

C7 N A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND RESILIENCY COMMITTEE, AT ITS JANUARY 24, 2025 MEETING, TO CONSIDER FUNDING DURING THE FY 26 BUDGET PROCESS FOR A COMPREHENSIVE INFRASTRUCTURE STUDY FOR NORTH BEACH  
Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: February 26, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND RESILIENCY COMMITTEE, AT ITS JANUARY 24, 2025 MEETING, TO CONSIDER FUNDING DURING THE FY 26 BUDGET PROCESS FOR A COMPREHENSIVE INFRASTRUCTURE STUDY FOR NORTH BEACH.

### **RECOMMENDATION**

Taking the Fiscal Impact Statement in consideration, and approval from City Commission, the Administration recommends considering funding for the infrastructure study in North Beach as part of the FY 2026 budget process.

### **BACKGROUND/HISTORY**

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

The referral referenced a proposed comprehensive hydraulic infrastructure study targeting South Beach, which would be essential for assessing the City's water, sewer, and stormwater systems. This study would also help identify and address infrastructure deficiencies in that area. The sponsor would like to explore funding opportunities to conduct a study in North Beach, as it faces 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

On January 24, 2025, FERC members held a discussion about the need for an infrastructure study in North Beach as sponsored by Commissioner Bhatt. FERC members made a motion to proceed to the City Commission with a favorable recommendation to consider funding during the FY 26 budget process.

**ANALYSIS**

Should the City 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 sanitary sewer and water systems to understand how the utilities will be impacted and determine any necessary improvements.

The Administration obtained a proposal from the City’s Prime Water and Sewer Consultant to conduct a hydraulic evaluation in North Beach, considering potential FAR/density increases in the area. Attachment A 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 to complete, depending on the City’s ability to develop and provide the water and sewer demand data for each area.

**FISCAL IMPACT STATEMENT**

The Administration recommends that while the City Commission evaluates funding for an infrastructure study in North Beach, it also carefully considers several critical factors that will significantly impact the General Fund budget, beginning in FY 2026:

- 1. The City’s increasing unfunded capital improvement program
- 2. Long-term General Fund financial projections indicating a potential shortfall in upcoming fiscal years
- 3. The recent notification of a \$5 - \$6 Million annual budget impact on the General Fund due to the new 2% collection fee imposed by the Miami-Dade Tax Collector
- 4. The passage of Amendment 5 in November 2024, which increases the homestead exemption and further constrains the growth of taxable property values

These considerations are essential to ensure that decisions regarding the funding for an infrastructure study in North Beach align with the City’s broader long-term financial stability and strategic priorities.

**CONCLUSION**

Taking the Fiscal Impact Statement in consideration, and approval from City Commission, the Administration recommends considering funding for the infrastructure study in North Beach as part of the FY 2026 budget process.

**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

**Department**

Public Works

**Sponsor**

Commissioner Tanya K. Bhatt

**Condensed Title**

Accept Recom/Funding for FY26, Comprehensive Infrastructure Study for North Beach. PW

**Previous Action (For City Clerk Use Only)**

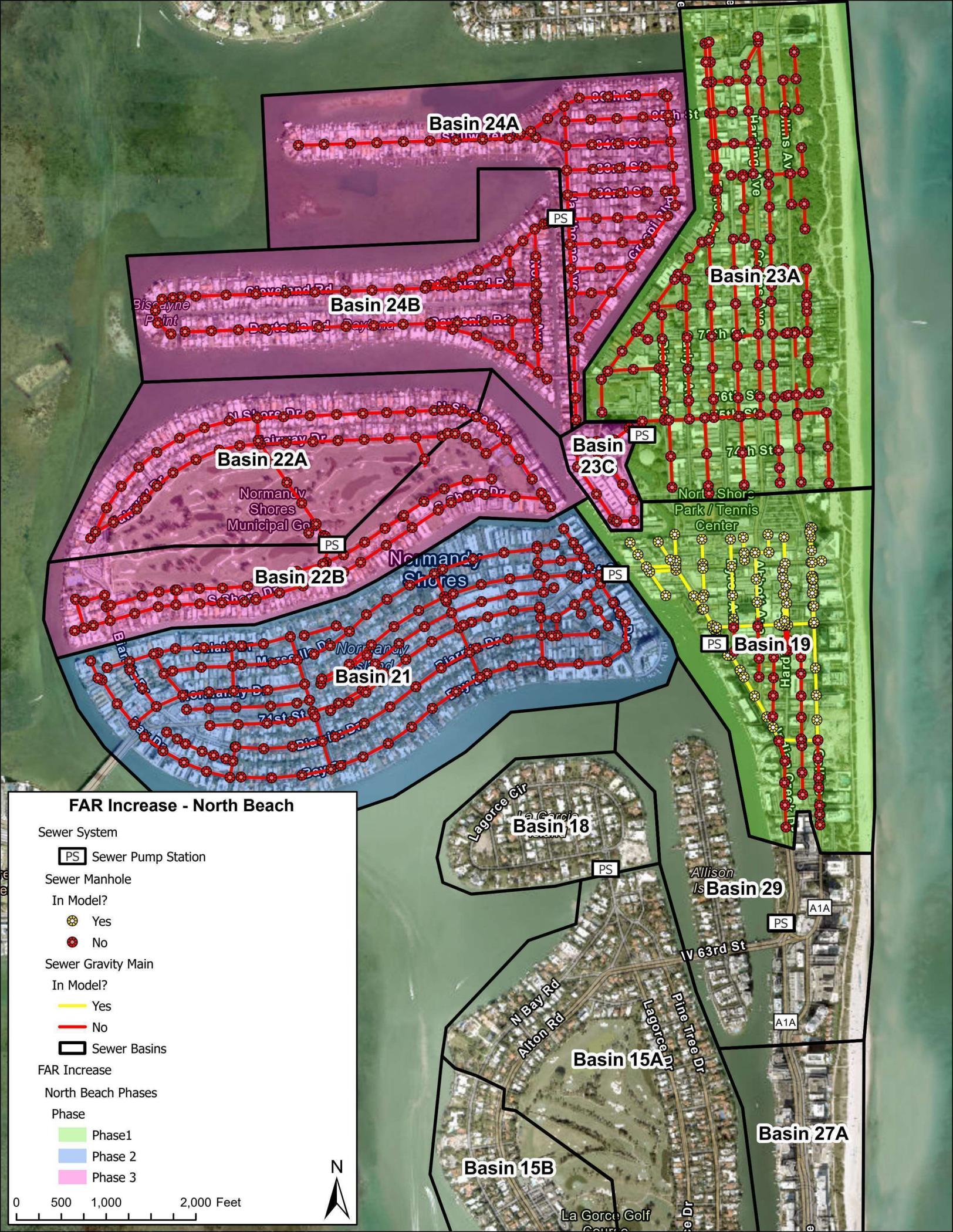


**City of Miami Beach  
North Beach FAR - Hydraulic Evaluation  
Fee Estimate**

Task No.	Task Description	Vice President	Senior Associate	Associate	Sr. Principal Engineer	Sr. Principal Engineer	Sr. Principal Engineer	Assistant Engineer II	Total Hours	Cost
		Guillermo Regalado	Beth Waters	Nandita Ahuja	Ethan Hypes	Hannah Borders	Briana Parbus	Rhyannan Campos		
	<b>LABOR</b>									
<b>1</b>	<b>Hydraulic Evaluation</b>									
	Water Analysis	2	8	40			80		130	\$ 27,948
	Sewer Analysis									
	Develop sewer flow path in GIS		2			4		16	22	\$ 3,510
	Tabulate and assign existing and proposed flows to each new manhole (605 total)	2	16		40	80		352	490	\$ 76,437
	Update sewer model to include all new 605 MHs with GIS and flow data <sup>2</sup>		16		176	40		40	272	\$ 53,726
	Perform InfoWorks Model Run (1 scenario: Baseline) <sup>2</sup>	2	2		40				44	\$ 9,250
	Review model results and verify sewer profiles, adjust sewer profiles as needed <sup>2</sup>	2	40		80	40		80	242	\$ 46,834
	Perform InfoWorks Model Runs (2 scenario: Baseline and FAR Increase)	2	4		160				166	\$ 34,202
	Analyze model results and pump station impacts	2	40		40	40		176	298	\$ 51,524
	Review sewer flow path age	2	4		16	32		60	114	\$ 19,449
	<b>Task 1 Sub-total</b>	<b>14</b>	<b>132</b>	<b>40</b>	<b>552</b>	<b>236</b>	<b>80</b>	<b>724</b>	<b>1778</b>	<b>\$ 322,879</b>
<b>2</b>	<b>Technical Memorandum</b>									
	Water Writeup	1	2	16			24		43	\$ 9,273
	Sewer Writeup	2	16		16	40		100	174	\$ 29,777
	<b>Task 2 Sub-total</b>	<b>3</b>	<b>18</b>	<b>16</b>	<b>16</b>	<b>40</b>	<b>24</b>	<b>100</b>	<b>217</b>	<b>\$ 39,050</b>
	<b>TOTALS</b>	<b>17</b>	<b>150</b>	<b>56</b>	<b>568</b>	<b>276</b>	<b>104</b>	<b>824</b>	<b>1995</b>	<b>\$ 361,929</b>
	Labor Rates Used	\$280.00	\$280.00	\$222.17	\$203.26	\$203.26	\$203.26	\$133.54		

**Assumptions:**

- 1 The three FAR Phases (1-3) are be analyzed with all flow increases occurring simultaneously.
- 2 All gravity sewer profile data available in GIS and in as-builts is accurate and will generate adequate sewer flow profiles for this analysis. Should survey data be needed to confirm areas of the gravity system being analyzed, that will require additional compensation to procure the services of a surveyor, or the City will need to procure the services of a surveyor separately and provide the survey data to Hazen for use in this analysis. This will impact the timeline for completion as well.
- 3 A preliminary review of the gravity sewer pipeline age will be reviewed in this analysis and considered when determining the impacts of the FAR increases. Water pipeline age or condition is not included in this analysis.
- 4 Results will be presented in a technical memorandum format with detailed specific impacts to the sewer pump stations and gravity mains identified. The water analysis will not identify specific improvements.
- 5 Increases in water and sewer demands for each FAR Phase (1-3) will be developed by the City and provided to Hazen for use in this analysis.
- 6 8 months will be needed to complete this analysis.
- 7 No other FAR analyses will be included in the analysis. Completed hydraulic analysis for developments reviewed to the start date of this FAR analysis will be included.



### FAR Increase - North Beach

#### Sewer System

**PS** Sewer Pump Station

#### Sewer Manhole

##### In Model?

Yes

No

#### Sewer Gravity Main

##### In Model?

Yes

No

#### Sewer Basins

#### FAR Increase

#### North Beach Phases

##### Phase

Phase 1

Phase 2

Phase 3

0 500 1,000 2,000 Feet



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND RESILIENCY COMMITTEE, AT ITS JANUARY 24, 2025 MEETING, TO CONSIDER FUNDING DURING THE FY 26 BUDGET PROCESS FOR A COMPREHENSIVE INFRASTRUCTURE STUDY FOR NORTH BEACH.**

**WHEREAS**, On November 20, 2024, at the request of Commissioner Tanya Bhatt, the Mayor and City Commission (City Commission) approved item C4H, a referral to the Finance and Resiliency Committee (FERC) to discuss funding for a comprehensive infrastructure study for North Beach; and

**WHEREAS**, the referral referenced a proposed comprehensive hydraulic infrastructure study targeting South Beach, which would be essential for assessing the City's water, sewer, and stormwater systems. This study would also help identify and address infrastructure deficiencies in that area; and

**WHEREAS**, Commissioner Bhatt would like to explore funding opportunities to conduct a study in North Beach, as it faces 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:

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- 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; and

**WHEREAS**, on January 24, 2025, FERC members held a discussion about the need for an infrastructure study in North Beach as requested by Commissioner Bhatt. FERC members made a motion to proceed to the City Commission with a favorable recommendation to consider funding during the FY 26 budget process.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby accept the recommendation of the Finance and Resiliency Committee, at its January 24, 2025 meeting, to consider funding during the FY 26 budget process for a comprehensive infrastructure study for North Beach.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Steven Meiner, Mayor

ATTEST:

\_\_\_\_\_  
Rafael E. Granado, City Clerk