North Central Dade Municipal Advisory Committee

Arcola Lakes Senior Center - 8401 NW 14 Avenue
August 5, 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 Meeting Minutes
    - May 6, 2026
5. Miami-Dade Office of Management and Budget:
    - Update on requested information
    - Impact to UMSA
6. MAC Board Discussion
    - 7/30/26 Budget Workshop Report and Discussion – Miami-Dade Sheriff's Office and Municipal Services
    - Homestead Exemption Referendum Impacts to Municipal Revenue
7. Proposed Next Meeting Dates and Location
    - Wednesday, September 2, 2026, Arcola Lakes Senior Center, 6:00 PM
8. Adjournment

North Central MAC

Legend

- Municipality
- North Central MAC within CD 2
- Commission District
- Water
- Parcel
- Major Roads

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

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

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OPA-LOCKA
UNINCORPORATED MIAMI-DADE
NORTH MIAMI
MIAMI SHORES
EL PORTAL
MIAMI
HIALEAH

NW 145TH ST
NW 143RD ST
NW 139TH ST
OPA LOCKA BLVD
NE 135TH ST
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NW 103RD ST
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ALI BABA AVE
SR 9 RAMP
SINBAD AVE
JANN AVE
NW 37TH AVE
DOUGLAS LE JEUNE
NW 42ND AVE
NW 32ND AVE
GRATIGNY PKWY
GRATIGNY RAMP
E 8TH AVE
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NW 22ND AVE
NW 17TH AVE
NW 14TH AVE
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NE 2ND AVE
NE 2ND CT
S BISCAYNE RIVER DR
LITTLE RIVER DR
LITTLE RIVER BLVD
N MIAMI AVE
NW 7TH AVE
E 10TH AVE
NW 36TH AVE
SE 8TH AVE

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North Central Municipal Advisory Committee (NCMAC) Meeting Minutes
Date: May 6, 2026
Time: 6:00 PM
Location: Arcola Lakes Senior Center

I. Call to Order

The meeting was called to order by Chair Kenneth Kilpatrick at 6:16 PM.

II. Welcome and Opening Remarks

Chair Kenneth Kilpatrick welcomed everyone to the North Central Municipal Advisory Committee (MAC) meeting and confirmed the presence of members.

III. Roll Call

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	79th Street Corridor Community Redevelopment Agency	Present
Anthony Bonamy	Community Member	Absent
Joyce Brown	Gratigny Neighborhood Association	Present
Vanessa Woodard Byers	Twin Lakes/North Shore Gardens Homeowners Association	Present
Kathleen Gordon	Gladeview Homeowners and Civic Association	Present
Felicia Mayo-Cutler	Northshore Community Association	Present
Pastor Richard Paul Dunn	Faith Community Baptist Church	Present

Quorum was established.

IV. Reasonable Opportunity: Public Comments

Chairman Kilpatrick opened the floor for public comment and informed speakers of the one-minute time limit and the requirement to state their name and address for the record.

Speaker 1:
Fredrick Bryant, 1431 NW 2nd Avenue, expressed concerns regarding the City of Hialeah's continued expansion into areas of Brownsville despite previous commitments not to annex portions of the community. He wants Hialeah to stop further encroachment of Brownsville.

Speaker 2:
Larry H. Johnson, 2550 NW NW 83rd Street, inquired about the implementation date of school zone speed enforcement laws after learning of a family member receiving a citation for exceeding the speed limit in a school zone.

Speaker 3:
Marion Brown – 12300 NW 17th Avenue expressed concern that annexation would negatively affect the way of life of senior citizens and long-time residents. The speaker emphasized the importance of protecting the community and preventing further losses within the neighborhood.

Speaker 4
Melvin Mills, 1160 NW 109 Street, inquired about numbers and the mileage rate. Discussed concerns regarding the financial implications of incorporation, particularly potential increases in taxes, insurance, and other living expenses for senior citizens and retirees. He encouraged careful review of staffing and operational costs associated with cityhood.

Speaker 5
AJ McCullough, 5240 NW 29th Court - encouraged residents to proactively examine available data and planning documents related to development. We need to get ahead of it. If not, decisions could be made on behalf of residents. She noted that surrounding municipalities already have master plans and continue to pursue growth opportunities.

Speaker 6
Theophilus Williams 1391 NW 95th Street – Noted a lot of studying with the MAC; it is time to go downtown before county commissions to ensure community concerns are heard regarding development, planning, and municipal governance. Need to be put on the agenda. Mentioned about the park on NW 79th street by the CRA.

Speaker 7
Shirley McCullough, 5240 NW 29th Court - spoke in favor of incorporation; it will benefit us. Mentioned that local control would allow residents greater influence over tax revenues and neighborhood improvements. She emphasized the importance of community representation and decision-making authority.

Speaker 8
Neil Anderson, **4130 NW 23rd Court**, mentioned that we need everyone –need to look at the total area. A feasibility study should be done that includes Brownsville and neighboring areas. Stressed the importance of community representation in future decisions.

Speaker 9
Walter Collins, 1257 NW 90 Street - spoke in support of incorporation. Stated that taxes may increase regardless of the community's decision. He mentioned that self-governance would provide residents with greater control.

Speaker 10
Max Samuel, local business owner 660 NW 119th Street and former MAC chair, mentioned that when Miami Gardens became a city, the MAC area should have been right after that, but the county closed the door. Know for yourself. Encouraged residents to review the facts and feasibility data carefully. When will this go for a vote? It has to be this year. If you don't become a city, you will be annexed. The waiver to bring Brownsville in has to happen. He emphasized the importance of local control, noted the need to meet incorporation timelines, and stated that community decisions should focus on creating opportunities for future generations.

Speaker 11
Broadway Haewood, Broadway Avenue, encouraged residents to take control of our destiny. Make decisions that would benefit their children and grandchildren. He urged the community to seize the opportunity.

With no further speakers, the public comment period was closed by the Chair.

4. Approval of Meeting Agenda
Chairman Kilpatrick presented the May 6, 2026, meeting agenda for approval.
Motion: Sandy Lila
Second: Daniella Pierre
Vote: Motion passed unanimously.

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5. Approval of Minutes
The minutes of the April 1, 2026 meeting were presented for review.
Motion: Sandy Lila
Second: Kathleen Gordon
Vote: Motion passed unanimously.

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6. Miami-Dade County Department Presentation
Miami-Dade Sheriff's Office (MDSO)

Presenter: Keira Velez, Lieutenant, Planning & Special Projects Office, Miami-Dade Sheriff's Office, provided a presentation regarding contractual policing services for the proposed North Central Dade incorporation area.

Proposed Service Area

- Approximately 12.5 square miles.
- Located within the current Northside District.
- Estimated population of the proposed area: 76,616 residents.
- Estimated Northside District population: 95,532 residents.

Calls for Service

- Total Northside District calls for service in 2025: 90,215.
- Calls for service within the proposed incorporation area: 62,128.
- The proposed area accounted for approximately 69% of all district calls for service.

Contractual Police Services Overview

Keira Velez, Lieutenant, Planning & Special Projects Office, Miami-Dade Sheriff's Office explained that:

- The minimum initial police services contract term would be three years.
- A transition period of at least 12 months would be required.
- A Police Major would serve as the city liaison and district commander.
- Local officials would establish policing priorities and quality-of-life initiatives.
- City identifiers could be displayed on police vehicles and uniforms.

Included Services

Services covered under the contract would include:

- Patrol operations
- Emergency and non-emergency response
- Traffic enforcement
- Criminal investigations
- Public order maintenance
- Human Resources
- Budget and Finance support
- Training services
- Internal Affairs
- Facilities maintenance
- Communications and radio systems

Specialized Services

Countywide-funded services would include:

- Homicide investigations
- Robbery investigations
- Sexual Crimes investigations
- Domestic Crimes investigations
- Narcotics investigations
- Economic Crimes investigations

- Crime Scene Investigations
- Crime Laboratory services
- Tactical Operations

Optional Services

Additional services available through separate contractual arrangements would include:

- Marine Patrol
- Motorcycle Patrol
- Special Events Unit
- D.A.R.E. Program
- School Crossing Guard Program

Staffing and Budget Projections

Enhanced Staffing Model

- Based on 2.6 officers per 1,000 residents.
- Includes staffing relief factors for leave and absences.
- Estimated annual cost: **$69,803,188**.

Minimum Staffing Model

- Reduced staffing levels while maintaining essential services.
- Includes personnel, vehicles, and overtime allocations.
- Estimated annual cost: **$58,334,382**.

Committee Discussion

Committee members discussed personnel cost estimates presented in the staffing models. Questions were raised regarding projected salaries and personnel expenditures, including costs associated with sworn officers and command-level positions. Keira Velez, Lieutenant, Planning & Special Projects Office, Miami-Dade Sheriff's Office, explained that the estimates included salary, benefits, equipment, vehicles, overtime allocations, and associated personnel costs.

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7. Adjournment

There being no further business to come before the Committee, Chairman **Kenneth Kilpatrick** adjourned the meeting.

Meeting adjourned at approximately 7:55 p.m.

Respectfully submitted,

_____

Kenneth Kilpatrick, Chair

_____

Daniella Pierre, Secretary

April 27, 2026

Trameka Rios, Vice-chair NCMAC

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Kathleen Gordon, Budget coordinator NCMAC

Chambria1.gordon@gmail.com

786-470-9563

Good morning, Vivian,

To continue with preparation for the operating budget for the new city of North Central, the MAC committee members have begun researching the different municipal services that will be provided by the newly incorporated city. To accurately reflect the revenue and expenditures, we need the following information from the County office of OMB.

1. A list of occupational licenses and fees collected by UMSA for the area. This list should include the name of each business, address, type of business and fee (s) paid. **Pending**
2. Total number of building permits issues for the area in one year and amount of permit revenues collected in one year.

Building Permits	
Issued 10/1/2024 thru 9/30/2025	
North Central Map Area	
SUMMARY	
Total Building Permits Issued	2,817
Total Fee Collection	$1,944,586.03

3. Number of new construction permits issued for the area and the amount of park, police, and transportation impact fees collected in one year.

   Collections 10/01/2024 – 09/30/25

   - **Parks Impact Fees $427,369**
   - **Police Impact Fees $79,194**
   - **Roads Impact Fees $837,762**

4. Number of certificates of occupancy issued in one year and all revenue collected.
   Pending
5. All planning and zoning fees collected. **$272,918**
6. Number of building inspections completed during a one-year period.

Building Permit Inspections	
Issued 10/1/2024 thru 9/30/2025	
North Central Map Area	
SUMMARY	
Total Building Permits Inspections	**7201**
Building Trade	2166
Electrical Trade	1502
Mechanical Trade	335
Plumbing Trade	594
Roof Trade	2604

7. A full list of all grants that have been awarded that affect the area and would be turned over to the city during the transition phase, i.e. SNP grants, FRDAP grants, COP grants, DCA grants, law enforcement block grants, CDBG, etc.
   None
8. A list of all bus stops and locations with bus benches and the revenue collected for bus bench advertisement fees.
   FY25 $385,000. This revenue source will not be transferred to the new municipality

North Central MAC Active Bus Stops

StopName	MainSt	CrossSt
AT MDCC - NO @ TERMINAL	AT MDCC - NO	TERMINAL
EAST RD @ STADIUM DR	EAST RD	STADIUM DR
EAST RD @ STADIUM DR	EAST RD	STADIUM DR
NORTHSIDE STA @ 3150 NW 79 ST	NORTHSIDE STA	3150 NW 79 ST
NW 103 ST @ NW 17 AV	NW 103 ST	NW 17 AV
NW 103 ST @ NW 19 AV	NW 103 ST	NW 19 AV
NW 103 ST @ NW 19 AV	NW 103 ST	NW 19 AV
NW 103 ST @ NW 22 AV	NW 103 ST	NW 22 AV
NW 103 ST @ NW 22 AV	NW 103 ST	NW 22 AV
NW 103 ST @ NW 24 AV	NW 103 ST	NW 24 AV
NW 103 ST @ NW 25 AV	NW 103 ST	NW 25 AV
NW 103 ST @ NW 27 AV	NW 103 ST	NW 27 AV
NW 103 ST @ NW 27 AV	NW 103 ST	NW 27 AV
NW 103 ST @ NW 30 AV	NW 103 ST	NW 30 AV
NW 103 ST @ NW 30 CT	NW 103 ST	NW 30 CT
NW 103 ST @ NW 31 AV	NW 103 ST	NW 31 AV
NW 103 ST @ NW 33 AV	NW 103 ST	NW 33 AV
NW 103 ST @ NW 33 AV	NW 103 ST	NW 33 AV
NW 103 ST @ NW 35 AV	NW 103 ST	NW 35 AV
NW 103 ST @ NW 35 PL	NW 103 ST	NW 35 PL
NW 119 ST @ NW 10 AV	NW 119 ST	NW 10 AV
NW 119 ST @ NW 12 AV	NW 119 ST	NW 12 AV
NW 119 ST @ NW 13 AV	NW 119 ST	NW 13 AV
NW 119 ST @ NW 14 AV	NW 119 ST	NW 14 AV
NW 119 ST @ NW 17 AV	NW 119 ST	NW 17 AV
NW 119 ST @ NW 17 AV	NW 119 ST	NW 17 AV
NW 119 ST @ NW 19 AV	NW 119 ST	NW 19 AV
NW 119 ST @ NW 19 AV	NW 119 ST	NW 19 AV
NW 119 ST @ NW 22 AV	NW 119 ST	NW 22 AV
NW 119 ST @ NW 22 AV	NW 119 ST	NW 22 AV
NW 119 ST @ NW 24 AV	NW 119 ST	NW 24 AV
NW 119 ST @ NW 27 AV	NW 119 ST	NW 27 AV
NW 119 ST @ NW 27 AV	NW 119 ST	NW 27 AV
NW 119 ST @ NW 7 AV	NW 119 ST	NW 7 AV
NW 119 ST@NW 24 AV	NW 119 ST	NW 24 AV
NW 127 ST @ E RANDALL PARK DR.	NW 127 ST	E RANDALL PARK D
NW 127 ST @ NW 17 AV	NW 127 ST	NW 17 AV
NW 127 ST @ NW 18 CT	NW 127 ST	NW 18 CT
NW 127 ST @ NW 18 CT	NW 127 ST	NW 18 CT
NW 127 ST @ NW 21 AV	NW 127 ST	NW 21 AV
NW 127 ST @ NW 21 AV	NW 127 ST	NW 21 AV
NW 135 ST @ NW 19 AV	NW 135 ST	NW 19 AV
NW 135 ST @ NW 22 AV	NW 135 ST	NW 22 AV
NW 135 ST @ NW 24 AV	NW 135 ST	NW 24 AV
NW 135 ST @ NW 26 CT	NW 135 ST	NW 26 CT
NW 135 ST @ OP #2319	NW 135 ST	OP #2319
NW 17 AV @ LITTLE RIVER DR	NW 17 AV	LITTLE RIVER DR
NW 17 AV @ LITTLE RIVER DR	NW 17 AV	LITTLE RIVER DR
NW 17 AV @ NW 103 ST	NW 17 AV	NW 103 ST
NW 17 AV @ NW 103 ST	NW 17 AV	NW 103 ST
NW 17 AV @ NW 108 ST	NW 17 AV	NW 108 ST
NW 17 AV @ NW 109 ST	NW 17 AV	NW 109 ST
NW 17 AV @ NW 111 ST	NW 17 AV	NW 111 ST
NW 17 AV @ NW 111 ST	NW 17 AV	NW 111 ST
NW 17 AV @ NW 113 TE	NW 17 AV	NW 113 TE
NW 17 AV @ NW 113 TE	NW 17 AV	NW 113 TE
NW 17 AV @ NW 116 ST	NW 17 AV	NW 116 ST
NW 17 AV @ NW 117 ST	NW 17 AV	NW 117 ST
NW 17 AV @ NW 119 ST	NW 17 AV	NW 119 ST
NW 17 AV @ NW 123 ST	NW 17 AV	NW 123 ST
NW 17 AV @ NW 124 TE	NW 17 AV	NW 124 TE
NW 17 AV @ NW 75 ST	NW 17 AV	NW 75 ST
NW 17 AV @ NW 75 ST	NW 17 AV	NW 75 ST
NW 17 AV @ NW 76 TE	NW 17 AV	NW 76 TE
NW 17 AV @ NW 78 ST	NW 17 AV	NW 78 ST
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NW 17 AV @ NW 87 ST	NW 17 AV	NW 87 ST
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NW 17 AV @ NW 91 ST	NW 17 AV	NW 91 ST
NW 17 AV @ NW 93 TE	NW 17 AV	NW 93 TE
NW 17 AV @ NW 93 TE	NW 17 AV	NW 93 TE
NW 17 AV @ NW 95 ST	NW 17 AV	NW 95 ST
NW 17 AV @ NW 95 ST	NW 17 AV	NW 95 ST
NW 22 AV @ # 12125	NW 22 AV	# 12125
NW 22 AV @ NW 100 ST	NW 22 AV	NW 100 ST
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NW 22 AV @ NW 103 ST	NW 22 AV	NW 103 ST
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NW 22 AV @ NW 111 ST	NW 22 AV	NW 111 ST
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NW 22 AV @ NW 115 ST	NW 22 AV	NW 115 ST
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NW 22 AV @ NW 117 ST	NW 22 AV	NW 117 ST
NW 22 AV @ NW 117 ST	NW 22 AV	NW 117 ST
NW 22 AV @ NW 119 ST	NW 22 AV	NW 119 ST
NW 22 AV @ NW 119 ST	NW 22 AV	NW 119 ST
NW 22 AV @ NW 122 ST	NW 22 AV	NW 122 ST
NW 22 AV @ NW 124 ST	NW 22 AV	NW 124 ST
NW 22 AV @ NW 124 ST	NW 22 AV	NW 124 ST
NW 22 AV @ NW 127 ST	NW 22 AV	NW 127 ST
NW 22 AV @ NW 129 ST	NW 22 AV	NW 129 ST
NW 95 ST @ NW 10 AV	NW 95 ST	NW 10 AV
NW 95 ST @ NW 10 AV	NW 95 ST	NW 10 AV

StopName	MainSt	CrossSt
NW 22 AV @ NW 129 ST	NW 22 AV	NW 129 ST
NW 22 AV @ NW 133 ST	NW 22 AV	NW 133 ST
NW 22 AV @ NW 135 ST	NW 22 AV	NW 135 ST
NW 22 AV @ NW 69 LA	NW 22 AV	NW 69 LA
NW 22 AV @ NW 69 ST	NW 22 AV	NW 69 ST
NW 22 AV @ NW 71 ST	NW 22 AV	NW 71 ST
NW 22 AV @ NW 71 ST	NW 22 AV	NW 71 ST
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NW 22 AV @ NW 73 ST	NW 22 AV	NW 73 ST
NW 22 AV @ NW 75 ST	NW 22 AV	NW 75 ST
NW 22 AV @ NW 78 ST	NW 22 AV	NW 78 ST
NW 22 AV @ NW 79 ST	NW 22 AV	NW 79 ST
NW 22 AV @ NW 80 ST	NW 22 AV	NW 80 ST
NW 22 AV @ NW 80 ST	NW 22 AV	NW 80 ST
NW 22 AV @ NW 81 TR	NW 22 AV	NW 81 TR
NW 22 AV @ NW 82 ST	NW 22 AV	NW 82 ST
NW 22 AV @ NW 84 ST	NW 22 AV	NW 84 ST
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NW 22 AV @ NW 87 ST	NW 22 AV	NW 87 ST
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NW 22 AV @ NW 93 TE	NW 22 AV	NW 93 TE
NW 22 AV @ NW 94 ST	NW 22 AV	NW 94 ST
NW 22 AV @ NW 95 ST	NW 22 AV	NW 95 ST
NW 22 AV @ NW 96 TE	NW 22 AV	NW 96 TE
NW 22 AV @ NW 97 ST	NW 22 AV	NW 97 ST
NW 27 AV @ # 12501	NW 27 AV	# 12501
NW 27 AV @ # 8401	NW 27 AV	# 8401
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NW 27 AV @ NW 108 ST	NW 27 AV	NW 108 ST
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NW 27 AV @ OP # 12501	NW 27 AV	OP # 12501
NW 32 AV @ NW 103 ST	NW 32 AV	NW 103 ST
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NW 32 AV @ NW 75 ST	NW 32 AV	NW 75 ST
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NW 95 ST @ NW 14 AV	NW 95 ST	NW 14 AV
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StopName	MainSt	CrossSt
NW 32 AV @ NW 79 ST	NW 32 AV	NW 79 ST
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NW 32 AV @ NW 83 TE	NW 32 AV	NW 83 TE
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NW 32 AV @ NW 87 ST	NW 32 AV	NW 87 ST
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NW 32 AV @ NW 93 ST	NW 32 AV	NW 93 ST
NW 32 AV @ NW 93 ST	NW 32 AV	NW 93 ST
NW 32 AV @ NW 95 ST	NW 32 AV	NW 95 ST
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NW 62 ST @ NW 30 AV	NW 62 ST	NW 30 AV
NW 62 ST @ NW 30 AV	NW 62 ST	NW 30 AV
NW 62 ST @ NW 32 AV	NW 62 ST	NW 32 AV
NW 62 ST @ NW 32 AV	NW 62 ST	NW 32 AV
NW 62 ST @ NW 35 AV	NW 62 ST	NW 35 AV
NW 62 ST @ NW 35 AV	NW 62 ST	NW 35 AV
NW 7 AV @ # 9150	NW 7 AV	# 9150
NW 7 AV @ LITTLE RIVER DR	NW 7 AV	LITTLE RIVER DR
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NW 7 AV @ NW 106 ST	NW 7 AV	NW 106 ST
NW 7 AV @ NW 107 ST	NW 7 AV	NW 107 ST
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NW 7 AV @ NW 116 TE	NW 7 AV	NW 116 TE
NW 7 AV @ NW 117 ST	NW 7 AV	NW 117 ST
NW 7 AV @ NW 79 ST	NW 7 AV	NW 79 ST
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NW 7 AV @ NW 90 ST	NW 7 AV	NW 90 ST
NW 7 AV @ NW 91 ST	NW 7 AV	NW 91 ST
NW 7 AV @ NW 94 ST	NW 7 AV	NW 94 ST
NW 7 AV @ NW 95 ST	NW 7 AV	NW 95 ST
NW 7 AV @ NW 95 TE	NW 7 AV	NW 95 TE
NW 7 AV @ NW 97 ST	NW 7 AV	NW 97 ST
NW 7 AV @ NW 97 ST	NW 7 AV	NW 97 ST
NW 7 AV @ NW 99 ST	NW 7 AV	NW 99 ST
NW 7 AV @ NW 99 ST	NW 7 AV	NW 99 ST
NW 79 ST @ 2800 BLOCK	NW 79 ST	2800 BLOCK
NW 79 ST @ NW 10 CT	NW 79 ST	NW 10 CT
NW 79 ST @ NW 11 CT	NW 79 ST	NW 11 CT
NW 79 ST @ NW 11 CT	NW 79 ST	NW 11 CT
NW 79 ST @ NW 12 PL	NW 79 ST	NW 12 PL
NW 79 ST @ NW 13 AV	NW 79 ST	NW 13 AV
NW 79 ST @ NW 14 AV	NW 79 ST	NW 14 AV
NW 79 ST @ NW 15 AV	NW 79 ST	NW 15 AV
NW 79 ST @ NW 17 AV	NW 79 ST	NW 17 AV
NW 79 ST @ NW 17 AV	NW 79 ST	NW 17 AV
NW 79 ST @ NW 17 PL	NW 79 ST	NW 17 PL
NW 79 ST @ NW 19 AV	NW 79 ST	NW 19 AV
NW 79 ST @ NW 19 AV	NW 79 ST	NW 19 AV
NW 79 ST @ NW 21 AV	NW 79 ST	NW 21 AV
NW 79 ST @ NW 22 AV	NW 79 ST	NW 22 AV
NW 79 ST @ NW 22 AV	NW 79 ST	NW 22 AV
NW 79 ST @ NW 23 AV	NW 79 ST	NW 23 AV
NW 79 ST @ NW 24 AV	NW 79 ST	NW 24 AV
NW 79 ST @ NW 25 AV	NW 79 ST	NW 25 AV
NW 79 ST @ NW 27 AV	NW 79 ST	NW 27 AV
NW 79 ST @ NW 27 AV	NW 79 ST	NW 27 AV
NW 79 ST @ NW 27 AV	NW 79 ST	NW 27 AV
NW 79 ST @ NW 30 AV	NW 79 ST	NW 30 AV
NW 79 ST @ NW 30 AV	NW 79 ST	NW 30 AV
NW 79 ST @ NW 31 AV	NW 79 ST	NW 31 AV
NW 79 ST @ NW 32 AV	NW 79 ST	NW 32 AV
NW 79 ST @ NW 33 AV	NW 79 ST	NW 33 AV
NW 79 ST @ NW 33 AV	NW 79 ST	NW 33 AV
NW 79 ST @ NW 35 AV	NW 79 ST	NW 35 AV
NW 79 ST @ NW 35 AV	NW 79 ST	NW 35 AV
NW 79 ST @ NW 7 AV	NW 79 ST	NW 7 AV
NW 79 ST @ NW 7 AV	NW 79 ST	NW 7 AV
NW 79 ST @ NW 8 CT	NW 79 ST	NW 8 CT
NW 79 ST @ NW 9 AV	NW 79 ST	NW 9 AV
NW 79 ST@NW 32 AV (E/F)	NW 79 ST	NW 32 AV
NW 95 ST @ # 1029	NW 95 ST	# 1029
NW 95 ST @ # 1100	NW 95 ST	# 1100
NW 95 ST @ # 1225	NW 95 ST	# 1225
NW 95 ST @ # 1260	NW 95 ST	# 1260
NW 95 ST @ NW 17 AV	NW 95 ST	NW 17 AV
NW 95 ST @ NW 7 AV	NW 95 ST	NW 7 AV
NW 95 ST @ NW 7 AV	NW 95 ST	NW 7 AV

9. A list of hot spots and corridors that are serviced by the solid waste department for litter activities.

LOCATION/AREA	COMM. DIST.
3300 NW 98 ST	2
W/S OF NW 36 AVENUE BTW. 83-87 STREET	2
NW 36 AVE NW 82 St	2
3455 NW 102 ST	2
9300 NW 36 AVENUE	2
S/S NW 93 ST BTW NW 27 - 29 AVE	2
E/S of NW 29 AVE BTW 91 ST - 92 ST	2
8785 NW 32 AVE (ALONG NW 88TH ST & NW 87 TER)	2
2101 NW 94 ST (E/S OF NW 21 AVE)	2
2101 NW 95 ST (ON NW 96 ST)	2
2362 NW 95 ST	2
2464 NW 104 TERR	2
8901 NW 22 AVE (E/S ON NW 21 CT)	2
REAR OF 2230 NW 95 ST (REAR ON 94 ST)	2
East Side OF NW 21 AVE Between NW 119 ST & NW 120 ST	2
A/F 12305 NW 23 AVE	2
10401 NW 8 AVE **(B/S NW 105 ST BTW 7th Ave- 8 Ave)**	2
1090 NW 112 TERR- ON NW 11 AVE	2
1299 NW 111 ST	2
1199 NW 101 ST	2
743 NW 98 ST ON NW 99 ST	2
9674 NW 10 AVE ON NW 99TH ST	2
7725 NW 14 AVE	2
1375 NW 77 ST- ON 77 TERR	2
955 NW 75 ST- ON 10 AVE	2
1487 NW 100 ST	2
1290 NW 102 ST- ON 13 AVE	2
BOTH SIDES OF NW 70 ST BTW 31-32 AVE	2
BOTH SIDES OF NW 69 ST BTW 31-32 AVE	2
BOTH SIDES OF NW 31 CT & BTW 46 ST & 47TH STREET	2
NW 38 AVE BTW 36-38 ST	2
NW 33 AVE BTW 38 ST - SR 112/DEAD END	2
REAR OF 3011 NW 77 ST	2
1901 NW 78 ST (SIDE)	2
1901 NW 86 TERR	2
1918 NW 82 ST (REAR ON 81 TERR)	2
2395 NW 68 ST (SIDE)	2
2601 NW 68 ST (REAR)	2

10. Listing of all illegal dumping sites and the number of cubic yards collected for illegal dumping.
    A total of 19,647 cubic yards were collected from illegal dumping sites (refer to the addresses provided above for details)

11. Revenues generated from illegal dumping code enforcement activities by the solid waste department.

	FY 24/25	FYTD
Code Enforcement Revenue	$76,250	$33,100
Non-Compliance	$28,864	$
Immediate Removal – Pending Payment	$37,568	$

    This revenue source will not be transferred to the new municipality

12. Total revenues generated from code enforcement activity. **$2,093,300**

13. List of special taxing districts and all revenue collected.

Miami-Dade Parks, Recreation and Open Spaces Department
Fiscal Year 2024-25 Assessment District Revenues
Districts Within North Central Municipal Advisory Committee Area

Fund	District Description	Assessments	Carry-over	Interest	Grand Total
L0046	NORTHWEST SHORES	31,955.97	36,094.22	1,426.76	69,476.95
L0054	FLAMINGO VILLAGE	10,913.61	7,072.76	331.85	18,318.22
L0060	PINEWOOD PARK	19,588.53	17,033.31	735.92	37,357.76
L0067	ANDERSON HEIGHTS	26,647.59	19,150.94	863.92	46,662.45
L0073	LITTLE RIVER ACRES	9,106.31	6,920.12	301.32	16,327.75
L0080	LIBERTY PLAZA	4,408.78	1,973.40	119.57	6,501.75
L0087	WEST LITTLE RIVER EST	13,742.52	11,490.12	492.38	25,725.02
L0089	GOLF PRK-MINTON MANOR-FAIRMONT	33,336.42	15,600.27	933.54	49,870.23
L0092	WITTMAN	161,345.94	159,220.53	6,330.12	326,896.59
L0136	EAST GOLF PARK	20,619.81	17,507.69	757.72	38,885.22
L0267	LAKEVIEW ST LIGHTING IMP DIST	28,879.47	23,938.95	1,042.30	53,860.72
L1061	PW PINEWOOD PARK EXTENSION S	28,217.54	12,626.77	737.52	41,581.83
L1293	PW HAMPTON APARTMENTS	4,024.14	1,177.05	86.68	5,287.87
L1453	WESTVIEW NORTH	0.00	45,319.35	1,457.75	46,777.10
		392,786.63	**375,125.48**	**15,617.35**	**783,529.46**

Notes: Assessment revenues, payments from district property owners based on assessment rate and front footage
Carry-over revenues, held funds from prior year; funds may include developer deposits for future operations
Interest revenue, interest income for held funds [return on County pooled investments]
Westview North is expected to commence operation in the current year. For 2024-25 and 2025-26 there is no assessment; operations will be funded from the developer deposit

14. Portion of county occupational license fees (not UMSA occupational license) that would be remitted to the new city. **Pending**

15. Revenues generated and broken down by the park from user fees.

Miami-Dade Parks, Recreation and Open Spaces Department
Fiscal Year 2024-25 Park Revenues
Parks Within North Central Municipal Advisory Committee Area

Location	Revenue Category	Total Revenue, FY 2024-25
Arcola Lakes Park	Rental, Open Area	3,499.00
	Rental, Recreation Room	11,915.00
	Rental, Shelter	21,873.00
Arcola Lakes Park Total		**37,287.00**
Arthur Woodard Park	Rental, Shelter	236.00
Arthur Woodard Park Total		**236.00**
Gwen Cherry Park	Admissions, Fitness Center	68.00
	Rental, Art Room	4,640.00
	Rental, Fitness Room	544.74
	Rental, Football Field	16,630.00
	Rental, Gymnasium	1,527.76
	Rental, Library Room	220.00
	Rental, Multipurpose Field	120.00
	Rental, Open Area	945.00
	Rental, Recreation Room	4,579.48
	Rental, Tennis Court	494.74
Gwen Cherry Park Total		**29,769.72**
Gwen Cherry Pool	Admissions, Pool	1,810.35
	Rental, Pool Deck	1,600.00
	Rental, Pool, Entire Pool	2,693.14
Gwen Cherry Pool Total		**6,103.49**
Little River Park	Rental, Open Area	600.00
	Rental, Recreation Room	1,507.80
Little River Park Total		**2,107.80**
Martin Luther King Memorial Park	Rental, Open Area	100.00
	Rental, Recreation Room	7,335.00
	Rental, Shelter	5,906.00
Martin Luther King Memorial Park Total		**13,341.00**
Miami Shores Optimist Club	Lease	7,988.03
Miami Shores Optimist Club Total		**7,988.03**
Sidney Wynn Park at Arcola	Rental, Baseball Field	2,610.00
	Rental, Open Area	100.00
	Rental, Recreation Room	2,693.00
Sidney Wynn Park at Arcola Total		**5,403.00**
Sidney Wynn Park at Arcola Pool	Admissions, Pool	872.88
	Rental, Pool, Entire Pool	983.00
Sidney Wynn Park at Arcola Pool Total		**1,855.88**
West Little River Park	Rental, Football Field	15,515.00
	Rental, Recreation Room	743.00
West Little River Park Total		**16,258.00**
Grand Total		**120,349.92**

16. The number of traffic citations issued in the boundaries and revenues generated from judgement and court issued fines that would revert to the city.

    The Clerk of Courts (COC) Traffic Information System does not track citations by geographic boundaries. Each issuing agency has its own municipality code/identifier. Without reviewing the incident location on each UMSA citation, the COC is unable to compile a reliable estimate for this area.

17. Storm water utility fee revenues. **10/01/24 – 09/30/25 -- $1,247,715**

18. Solid waste franchise fees charged and collected from the commercial haulers servicing the businesses.

    The Disposal Facility Fee (DFF) for private haulers equals 15% of their monthly gross receipts, less 2.5% for administrative costs. The Department is unable to determine the amount of DFF collected from commercial haulers operating in the North Central area.

19. Provide both CRA contracts to include the expiration dates for each CRA (7th avenue & 79th Street).
    Already Provided

20. History of revenue for gas tax refund. **Pending**
21. Canal maintenance revenue. **Pending**

Please feel free to contact us should you need further clarification on the requested information. Your prompt attention and response would be greatly appreciated.

Warm regards,

Trameka Rios

Vice-chair, NCMAC

Cc: Marliene Bastien, NCMAC Board

IMPACT TO UMSA
NORTH CENTRAL MAC

Based on FY 2026-27 Proposed Budget	*Assumptions*	*North Central MAC (Estimate)*
Revenues		
Property Tax Revenue	***Allocation based on tax roll & millage***	$ 11,178,664
Adjustment for 7th Avenue CRA	***Allocation based on incremental value***	$ (510,640)
Adjustment for 79th Street CRA	***Allocation based on incremental value***	$ (1,605,175)
Sales Tax	***Allocation based on $94.08 per person***	$ 6,164,550
Utility Taxes	***Allocation based on tax roll/population***	$ 3,810,075
Communications Tax	***Allocation based on tax roll/population***	$ 794,245
Alcoholic Beverage License	***Allocation based on $0.16 per person***	$ 10,828
Business Tax	***Allocation based on $4.7466 per person***	$ 327,404
Administrative Reimbursement	***Allocated based on tax roll/population***	$ 923,731
Miscellaneous Revenues	***Allocation based on $3.66 per person***	$ 59,528
Revenue		**$ 21,153,210**
Cost of Providing UMSA Services		
Miami-Dade Sheriff	***As provided MDSO***	$ 44,256,753
Parks, Recreation and Open Spaces Dept.	***As provided PROS***	$ 4,397,300
Right-of-Way Maintenance Centerline Miles	***As provided Public Works***	$ 3,612,000
Policy Formulation Commission, Mayor, County Attorney	***Direct Cost multiplied by 2.82%***	$ 1,473,903
Internal Support Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	***Direct Cost multiplied by 3.71%***	$ 1,939,071
Planning and Non-Departmental Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	***Direct Cost multipliplied by 0.06%***	$ 31,360
Cost of Providing UMSA Services		**$ 55,710,386**
Net to UMSA		**($34,557,176)**

1. Does not include gas tax funded projects
2. Does not include canal maintenance revenues
3. Does not include proprietary activities: Building, Zoning, Solid Waste
4. Does not include Fire and Library Districts
5. Revenues are based on allocations not actuals

Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.

2026 Taxable Property Rolls	**$ 6,163,967,721**
2020 Census Area Population	**68,976**
2026 UMSA Population	**1,216,651**
2026-27 Proposed UMSA Millage	**1.9090**
Patrollable Sq. Miles - UMSA	**207.90**
Total Calls For Service - UMSA CY 2025	**528,211**
Group A Crimes - UMSA 2025	**51,759**
Patrollable Sq. Miles - Study Area	**13**
Total Calls for Service - Study Area CY 2025	**54,095**
Group A Crimes - Study Area CY 2025	**7,842**
Number of Centerline Miles	**374.86**
Per Capita Taxable Value	**$ 89,364**

Comparison of Proposed Incorporation Area and MDSO Municipal Districts					
			Municipal Districts		
District Name	**NCD MAC**	**Northside**	**Cutler Bay**	**Miami Lakes**	**Palmetto Bay**
District Patrollable Sq Miles	12.5	15.02	9.64	5.6	8.31
District Population	68,976	95,532	45,425	30,467	24,439
District Calls For Service	54,095	95,302	16,032	10,763	9,584
District Group A Crimes	7,842	13,344	1,082	514	769
Current Budgeted Sworn	**TBD**	**247**	**53**	**45**	**43**
Calls for Service and Group A Crimes are for 2025					