

BUSINESS IMPACT ESTIMATE ¹

Meeting Date: First Reading: 3/4/2025 Second Reading: 3/18/25	Date Posted: 9/5/25	Agenda Item Number:
Title of Proposed Ordinance: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING SECTION 15A-17 "RESERVED" OF CHAPTER 15A "PARKING" OF THE CODE OF ORDINANCES TO PROVIDE PROCEDURES FOR REQUESTS FOR PERMANENT REMOVAL OF ON-STREET PARKING; PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; IMPLEMENTATION AND AN EFFECTIVE DATE.		
Summary of Proposed Ordinance and Statement of Public Purpose to be Served: The City Code does not currently provide regulations addressing the impact of new development on on-street parking spaces or a process for seeking permanent closure of existing on-street parking spaces. The purpose of the proposed ordinance is to amend the Code to provide procedures for seeking permanent closure of on-street parking spaces, including providing a system of compensation to the City for the loss of revenues and convenience to residents and visitors associated with each permanently closed parking space. This ordinance establishes procedures for requesting the permanent removal of on-street parking spaces by requiring petitioners to apply to the City Manager prior to the issuance of a master building permit, and authorizing the City Manager to evaluate such requests based on consistency with the City's parking, traffic, and revenue needs, the impact on the right-of-way and surrounding area, and the feasibility of design alternatives. Each parking space approved for removal is subject to a Removal Fee, calculated using prior parking zone revenues or a minimum of \$40,000 per space, whichever is greater, with the minimum fee increasing by five percent annually. The ordinance further allows replacement on-street parking spaces, if constructed by the petitioner and accepted by the City, to be credited against the Removal Fee.		
Estimate of Direct Economic Impact on Private/For Profit Businesses: a. <u>Estimate of Direct Business Compliance Costs:</u> No direct compliance costs are imposed on businesses generally. Costs only arise for a business or property owner if they voluntarily petition to permanently remove on-street parking spaces in connection with development. b. <u>New Charges/Fees on Businesses Impacted:</u> Yes. Petitioners approved for permanent parking space removal must pay a Removal Fee calculated as: (total prior 12 months' zone revenue ÷ number of spaces in zone) × 10 or a minimum fee of \$40,000 per space, whichever is greater. Fee increases annually by 5%. Fee is paid in a lump sum before issuance of the Master Building Permit. Replacement on-street parking spaces, if approved by the City Manager, may offset the Removal Fee. c. <u>Estimate of Regulatory Costs:</u> None.		
Good Faith Estimate of Number of Businesses Likely Impacted: The ordinance primarily affects developers, property owners, and businesses undertaking new construction or redevelopment projects where on-street parking interferes with site design. The ordinance would preserve parking for businesses located in the Downtown. Most existing businesses that do not seek removal of on-street parking spaces will not be affected, and		
Any Additional Information:		

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.

Applicable Exemptions²:

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

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.