

North Central Dade Municipal Advisory Committee



Arcola Lakes Senior Center - 8401 NW 14 Avenue
February 4, 2026 - 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
 - January 7, 2026
5. Miami Dade County Departments Presentation:
 - Regulatory and Economic Resources
 - Building Information and Permit Support - Angelique Bestard, Director
Edward Rojas, Assistant Director / Building Official
 - Code Enforcement – Chaveli Moreno, Assistant Director
Ingrid Castillo – Consumer Advocate
 - Planning – Jerry Bell, Assistant Director
 - Zoning – Eric Silva, Assistant Director
 - North Central Charrette – Alex David, Strategic Metro Planner
Kimberly Brown, Chief, Planning Division
6. MAC Board Discussion
7. Proposed Next Meeting Dates and Location
 - Wednesday, March 4, 2026, Arcola Lakes Senior Center, 6:00 PM
8. Adjournment

North Central Municipal Advisory Committee (NCDMAC)

Meeting Minutes

Date: January 7, 2026

Time: 6:15 PM

Location: Arcola Lakes Park

1. Call to Order

The meeting was called to order at 6:15 PM by the Chair.

2. Roll Call

Members and representatives present introduced themselves as follows:

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

A quorum was acknowledged, and the meeting proceeded.

3. Public Comment

The Chair opened the floor for public comments. Members of the public were asked to state their name and address for the record.

- Margret Johnson -2550 NW 83rd Street - expressed appreciation for waste collection services, specifically noting the removal of large debris piles near NW 25th Avenue and NW 90th Street.
- Wanda Brantley – 840 NW 22nd Place A resident raised ongoing concerns regarding unresolved roadwork between NW 93rd Street and NW 79th Street, particularly on the east side of 79th Street, stating the issue has persisted for over a year and a half. Concerns were also raised about nearby apartment developments, containers, and sanitation issues behind churches. Also inquired about law enforcement limitations related to enforcement actions and encouraged respectful communication with police officers regarding community concerns.
- Chaplin Stanely Young - 3645 NW 36th Street asked for clarification on neighborhood boundary changes related to the municipal incorporation study. The speaker emphasized the importance of transparency, accuracy, and full disclosure of study findings, especially for seniors and residents on fixed incomes, so that residents can make informed decisions.

- Precious Everett, 3380 Northwest 81st Terrace, a Brownsville stakeholder, urged the committee not to overlook Brownsville in the incorporation process and expressed hope for its successful inclusion.
- Elise Hunter Thomas – 1755 NW 23rd Terrace inquired about Zoning and Planning presentations. Concerns were raised about high-rise developments being constructed between single-family homes, particularly along NW 87th Street near 27th Avenue
- Johnson, 1500 NW 89 Street, asked about redevelopment plans along 79th Street, citing vacant lots, torn-up streets, and a lack of communication regarding development timelines and public meetings. The speaker expressed frustration with limited access to information.
- Clay - A non-resident, address not provided- stated attending the meeting to better understand the incorporation study process and shared broader concerns about poverty, workforce development, and housing stability
- John Smith 7925 NW 15 Avenue - spoke about housing repairs, lack of access to home repairs, demographic changes in new housing developments, displacement, and long-standing patterns of displacement dating back decades. The speaker emphasized the need for community preservation
- Theophilus Williams – 1391 NW 95th Street –expressed concerns about policy changes in Tallahassee and their impacts to the MAC. Encourages a need to come together. He expressed concerns that property tax changes might hurt the MAC. We have a big problem. Get out and vote.

4. Response

Committee Chairman Kenneth Kilpatrick clarified that the meeting was part of the municipal incorporation study process and currently gathering data for the purposes of the study.

5. Adoption of Meeting Agenda

Motioned and Seconded. The agenda was adopted unanimously.

6. Adoption of Meeting Minutes

**November 5
December 3**

Nov. 5, 2025 minutes were adopted unanimously, with necessary corrections. Felicia Mayo-Culter moved to reflect non-attendance at the December 3 meeting. After it was Moved and seconded, the committee adopted the Dec. 3, 2025 minutes unanimously, as amended.

7. Presentations

Miami-Dade County Departments - Parks, Recreation and Open Spaces:

- **Angus Lanney, Budget Chief & Alejandro Zizold, Chief of Planning, Research & Grants**
- **Summary:**

Provided maps and financial details regarding the local parks within NCMAC boundaries. Estimated annual operating cost for parks: \$4.4 million. Shared that the largest park supporting the NCMAC area is Gwen Cherry Park. Explained the difference between county-managed versus municipal-managed park systems (e.g., maintenance provided by Public Works in a city). Discussed approximately 109 acres of PROS-owned parkland that would transfer to a municipality if incorporation occurs. Provided updates on the newly acquired parcels for the NW 79th Street Station Park, noting:

- Parcels have recently been acquired from Transit and private owners.
- Park will sit adjacent to/under the Metrorail guideway.
- No development plan exists yet; development will be based on community input.
- Public outreach will begin once initial development funding is secured.
- All the funding for the NW 79th Street Station Park has not yet been obtained/ allocated.

8. MAC Board Discussion

Board members raised questions concerning the availability of a Parks Master Plan. Vice Chair Trameka Turner Rios raised concerns about services at the Miami Shores Optimist Club – Girls and Boys Club agreement, which runs through 2048. Board Member Kathleen Gordon raised concerns about the status/work being done at Dr. Martin Luther King Jr. Park. Board member Anthony Bonamy inquired about the collection of park impact fees and the status of special lighting districts if the city is formed. Chair Kenneth Kilpatrick asked about earmarked funds for Bannerman Park in Brownsville and for clarification on the status of current projects and how those projects would be handled if the area were to transition into a municipality. Board members suggested an overall analysis of parks in the NCMAC and throughout the County to ensure equitable resources.

Chair Kilpatrick requested that the Parks Dept return to the MAC board with more detail on the operating costs per park, unspent funds for parks within the MAC purview and a Parks master plan for North Central.

9. Proposed Next Meeting Dates and Location

Wednesday, February 4, 2026, Arcola Lakes Senior Center, 6:00 PM

10. Adjournment