



## ATTACHEMENT I

Community Development Department – Planning & Zoning Division  
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### STAFF REPORT – CITY COMMISSION MEETING

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| <b>Meeting Date:</b><br>06/16/2026 | <b>Case Number:</b><br>26-08 | <b>Name:</b><br>Evaluation and Appraisal<br>Report -<br>Infrastructure Element<br>Comprehensive Plan Text<br>Amendment Ordinance |
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### REQUEST

Evaluation and Appraisal Report and Infrastructure Element Comprehensive Plan Text Amendment Ordinance

### BACKGROUND

Evaluation and appraisal of a City's comprehensive plan are conducted at least once every seven years, and Chapter 163 of the Florida Statutes requires review of 10 and 20-year population projections, traffic projections, a review of land use and housing, and other requirements by the state, such as adoption of a Property Rights Element and aspects such as septic to sewer conversion feasibility.

Land use and housing are linked to the population in terms of understanding the need for housing. Population projections as seen in the enclosed shows that North Miami Beach's population is expected to be stable before beginning to decline after 2035 (Source: University of Florida BEBR, University of Florida Shimberg Center).

The city then reviewed this data against its land use, taking into account the acreage of the various land use categories that permit for residential use. Based on existing density regulations, 53,455 units can be built in the city. Similar to Miami-Dade County, the City's average household size is 2.74, allowing a population capacity that far exceeds its project population's needs. Therefore, no

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| <b>Project Staff Planner:</b><br>Zafar Ahmed<br>Director<br>Community Development<br>Department | <b>Review Dates:</b><br><u>Planning &amp; Zoning Board:</u><br>05/11/2026<br><br><u>City Commission Meeting:</u><br>06/16/2026 – 1 <sup>st</sup> Reading<br>07/21/2026 – 2 <sup>nd</sup> Reading | <b>Attachment:</b><br>I. Staff Report<br>II. DRAFT resolution – Including<br>Exhibit A<br>III. Presentation |
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changes to the Future Land Use Map is warranted on the basis of population, land use, and housing review.

The City's projected transportation network needs were projected to determine traffic levels on major roadways through 2050. The traffic projections were conducted utilizing Florida Department of Transportation sources and then critically evaluated by planning staff. Based on the review, no changes to roadway classifications are needed. The City does have several roadway segments that will be at unacceptable level of service from a traffic standpoint, and it is important for the city to continue to pursue funding for projects that will increase multimodal options to meet transportation needs.

The City has engaged in the past to move towards full septic conversion to sewer, and currently has both County and City service areas for both sewer and those unserved by the sewer system. Within the County area, the City relies on the County to continue to implement new system as financially feasible. The City supports the County in this regard via policies designed to require new major developments to have sewer connections. In various areas, the County has made improvements that align with future capacity needs for certain levels of conversions. However, in many of these cases, placing an immediate conversion rule may provide for undue hardship to a single family residence in many of these areas, which then requires considerations of financial assistance to avoid other issues, including displacement of residents. Within the City's septic areas, generally in the south of the city as seen in the enclosed map, the city has previously engaged in programs for septic to sewer conversion, such as for Washington Park. However, this conversion requires the development of additional capacity and sewer lines. For neighborhoods such as Washington Park, financial feasibility is the main concern; special district assessments are difficult in light of the socioeconomics of the area, and the project has not proceeded due to local needs. In recent years, the city has also found its general revenue constrained or potentially constrained, including with recent discussions on property taxes that are ongoing with the State Legislature. Thus, the city's current policy stance is to seek out funding as much as possible from outside the city, as well as continue to require new development to fund their fair share and connect to the sewer system as available. This approach requires amendments to the comprehensive plan for supporting policies.

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 ensure 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 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.)

The City of North Miami Beach lies within multiple sanitary sewer services areas (exhibit 1) that dictate the type of service available and the service provider responsible for providing the service. Within these areas, which include served and unserved areas of the county, North Miami Beach, North Miami, and Opa Locka, the city's residential properties are primarily served by septic systems. The city has had a longstanding goal, now officially promoted by state legislation and county efforts, to convert these septic systems to sanitary sewer connections.

As part of this Comprehensive plan update, the city is reaffirming their commitment to advancing this conversion in a financially feasible way. Past efforts to study the cost of converting homes on Washington Park to the sanitary sewer system indicated an immense cost barrier that rendered the project not feasible. This amendment is intended to spur additional research and finding efforts to support the citywide conversion through the creation of a Septic to Sewer Master Plan.

## STAFF FINDINGS

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Proposed additions to the existing City of North Miami Beach Infrastructure Element Comprehensive Plan text are indicated by underline. Removal of texts are indicated with ~~strikethrough~~.

### *Proposed Amendment:*

#### IV Infrastructure Element Goals, Objectives and Policies

##### **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 1.1.1**

The City shall ensure provision of sanitary sewer service in accordance with its adopted Level of Service standard. The city shall continue to explore grant opportunities and other funding mechanisms for septic to sewer conversion to ease the financial burden and ensure conversion to septic sewer is financially feasible.

#### 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 Million Gallons per Day (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.

#### 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.

### CONSISTENCY WITH THE COMPREHENSIVE PLAN

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The City of North Miami Beach Water Supply Facilities Work Plan as adopted on XX, is incorporated by reference in the Comprehensive Plan.

### RECOMMENDED MOTION:

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Move to recommend approval of Ordinance 2026-XX, finding it is consistent with the City of North Miami Beach Comprehensive Plan.

\*\*\* NOTE: The Planning and Zoning Board has the express authority to recommend approval, approval with amendments, or denial of any item. Any motion to recommend approval with amendments or denial must include stated cause or causes of said action.

#### FISCAL/BUDGETARY IMPACT:

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Proposed Water Supply Plan based Comprehensive Plan Text Amendment Ordinance will clarify regulatory requirements for The Intergovernmental Coordination, Infrastructure, Capital Improvement, Conservation and Future Land Use Elements of the City of North Miami Beach's Comprehensive Plan provide the objectives and policies for the provision and coordination of potable water service within the city. Within these elements, population projections are provided to coordinate and ensure the defined level of service can be achieved within the planning period, potential deficiencies are identified and addressed, and coordinating plans are referenced to align information. This update provides necessary revisions to ensure a coordinated water supply plan. It is not anticipated to have any substantive fiscal impact on the City of North Miami Beach.