



Sally A. Heyman  
Commissioner

# Incorporation??

## Information Sheet for NE MAC Area

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Analysis by PMG Associates, Inc. and Miami-Dade County  
April 2018

### Background

- The Northeast Dade Municipal Advisory Committee (NEMAC) was appointed by the Board of County Commissioners (BCC) to study the possibility of forming a new municipality in the area.
- The NEMAC Board is made up of volunteers who live in the area and who were appointed to the NEMAC by Commissioner Heyman.
- The NEMAC began meeting in 2003, but due to a moratorium on incorporations and annexations adopted by the BCC in 2005, all MAC's experienced a period of inactivity until the moratorium was lifted in 2012.
- In 2012, the NEMAC re-convened and resumed their incorporation feasibility efforts by updating the information which had been submitted prior to the moratorium.
- The NEMAC held two public hearings on June 21, 2016, and July 21, 2016 where the Members received input from residents and businesses on the issue of incorporation of their respective area.
- In August 2016, the NEMAC forwarded the incorporation proposal to the Board of County Commissioners requesting the incorporation effort move forward and allowing the residents of the area to vote on the creation of a new municipality.
- The Planning Advisory Board (PAB), held a public hearing on September 26, 2017 to consider the application based on Miami-Dade County Code (Code) criteria and forwarded a recommendation to the Mayor and BCC.

### Services

#### **SERVICES THAT WILL REMAIN UNCHANGED**

- Fire and Rescue
- School District
- Miami-Dade Public Libraries
- Solid Waste Collection Services
- Water and Sewer Service

#### **POLICE**

- The new municipality will be required by Miami-Dade County Code to continue to use Miami-Dade Police Department (MDPD) for local patrol services for a minimum of three years.
- After three years, the new municipality may choose to continue contracting MDPD or form a local police department.
- **MDPD Intracoastal currently patrols 16 square miles. The new municipality would limit patrol/police services to 3.5 miles of the proposed area.**
- Increased police presence, coverage, and shorter response times as police will remain within the newly incorporated area.

## **PARKS**

- Highland Oaks Park (20300 NE 24<sup>th</sup> Ave.) and Ojus Park (18995 West Dixie Highway) would be conveyed to the new municipality.
- Greynolds Park (17530 West Dixie Highway) will remain under Miami-Dade County jurisdiction.

## **ROADS**

- There are approximately 75.1 lane miles in the Northeast Dade Area. Approximately 56.7 lane miles would be transferred to the new municipality. The County is proposing to keep 18.4 lane miles consisting of the following roads:
  - NE 203<sup>rd</sup> St: from I-95 to NE 26<sup>th</sup> Avenue
  - West Dixie Highway: from theoretical NE 175<sup>th</sup> Street to NE 215<sup>th</sup> Street
  - Highland Lakes Boulevard: from NE 199<sup>th</sup> Street to NE 203<sup>rd</sup> Street
  - NE 26<sup>th</sup> Avenue: from West Dixie Highway/NE 193 Street to NE 215<sup>th</sup> Street
  - NE 19<sup>th</sup> Avenue: from NE 183<sup>rd</sup> Street to NE 185<sup>th</sup> Street
  - NE 199<sup>th</sup> Street: from NE 18<sup>th</sup> Avenue to Highland Lakes Boulevard
  - NE 18<sup>th</sup> Avenue: from NE 194<sup>th</sup> Terrace to NE 199<sup>th</sup> Street
  - NE 18<sup>th</sup> Avenue: from NE 185<sup>th</sup> Street to NE 194<sup>th</sup> Terrace
  - NE 18<sup>th</sup> Road: from NE 183<sup>rd</sup> Street/19<sup>th</sup> Avenue to NE 185<sup>th</sup> Street

## **Taxes**

### **SINGLE FAMILY HOMES**

- **Based on analysis done by the NEMAC and PMG Associates, Inc., an independent firm hired by Miami-Dade County, the Northeast Dade area can succeed financially as a new municipality without increasing the Ad Valorem Tax Rate that currently exists for this UMSA area of Miami-Dade County.**
- This tax rate is based on the establishment of a budget that provides for current levels of service received by Property Owners from Miami-Dade County, including increased police services.
- This tax rate, as well as other revenues, would generate sufficient funds to operate the new municipality and additionally may result in an adequate surplus to be added to the reserves of the proposed municipality.

### **CONDOMINIUMS/MULTI FAMILY**

- **Based on analysis done by the NEMAC and PMG Associates, Inc., an independent firm hired by Miami-Dade County, the Northeast Dade area can succeed financially as a new municipality without increasing the Ad Valorem Tax Rate that currently exists for the UMSA area of Miami-Dade County.**
- This tax rate is based on the establishment of a budget that provides for current levels of service received by Property Owners from Miami-Dade County, including increased police services.
- This tax rate, as well as other revenues, would generate sufficient funds to operate the new municipality and additionally may result in an adequate surplus to be added to the reserves of the proposed municipality.

### **OTHER TAXES NOT PAYABLE TO THE NEW MUNICIPALITY**

- **If the area incorporates, Property Owners in the NE Dade area will no longer be required to pay the UMSA Unincorporated Area Tax from Miami-Dade County. It will be replaced with a municipal tax rate.**
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- Property Owners in the proposed incorporation area will continue to pay taxes to other authorities other than the new municipality. These taxes may include:
  - Children’s Trust
  - County-wide Tax for regional services by Miami-Dade County
  - Miami-Dade School Board Tax
  - Fire District Tax
  - Library Tax
  - Special Taxing Districts
  - State authorized tax levies
    - South Florida Water Management District
    - Florida Inland Navigation District

## Seniors/Exemptions

### SENIOR CITIZEN EXEMPTION

- **Seniors living in the proposed municipality area will keep the same exemptions.**
- **Seniors living in the proposed municipality will not lose their Senior Citizen Exemption status.**
- Senior Exemption is an additional property tax benefit available to all homeowners regardless of where you live in Florida who meet the following criteria:
  - The property must qualify for a homestead exemption
  - At least one homeowner must be 65 years old as of January 1
  - Total ‘Household Adjusted Gross Income’ for everyone who lives on the property cannot exceed statutory limits
- All current exemptions would remain in place.

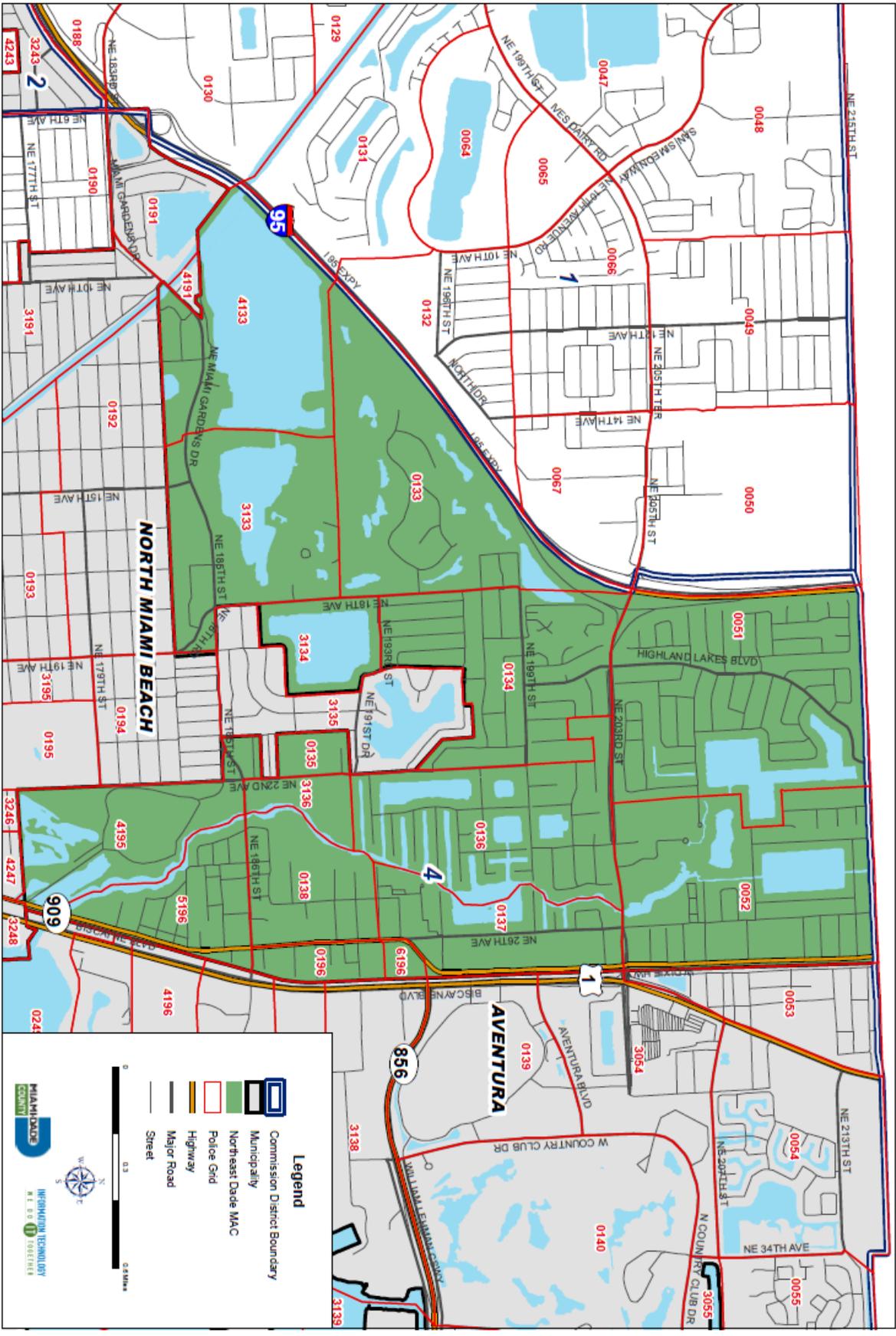
## Mitigation

- **NEMAC area proposed for incorporation is considered a “Donor” area.**
- Mayor Carlos A. Gimenez has recommended that the new municipality mitigate 50 percent of the excess revenues attributable to the area.
- This will result in a payment of approximately -0.39 mils, applied annually (for 6 years, 10 months).

## Next Steps

- The petition is placed on a BCC agenda for a public hearing in which members of the public will have the opportunity to comment and provide input on the opportunity to vote on the proposed incorporation.
- After the public hearing, the BCC may call an election for the area.
- **This issue will remain in limbo unless an election is held.**
- Only registered voters residing in the proposed area would be allowed to participate in an election.
- If the election is successful, a charter commission is created.
- Once the charter commission has completed the proposed municipal charter, the BCC places the charter on the ballot for people in the NEMAC area to vote for or against incorporation.
- If the charter vote is successful, the new municipality is formed.

# MIAMI - DADE COUNTY Northeast Proposed Municipality Boundaries and Police Grids



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