

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members  
FROM: Eric Carpenter, City Manager  
DATE: January 24, 2025  
TITLE: DISCUSS FUNDING FOR A COMPREHENSIVE INFRASTRUCTURE STUDY FOR NORTH BEACH

### **RECOMMENDATION**

The cost estimates and timelines provided on this memorandum are offered to Finance and Resiliency Committee (FERC) members for discussion and direction on a path forward. Should the comprehensive infrastructure study request for North Beach move forward with a favorable recommendation to the City Commission for approval, the Administration recommends that a funding request be considered for the upcoming FY 2026 budget cycle.

### **BACKGROUND/HISTORY**

On November 20, 2024, at the request of Commissioner Tanya Bhatt, the Mayor and City Commission (City Commission) approved item C4H (Attachment A), a referral to the FERC to discuss funding for a comprehensive infrastructure study for North Beach.

The referral references a comprehensive hydraulic infrastructure study being conducted in South Beach, which is essential for assessing the City's water, sewer, and stormwater systems. This study will help identify and address infrastructure deficiencies in that area.

Given the rapid development and unique challenges facing North Beach, Commissioner Bhatt would like to explore funding opportunities for conducting a study for North Beach, equivalent to that previously discussed for the South Beach areas.

North Beach has a number of significant, unique infrastructure challenges that have yet to be addressed in a comprehensive or holistic way. These challenges include, but are not limited to, the following:

- No-contact water advisory surrounding Park View Island since February 2020, due to elevated bacteria levels, affecting the health and safety of the area's residents and visitors
- A sinkhole caused by a raw sewage force main break, into which a truck fell in 2022, located just off of Indian Creek, highlighting vulnerabilities in the existing sewage infrastructure
- 13 new significant development projects in an eight by six block area in Town Center, all of which are impacting the local infrastructure and creating new demands on water, sewer, and stormwater systems
- Thousands of residential units under development in North Bay Village, contributing to increased strain on already stressed infrastructure systems
- A sports/community complex scheduled to be built on the site of the surface parking lot at 72 Street, an area that contains critical water and sewer pipes beneath the surface

While each individual development project conducts its own infrastructure analysis to determine the viability of that specific project, there has yet to be a comprehensive, integrated survey that evaluates the overall stresses and needs of North Beach's hydraulic infrastructure.

The item sponsor feels it is prudent to take a proactive approach before the City gets to a point of overloading infrastructure which could lead to critical failure or irreparable damage. The discussion should include estimated costs for such a study as well as a reasonable timeline, and if the FERC members recommend, and the City Commission approves, proceed with this undertaking.

### **ANALYSIS**

Should the Commission opt to increase the FAR or density in North Beach, similarly to the Washington Avenue/Lincoln Road area, it will be essential to evaluate the current gravity and water systems to understand how the utilities will be impacted and determine the necessary improvements.

The Administration obtained a proposal from the City's Prime Water and Sewer Consultant to conduct a hydraulic evaluation for North Beach, considering potential FAR/density increases in the area. Attachment B depicts the proposal and outlines the North Beach basins proposed for inclusion in this analysis. The total cost of the evaluation is estimated at approximately \$450,000, which includes \$361,929 allocated for modeling and the remainder for surveying support. The hydraulic analysis is expected to take eight to ten months, depending on the City's ability to develop and provide the water and sewer demand data for each area.

### **FISCAL IMPACT STATEMENT**

The total cost associated with such analysis is projected to be approximately \$450,000.

### **CONCLUSION**

The cost estimate and timeline provided in this memorandum are offered to FERC members for discussion and direction on a path forward. Should the comprehensive infrastructure study request for North Beach move forward with a favorable recommendation to the City Commission for approval, the Administration recommends that a funding request be considered for the upcoming FY 2026 budget cycle.

### **Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

Public Works

**Sponsor(s)**

Commissioner Tanya K. Bhatt

**Condensed Title**

DISCUSS FUNDING FOR A COMPREHENSIVE INFRASTRUCTURE STUDY FOR NORTH BEACH