

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING THE INFRASTRUCTURE ELEMENT POLICY AS PART OF EVALUATION AND APPRAISAL REPORT BASED AMENDMENTS, TO ADDRESS THE UPGRADING OF WASTEWATER TREATMENT FACILITIES AND PRIORITIZE ADVANCED WASTE TREATMENT (AWT); PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, Part II, known as the Community Planning Act (the "Act"), requires, authorizes, and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans to guide development within the City of North Miami Beach (the "City") and further authorizes the City Commission to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations, and to establish, support and maintain procedures to carry out the provision and purposes of the Act; and

WHEREAS, Section 163.3177 of the Act provides for the required elements of the Comprehensive Plan; and

WHEREAS, Section 163.3177(6)(c) of the Act provides for the requirement of an element in the Comprehensive Plan addressing general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge correlated to principles and guidelines for future land use and which indicates ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area; and

WHEREAS, the Act provides for the process by which a city's Comprehensive Plan may be amended; and

WHEREAS, the City's Planning and Zoning Board, as the Local Planning Agency, pursuant to Florida Statutes and Florida Administrative Rules, held a duly noticed public hearing on May 11, 2026, reviewed the proposed amendments to the City's Comprehensive Plan text and determined that this application is consistent with the Comprehensive Plan and appropriate to the future land uses within the City and recommended approval to the City Commission by a vote of X to X ; and

WHEREAS, the City Commission held a public hearing on June X, 2026, for the adoption of the proposed Comprehensive Plan Amendments to receive and address comments related

to the Comprehensive Plan; and to be in compliant accordance with the requirements of Chapter 163, Florida Statutes, Part II, Section 163.3177(6)(c)3.; and

WHEREAS, the Mayor and City Commission believes the Amendments adopted by this Ordinance are consistent with the City of North Miami Beach Comprehensive Plan and its goals, objectives and policies and it is in the best interest of the public to amend the Comprehensive Plan by adopting the proposed amendments to the Infrastructure Element text.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of North Miami Beach, Florida.

Section 1. The foregoing "Whereas" clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. Pursuant to Chapter 163, Florida Statutes, the City Commission of the City of North Miami Beach, Florida, hereby amends the Intergovernmental, Infrastructure, Capital Improvement, Future Land Use and Conservation Elements of its current Comprehensive Plan by adopting the below text which shall be incorporated into the current Comprehensive Plan. A copy of the Comprehensive Plan, as amended, is available with the City Clerk and on the City's website at www.citynmb.com. The Infrastructure Element shall be amended as follows:

Infrastructure Element

IV. Infrastructure Element

Goals, Objectives, and Policies

Goal 1

To provide and maintain the public infrastructure in a manner that will ensure 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 that conversion to septic-to-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 eliminating 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.

Section 3. This infrastructure element amendment is hereby approved for transmittal by the Director of the Community Development Department or designee to the State Land Planning Agency (FLCOMMERCE) and other agencies as provided under Chapter 163, Part II of the Florida Statutes.

Section 4. Inclusion in the Comprehensive Plan. It is the intention of the City Commission and it is hereby ordained that the amendments to the Comprehensive Plan made by this Ordinance shall become part of the Comprehensive Plan of the City of North Miami Beach.

Section 5. All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Effective Date. This Ordinance shall be effective pursuant to Chapter 163, Part II of the Florida Statutes

APPROVED BY TITLE ONLY on first reading this ____ day of _____, 2026.

APPROVED AND ADOPTED on second reading this ____ day of _____, 2026.

ATTEST:

ANDRISE BERNARD, MMC
CITY CLERK

MICHAEL JOSEPH
MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE

CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER, LLP.

By: _____
CITY ATTORNEYS

Note: Proposed additions to the existing City's Comprehensive Plan text are indicated by underline.

Exhibit: Data and Analysis Review Summary for Land Use, Housing, Transportation, and Assessment of Septic to Sewer

Land Use and Housing:

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 Shimerberg 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 changes to the Future Land Use Map is warranted on the basis of population, land use, and housing review.

The city notes that there is a need to continue to pursue affordable housing options as provided for under existing comprehensive plan policies.

Year	2010	2020	2023	2025	2030	2035	2040	2045	2050
Population	41523	43676	43100	43195	43259	43036	42649	42198	41696
Households	13663	15521	15331	15482	15782	15999	16077	16046	15969
Homeowner Occupied	30.9%	48.7%	48.8%	49.1%	50.1%	52.5%	51.6%	51.5%	51.6%
Renter Occupied	69.1%	51.3%	51.2%	50.9%	49.9%	47.5%	48.4%	48.5%	48.4%
Cost Burdened (>30%,< 50% AMI)	20.7%	20.5%	20.5%	20.5%	20.4%	20.3%	20.3%	20.2%	20.2%
Severely Cost Burdened (>50% AMI)	63.9%	64.2%	64.2%	64.3%	64.5%	64.2%	64.7%	64.7%	64.4%

RESIDENTIAL CAPACITY ANALYSIS			
FLU Category	Acres	Max. DU/AC	Base Dwelling Units
RESIDENTIAL LOW DENSITY	1,694.5	8	13,556
MIXED-USE NEIGHBORHOOD CENTER	17.1	15	256
RESIDENTIAL MEDIUM DENSITY	91.0	17	1,547
RESIDENTIAL HIGH DENSITY	242.5	32	7,760
MIXED-USE CORRIDOR	50.2	32	1,607
MIXED-USE INTERNATIONAL BOULEVARD EAST	82.2	32	2,630
MIXED-USE INTERNATIONAL BOULEVARD WEST	136.3	32	4,361
MIXED-USE	32.1	36	1,154
MIXED-USE MEDIUM DENSITY	0.8	40	32
FULFORD MIXED-USE TOWN CENTER	171.9	75	12,890
MIXED-USE EMPLOYMENT CENTER	74.0	75	5,550
NORTH MIXED-USE WATERFRONT	9.5	75	714
SOUTH MIXED-USE WATERFRONT	18.6	75	1,398
Total Capacity Units	2,620.63	-	53,455

Transportation:

The City 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.

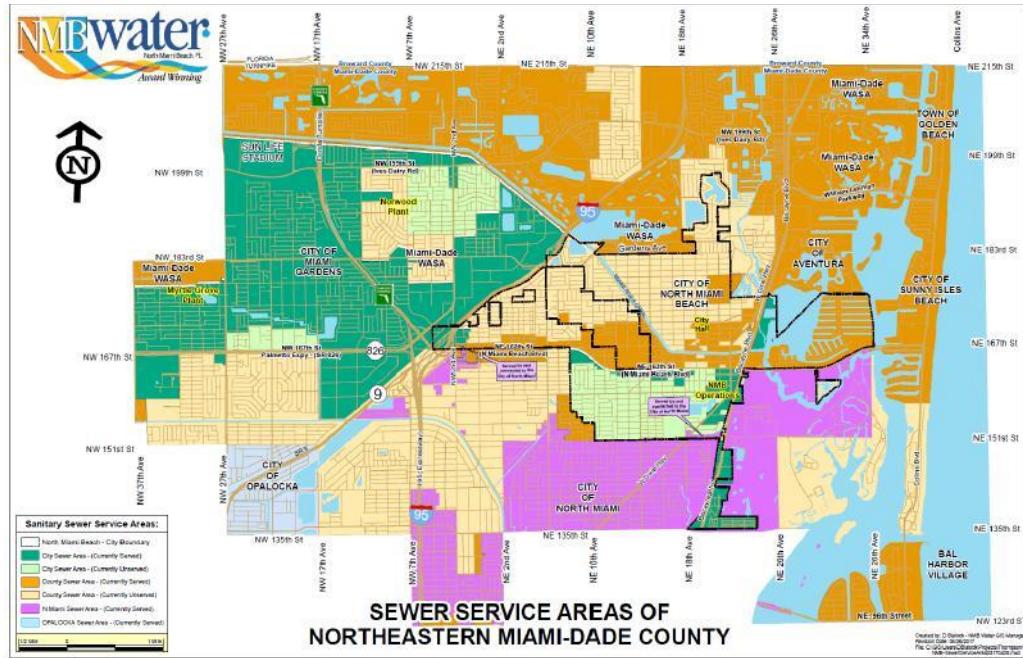
While the population will decline through 2050, the traffic in the city looks to increase over time; this can be the result of the model utilized by the Florida Department of Transportation, but is also reasonably explained by North Miami Beach's geographic location as the nexus to cities that are expected to grow in population and employment, which will result in pass-through traffic for North Miami Beach.

Based on the review, the City does not need to reclassify any current roadway. However, as certain roadways look to approach LOS F, the City should continue its existing policies and approaches to create multimodal options that will provide for the basis for modal shifts for walking, bicycling, and transit.

The transportation data utilized for this review is attached separately. Septic to Sewer:

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.

The following provides for a map of the service areas.



RESIDENTIAL CAPACITY ANALYSIS			
FLU Category	Acres	Max. DU/AC	Base Dwelling Units
RESIDENTIAL LOW DENSITY	1,694.5	8	13,556
MIXED-USE NEIGHBORHOOD CENTER	17.1	15	256
RESIDENTIAL MEDIUM DENSITY	91.0	17	1,547
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MIXED-USE INTERNATIONAL BOULEVARD W	136.3	32	4,361
MIXED-USE	32.1	36	1,154
MIXED-USE MEDIUM DENSITY	0.8	40	32
FULFORD MIXED-USE TOWN CENTER	171.9	75	12,890
MIXED-USE EMPLOYMENT CENTER	74.0	75	5,550
NORTH MIXED-USE WATERFRONT	9.5	75	714
SOUTH MIXED-USE WATERFRONT	18.6	75	1,398
Total Capacity Units	2,620.63	-	53,455

TABLE 1-6: HOUSEHOLD SIZES	
Jurisdiction	Average Household Size
City of North Miami Beach	2.75
Miami-Dade County	2.74

TABLE 1-7: ESTIMATED POPULATION BY CAPACITY SCENARIO		
Jurisdiction	Average Household Size	Population Capacity (53,455 DU)
City of North Miami Beach	2.75	147,003
Miami-Dade County	2.74	146,468

TABLE 1-8: SUMMARY OF FUTURE LAND USE DESIGNATIONS AND EXISTING RESIDENTIAL LAND USE			
Description	Total Residential Acreage (FLU)	Developed Residential Acreage (Existing LU)	Remaining Residential Acreage
Residential	2,620.6	1,368.4	-1252.233767

POPULATION PROJECTIONS						
2020	2025	2030	2035	2040	2045	2050
43,676	43,195	43,259	43,036	42,649	42,198	41696

Roadway Segment Name	Limits of Corridor Segment		Road Jurisdiction	Functional Classification	Number of Lanes	Existing Context Classification 2024*	2024 AADT**	Base Capacity	Adjusted Capacity	2024 V/C Ratio	Current LOS				2026 Projected Volume***	2026 V/C Ratio	2026 Projected LOS	2036 Projected Volume***	2036 V/C Ratio	2036 Projected LOS	2046 Projected Volume***	2046 V/C Ratio	2046 Projected LOS	2056 Projected Volume***	2056 V/C Ratio	2056 Projected LOS	
	From	To																									
NE 151 Street																											
NE 151 Street	Western City Limits / NE 10 Ave	W Dixie HWY	Non-State	Non-State Collector C4	2L+L	C4	1950	17600	15840	0.12	D				1990	0.13	D	2205	0.14	D	2443	0.15	D	2545	0.16	D	
NE 151 Street	W Dixie HWY	US 1	Non-State	Non-State Collector C4	4L+L	C4	1950	24000	16416	0.12	C				1990	0.12	C	2205	0.13	C	2443	0.15	C	2545	0.16	C	
NE 159 Street																											
NE 159 Street	NE 8 Ave / Northern City Limits	W Dixie Hwy / NE 22 Ave	Non-State	Non-State Collector C4	2L+L	C4	11500	17600	15840	0.73	D				11738	0.74	D	13009	0.82	D	14408	0.91	D	15012	0.95	D	
N Miami Beach Blvd																											
NW 167 Street / M Miami Beach Blvd	NW 2 Avenue	NE 6 Avenue	State	State Arterial C4	6L+C	C4	57500	56800	59640	0.96	D	60400	63420	58691	0.98	D	65024	1.03	F	72040	1.14	F	75056	1.18	F		
NW 167 Street / M Miami Beach Blvd	NE 6 Avenue	NE 18 Avenue	State	State Arterial C4	6L+C	C4	55500	56800	56800	0.98	D	60400	60400	56649	1.00	D	62762	1.04	F	69535	1.15	F	72444	1.2	F		
NW 167 Street / M Miami Beach Blvd	NE 18 Avenue	US 1	State	State Arterial C4	6L+C	C4	47500	56800	59640	0.80	D	60400	63420	48484	0.81	D	53715	0.90	D	59512	1.00	D	62002	0.98	E		
NW 167 Street / M Miami Beach Blvd	US 1	NE 35 Avenue	State	State Arterial C4	8L+C	C4	60000	66900	70245	0.85	D	70900	74445	61242	0.87	D	67851	0.97	D	75173	1.01	F	78318	1.05	F		
NW 167 Street																											
NW 167 Street	N Miami Blvd	NE 12 Avenue	Non-State	Non-State Collector C4	2LU	C4	7900	17600	16632	0.47	D				8064	0.48	D	8934	0.54	D	9898	0.60	D	10312	0.62	D	
NE 171 / 172 Street																											
NE 171 Street	NE 15 Avenue	NE 22 Avenue	Non-State	Non-State Collector C4	2LD	C4	8200	17600	16632	0.49	D			0	8370	0.50	D	9273	0.56	D	10274	0.62	D	10709	0.64	D	
NE 172 Street	NE 22 Avenue	US 1	Non-State	Non-State Collector C4	2LD	C4	8200	17600	15840	0.52	D			0	8370	0.53	D	9273	0.59	D	10274	0.65	D	10709	0.68	D	
NW 2 Avenue																											
NW 2 Avenue	N Miami Beach Blvd		195	Non-State	Non-State Collector C4C	2LU	C3C	12000	15300	15300	0.78	C	21700	21700	12248	0.80	C	13570	0.89	C	15035	0.98	C	15664	0.72	D	
NE 6 Avenue																											
NE 6 Avenue	195	NE 172 St	State	State Arterial C4	4LD	C4	26500	36100	36100	0.73	D		0	27049	0.75	D	29967	0.83	D	33201	0.92	D	34596	0.96	D		
NE 6 Avenue	NE 172 STN	Miami Beach Blvd	State	State Arterial C4	4LU	C4	26500	36100	34295	0.77	D	40800	38700	27049	0.79	D	29967	0.87	D	33201	0.97	D	34596	0.89	E		
NE 10 Avenue																											
NE 10 Avenue	NE 167 Street	N Miami Beach Blvd	Non-State	Non-State Collector C4	2LU	C4	10700	17600	15840	0.68	D		0	10922	0.69	D	12100	0.76	D	13406	0.85	D	13967	0.88	D		
NE 10 Avenue	N Miami Beach Blvd	NE 151 Street / City Limits	Non-State	Non-State Collector C4	2LU	C4	4400	17600	15840	0.28	D		0	4491	0.28		4976	0.31	D	5513	0.35	D	5743	0.36	D		
NE 12 Ave																											
NE 12 Avenue	NE Miami Beach Blvd	NE 151 Street / City Limits	Non-State	Non-State Collector C4	2LU	C3C	7200	15300	13770	0.52	C		0	7349	0.53	C	8142	0.59	C	9021	0.66	C	9398	0.68	C		
NE 15 Avenue																											
NE 15 Avenue	NE 169 Street / City Limits	N Miami Beach Blvd	Non-State	Non-State Collector C4C	2LU	C3C	14100	21700	19536	0.72	D		0	14392	0.74	D	15945	0.82	D	17666	0.90	D	18405	0.94	D		
NE 16 Avenue																											
NE 16 Avenue	N Miami Beach Blvd	NE 151 Street / City Limits	Non-State	Non-State Collector C4	4LD	C4	8800	24400	17568	0.50	C		0	8962	0.51	C	9951	0.57	C	11025	0.63	C	11487	0.65	C		
NE 19 Avenue																											
NE 19 Avenue	N Miami Beach Blvd	NE 167 Street	Non-State	Non-State Collector C4	6LD	C4	25000	44700	40230	0.62	C		0	25518	0.63	C	28271	0.70	C	31322	0.78	C	32632	0.81	C		
NE 19 Avenue	NE 167 Street	NE Miami Gardens / City Limits	Non-State	Non-State Collector C4	4LD	C4	25000	36100	32490	0.77	D	40800	38720	25518	0.79	D	28271	0.87	D	31322	0.96	D	32632	0.89	E		
W Dixie Highway																											
W Dixie Highway	NE 151 Street / City Limits	N 159 Street	State	State Arterial C4	4LU	C4	15900	24400	23180	0.69	C		0	16229	0.70	C	17980	0.78	C	19921	0.86	C	20754	0.9	C		
W Dixie Highway	N 159 Street	N Miami Beach Blvd	State	State Arterial C3C	4LU	C3C	15900	30700	29169	0.55	C		0	16229	0.56	C	17980	0.62	C	19921	0.68	C	20754	0.71	C		
W Dixie Highway / NE 22 Avenue	N Miami Beach Blvd	NE 167 Street	Non-State	Non-State Arterial C4	4LU	C4	12700	24400	20862	0.61	C		0	12963	0.62	C	14362	0.69	C	15912	0.76	C	16577	0.79	C		
W Dixie Highway	NE 167 Street	NE 173 Street	Non-State	Non-State Arterial C4	2LU	C4	12700	17600	15840	0.80	D	24000	21600	12963	0.82	D	14362	0.91	D	15912	0.74	E	16577	0.77	E		
W Dixie Highway	NE 167 Street	Just South of Greyhounds Park / City Limits	Non-State	Non-State Arterial C4	2LU / 4LU***	C4	12700	17600	15840	0.80	D	24400	21960	12963	0.82	D	14362	0.65	C	15912	0.72	C	16577	0.75	C		
Biscayne Blvd																											
Biscayne Blvd	NE 135 Street / City Limits	NE 156 Street	State	State Arterial C4	6LD	C4	48500	56800	59640	0.81	D	60400	63420	49504	0.83	D	54846	0.92	D	60764	0.96	E	63307	1	E		
Biscayne Blvd	NE 156 Street	N Miami Beach Blvd	State	State Arterial C4	8LD	C4	60000	66900	66900	0.90	D	70900	70900	61242	0.92	D	67851	0.96	E	75173	1.06	F	78318	1.1	F		
Biscayne Blvd	N Miami Beach Blvd / Interstate	Just South of Greyhounds Park / City Limits	State	State Arterial C3C	8LD	C3C	61000	64000	67200	0.91	C	64200	67416	62263	0.93	C	68992	1.02	F	76425	1.13	F	79623	1.18	F		
NE 35 Ave																											
NE 35 Ave	N Miami Beach Blvd	NE 171 Street	Non-State	Non-State Collector C4	4LD	C4	8900	24400	23058	0.39	C				9084	0.39	C	10065	0.44	C	11151	0.48	C	11617	0.5	C	

* Context Classification was obtained from FDOT Open Data Hub and Engineering Judgement and FDOT Context Classification Guide

** From FDOT Traffic Online Web-based mapping application reports

*** Using FDOT Traffic Trends Analysis Tool to develop a historical trend analysis calculating a compound annual historic growth rate by examining linear, exponential, and decaying exponential growth rates for the last 10 years of available data.

**** According to the IADP 2050 / TIP this corridor segment will be widened from 2 to 4 lanes beginning 2026

	Count Year	Future Year 1	Future Year 2	Future Year 3	Future Year 4	Annual Growth
Collectors	2024	2026	2036	2046	2050	1.03%
Arterials	2024	2026	2036	2046	2050	1.03%



Analysis of Septic Systems vs. Sewer Systems: When to Maintain vs. Transition

A well-maintained septic system can be a viable long-term solution for managing wastewater in certain contexts, but its appropriateness depends on various factors. This document analyzes when maintaining septic systems may be suitable versus transitioning to a sewer system, considering environmental, economic, regulatory, and community aspects.

When a Well-Maintained Septic System May Be Sufficient

Environmental Suitability

- **Septic Systems in Low-Density Areas:** Septic systems work well in regions with low population density, sufficient land for drain fields, and soils that support proper filtration and absorption.
- **Proper Maintenance:** Regular maintenance, such as pumping every 3 to 5 years, helps prevent groundwater contamination and extends the life of the system, ensuring continued functionality in suitable environments.

Cost-Effectiveness

- **Lower Initial Investment:** For many rural or suburban areas where sewer lines are not readily available, maintaining a septic system is often more cost-effective than connecting to a sewer system.
- **Avoidance of Connection Fees:** Property owners with septic systems avoid the upfront connection fees, assessments, and ongoing monthly sewer charges, making maintenance a more affordable option.

Regulatory Compliance

- **Environmental Standards:** If septic systems meet current health and environmental standards and do not present significant contamination risks, they can be a sustainable, long-term solution.
- **No Significant Environmental Impact:** In rural or less densely populated areas, septic systems may be able to function without substantial risks to water quality, making them a viable option.

Community Preference

- **Autonomy in Wastewater Management:** In rural or semi-urban areas, residents may prefer maintaining autonomy over their wastewater systems, especially where sewer infrastructure is not readily available or practical.

Challenges with Relying on Septic Systems

Cumulative Environmental Risks

- **Impact of High Density:** In densely populated areas, multiple septic systems may impact water quality, especially when systems are located close to one another.

- **Soil and Water Table Issues:** Areas with poor soil conditions or high-water tables are more prone to contamination, even with well-maintained systems.

Aging Infrastructure

- **Increased Repair Costs:** Many existing septic systems are aging and require costly upgrades or replacements, especially as household water usage increases, or environmental conditions change.
- **Risk of System Failures:** Over time, even well-maintained systems can fail, and new technologies may be needed to meet current demands.

Public Health Concerns

- **Proximity to Water Sources:** When septic systems are located near drinking water sources or stormwater systems, there is an increased risk of contamination, impacting public health.
- **Nutrient Overload:** Septic systems may not be able to handle wastewater with high nutrient loads, contributing to environmental issues like algae blooms and water quality degradation.

Long-Term Costs

- **Cumulative Expenses:** Although maintenance may be cheaper in the short term, ongoing repairs and system replacements over the decades may exceed or rival the cost of transitioning to a sewer system, especially in high-density areas.

When Sewer Systems Are Preferable?

Urban and Suburban Areas

- **Efficiency in High-Density Areas:** In urban and suburban areas like North Miami Beach, centralized sewer systems are typically more efficient, reducing the risks of contamination and improving public health outcomes.
- **Sustainability:** Sewer systems are more sustainable in densely populated communities, where high wastewater volumes and limited space for septic systems can cause significant environmental and health concerns.

Future Growth

- **Handling Increased Wastewater:** Sewer infrastructure is better suited to manage increased wastewater volumes associated with future population growth and urban development, supporting long-term community expansion.

Regulatory and Environmental Standards

- **Meeting Stricter Regulations:** Sewer systems may be necessary to comply with stricter environmental regulations, especially in regions with sensitive ecosystems, such as wetlands, coastal areas, or areas with vulnerable water sources.

Shared Costs and Funding Opportunities

- **Municipal Subsidies:** Sewer projects can be subsidized by federal and state grants, reducing the financial burden on communities, particularly for urban developments and neighborhoods with dense populations.

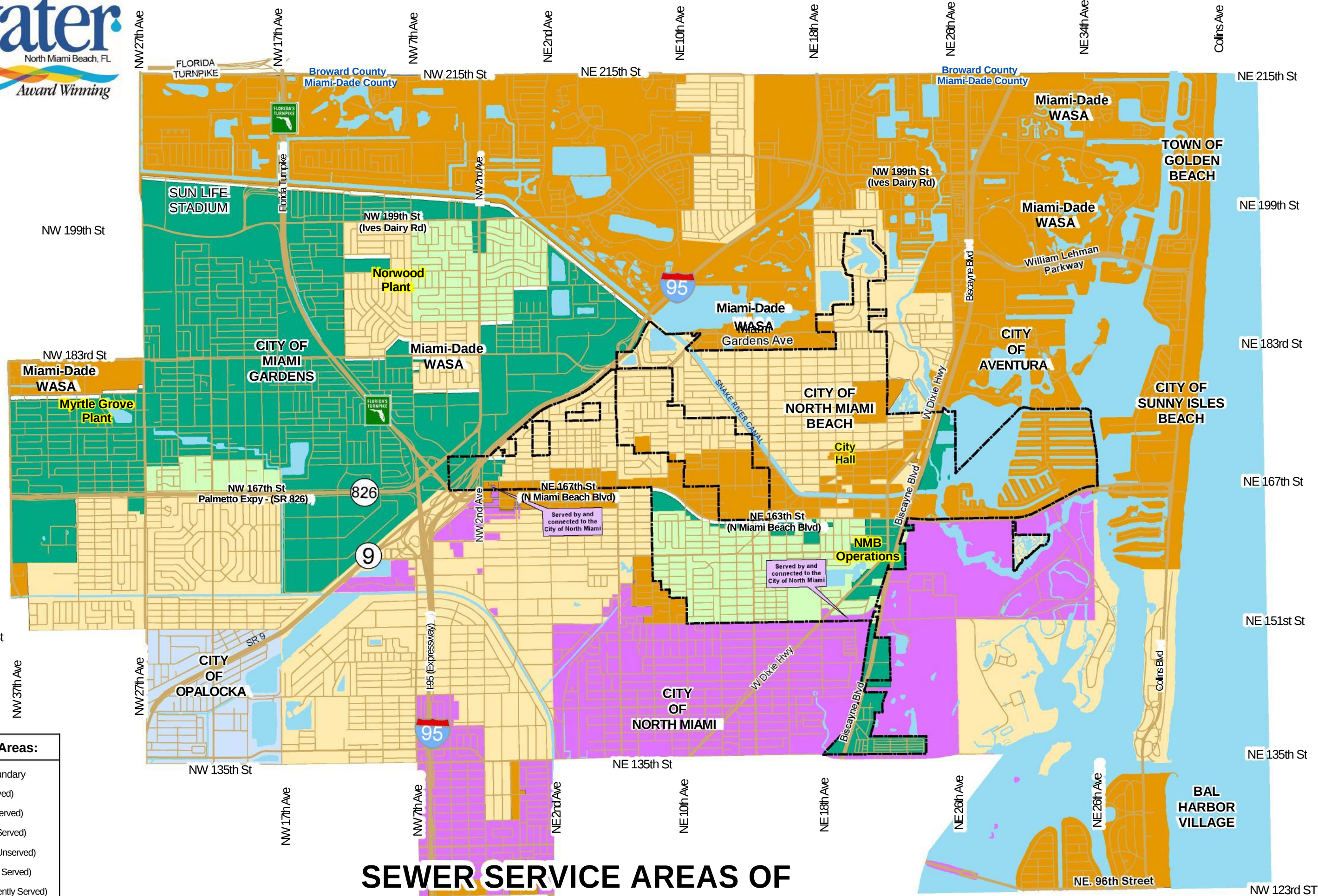
Balanced Approach

In some cases, a hybrid approach may be optimal for addressing both community needs and environmental concerns:

1. **Priority Areas:** Transition properties in high-density or environmentally sensitive areas to sewer systems first.
2. **Maintenance Programs:** Continue supporting well-maintained septic systems in rural or semi-urban areas where conversion to sewer systems is impractical or unnecessary.
3. **Monitoring and Inspections:** Establish ongoing inspections and monitoring programs to ensure that septic systems remain compliant with health and environmental standards, particularly in areas with groundwater or public health concerns.

Conclusion

Maintaining a septic system can be a viable and cost-effective solution when the environmental conditions are suitable, and the system is properly maintained. However, for densely populated cities like North Miami Beach, where cumulative environmental risks and future growth are significant concerns, transitioning to sewer systems is often the preferred long-term solution. By balancing both options through targeted priorities and continued monitoring, communities can ensure that wastewater management is sustainable, efficient, and compliant with both public health and environmental standards.



SEWER SERVICE AREAS OF NORTHEASTERN MIAMI-DADE COUNTY

Sanitary Sewer Service Areas:

- North Miami Beach - City Boundary
- City Sewer Area - (Currently Served)
- City Sewer Area - (Currently Unserved)
- County Sewer Area - (Currently Served)
- County Sewer Area - (Currently Unserved)
- N Miami Sewer Area - (Currently Served)
- OPALOCKA Sewer Area - (Currently Served)

1/2 Mile 0 1 Mile



Financial Recovery Approaches for Septic-to-Sewer Conversion

Overview

Converting septic systems to sewer systems requires substantial financial investment, and cost recovery mechanisms play a crucial role in distributing these costs fairly across affected property owners and the broader community. This document outlines several financial recovery approaches, including considerations for adding a new treatment plant as part of the septic-to-sewer conversion process.

To maximize financial feasibility, this plan also explores collaborative partnership models, including:

- **Public-Public Partnerships (PUPs):** Collaboration with the county or neighboring cities to share resources, streamline regulatory approvals, and reduce costs through economies of scale.
- **Public-Private Partnerships (PPPs):** Leveraging private sector funding, expertise, and efficiencies in construction and operations to lower upfront capital requirements.
- **Public-Public-Private Partnerships (PUPPs):** A hybrid model combining public sector collaboration and private sector involvement to share investment risks and improve project delivery timelines.

These partnership approaches can help secure funding, minimize financial burdens on the community, and enhance the project's overall efficiency and effectiveness. **As funding sources evolve, the city should remain adaptable by balancing grants, utility rate adjustments, and public-private partnerships to ensure financial sustainability.**

1. Special Assessments

- **Mechanism:** Costs are distributed among property owners based on specific factors such as front footage, property value, or flow estimates.
- **Example:** Municipalities like Hernando County, Florida, use Municipal Service Benefit Units (MSBUs) to assess property owners a fixed cost, such as \$3,600 over 10 years. This method reduces the individual financial burden by spreading the cost over time.
- **Application to North Miami Beach:** Special assessments can be considered to allocate conversion costs equitably across property owners based on their property size or wastewater usage. If a new treatment plant is needed, the assessment structure could be adjusted to account for both the infrastructure and long-term operational costs.

2. Utility Fees

- **Mechanism:** Costs are recovered through monthly utility fees added to water or sewer bills. These fees may consist of both fixed monthly charges and usage-based charges.
- **Example:** Property owners may pay a fixed monthly fee (e.g., \$23.22) plus usage-based charges for every 1,000 gallons of wastewater. The fees can be gradually adjusted over time to fund capital projects, including the construction of new treatment facilities.

- **Application to North Miami Beach:** Utility fees can be adjusted to fund the new sewer infrastructure and treatment plant operations. The fees can be structured in a way that ensures both capital recovery and operational sustainability, especially as the new plant ramps up to full capacity.

3. Capital Cost Recovery Charges

- **Mechanism:** A one-time charge applied to new sewer connections based on system capacity improvements or upgrades required to serve additional demand.
- **Example:** In Ann Arbor, Michigan, charges are based on a “buy-in” model that accounts for system upgrades and capacity expansion, including necessary meter size adjustments.
- **Application to North Miami Beach:** Capital recovery charges can be implemented to recover the cost of a new treatment plant. New properties connecting to the sewer system would contribute to the capital expenses based on their water consumption or the size of their connection.

4. General Taxation

- **Mechanism:** A portion of project costs is covered by general tax revenues, spreading the financial burden across all taxpayers.
- **Rationale:** This method is typically used when sewer system expansions are seen as benefiting the entire community, such as through improved water quality and public health.
- **Application to North Miami Beach:** The public could contribute to funding the new treatment plant and septic-to-sewer conversion project through property or sales taxes. This would reduce the burden on property owners directly affected by the conversion process.

5. Deferred Payment Plans

- **Mechanism:** Property owners can opt for installment payments, often over a period of 10–20 years, to make the costs more manageable.
- **Example:** Hernando County provides a deferred payment option for its MSBU costs, helping low-income households afford the conversion.
- **Application to North Miami Beach:** For property owners who are financially burdened, offering deferred payment plans would increase accessibility to the septic-to-sewer conversion. This approach could be used alongside special assessments or utility fees.
- **Resident Engagement:** In addition to deferred payment plans, targeted education campaigns could help property owners understand the benefits and process of conversion. Flexible payment options, tailored to the needs of low-income or vulnerable residents, would increase the program’s accessibility and fairness.

6. Grant and Loan Programs

- **Mechanism:** State and federal funding, such as the EPA’s Clean Water State Revolving Fund (CWSRF) and grants, can help offset project costs, thereby reducing the financial burden on property owners.
- **Example:** EPA funding programs provide low-interest loans or grants to help municipalities with the costs of sewer system improvements.
- **Application to North Miami Beach:** North Miami Beach can explore grant opportunities from the EPA, state agencies, and other federal programs to secure funding for both the septic-to-sewer conversion and the new treatment plant. These funds can be used to reduce upfront costs, with the remaining costs being recovered through the other mechanisms outlined above.

Combining Financial Recovery Approaches

For optimal financial feasibility, North Miami Beach can combine multiple cost recovery mechanisms. For example:

- **Grants and loans** can be leveraged to cover a portion of the upfront costs.
- **Special assessments** and **utility fees** can be used to cover the remaining costs over time.
- **Deferred payment plans** can make the process affordable for low-income residents.
- **General taxation** can be utilized to offset the overall costs of system improvements, ensuring equity and community-wide benefits.

Additionally, the city should explore adaptable funding strategies, including evolving sources of state and federal grants, adjustments to utility rates, and potential public-private partnerships.

Conclusion

Implementing a septic-to-sewer conversion program, especially when considering the addition of a new treatment plant, requires a comprehensive approach to cost recovery. By utilizing a combination of special assessments, utility fees, capital cost recovery charges, general taxation, deferred payment plans, and grant programs, North Miami Beach can ensure the project is financially sustainable, equitable, and beneficial for all stakeholders involved.

Moreover, incorporating measurable outcomes such as improvements in public health, water quality, and environmental sustainability will help stakeholders understand the broader impact and long-term value of this project.

Neighborhood	Sub- Neighborhood	Sewer service	Status	Comments
		City or County	sewer	
Uleta		City & County	partial	Jackson Hospital is ours. Commercial corridor is sewerred by County. Residential is County side and is 100% septic.
	I-95 Industrial area	City	100%	
Winward		County	partial	95% septic, 5% multifamily sewerred
	Pan Uleta	County	None	100% septic
	Winward	County	partial	Commercial corridor is sewerred
	Monticello	County	None	100% septic
Oakgrove		City	None	100% septic
	Carl Byor	City	None	100% septic
	Fleeman Heights	City	None	100% septic
	Breeze Swept	City	None	100% septic
Washington Park		City	None	Community Center and pump station is under construction. Residential 100% septic
Allen park		City	partial	school and small section of residential are sewerred. 90% septic is residential.
	Corona Del Mar	City	100%	new project pending connections
	Aqua Bowl	City	None	
	West Dixie Industrial	City	partial	98 % city sewer low pressure sewer system
		North Miami	partial	1%
Highland Village	Highland Village	City	100%	a few pending connections
	Biscayne South	City	98%	small area not sewerred
	Biscayne North	City & County	50/50	all sewerred
Sunray West		County	None	100% septic
Sunray East		County	None	100% septic
City Center	University Park	County	partial	Near NSU about 25% sewerred
	Government Center	County	partial	about 95% sewerred
	Fulford	County	100%	
Eastern Shores	Western Eastern Shores	County	100%	
	Eastern Shores	County	100%	
Pickwick		County	None	100% septic
Skylake		County	partial	commercial properties only. 95 % septic for all residential



City of North Miami Beach, Florida

Community Development Department

Delivered Electronically

May 11, 2026

Dear Mr. Stansbury:

The City of North Miami Beach previously provided, on April 1, 2025, an understanding of Evaluation and Appraisal Report needs for the city, to be adopted within 1 year of the notification. The City has completed an extensive review and brought appropriate amendments to the Planning and Zoning Board on May 11, 2026, where it was approved by a vote of ____ to ____ followed by the City Commission on First Reading on _____, 2026, which approved the amendments by a vote of _____ to _____.

The City of North Miami Beach previously provided, on April 1, 2025, an understanding of Evaluation and Appraisal Report needs for the city, to be adopted within 1 year of the notification. While the City had listed several items based on its preliminary review. Based on subsequent review, the City has found that certain aspects of its initial EAR Letter, such as the need to include a Property Rights Element, are not applicable as the City has in prior years adopted a Property Rights Element. In other cases, the City is electing not to move forward with optional items due to a need to further study its relationship to SB 180.

However, the City recognizes that the EAR based amendments, due to the timing of the regional water supply plan, necessitates a Water Supply Plan update as required under state statutes. The plan and associated Comprehensive Plan amendments are enclosed in this package.

The City is enclosing its 10 and 20 year data updates in regards to population projections and land use and housing capacity as well as for transportation as required. On review, the data indicates that no land use changes are required in order to provide additional density for housing, since the population is declining in the long term and enough capacity currently exists. For transportation, increases in traffic as projected are not at a level that warrants a roadway reclassification at this time.

We appreciate the time and review of this item by our peer agencies. Should there be any questions, please direct them to Edward Ng, AICP, the City's consultant on this matter, at eng@corradino.com.

Sincerely,

Edward Ng, AICP

Corradino

Consultant to the City of North Miami Beach