

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Mayor Steven Meiner
DATE: December 13, 2023

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO REVIEW THE CITY'S CURRENT MAXIMUM DEVELOPMENT CAPACITY FOR WATER, SEWER, ELECTRICAL AND OTHER UTILITIES AND PUBLIC FACILITIES, AND HOW TO BETTER USE UPDATED MODELING AND DATA FOR PROJECTED FUTURE DEMAND TO INFORM CITY'S PLANNING AND LEGISLATIVE EFFORTS RELATING TO DEVELOPMENT.

ANALYSIS

Please place a discussion to the Land Use and Sustainability Committee ("LUSC") to discuss the maximum infrastructure capacity in the City for water, sewer, electrical and other utilities and public facilities, and how the City could better use modeling or updated data relating to projected future utility demand in connection with project approvals and legislative efforts relating to development.

New development places a strain on existing utility infrastructure. I would like for the Committee to discuss how to better use hydraulic models for water or wastewater to understand existing and future capacity issues. For example, as part of planning for any future development, we need to ensure the availability of water for fire protection and the capacity of gravity and pumped wastewater systems at all times. In addition, we should review existing sewer overflows and maintenance issues, and take these issues into account when new development is being considered.

In many instances, Developers have the ability to pay impact fees to cover the estimated costs of the impacts of new development, but the utility infrastructure takes many years to be upgraded. Delays in the implementation of projects, and the various disruptions associated with upgrading infrastructure, further add to the strain on residents in connection with new development. I would like for the Committee to consider how we could place these issues at the forefront of the City's planning and legislative efforts relating to development, for the benefit of our residents.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

N/A

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Mayor Steven Meiner