



City of North Miami Beach
Community Development Department – Planning & Zoning Division
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North Miami Beach, FL 33162
(305) 948-2966

City Commission Staff Report

Meeting Date: 06/17/2025	File No: 24-39	Application Name: Infrastructure Element Comprehensive Plan Text Amendment Ordinance
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Request:
 To update the City’s current Comprehensive Plan Infrastructure Element to demonstrate compliance with Florida Statutes F.S. 163.3177(6)(c)3. This is a State mandated requirement to be addressed by the City of North Miami Beach.

City Commission Board Motion:
 1. **Move to approve** Ordinance 2025-XX for the Text Amendment to the Infrastructure Element of the City Comprehensive Plan, including transmittal to the State of Florida Community Planning Division for Review Commission, concurring with the findings of the Planning and Zoning Board, serving as the state mandated Land Planning Agency, that the proposed Text Amendment is consistent with the City’s Charter, Comprehensive Plan, and the requirements of Florida Statute.

Planning & Zoning Board History:
 As the Local Planning Agency, required by the State of Florida, the Planning and Zoning Board of the City of North Miami Beach **recommends approval** of the Text Amendment to the Infrastructure Element of the City Comprehensive Plan to the Mayor and City Commission, finding that the proposed Text Amendment is consistent with the City’s Charter, Comprehensive Plan, and the requirements of Florida Statute.

On April 21, 2025, the City’s Planning and Zoning Board considered this item at a public hearing meeting and voted **6 to 0** recommending approval of the proposed comprehensive plan text amendment ordinance.

Project Planner: City of North Miami Beach Community Development Department Planning & Zoning Division & City of North Miami Beach NMB Water Division (Public Utilities)	Review Dates: <u>Planning & Zoning Board:</u> April 21, 2025 <u>City Commission Meeting:</u> June 17, 2025 (1 st Reading) July 15, 2025 (2 nd Reading)	Attachments 1. Draft Ordinance 2. Staff Report 3. Business Impact Estimate 4. Exhibit A - Wastewater Service Area Map
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Background:

The Public Infrastructure Element of the City of North Miami Beach Comprehensive Plan provides the objectives and policies for the provision of general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge. The goal of the Infrastructure Element is to provide and maintain the public infrastructure in a manner that will insure public health, safety and quality of life.

Furthermore, this will also facilitate the development of adequate public infrastructure to serve the appropriate growth and development of the City with appropriate consideration to managing important natural resources. The Public Infrastructure Element is divided into eight objective sections with various policies addressing elements of infrastructure.

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

1. Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
 2. Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)
- **Findings:** The City is currently in the process of addressing the above requirements, in the adopted Comprehensive Plan Text Amendment Ordinance. All future amendments will be submitted to Florida Department of Environmental Protection for review and Florida Commerce for final processing once approved and adopted by the Mayor and City Commission.

Staff Analysis:

Proposed additions to the existing City’s Comprehensive Plan Infrastructure Element Goals, Objectives and Policies text are indicated by underline. Removal of text is indicated with a strikethrough. The Infrastructure Element of its current Comprehensive Plan by adopting the text below which shall be incorporated into the current Comprehensive Plan.

The Infrastructure Element Comprehensive Plan shall be amended as follows:

IV. Infrastructure Element Goals, Objectives, and Policies

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Goal 1

To provide and maintain the public infrastructure in a manner that will insure public health, safety and quality of life.

Objective 1.1

Continue to provide new or improved sewer collection, drainage and/or potable water systems in accordance with the Capital Improvements Schedule, as it is annually updated.

Policy 1.1.6

The City shall continue to transmit its wastewater and sanitary sewer flow to the North District Wastewater Treatment Plant (NDWWTP) owned and operated by Miami-Dade County Water and Sewer Department. The City will collaborate with Miami-Dade County on all future development projects within the district. This collaboration will ensure that the city's development processes incorporate Miami-Dade County's commitments regarding system capacities.

- (a). The City of North Miami Beach is a volume sewer customer of Miami-Dade County Water and Sewer Department.
- (b). As of 2025, the treatment facility permitted capacity is 120 MGD.
- (c). Projected Influent Flow for 2025 is 105.25 mgd.
- (d). Projected Influent Flow for the year 2040 is 122.58 mgd.
- (e). Influent flow projections include both anticipated demand due to growth and development/redevelopment as well as septic to sewer conversion.
- (f). New flow projections will be available upon completion of the Miami-Dade County Utility Master Plan and is subject to the regulations of Miami-Dade County.

Policy 1.1.7

A timeline for the construction of any sanitary sewer determined to be feasible is subject to available funding, materials availability, bidding, construction schedules, and as determined by the Miami-Dade County Utility Master Plan.

Objective 1.3

Maintain and expand water conservation, water reuse, and alternative water supply programs.

Policy 1.3.13

The City shall continue to ~~implement the requirements of Water Use Permit "RE-ISSUE 13-00060-W" issued on August 9, 2007 June 11, 2012~~ utilize the most recent Water Use Permit issued by the South Florida Water Management District (SFWMD) and as described in the City's 10-Year Water Supply Facilities Work Plan to further increase its utilization of raw water as an Alternative Supply.

Objective 1.5

Maximize use of existing sewer and water lines by extending such lines to vacant land at the developer's sole expense unless the project serves an overriding public need as identified by the City in the Capital Improvement Element.

Measure: annual increase in sewer and water use affecting existing lines resulting from extensions of such facilities to vacant land.

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Policy 1.5.2

The City shall undertake the creation of a septic to sewer master plan by 2028. This plan will analyze the feasibility of providing sanitary sewer service within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka Septic System) per one (1) acre per s. 163.3177(6)c3, F.S., where they exist within the City of North Miami Beach Sewer Service Area.

Policy 1.5.3

The City shall coordinate the City’s Capital Improvement Program with the findings and recommendations of the septic to sewer master plan to eliminate septic system areas within the City of North Miami Beach which are within the City of North Miami Beach Sewer Service Area including project prioritization and the pursuit of alternative funding strategies.

Policy 1.5.4

The City shall coordinate with the Miami-Dade County Water and Sewer Department to work towards eliminate septic system areas within the City of North Miami Beach which are within the Miami-Dade County Sewer Service Area including project prioritization and the pursuit of alternative funding strategies.

Policy 1.5.5

Presently, the City of North of Miami Beach is not located in the Basin Management Action Plan (BMAP) area.

- (a). Should the waters surrounding North Miami Beach become part of a BMAP in the future, the City shall establish guidelines for infrastructure planning, prioritization, and funding of Capital Improvement Projects (CIPs).*
- (b). The goal is to ensure that infrastructure development supports environmental sustainability, promotes water quality, and complies with the management goals outlined in the BMAP.*
- (c). Funding opportunities such as grants and state-wide funding will need to be identified, prioritized and assessed annually should we be mandated to comply with future state and/or federal requirements.*

Policy 1.5.6

The City will identify inefficiencies in the wastewater collection system and develop wastewater capital improvement projects to eliminate these deficiencies and improve the reliability in the wastewater system. The City shall continue to prioritize improvements to the sanitary sewer collection system based on the Utility Master Plan and available funding sources.

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Business Impact Estimate:

If adopted the proposed Text Amendment Ordinance will not impact any existing infrastructure requirements and/or residential and commercial businesses

Cost/Funding:

None

Compliance with Code of Ordinance:

Not applicable

Comprehensive Plan Consistency:

The proposed comprehensive plan text amendment ordinance was reviewed and amended accordingly against the goals, objectives, and policies for the City of North Miami Beach Comprehensive Plan “Infrastructure Element”. During staff review, no inconsistencies were found as the proposed amendment is mandated by the State of Florida’s Community Planning Act. The proposed amendment is compatible and consistent with all of the elements of the City’s Comprehensive Plan.

Future Land Use Element:

Not applicable

Infrastructure Element:

ADD summary text and how this state mandated requirement and proposed text amendment ordinance will address this requirement thus demonstrating compliance.

Also ADD any elements on talking about approving infrastructure comp plan, etc

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