sent: Monday, September 24, 2007 2:38 PM
To: 'ignacio vazquez'
Cc: Fernandez, Margarita (CMO)
Subject: RE: cbs4.com - Faulty Home Assessments Keep Taxes High

Thank you Ignacio

This will be added to our next agenda package. This is our practice in distributing information among members

From: ignacio vazquez [mailto:vazquezi@bellsouth.net]
Sent: Saturday, September 22, 2007 6:47 AM
To: Torriente, Susanne M. (CMO)
Subject: cbs4.com - Faulty Home Assessments Keep Taxes High

Miss. Torriente, please forward the attached story to Chairman Diaz. When the Committee is ready to render a final decision on whether or not to recommend to the Board of County Commissioners, that Miami-Dade County's Property Appraiser be an appointed or elected officer, the essence of this story must be seriously considered. Essentially, "there must be a healthy distance between those that levy and collect taxes and those that assess property." This report, at least from my view as a taxpayer, makes it abundantly clear why Miami-Dade County Property Appraiser must be elected. Thank you, IJV

http://cbs4.com/local/local_story_264142008.html

CBS 4 - South Florida's Source for Breaking Weather, and Sports: Faulty Home Assessm Taxes High

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starts here!

Local News

© Sep 21, 2007 6:07 pm US/Eastern

Faulty Home Assessments Keep Taxes High

Al Sunshine
Reporting

(CBS4) MIAMI-DADE There are a record number of foreclosures in South Florida in what economists are call foreclosures are isolated to homeowners who financed their property with subprime and adjustable rate loan

At the time when maintaining a home costs more, residents are complaining their proposed property tax bill as lawmakers promised.

Property assessments are supposed to reflect property values January 1st of this year. But that's not happened estate data tax collectors are now using goes back to when real estate values were way up.

Critics say the tax collector may be over-assessing properties to boost tax revenues at homeowner's expense

Helen Guerrero's fighting mad and she's trying to do something about it. The Brickell condo owner said, "That's really awful."

Guerrera's concern is that her proposed taxes went up \$4,000 over last year. Her property assessment was increased \$168,000 over last year.

Assessments on the value of a property is based on so-called comparable sales in a neighborhood, but critics were based on high values before South Florida's real estate market crashed.

Broward realtor Peter Maloney says his house has been over-valued based on last year's stronger sales.

"The assessment is on the high side, and of course we've had such a drop in prices recently that it's killing r

Under current state law, county appraisers can basically use whatever real estate data that is available to see even reportedly using "comparable sales" going back to 2005.

But Marcus Sainz de la Mora, Miami-Dade's acting property appraiser, said the assessments are "not necessarily

He is a career county employee, appointed to the job several months ago, and insists the county's "mass appraisal" property values as of January 1st.

He does confirm they're based mainly on last year's sales as allowed by state law, but that's when local home prices were high!

He said, "We'll review the assessments. We'll go through looking at all the comparable sales we reviewed to

Miami-Dade Commissioner Bruno Barreiro said, "We're looking at data over a year ago which I think is incorrect."

Some lawmakers now believe state regulations allowing properties to be assessed using old real estate data

In Broward, property appraiser Lori Parrish, added, "I don't think the person that sets your value should reap the

Unlike Miami-Dade's property appraiser who is appointed to the job, Broward's appraiser is elected. She claims the

She also believes as an elected appraiser, she doesn't face the potential conflict of interest an appointed appraiser

pressure to generate tax revenues for the very same local government that pays him.

Parrish said, "I think there should be a healthy distance between those that levy and collect taxes and those

Despite the debate over who's doing a better job, more and more taxpayers say it's getting harder and hard property appraisers do believe assessments and tax bills could be lower next year.

sr

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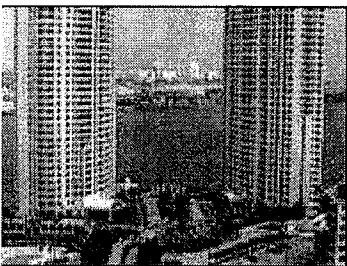
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www.freecreditreport.com



At the time when maintaining a home costs more, residents are complaining their proposed property tax bills haven't d promised.

CBS

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