

North Central Dade Municipal Advisory Committee



Arcola Lakes Senior Center - 8401 NW 14 Avenue
November 5, 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
 - October 1, 2025
5. MAC Chair Discussion Items:
 - Petition Requirements by Area Commissioners
 - Proposed Expanded Area
 - Future Meetings & Agendas (Department presentations)
6. Proposed Next Meeting Dates and Location
 - Wednesday, December 3, 2025, Arcola Lakes Senior Center, 6:00 PM
7. Adjournment

North Central Municipal Advisory Committee (NCMAC)

Meeting Minutes

Date: October 1, 2025

Time: 6:00 PM

Location: Arcola Lakes Senior Center

1. Call to Order

The meeting was called to order at approximately 6:09 PM by Chairman Kenneth Kilpatrick.

Purpose of Meeting

The meeting aimed to:

- Review the ongoing feasibility study for potential incorporation.
- Discuss preliminary fiscal, zoning, and service delivery data.
- Address questions and concerns from community members.
- Determine next steps for the study and community engagement.

Board Member	Attendance	Affiliation
Kenneth Kilpatrick (Chair)	Present	Brownsville Civic Neighborhood Association
Trameka Turner Rios (Vice Chair)	Present	Little River Farms Homeowners Association
Daniella Pierre (Secretary)	Present	Northwest 7th Avenue Corridor Community Redevelopment Agency
Sandy Lila	Present	Northwest 79th Street Corridor Community Redevelopment Agency
Anthony Bonamy	Absent	Community Member
Roy Hardemon	Present	Model City Community Advisory Committee
Joyce Brown	Present	Gratigny Neighborhood Association
Vanessa Woodard Byers	Present	Twin Lakes/North Shore Gardens Homeowners Association
Kathleen Gordon	Present	Gladeview Homeowners and Civic Association
Felicia Mayo-Cutler	Present	Northshore Community Association
Pastor Richard Paul Dunn	Present	Faith Community Baptist Church

Background and Clarification of Process

A representative from Commissioner Bastien's Office outlined the history of the North Central Dade incorporation study, which began in 2003 under Commissioner Dorrin Rolle

and has been renewed periodically by successive commissioners. Renewal occurs upon the request of residents or organizations representative of the targeted study area of a sunsetted or sunseting Municipal Advisory Committee.

The representative emphasized that Commissioner Marleine Bastien's office is not advocating for or against incorporation, only facilitating public meetings and ensuring transparency. Any coordination between commissioners must take place in publicly noticed meetings under Florida's Sunshine Law.

Reasonable Opportunity: Community Input and Concerns

The Chair then opened the floor for a reasonable opportunity for public comment. Members of the public were reminded that each speaker would have one minute to share their comments and that remarks should relate to the meeting agenda. Copies of the agenda were distributed, and attendees were encouraged to sign in before leaving so the Committee could provide updates on future meetings.

Public Comment:

1. Sandra Hill addressed the MAC, noting she resides near NW 8th Avenue and 44th Terrace. She stated she had not received a meeting notice previously and thanked whoever created the flyer, explaining it was the first time she was aware of the meeting. She expressed interest in learning more about the purpose of the Committee and the need for the proposed incorporation effort.

Several speakers worried that previous annexations by the City of Hialeah had left Brownsville residents very concerned —especially regarding the industrial areas. The speakers also emphasized that the feasibility study must account for current and future developments. Others noted that the inclusion of new housing units, commercial properties, and infrastructure projects could significantly alter the fiscal projections.

One resident summarized the concern for a comprehensive study, bluntly: "If we don't know the real numbers or what's being built, we're making decisions blind." Others stressed that while incorporation is still in the exploratory stage, residents deserve full data before any decision is made.

Some speakers expressed frustration over meeting structure and communication gaps, urging that public comment be moved to the end of future agendas so residents can first hear data presentations, while others voiced concerns about being adequately informed, with some expressing frustration that this was their first time hearing detailed information about the study.

The Chair thanked each speaker for their comments and stated that questions about the incorporation process would be addressed following public input. Committee members acknowledged concerns about transparency, outreach, and the need for accurate information dissemination.

Committee members agreed that better organization and public education from the County were critical. County staff committed to:

- Posting all meeting agendas and materials on the official County website before each meeting
- Publishing future meeting dates in advance
- Providing direct contact information for questions and feedback

Financial Overview

A staff analyst from the County's Office of Management and Budget (OMB) presented preliminary fiscal projections for the proposed incorporation area.

Key estimates included:

- Total taxable property value: approximately \$6.6 billion
- Projected annual revenue: about \$11 million, based on existing millage rates and state-shared revenues
- Population base: roughly 68,000 residents

Comparative data used was based on similar revenues and population, and it shows that North Central Dade's potential tax base (excluding Brownsville and the surrounding expansion areas) would be similar to nearby municipalities such as North Miami, North Miami Beach, and Opa-Locka.

Residents requested more detailed data, including expenditures, debt service projections, and anticipated administrative costs, before any formal recommendation is made.

Discussion on Boundaries and Data Transparency

Members of the MAC and attendees raised questions about whether the County would include current and planned developments—especially those already in the pipeline for District 2—in the next fiscal analysis.

It was noted that if the proposed incorporated area exceeds 250 residents, the matter would require additional review by the Board of County Commissioners. The Chair clarified that the estimated population for the proposed area is approximately 77,000, with roughly 10,000 residents in the immediate Brownsville section.

County staff responded that the next report would include updated maps reflecting the boundaries as approved by the Committee.

County representatives emphasized that this process is a study only, meant to collect information on financial sustainability, zoning, and service delivery before any incorporation vote could take place. Once completed, the study's results will go before the Miami-Dade County Commission, which will then decide whether to allow the issue to move forward for broader community consideration.

The Chair acknowledged the need for further review of the maps and suggested that future meetings include updated visuals and clarification from county planning staff regarding boundary lines, and population figures and potential enclaves that may exist as a result of the proposed expansion map boundaries.

A representative from the District 2 Commissioner's Office confirmed that the Commissioner has mandated a door-to-door petition of registered voters from within the MAC's proposed expansion boundaries be obtained before she will consider sponsorship of including the MAC-adopted Brownsville and surrounding expansion area boundaries to the formal boundaries of the North Central Dade MAC. The Chair confirmed that he received an email from a representative of the District 3 Commissioner that also confirmed the same petition requirements in order to add MAC-adopted expansion areas located within District 3 to the official MAC boundaries, as well. Members of the MAC lamented that the petition requirement was cost-prohibitive and too time-consuming to be successfully spearheaded by members of the MAC. Discussion continued among the members regarding whether the MAC meetings should continue or be suspended pending the resolution of the petition mandate. The Chair stated that no vote was required to continue the MAC meetings and that the MAC meetings will continue utilizing the established boundaries in place, currently.

Motion and Vote

After consideration of the public's concerns about a lack of transparency in the dissemination of meeting notices, a schedule of future meetings and the cost of the coordination and implementation of a door-to-door petition campaign, as required by Commissioners' Hardemon and Bastien, the following motions were introduced:

Motion 1: Requesting door-to-door meeting notices be mailed to each registered voter residing within the original and MAC-adopted expanded areas of the North Central Dade MAC boundaries; the notices are to include the established meeting dates for future MAC meetings. The motion was seconded and passed unanimously.

Motion 2: A motion was put forth to request the funding for the required petition of signatures to formerly add the expansion map areas be borne by Miami-Dade County. The motion was seconded and adopted unanimously.

Vote of clarification. Staff from OMB stated that the MAC did not adopt a portion of District 3-Brownsville to be included in the expansion maps at the Sept. 8, 2025 meeting. This area is generally bounded by NW 46th Street to the North, SR 112 (the Airport Expressway) to the South, The City limit of Hialeah to the West and the City limit of Miami to the East. The Chair disagreed with OMB and noted the narrative describing the boundaries on the map that he submitted to the members, OMB and to the community. None-the-less, The Board unanimously voted, after a motion and a second, to clarify that it was the intent of the MAC members to include the aforementioned boundaries to the expansion map of the North Central Dade MAC when they unanimously adopted the comprehensive expansion map on September 8, 2025.

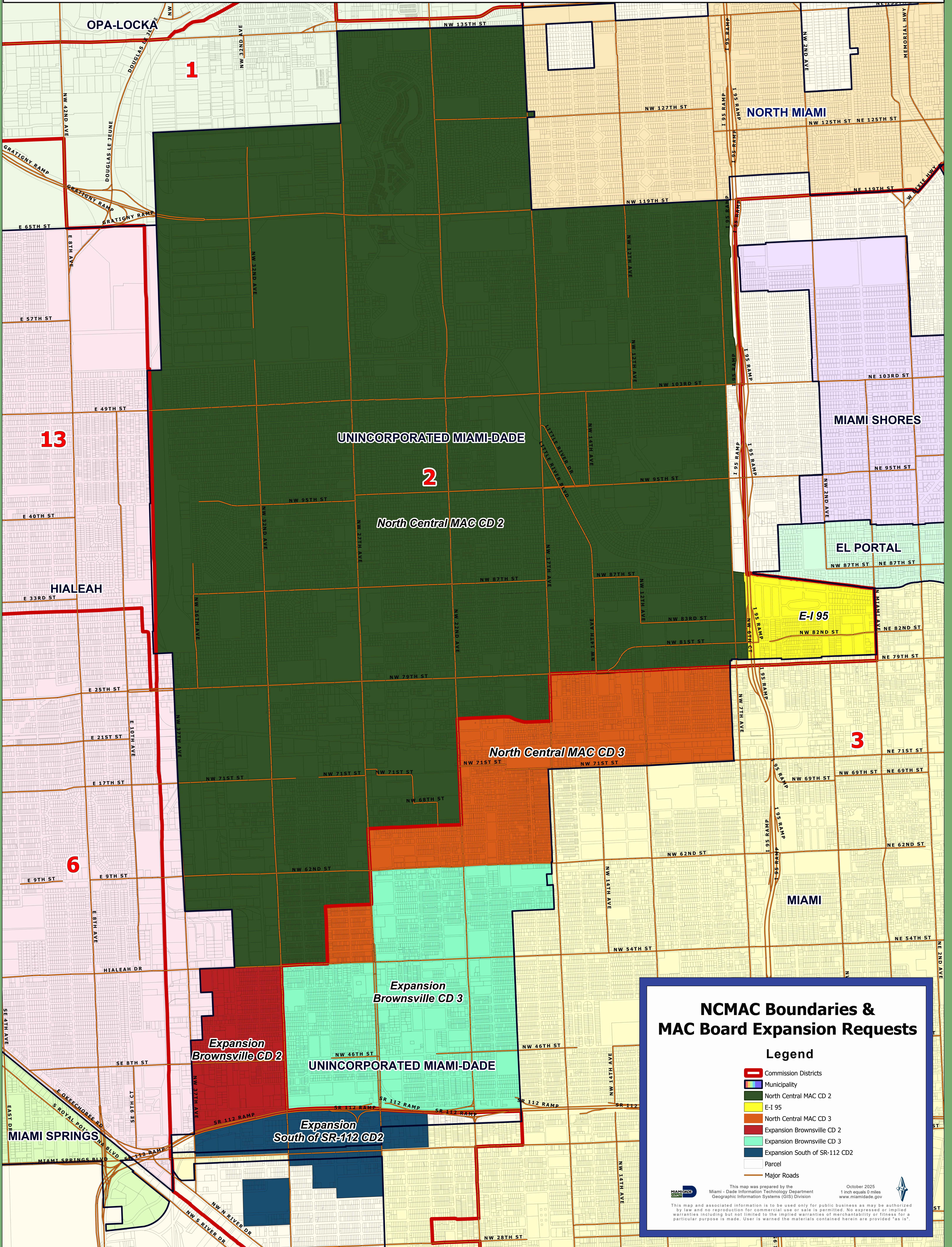
Closing Remarks

The Chair reminded attendees that this process remains a feasibility study, not a referendum. The purpose is to gather data, evaluate fiscal sustainability, and determine whether incorporation would benefit North Central Dade residents.

The Chair also confirmed that the next meeting will take place on November 5 at 6 p.m., at the same location, where the County will present updated financial data and expenditure breakdowns.

Meeting adjourned at 7:48 PM.

*** For Discussion Only ***



NCMAC Boundaries & MAC Board Expansion Requests

Legend

- Commission Districts
- Municipality
- North Central MAC CD 2
- E-I 95
- North Central MAC CD 3
- Expansion Brownsville CD 2
- Expansion Brownsville CD 3
- Expansion South of SR-112 CD 2
- Parcel
- Major Roads

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

October 2025
1 inch equals 0 miles
www.miamidade.gov

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