

MEMORANDUM

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Agenda Item No. 2(B)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 15, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution establishing the policy for infrastructure and pump-station expansion to address the design and construction of new sewer pump stations and appurtenant facilities; directing the County Mayor to (1) develop and implement the policy, (2) identify legally available funds in the Fiscal Year 2026-2027 adopted County budget and all subsequent budgets in the amount of \$5,000,000.00 for the policy; and (3) provide the Board with a recommendation of legally available methods for the County to recuperate the cost of the increase to the capacity of the wastewater system; requiring a report

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.


Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 17, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- ☒ **“3-Day Rule” for committees applicable if raised**
- ☐ **6 weeks required between first reading and public hearing**
- ☐ **4 weeks notification to municipal officials required prior to public hearing**
- ☐ **Decreases revenues or increases expenditures without balancing budget**
- ☐ **Budget required**
- ☐ **Statement of fiscal impact required**
- ☐ **Statement of social equity required**
- ☐ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- ☐ **No committee review**
- ☐ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve**
- ☐ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION ESTABLISHING THE POLICY FOR INFRASTRUCTURE AND PUMP-STATION EXPANSION TO ADDRESS THE DESIGN AND CONSTRUCTION OF NEW SEWER PUMP STATIONS AND APPURTENANT FACILITIES; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO (1) DEVELOP AND IMPLEMENT THE POLICY, (2) IDENTIFY LEGALLY AVAILABLE FUNDS IN THE FISCAL YEAR 2026-2027 ADOPTED COUNTY BUDGET AND ALL SUBSEQUENT BUDGETS IN THE AMOUNT OF \$5,000,000.00 FOR THE POLICY; AND (3) PROVIDE THE BOARD WITH A RECOMMENDATION OF LEGALLY AVAILABLE METHODS FOR THE COUNTY TO RECUPERATE THE COST OF THE INCREASE TO THE CAPACITY OF THE WASTEWATER SYSTEM; REQUIRING A REPORT

WHEREAS, Miami-Dade County (the "County") has adopted new zoning regulations over the last few years, such as affordable housing bonuses, that encourage greater development in certain parts of the County; and

WHEREAS, the County lacks sewer infrastructure in certain areas of the County where new communities are quickly developing; and

WHEREAS, additionally, several existing properties in the County are not connected to the County's wastewater system and currently rely on septic systems due to the lack of County sewer infrastructure in the area; and

WHEREAS, septic tanks manage wastewater through underground drainfields, but factors such as inadequate maintenance, aging infrastructure, and rising groundwater can compromise their effectiveness, leading to potential financial, environmental, and health risks; and

WHEREAS, this Board has prioritized the transition from septic systems to sanitary sewer connections to protect public health and the environment; and

WHEREAS, sewer pump stations are essential components of this infrastructure, collecting wastewater from properties and channeling it through force mains to treatment plants; and

WHEREAS, to provide sanitary sewer service across a given area, pump stations typically must be located about every quarter square mile; and

WHEREAS, traditionally, developers who are building new structures or expanding existing developments that will require a new sewer pumping station have been responsible for the design and construction of the new infrastructure needed to handle additional connections to the sewer system; and

WHEREAS, typically, if the developers construct new sewer infrastructure, including pump stations, as part of their development projects, the new infrastructure is donated by the developers to the County to be operated and maintained by the Water and Sewer Department (the “Department”) as part of the County’s wastewater systems; and

WHEREAS, the current developer donation process often results in the first developer to the area having to advance the costs to expand the County’s infrastructure; and

WHEREAS, through the County’s collection of construction connection charges, the first developer may be reimbursed over time for a portion of its expenditure for the new sewer infrastructure when other property owners who subsequently develop their properties connect to the system and pay their prorated share of the new infrastructure; and

WHEREAS, in developing its master plan, the Department will be able to address the needs of those areas of the County where density has increased, or is projected to increase, and, accordingly, necessitates an expansion of the capacity of the wastewater system to accommodate the growing community; and

WHEREAS, by utilizing designers and contractors that the Department works with regularly on Department projects, the Department may be able to expand the capacity of its infrastructure in certain areas of the County at more competitive pricing than developers can; and

WHEREAS, in order to assist with the ability of new developments and existing properties to connect to the County's wastewater system and to ensure that the construction of Department infrastructure is done properly, efficiently, and in coordination with property owners, this Board directs the County Mayor to develop the Policy for Infrastructure and Pump-Station Expansion ("PIPE"),

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The Board approves the foregoing recitals, which are incorporated herein by reference.

Section 2. The Board establishes the Policy for Infrastructure and Pump-Station Expansion ("PIPE").

Section 3. The County Mayor or County Mayor's designee shall develop and implement PIPE in accordance with the following criteria:

- (a) The County Mayor or County Mayor's designee shall perform any necessary hydraulic modeling for the County's sewer service areas and analysis of planning and zoning requests to determine where increased sewer system expansion will provide the greatest and most immediate impact to development within the County, and the Department will create a prioritized list of the areas where it will implement this policy;

- (b) The design and construction of new sewer pump stations and appurtenant regional facilities may be undertaken by the Department rather than required of developers;
- (c) Through the County's procurement process, the Department will procure contracts with a group of design consultants, who will work with the Department to design sewer pump stations and appurtenant infrastructure for those projects the Department will undertake as part of the implementation of this policy. Additionally, through the County's procurement process, the Department will create a pool of contractors, who will construct the new sewer pump stations and appurtenant infrastructure for those projects the Department is undertaking using the plans prepared by the Department's design consultant. The contractor pool will remain open so that additional contractors can be added at any time;
- (d) Any developer who does not wish to wait for the Department to complete the design and construction of the necessary sewer pump station and appurtenant infrastructure, pursuant to the Department's schedule, will, in accordance with IO 10-8, have the option of completing the required work using a County-approved contractor at the developer's own expense and will donate such infrastructure to the County using the traditional donation process. A developer who constructs and donates the sewer pump station and appurtenant infrastructure to the Department, where applicable, may receive reimbursement through construction connection charges from developers who subsequently utilize the upgraded infrastructure for their own developments; however, developers who choose to move forward on their own with the upgrade work will not receive any County funds allocated to this policy.

Section 4. In order to expedite PIPE projects, the County Mayor is directed to develop a streamlined permitting process for such projects, similar to the process requested for affordable housing in Resolution No. R-1079-19 and the DRIP Program in Resolution No. R-821-24.

Section 5. The County Mayor or County Mayor's designee is delegated the authority to establish further criteria for PIPE, provided such criteria are consistent with this resolution, which will be brought back to the Board within 180 days for ratification.

Section 6. The Board directs the County Mayor or County Mayor's designee to identify sources of legally available funds and allocate such legally available funds in the Fiscal Year 2026-2027 adopted County budget and all subsequent budgets in the amount of \$5,000,000.00 to fund PIPE projects.

Section 7. In the format described in section 8 of this resolution, the County Mayor shall provide the Board with a recommendation of legally available methods for the County to recuperate, from developers and other beneficiaries of the newly constructed PIPE infrastructure, the pro-rata share of the cost of the increase to the capacity of the wastewater system, such as the use of construction connection charges, special benefit areas, or other funding mechanisms.

Section 8. The County Mayor or County Mayor's designee shall prepare a written report: (a) summarizing the efforts the County Mayor or County Mayor's designee has taken to comply with the directives in section 3 and 4 of this resolution; (b) describing the results of PIPE as of the date of the report; and (c) providing the recommendation requested in section 7 of this resolution. The County Mayor or County Mayor's designee shall provide the report to this Board within 180 days of the effective date of this resolution and place the completed report on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of November, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Jose I. Ortega