



BUSINESS IMPACT ESTIMATE¹

Meeting Date: January 21, 2025

Agenda Item No. 13.B

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING DIVISION 3, "SUBDIVISION REGULATIONS" OF CHAPTER 5 OF THE UNIFIED LAND DEVELOPMENT CODE BY CREATING A NEW SECTION 5.23.1 PROVIDING FOR WAIVERS OF PLAT BASED ON EXCEPTIONS TO THE PLATTING REQUIREMENT PROVIDED IN CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

The intent of the proposed amendment is to establish a clear and explicit process to determine when platting requirements may be waived. The determination would be accomplished via the administrative route (Village Manager), and the process would rely on and interact with the process and criteria described in Section 28-4 of the Miami-Dade County Code of Ordinances.

Unlike some of the other municipal jurisdictions within Miami-Dade County, most if not all of the building sites in the Village have either been previously platted or have long been recognized as independent and distinct parcels. Because most development proposals submitted to the Village consist of one or more of such sites, there may be no need to formally subdivide parcels in order to identify them and ensure their access to public facilities like rights-of-way and public infrastructure

Estimate of Direct Economic Impact on Private/For Profit Businesses

- a. **Estimate of Direct Business Compliance Costs:** None. The waiver of plat is a discretionary process and does not impact businesses directly. Instead, the introduction of this process may result in time and cost savings for property owners who pursue the plat waiver as opposed to a platting process.
- b. **New Charges/Fees on Businesses Impacted:** A waiver of plat process fee has existed in the Village's official Fee Schedule for several years, without a corresponding process. No new fee will be established.
- c. **Estimate of Regulatory Costs:** See above. There are no additional regulatory costs or revenues anticipated by the adoption of the ordinance.

Good Faith Estimate of Number of Businesses Likely Impacted

None. The waiver of plat is a discretionary process and does not impact businesses directly. Instead, the introduction of this process may result in time and cost savings for property owners who pursue the plat waiver as opposed to a platting process.

Any Additional Information:

Chapter 177, Florida Statutes provides minimum requirements for the platting of land and allows for additional regulations by local ordinance. North Bay Village's NBV100 Comprehensive Plan's Policies 2.1.10 and 2.1.11 require all properties within North Bay Village to be legally subdivided. Neither the Village's Comprehensive Plan nor the implementing ULDC provide exceptions to the platting requirement, nor procedures to determine or process such exceptions. However, Section 28-4 of the Miami-Dade County Code of Ordinances does include certain exceptions to the platting requirement (to be determined by a currently non-existent Village "plat division").



¹ Business Impact Estimate, to be amended on October 1, 2024, does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
 - a. Part II of Chapter 163, F.S.;
 - b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
 - c. Sec. 553.73, F.S. (Fla. Building Code);
 - d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).