

BUSINESS IMPACT ESTIMATE¹

<p><u>Meeting Date:</u> First Reading: 3/4/2025 Second Reading: 3/18/25</p>	<p><u>Date Posted:</u> 2/26/25</p>	<p><u>Agenda Item Number:</u></p>
<p><u>Title of Proposed Ordinance:</u></p> <p>AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF SOUTH MIAMI COMPREHENSIVE PLAN PURSUANT TO SMALL-SCALE AMENDMENT PROCEDURES SET FORTH IN SECTION 163.3187, FLORIDA STATUTES, TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PARCELS ON THE SOUTH SIDE OF 64TH TERRACE BETWEEN SW 60TH AVENUE ON THE EAST AND SW 61ST COURT ON THE WEST FROM THEIR CURRENT DESIGNATION OF “MIXED RESIDENTIAL-MODERATE DENSITY” (“MRMD”) TO “TOWNHOUSE RESIDENTIAL” (“TR”); PROVIDING FOR TRANSMITTAL, CORRECTIONS, SEVERABILITY, CONFLICTS, IMPLEMENTATION AND AN EFFECTIVE DATE.</p>		
<p><u>Summary of Proposed Ordinance and Statement of Public Purpose to be Served:</u></p> <p>Pursuant to Section 163.3187(1), Florida Statutes, the City has applied for a Small Scale Future Land Use Map (FLUM) Amendment to the Comprehensive Plan to change the land use designation for three parcels located at 6488 SW 60th Avenue (the “Properties”) from Mixed Residential-Moderate Density (MRMD) to Townhouse Residential (TR), as depicted in Exhibit “A” to the Ordinance (the “FLUM Amendment”).</p> <p>With City’s adoption of certain Future Land Use Element (“FLUE”) amendments on January 21, 2025, the MRMD designation was eliminated and replaced with the TR designation. Therefore, the Properties that are the subject of this FLUM Amendment require redesignation from MRMD to TR to ensure consistency between the FLUM and the FLUE of the City’s Comprehensive Plan. The Ordinance approves the FLUM Amendment and amends the Comprehensive Plan as indicated on the Map set forth in Exhibit “A” to the Ordinance.</p>		
<p><u>Estimate of Direct Economic Impact on Private/For Profit Businesses:</u></p> <p>a. <u>Estimate of Direct Business Compliance Costs:</u></p> <p style="padding-left: 20px;">None.</p> <p>b. <u>New Charges/Fees on Businesses Impacted:</u></p> <p style="padding-left: 20px;">None.</p> <p>c. <u>Estimate of Regulatory Costs:</u></p> <p style="padding-left: 20px;">None.</p>		
<p><u>Good Faith Estimate of Number of Businesses Likely Impacted:</u></p> <p>Unknown. The TR district is intended to allow for more urban residential development.</p>		
<p><u>Any Additional Information:</u></p> <p>The FLUM Amendment, once implemented through zoning, would provide greater flexibility for developers by allowing increased residential density and a mix of uses, such as Live-Work Units (LWUs) and Accessory Dwelling Units (ADUs). Additionally, businesses catering to residential businesses may benefit.</p>		
<p><u>Applicable Exemptions²:</u></p> <p>This Business Impact Estimate is not required for ordinances that fall under the following exemptions:</p>		

¹ This Business Impact Estimate is provided to comply with the requirements of Section 166.041(4), Florida Statutes. Please note that this Business Impact Estimate may be revised following its initial posting as new information or feedback becomes available.

² If one or more boxes are checked under this section, it indicates that the City has determined that a business impact estimate is not required by state law for the proposed ordinance, but the City is providing the business impact estimate as a courtesy.

- The proposed ordinance is required for compliance with Federal or State law or regulation.
- The proposed ordinance relates to the issuance or refinancing of debt.
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- The proposed ordinance is an emergency ordinance.
- The proposed ordinance relates to procurement.
- The proposed ordinance is enacted to implement the following:
 - Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code