



Memorandum

Memorandum No: 21-068

Date: July 15, 2021

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

Re: Infrastructure Condition as a Factor for Development Approval

In response to the City Commission's request for staff to look at how other municipalities are handling infrastructure analysis as part of the development review process, staff reached out to other Broward County municipalities and asked how each is handling the condition of water, sewer, and stormwater infrastructure as a factor of development analysis. In addition to capacity, staff also asked what other factors municipalities consider in guiding development review and approval decisions, including but not limited to age and condition of infrastructure. To date, staff has received responses from the Cities of Oakland Park, Pompano Beach, Miramar, Deerfield Beach and Dania Beach as follows:

City of Oakland Park: The City of Oakland Park uses the concurrency review process for projects expected to affect infrastructure (larger than a small building, small addition, change of use, etc.), and a concurrency worksheet is part of their application form. They do not have a formal process for evaluating the condition or age of the utilities, specifically as part of site development plan review, but representatives from the Public Works Department and the City's Engineering consultant participate in the development review process. Public Works also performs regular inspections and maintenance including using Closed Circuit TV for service lines on an ongoing basis.

City of Pompano Beach: The City of Pompano Beach does not assess age and condition of infrastructure as part of development review. Engineering assesses the capacity of the system to accommodate the proposed project and if more capacity in the treatment, distribution, or collection system (sewer, water, drainage) needs to be made, engineering requests some cost sharing with the applicant. At this time, this is voluntary as the City does not have an ordinance requiring a fair share contribution, and there is the question of responsibility since wear and tear is largely caused by existing users.

City of Miramar: The City of Miramar staff indicated that they do not have recent issues other than recent CIP updates to their water lines for fire service since most of the infrastructure is fairly new (built after 1990) and they have not had significant density increases.

City of Deerfield Beach: The City of Deerfield Beach requires a separate conceptual engineering package at the first stage of major development review (modeled on Sunrise). Based on this information, their Engineering Department provides a one-time separate set of comments that the applicant uses to help them obtain their building permit. According to staff, they have not had issues with the condition of their infrastructure but would work with applicants to address and request the applicant pay their fair share of improvements for repairs.

City of Dania Beach: The City of Dania Beach relies on their Public Services Department (Dania Beach's version of Public Works) and their engineers to review infrastructure.

In conclusion, most of the Cities that were interviewed use City resources to address repair and replacement of their infrastructure and do not require the developer to be solely responsible for those improvements as a condition of development approval. In the instances of Pompano Beach and Deerfield Beach, an applicant may be requested to pay their fair share of any needed improvements on a voluntary basis, which is similar to the model Fort Lauderdale is already using. The Public Works Department conducts capacity reviews for all new development applications to ensure the additional demand will not exceed the capacity of the system. If repairs or increased capacity is needed, and the development schedule is ahead of any planned Capital Improvements, staff works with the applicant to determine how these improvements may be addressed, which in some cases has resulted in the developer constructing improvements beyond what would be required to directly offset the development impacts.

If you have any questions, staff is available to further discuss.

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