

North Central Dade Municipal Advisory Committee



Arcola Lakes Senior Center - 8401 NW 14 Avenue
September 8, 2025 - 6:00 p.m.

County Commission Rules - Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further audience before the commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chambers. Persons exiting the commission chamber shall do so quietly.

1. Call to Order & Roll Call
2. Reasonable Opportunity for Public Comments
3. Approval of Meeting Agenda
4. Approval of Minutes
 - July 29, 2025
5. Miami Dade Sheriff's Office Presentation:
 - Police Services
6. Discussion Items:
 - MAC Existing Boundaries, Original Boundaries & Study Area Expansion
 - Area Values & Prior Years Comparison
 - Calendar of Neighborhood Association Meeting Dates
 - Revised North Central MAC Workplan
 - Presentation(s) for next meeting
7. Proposed Next Meeting Dates and Location
 - Monday, October 20, 2025, Arcola Lakes Senior Center, 6:00 PM
8. Adjournment

North Central Dade Municipal Advisory Committee



Meeting Minutes - July 29, 2025

A meeting of the North Central Dade Municipal Advisory Committee took place on Tuesday, July 29, 2025, at 6:00 p.m. at Arcola Lakes Senior Center, 8401 NW 14th Avenue, Miami, FL.

1. Call to Order,

Ms. Vivian Cao, Assistant Director, Miami-Dade County Office of Management and Budget (OMB) started the meeting at 6:07 P.M.

Introductions

Ms. Cao introduced OMB County staff, Mr. Jorge M. Fernandez, Jr., Deputy Director, Ms. Chimene Graham and Mr. Jason Emilio Rodriguez, liaisons to the Municipal Advisory Committee (MAC).

Board members introduced themselves and identified their respective community affiliations.

- Mr. Roy Hardemon, Chairman, Model City Community Advisory Committee
- Ms. Vanessa Woodward Byers, President, Twin Lakes / North Shore Gardens Homeowners Association
- Mr. Kenneth Kilpatrick, President, Brownsville Civic Neighborhood Association
- Ms. Katheleen Gordon, Vice President, Gladeview Homeowners and Civic Association
- Ms. Trameka Turner Rios, from the Little River Farms Homeowners Association
- Ms. Daniella Pierre, President, National Association for the Advancement of Color People
- Mr. Anthony Bonamy, small business owner
- Ms. Felicia Mayo-Cutler, Vice President, Northshore Community Association
- Ms. Joyce Brown, President, Gratigny Neighborhood Association
- Ms. Sandy Lila, Northwest 79th Street Community Redevelopment Agency and Contract Manager, City of Miami
- Pastor Richard Paul Dunn, Faith Community Baptist Church, joined the meeting while in progress

Election of Board Officers

Ms. Cao stated that the Board needed to select a Chair, Vice Chair and a Secretary. Mr. Fernandez stated that a Board member could nominate someone and see if everyone else agrees.

Ms. Gordon moved to nominate Mr. Kilpatrick as MAC Chair. The motion was seconded by Ms. Rios. Motion passed unanimously.

Ms. Byers moved to nominate Ms. Rios as MAC Vice Chair. The motion was seconded by Mr. Kilpatrick. Motion passed unanimously.

Ms. Mayo Cutler and Mr. Bonamy moved to nominate Ms. Pierre as MAC Secretary. The motion was seconded by Ms. Byers. Motion passed unanimously.

North Central Dade Municipal Advisory Committee



Mr. Fernandez explained that the MAC Secretary is responsible for preparing the meeting minutes, but that staff will assist with preparing the first meeting minutes.

2. Reasonable Opportunity for Public Comments

Ms. Cao stated that Florida Statute governs public meetings participation. She noted the Board must provide a reasonable opportunity for the public to be heard at the beginning of meetings on items listed in the meeting agenda. Mr. Fernandez stated that anyone interested in speaking needs to state their name and address for the record.

Kenneth Brown, 12300 NW 17th Avenue; stated the County is doing a great job in providing services to the area. He expressed concerns that if an incorporation moves forward taxes and garbage fees are going to increase, noting that there is no working engine in the area to support money to provide services to the area.

Miguel Skip Quintero, 9651 NW 13th Avenue, stated that the case for incorporation is not without merit, but it must be approached with caution and realistic expectation. He indicated that under present fiscal conditions it seems prudent to remain unincorporated.

Wayne Tall, 1831 NW 83rd Street, expressed concerned about what benefits a city would provide that the County doesn't already provide.

Olivier Telusma, 95 NE 125th Street, Commission Aide to Miami-Dade County Commissioner Marleine Bastien, thanked the Board for their crucial service. He noted that Commissioner Bastien sponsored the resolution extending the life of the MAC.

Miami-Dade County Public School Board Member: Dr. Dorothy Bendross-Mindingall (D2); She thanked the people present for coming out to the meeting and expressed support to all board members for serving on the Board. She noted that the community needs to figure out the direction of where they need to go, emphasizing that if the community doesn't know, they will be sent anywhere. She encouraged the community not to fight among themselves and to take the time to get all the information and read through it to understand it.

Mr. Kilpatrick closed the public participation.

3. Commission on Ethics Presentation

Commission on Ethics & Public Trust

Mr. Robert A. Thompson, Community Outreach Coordinator, provided an overview on topics ranging from conflict of interest and voting on Board related matters, public records keeping and responses, and an overview of the Sunshine Law. A presentation with detailed information on all these topics was distributed as part of the meeting agenda packet.

4. Office of Management and Budget Presentation

North Central Dade Municipal Advisory Committee



Office of Management and Budget

Ms. Cao provided an overview of the history since the MAC inception in 2001. The MAC was created to study the feasibility of forming a new municipality. She stated that in 2004, the Boundaries Commission and the Planning Advisory Board heard the petition to incorporate the area and denied the request. Later in 2005 the Board of County Commissioners (BCC) adopted a resolution requiring that an independent financial assessment be completed on any proposed municipality's pro-forma budget. Such financial assessment was completed, and the recommendation was against incorporation. In 2007, the BCC established a moratorium on all proposed incorporation, which was lifted in 2012. Since then, the MAC has been extended several times and it has encountered issues, such as losing board membership affecting required quorum to conduct meetings. The last extension occurred in January 2025 for another two years, to January 2027.

Ms. Cao explained that County Code Chapter 20 establishes the procedures for incorporation. She noted that a copy of the Code was distributed as part of the meeting agenda packet. She stated that if the new municipality is approved, the municipality is required to remain in the County's fire and library districts; will continue to receive residential solid waste collection services from the County's Solid Waste Department; must contract with the Miami-Dade Sheriff Department for local patrol and specialized police services; must adopt the County's workforce housing development program; and must pay its share of the County's debt including the stormwater utility and capital assets bond.

Ms. Cao stated that the financial impact of the proposed incorporation needs to be revenue neutral; if not, the municipality will have to make annual payments to the County and the municipality shall continue to contribute Tax Increment Funding (TIF) funds of the NW 7th Avenue and NW 79th Street CRAs. Additionally, Ms. Cao stated that the MAC Board's mission, as an advisory board to the BCC, is to complete an incorporation feasibility study for the area. The study will then be presented to the BCC, who in turn will forward it to the Planning Advisory Board for review and recommendation.

Mr. Fernandez explained that Miami-Dade County is the only County where the BCC can create a municipality. He stated that everywhere else in the State, citizens have to request to become a municipality through the Florida Legislature. He emphasized that part of the MAC process is to understand the feasibility and desirability of becoming a municipality; whether the community wants that to happen. Ultimately, the Board's task is first to determine if it makes sense to incorporate and second to assess if that is what the community wants.

Mr. Fernandez stated that the MAC is an educational process, both for the Board and for the public that attends the meetings. He explained that future meetings will include presentations from County departments explaining what services the County will continue to provide in the area and the services that the new municipality will be responsible for providing.

In response to a question from Mr. Hardemon, Mr. Fernandez stated that the Planning Advisory Board (PAB) and the BCC would consider the request to incorporate.

Chair Kilpatrick requested staff provides the Board with a list of the members serving on the PAB.

Ms. Cao provided a process overview and stated the Board needs to develop a budget for the proposed municipality and negotiate a conceptual agreement with the County. She stated that the Board will learn about current services provided to the area, such as police, fire, library, public works, garbage collection, parks, permits, and road and sidewalk maintenance. She stated that there are two Community Redevelopment Areas within the proposed municipality boundaries; NW 7th Avenue and NW 79th Street; which sunset in 2034 and 2041, respectively. Ms. Cao stated the Board will analyze and understand the estimated revenues and expenditures for the area and consider whether services can be provided at the current millage rate and if not, what is the needed millage rate to provide those services. Ms. Cao explained that after the Board adopts a pro forma budget, it will need to be reviewed by an independent consultant to assess the proposed incorporation feasibility. She explained that once the Board completes the feasibility study, staff prepares a legislative packet forwarding the study to the BCC, who may forward it to the PAB for its recommendations. She stated that the PAB will work with departments to understand the information provided and to validated.

Additionally, Ms. Cao explained that the PAB may approve the incorporation proposal, deny it or defer it for additional information. She stated that once the PAB sends a recommendation to the BCC, the BCC will then consider the proposal and if approved would set an election for the voters of the area to decide whether to incorporate. Should the voters approve the creation of a new municipality the BCC will create a Charter Commission to create a municipal charter, which will also need to be approved by the voters within the area.

Chair Kilpatrick recognized Ms. Pamela Jones, a community stakeholder with deep roots in the area. She expressed opposition against creating a new municipality and stated her desire for the area to remain unincorporated.

In response to questions from Chair Kilpatrick, regarding who pays and selects the independent consultant to review the budget, Ms. Cao stated that the County pays for it and the County will conduct a procurement process to select a consultant.

Mr. Fernandez explained that the consulting firm is part of a pool of consultants. He stated that when the MAC gets through the pro forma budget and is ready to be reviewed by the consultant staff will work with the Board to provide further information.

Mr. Dunn stated that the elephant in the room is that the community doesn't trust itself and that it rather somebody else makes decisions for them, rather than having an opportunity to make decisions for themselves. He noted that at the end, the voters will decide what is best for the community.

5. Discussion Items

North Central MAC Workplan

Chair Kilpatrick noted that the proposed August 26 for the Board's next meeting is the same date as one of the neighborhood association meetings. He offered to provide a master calendar of the associations and the NAACP meetings to avoid scheduling MAC meetings on those meetings dates.

North Central Dade Municipal Advisory Committee



Chair Kilpatrick recommended Monday, September 8th for the next meeting. The Board agreed.

Budget Committee / Budget Person Designation

In response to a question from Chair Kilpatrick, Ms. Cao stated that the Board needs to appoint a person to take the lead in creating the budget. Chair Kilpatrick stated the preference to create a committee. Mr. Fernandez explained that a committee will be bound by the sunshine law.

The members of the Budget Committee were selected as follows: Mr. Bonami, Ms. Gordon, Ms. Mayo-Cutler and Ms. Woodward Byers.

Chair Kilpatrick provided the Board and the public with copies of a map with a proposed boundary expansion, stating that the current MAC boundaries do not include the Brownsville area. He stated the proposed boundaries are within Commission District 3; from 62nd Street to the North, State Road 112 to the South, the City of Miami to the east, and the City of Hialeah to the west. He noted that to the west, the boundaries are zig zag because the City of Hialeah has already annexed a portion of the industrial areas of Brownsville. He stated that adding the remainder of Brownsville to the MAC study boundaries may add approximately 16,000 residents, observing that it may be beneficial for the overall numbers.

Mr. Bonamy stated that there is another unincorporated area on the north, between 79th Street and the Village of El Portal that should also be considered for boundary expansion. He stated that should the MAC incorporate, the area in question would be a small pocket between two municipalities.

Chair Kilpatrick stated that the MAC should consider all the possible areas. He stated that there is an additional area for which he will present a map at next meeting that goes south of State Road 112 that should also be considered for the MAC expansion, noting there is little to no residential. He expressed that if the area Mr. Bonamy is recommending is residential, the area residents should be approached to find out how they feel about being added. He stated that Brownsville residents have been discussing being part of the MAC boundaries for over a year.

Ms. Mayo-Cutler stated that the Board should discuss it at another meeting with a map of the area available for everyone to see it.

The Board moved to add the Brownsville area depicted in the map, distributed by Chair Kilpatrick, to the MAC boundaries. The motion was moved by Mr. Bonamy and seconded by Mr. Dunn.

6. Next Meeting Date and Location

Monday, September 8, 2025, staff will research availability of the Arcola Lakes Senior Center.

7. Adjournment

The meeting was adjourned at 7:20 P.M.

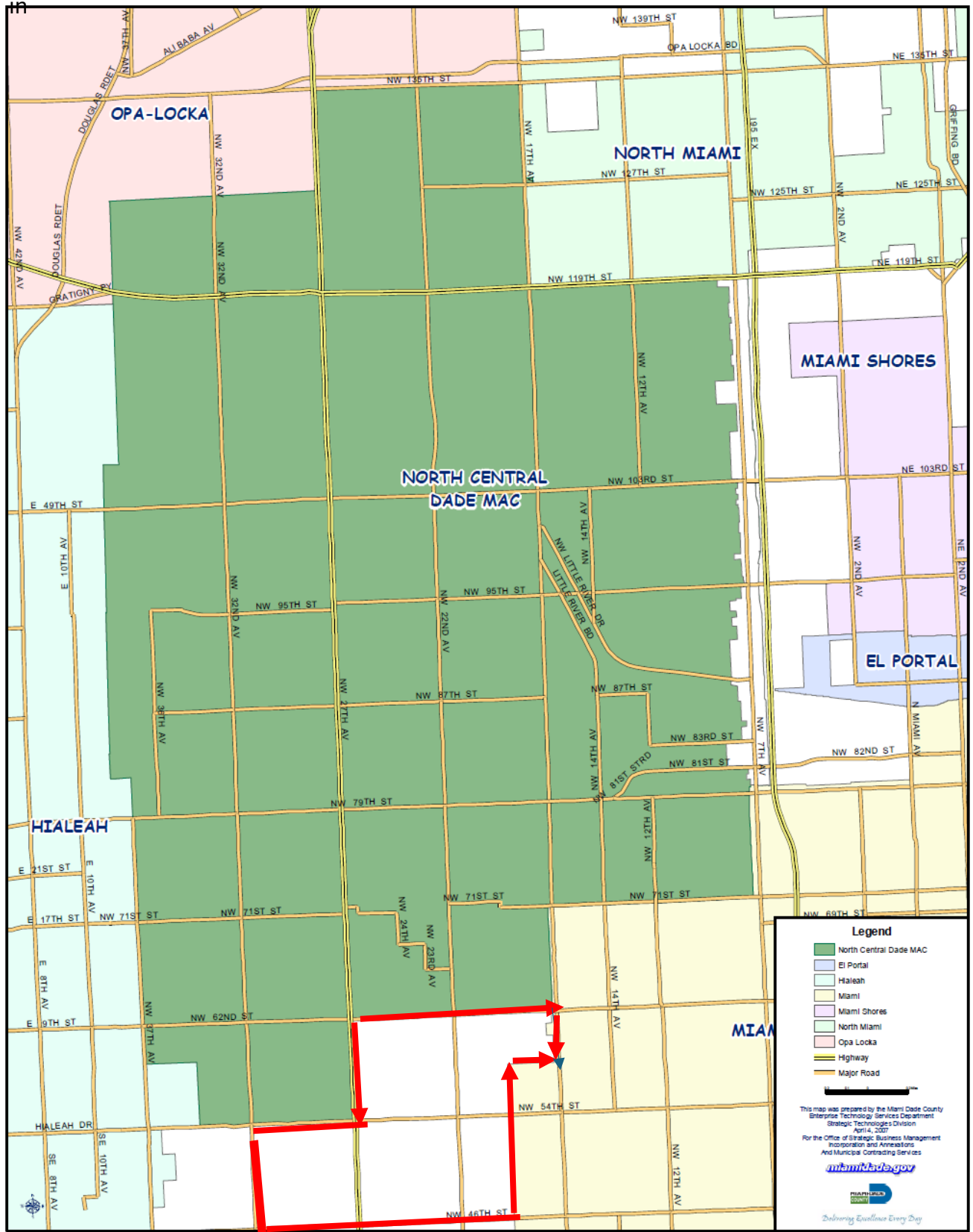
Legend

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

This map was prepared by the Miami-Dade County Enterprise Technology Services Department Strategic Technology Division April 4, 2007
For the Office of Strategic Business Management Incorporation and Annexations And Municipal Contracting Services
miamidade.gov
MIAMI-DADE COUNTY
Delivering Excellence Every Day

West Boundary to the Hialeah City limit. East boundary to NW 32nd Avenue. North Boundary to NW 54th Street. South Boundary to the Airport Expressway (SR112). Western edge of Charrette boundary.

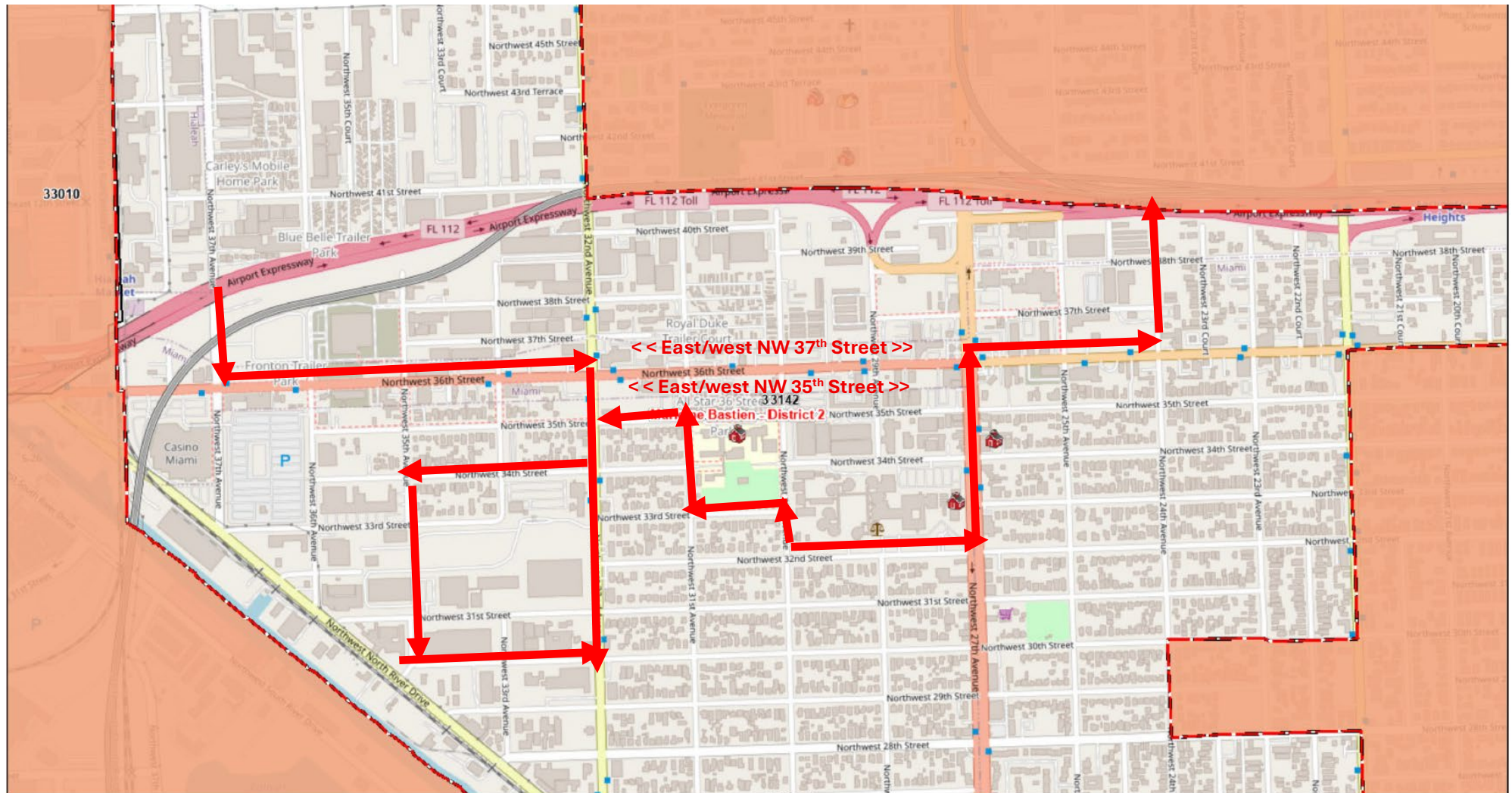
Miami-Dade County
North Central Dade MAC



Adding Brownsville District 3 in red
N-boundary NW 62nd St. S-Boundary
SR112. E-Boundary NW 17th/19th
Ave. W-Boundary NW 32nd Avenue

District 2 – UMSA, South of SR112

**Generally Bounded by
37th Avenue to the West (or the Hialeah City Limit), 24th Avenue to the East, 30th Street to the South, SR112 (the Airport Expressway) to the North. [Note: NW 36th Street is excluded. The east/west line along NW 36th Street represents NW 37th Street (N) and NW 35th Street (S)]**





In the next meeting I would like to propose the attached section be included on the agenda as a potential expansion boundary for the North Central MAC.

Eastern Boundary: North Miami Ave.

Western Boundary: I-95

Southern Boundary: NW 80th Street

Northern Boundary: NW 85th Street

Thank you.

North Central Dade Municipal Advisory Committee - Homeowners Association Meeting Calendar -						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Week - 1	Gratigny Neighborhood Association	BCC Meeting Day	OMB Recommendation for NCMAC Meeting *			
Week - 2	BCC Committee Week	BCC Committee Week	BCC Committee Week	BCC Committee Week		
		Northshore Community Association	Gladeview Homeowners and Civic Association			
Week - 3	OMB Recommendation for NCMAC Meeting *	BCC Meeting Day	Model City Community Advisory Committee ---- NW 7th Avenue CRA**			Brownsville Civic Neighborhood Association
Week - 4	Twin Lakes/North Shore Gardens Homeowners Association	Little River Farms Homeowners Association	NW 79th Street CRA**			

* Office of Management and Budget recommends scheduling future NCMAC meetings either on the 1st Wednesday or the 3rd Monday of the month

** CRA - Community Redevelopment Agency

North Central Dade Municipal Advisory Committee

Stages	Steps	Date *	Proposed Work Plan
MAC Educational Stage	1	07/29/25	Committee responsibilities, Election of officers, Establish meeting locations and dates, Sunshine Law & Ethics Presentation, Budget Committee or Budget Liaison Designation, Work Plan Distribution
			Discussion of Additional Boundaries
	2	09/08/25	Presentation Miami-Dade Sheriff's Office
			Discussion of Area Values & Comparison with Prior Values
	3	TBD	Presentation Miami-Dade Fire Rescue Department
			Presentation Miami-Dade County Public Library System
			Presentation Miami-Dade Solid Waste
	4	TBD	Presentation Regulatory and Economic Resources - Planning/Zoning
			Presentation Building Department - RER
			Presentation Parks, Recreation & Open Spaces Department
	5	TBD	Presentation Miami-Dade Water & Sewer
			Presentation DERM (Dept Environmental Resources Management)
			Presentation Miami Dade Housing and Community Development
			Presentation Miami Dade Transportation
Pro Forma Stage	6	TBD	Discussion of Revenues and Expenses - Impact to UMSA
			Discussion on Pro Forma Budget Outlining Estimated Revenues and Expenditures for Proposed Municipality
	7	TBD	Continue Discussion or Adopt a Pro-Forma Budget
			Discussion on Projected 2026 Public Meeting to Present Proposed Budget
	8	TBD	Present Pro Forma Budget to Independent Consultant (BCC R-130-05)
	9	TBD	Discuss Issues Arising from Independent Consultant Review of Pro Forma Budget
	10	TBD	Prepare for Public Hearing - Designate Presenter(s) at Public Hearing
	11	TBD	Hold Public Hearing - Discussion Pros and Cons of Incorporation
Negotiation Stage	12	TBD	Consider Public Hearing Input - Revise Pro Forma Budget if needed
	13	TBD	Adopt Resolution Determining Finding of Feasibility Study
	14	TBD	If Recommending Incorporation, Discussion of Conceptual Agreement
	15	TBD	If not Recommending Incorporation, Forward MAC Resolution Stating Feasibility Study Findings to BCC
Approval	16	TBD	Continue Discussion or Finalize Conceptual Agreement
	17	TBD	Preparation for presentation to Planning Advisory Board
	18	TBD	Planning Advisory Board Public Hearing on Proposed Incorporation
POST MAC	19	TBD	Board of County Commissioners Public Hearing on Proposed Incorporation
	20	TBD	Election to vote on whether or not to Incorporate and Charter Commission. Creation if area voters agree on creating new municipality
Post Incorporation	21	TBD	Transition period of municipal type services
* BCC Ordinance No. 25-2 Provides for the NCMAC to continue feasibility study for 2 years from the Ordinance effective date of February 1, 2025			