

# North Central Dade Municipal Advisory Committee



North Central Library - 9590 NW 27th Avenue  
**November 30, 2021 - 6:00 p.m.**

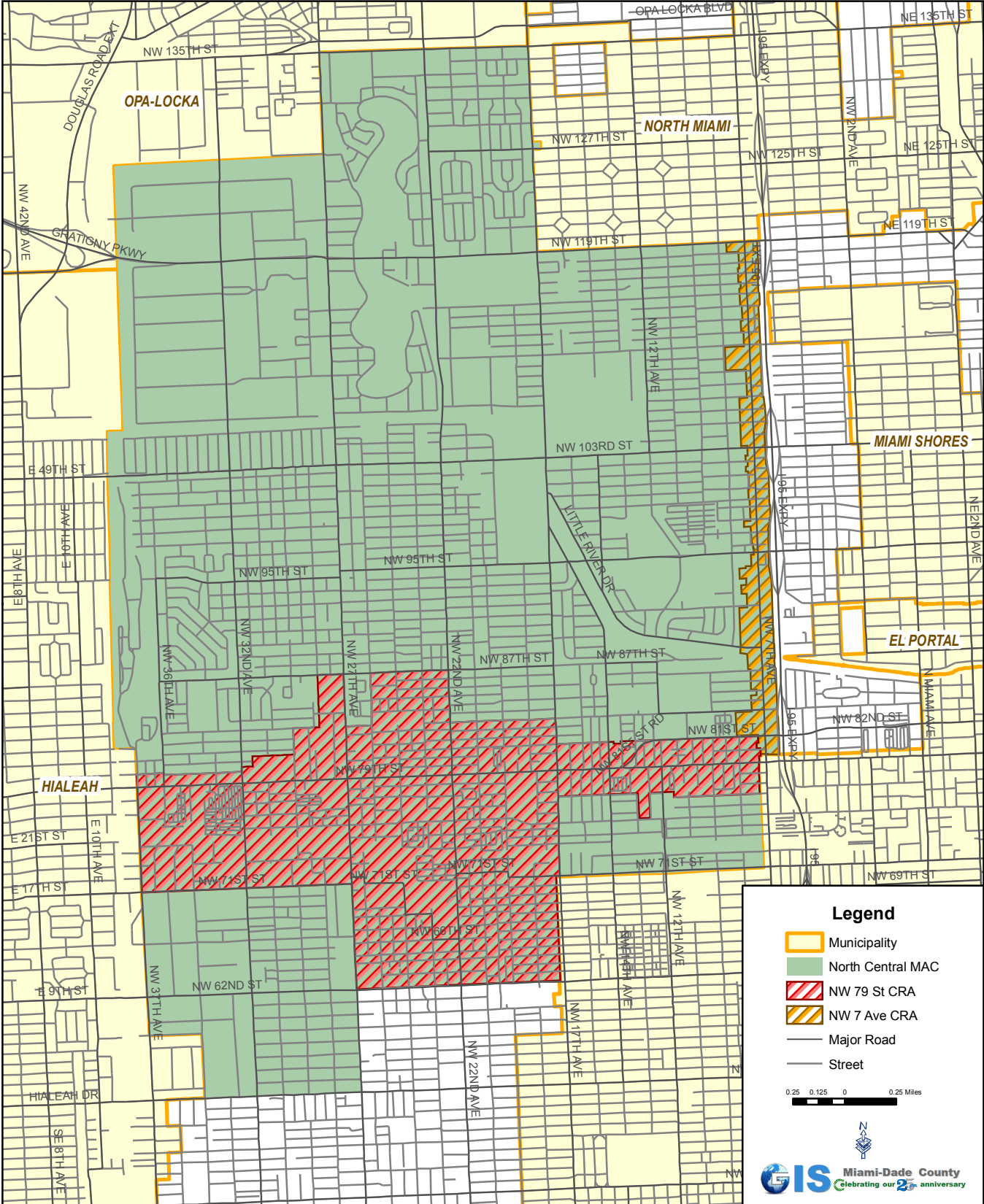
County Commission Rules - Rule 6.05 DECORUM

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
2. Introductions
3. Designation & Election of Board Chair, Vice-Chair & Secretary
4. Public Comments
5. Commission on Ethics Staff Presentation
  - Sunshine Law, Public Records, Conflict of Interest, Code of Ethics
6. Office of Management & Budget Staff Presentations:
  - North Central Area Proposed Incorporation History
    - Overview of Area Incorporation Efforts Since 2001
  - North Central MAC Mission, Process, & County Code
    - Board's Task & Incorporation Process
    - Miami-Dade County Code, Chapter 20, Article II
    - [https://library.municode.com/fl/miami-dade-county/codes/code\\_of\\_ordinances](https://library.municode.com/fl/miami-dade-county/codes/code_of_ordinances)
7. Discussion Items
  - North Central MAC Workplan
  - North Central MAC Working Committee
    - Budget Committee
8. Next Meeting Date and Location
  - Wednesday, December 15, 2021 - North Central Library
  - Wednesday, January 19, 2022 - North Central Library
9. Adjournment

<https://www8.miamidade.gov/global/government/boards/north-central-mac.page>

# MIAMI-DADE COUNTY NORTH CENTRAL MAC



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division For the Office of Management and Budget  
June 2013

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## North Central Municipal Advisory Committee's (MAC) Timeline

- 2001 December 18 - Board of County Commissioners (BCC) adopts **Resolution 1445-01** creating MAC
- 2003 March 11 - BCC adopts **Ordinance 03-42** reestablishing MAC; containing a repeal provision effective upon presentation of the final report to the BCC
- June 18 – MAC held a public hearing to discuss with area residents the proposed conditions to incorporate the area into a municipality
- 2004 March 25 – MAC held a second public hearing to discuss with area residents the proposed conditions to incorporate the area into a municipality
- April 20 - MAC held third public hearing to discuss with area residents the proposed conditions to incorporate the area into a municipality
- September 29 - Boundaries Commission adopts resolution 12-04 recommending denial of the proposed incorporation due to lack of economic feasibility and because the proposed boundaries will create two enclaves
- December 6 - Planning Advisory Board considers North Central proposed incorporation and adopts resolution recommending to the Board of County Commission denial of proposed incorporation
- 2005 January 27 - BCC adopts Resolution **R-130-05** requiring Independent Consultant Review of proposed incorporations revenue and expenditure
- December – PMG, Inc. submits Independent Consultant Review/Analysis, noting that the proposed estimated budget does not permit a viable municipality
- 2007 September 4 - BCC adopts **Ordinance 07-120** suspending consideration of proposed incorporations
- 2012 March 12 - BCC adopts **Ordinance 12-24** repealing Ordinance 07-120 lifting the moratorium on incorporations
- 2013 June 20 - North Central MAC reconvenes;
- MAC holds a total of five meetings
- 2014 December 18 - North Central MAC adopts Conceptual Agreement;
- MAC holds a total of five meetings
- 2015 May 5 – BCC adopts **Ordinance 15-32** extending the MAC to no later than May 15, 2017

- 2017 May 15 – Due to lack of sufficient members to meet quorum, MAC sunset without completing a revised pro-forma budget
- 2018 June 5 - BCC adopts **Ordinance 18-64** extending the MAC for another two years for the completion of feasibility study; however, the MAC membership remained below the needed for quorum and was unable to complete feasibility study
- 2020 August 31 – BCC adopts **Ordinance 20-88** extending the MAC sunset date for another two years to complete feasibility study; Ordinance effective date 10 days after adoption; two year extension expires on September 10
- 2021 October 22 – Office of Management and Budget is informed that appointments to the North Central MAC Board are completed; meeting required seven minimum board membership
- November 30 – North Central MAC reconvenes to continue incorporation feasibility study for the area

MAC completes feasibility report and asks staff to forward it to the BCC. Upon receipt of the report and only upon motion of the district commissioner whose district comprises the majority of the area proposed to be incorporated, the BCC, at a regular meeting of the BCC may schedule the petition for consideration by the PAB.

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Upon a public hearing at the PAB, the PAB shall review the staff report and the MAC report and make one of the five following recommendations to the BCC:

1. Approval
2. Approval on a modified basis
3. Deferral for more information
4. Deferral to permit modification
5. Denial

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Upon the affirmative vote approving the requested incorporation by a majority of electors voting in the proposed boundaries, the BCC may approve the incorporation of the municipality. If the BCC chooses this action, they shall appoint a Charter Commission consisting of five (5) electors residing in the proposed boundaries that shall draft and submit a charter to the electors

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# Incorporation Process Once MAC Study is Completed

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Prior to review by the PAB, OMB staff receives the MAC report and requests, from county departments, input on the feasibility of incorporation. Pursuant to County Code, once the staff report is completed, it gets scheduled for review by the PAB

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PAB recommendations are forwarded to the BCC who schedule a public hearing at a regular meeting of the BCC. Pursuant to Sec. 20-23 of the County Code, the public hearing shall only be held in the months of March or September. Following the public hearing, the BCC shall take one of the following actions:

1. Call for the election of the area electors on the incorporation petition as presented by the applicant(s)
2. Call for the election of the area electors on the incorporation petition as modified with respect to boundaries or other aspects
3. Deny the proposed incorporation petition
4. Defer such petition for further consideration by the applicant(s), the BCC, staff, or the PAB

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Upon an affirmative vote by the majority of the area electors approving the proposed charter, a new municipality is created

**BCC** – Board of County Commissioners  
**MAC** – Municipal Advisory Committee  
**OMB** – Office of Management & Budget  
**PAB** - Planning Advisory Board

**North Central Municipal Advisory Committee - Proposed Work Plan**

<b>Stage</b>	<b>Steps</b>	<b>Date</b>	<b>Agenda</b>
<b>MAC Educational Stage</b>	1	11/30/21	Committee responsibilities, Election of officers, Establish meeting locations and dates (County Attorney - Sunshine Presentation) Distribute, Review work plan Review preliminary (code-related) report based on boundaries in ordinance or resolution
	2	11/30/21	Discussion of boundaries - preliminary adjustment (if any)
	3	TBD	Presentation Miami-Dade Police Department Presentation Miami-Dade Fire Rescue Department Presentation Miami-Dade County Public Library System
	4	TBD	Revenues and Expenses Presentation Public Works & Waste Management Presentation Parks, Recreation & Open Spaces Department
	5	TBD	Presentation Regulatory and Economic Resources - Planning/Zoning Revenues and Expenses Select public hearing dates and sites
	6	TBD	Presentation Building Department - RER Presentation MDPD - resource requirements Revised Revenue and Expenses
	7	TBD	Prepare for first public hearing
	8	TBD	<b>First Public Hearing</b>
	9	TBD	Discuss input from public hearing Review preliminary boundaries, revise as appropriate Determine if preliminary revenue and expense numbers need revisions
	10	TBD	Discussion - pros and cons of incorporation Work on pro-forma budget
	11	TBD	<b>Finalize pro-forma budget</b>
<b>Negotiation Stage</b>	12	TBD	Begin discussion of conceptual agreement
	13	TBD	Prepare for second public hearing
	14	TBD	<b>Second public hearing</b>
	15	TBD	Discuss input from public hearing
	16	TBD	Discuss Conceptual Agreement
	17	TBD	<b>Prepare for third public hearing</b>
	18	TBD	Third public hearing
<b>Approval</b>	19	TBD	Finalize conceptual agreement - considering input from public hearings
	20	TBD	Preparation for presentation to Planning Advisory Board
	21	TBD	Planning Advisory Board Public Hearing on Proposed Incorporation
<b>POST MAC</b>	22	TBD	Board of County Commissioners Public Hearing on Proposed Incorporation
	23	TBD	Election to vote on whether or not to Incorporate and Charter Commission Creation if area voters agree on creating new municipality

**NORTH CENTRAL DADE  
MUNICIPAL ADVISORY COMMITTEE  
REPORT**

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

**Background**

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

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

**CONCEPTUAL AGREEMENT**

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

**BEGINNING** at the Southwest corner of Section 26, Township 52 South, Range 41 East in Miami-Dade County, Florida, said corner also being the intersection of the Center line of NW 119 Street with the Center line of NW 17 Avenue; thence Northerly following the Center Line of NW 17 Avenue along the West line of said Section 26, said line being also the West boundary line of the City of North Miami, to the Northwest corner of the Southwest one quarter of said Section 26; all the next three courses being also the West boundary lines of the City of North Miami; thence Easterly , along the North line of the Southwest one quarter of said Section 26 for a distance of 203.26 feet; thence Northerly for a distance of 165.12 feet; thence Westerly for a distance of 203.26 feet to the intersection with the West line of said Section 26; thence Northerly following the Center line of NW 17 Avenue, along the West line of said Section 26 , said line being also the West boundary line of the City of North Miami to the Northwest corner of said Section 26, said corner also being the intersection of the Center line of NW 135 Street with the Center line of NW 17 Avenue; thence Westerly following the Center line of NW 135 Street, said line being also the South boundary line of the City of Opa-Locka , along the North line of Section 27, Township 52 South, Range 41 East, to the

Northwest corner of said Section 27, said corner also being the intersection of the Center line of NW 135 Street with the Center line of NW 27 Avenue; thence Southerly following the Center Line of the NW 27 Avenue, along the East line of Section 28, Township 52 South, Range 41 East, said line being also the East boundary line of the City of Opa-Locka, to the South line of the North 1/2 of said Section 28 said line being also the South boundary line of the City of Opa-Locka; thence Westerly, along said South line of the North 1/2 of said Section 28 which lies in the Opa-Locka Canal right-of-way, to the point of intersection with the West Line of said Section 28; thence Southerly, along the West line of said Section 28, said line being also the East boundary line of the City of Opa-Locka, to the Southwest corner of said Section 28; thence continue Southerly, along the West line of Section 33, Township 52 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the South Line of the Little River Canal right-of-way as described in a Canal Right-of-Way Easement, dated July 2, 1928 and recorded in Deed Book 1274 at Page 50 of the Public Records of Miami-Dade County, Florida; thence Westerly, along the said South line of the Little River Canal in Section 32, Township 52 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the West line of the Seaboard Airline Rail Road Company right-of-way as shown in the Seaboard Airline Rail Road Company Right-of-Way and Track Map Section V7-FLA-L29-15 dated December 31, 1927; thence Southerly, along the said West line of the Seaboard Airline Rail Road right-of-way to the South line of said Section 32, said line being also the East boundary line of the City of Hialeah; thence continue Southerly, along the West line of the Seaboard Airline Rail Road right-of-way in Section 5 and 8, Township 53 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the extension of the North right-of-way line of E 28 Street as shown on the plat of THIRTEENTH ADDITION TO HIALEAH, recorded in Plat Book 34 at Page 26 of the Public Records of Miami-Dade County, Florida; thence Easterly, along the extension and along the said North right-of-way line of E 28 Street, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the Center line of NW 37 Avenue, said line being also the East line of said Section 8; thence Southerly following the Center line of NW 37 Avenue (E 12 Avenue), along the East line of said Section 8 and Section 17 Township 53 South, Range 41 East, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the Center line of NW 59 Street; all the next three courses as shown on the plat of PAN AMERICAN TERMINALS, recorded in Plat Book 50 at Page 71 of the Public Records of Miami-Dade County, Florida; thence Easterly, along the Center Line of NW 59 Street to the point of intersection with the Center line of NW 35 Avenue; thence Southerly following the Center line of said NW 35 Avenue, said line being also the East boundary line of the City of Hialeah, to the point of intersection with the Center line of NW 54 Street, said line being also the South line of said Section 16; thence Easterly following the Center line of NW 54 Street, along the South line of said Section 16, to the Southeast corner of said Section 16, said corner also being the intersection of the Center line of NW 54 Street with the Center line of NW 27 Avenue; thence Northerly following the Center line of NW 27 Ave, along the East line of said Section 16, to Southeast corner of the Northeast one quarter of said Section 16, said point being also the intersection with the Center line of NW 62 Street; thence



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

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

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

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

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

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

### **Section 1. – County Services**

Pursuant to the Code for Miami-Dade County, Chapter 20, Sections 20-25 and 26, and Chapter 15, Section 15-3, the proposed municipality of the North Central Dade 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 North Central Dade will also contract by inter-local agreement with the Miami-Dade Police Department for an initial three-year period for a specific level of patrol staffing no less than the level of service currently provided. Payment amounts and other pertinent items relating to the provision of local patrol services shall be set forth in a contract (Interlocal Agreement) between North Central Dade and Miami-Dade County. Such contract shall also provide that "the initial three-year period" shall commence upon the execution of the Local Patrol Contract by all parties. At the end of the three (3) year period, North Central Dade may elect not to renew the Local Patrol Contract at which point a transition period of no less than twelve (12) months will begin.

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

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

The North Central MAC 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 new municipality's responsibilities to maintain the conveyed roads will be set forth in an inter-local agreement between Miami-Dade County and the new municipality of the northeast area at the time the roads are transferred to the new municipality.

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

municipality will continue to receive all services that are provided to cities under the countywide budget.

The proposed municipality of North Central Dade will be granted all rights, powers and privileges afforded to all municipalities and provided under general laws of the State of Florida subject only to the restrictions placed upon it by this agreement which will be set forth in a separate provision of the municipal charter article entitled "Special Conditions" and as may be provided otherwise in the Miami-Dade County Home Rule Charter or this conceptual agreement.

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

During the transition period, these benefits include:

- The ability to take part in training opportunities provided to County staff with no cost over and above any fees charged to County departments.
- The ability to enter into negotiations for other contracting opportunities for services such as preparation of local master plans, utilization of the County's Geographic Information System and other information technology systems, and other services from the County that North Central Dade may wish to access.

## **Section 2. - Continuing Obligation as to County Bonds**

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

pursuant to Section 202.19, Florida Statutes, authorizing the levy of the communication services tax at a rate no less than the rate established by the County for communications services prior to the incorporation of the City.

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

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

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.

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 the numerator of which 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 of which 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 annexations approved after 2004.

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 3. - Regulatory Control**

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

<u><b>DEPARTMENT/FACILITY</b></u>	<u><b>LOCATION</b></u>
<b>PUBLIC WORKS &amp; WASTE MANAGEMENT DEPARTMENT</b>	
West Little River Trash & Recycling Center	1830 NW 79 Street
<b>MIAMI-DADE POLICE DEPARTMENT</b>	
Former Northside Station	2950 NW 83 Street
Northside Station (District 2)	799 NW 81 Street
<b>MIAMI-DADE FIRE RESCUE</b>	

**DEPARTMENT/FACILITY**

West Little River Station  
Model Cities Station

**LOCATION**

9350 NW 22 Avenue  
6460 NW 27 Avenue

**PARKS AND RECREATION DEPARTMENT**

27 Avenue Teen Center  
Martin Luther King Boulevard

6940 NW 27 Avenue  
NW 32 Court to NE 2  
Avenue  
NW 79 Street & 19  
Avenue to NW 48  
Terrace & 24 Avenue

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

Any use or activity allowed by the CDMP may not be limited or impeded in any way by the local government comprehensive plan adopted by North Central Dade. Additionally, North Central Dade shall pass no ordinance or regulation that would limit or impede the operation of the aforementioned County facilities. Jurisdiction over the listed sites for purposes of zoning and building approvals (including but not limited to site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code or other applicable building code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments) water and sewer installations, compliance with environmental regulations, and utility regulation shall be and is hereby vested in Miami-Dade County regardless of any North Central Dade code, or ordinance provision to the contrary.

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

**Section 4. - Favored Nation Status**

If a subsequent incorporation is approved without the newly incorporated area being required to remain in the Miami-Dade Fire Rescue District, Miami-Dade Library System, Miami-Dade Solid Waste Collection Service Area, or without

contracting with the Miami-Dade Police Department for local patrol and specialized police services, the proposed municipality of North Central Dade will not be required to receive that particular service from the County.

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