

## **BUSINESS IMPACT ESTIMATE**<sup>1</sup>

<b><u>Meeting Date:</u></b> First Reading: 3/4/2025 Second Reading: 3/18/25	<b><u>Date Posted:</u></b> 2/26/25	<b><u>Agenda Item Number:</u></b>
<b><u>Title of Proposed Ordinance:</u></b>  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 WEST SIDE OF 62ND AVENUE BETWEEN SW 64TH STREET TO THE NORTH AND SW 68TH STREET TO THE SOUTH FROM THEIR CURRENT DESIGNATION OF "RESIDENTIAL / LIMITED COMMERCIAL" ("RLC") TO "MIXED USE COMMERCIAL / RESIDENTIAL" ("MUCR"); PROVIDING FOR TRANSMITTAL, CORRECTIONS, SEVERABILITY, CONFLICTS, IMPLEMENTATION AND AN EFFECTIVE DATE.		
<b><u>Summary of Proposed Ordinance and Statement of Public Purpose to be Served:</u></b>  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 sixteen parcels bound by SW 64th Street to the north, SW 68th Street to the south, SW 62nd Avenue to the east, and the public alley between SW 62nd Avenue and SW 62nd Court to the west (collectively, the "Properties") from Residential/Limited Commercial ("RLC") to Mixed-Used Commercial/ Residential ("MUCR"), as depicted in Exhibit "A" to the Ordinance (the "FLUM Amendment").  With City's adoption of certain Future Land Use Element ("FLUE") amendments on January 21, 2025, the RLC designation was eliminated and replaced with the MUCR designation.  On December 10, 2024, the City approved the "Transit Supportive Development District" ("TSDD") land use map amendments and zoning map amendments on first reading, which will expand the TSDD and redesignate and rezone 4 RLC-designated lots to TSDD located on SW 62nd Avenue, south of SW 68th Street.  The remaining 16 lots, which are the subject of this FLUM amendment, require redesignation to MUCR 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.		
<b><u>Estimate of Direct Economic Impact on Private/For Profit Businesses:</u></b>  a. <u>Estimate of Direct Business Compliance Costs:</u>  None.  b. <u>New Charges/Fees on Businesses Impacted:</u>  None.  c. <u>Estimate of Regulatory Costs:</u>  None.		
<b><u>Good Faith Estimate of Number of Businesses Likely Impacted:</u></b>  Unknown. The MUCR district is intended to provide greater flexibility to allow for mixed-use projects.		

<sup>1</sup> 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.

**Any Additional Information:**

The FLUM Amendment, once implemented through zoning, would provide greater flexibility to developers for mixed-use projects.

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**Applicable Exemptions<sup>2</sup>:**

This Business Impact Estimate is not required for ordinances that fall under the following exemptions:

- 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

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<sup>2</sup> 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.