

C4 E REFERRAL TO THE PLANNING BOARD - AMEND LAND DEVELOPMENT REGULATIONS TO ALLOW BUSINESS OPERATORS TO PAY CITY IMPACT FEES IN INSTALLMENTS, INSTEAD OF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR CERTIFICATE OF USE.

Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Alex Fernandez
DATE: June 25, 2025
TITLE: REFERRAL TO THE PLANNING BOARD - AMEND LAND DEVELOPMENT REGULATIONS TO ALLOW BUSINESS OPERATORS TO PAY CITY IMPACT FEES IN INSTALLMENTS, INSTEAD OF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR CERTIFICATE OF USE.

RECOMMENDATION

Please place the above item on the City Commission meeting agenda as a referral to the Planning Board.

Currently, all impact fees associated with a new business operation must be paid prior to the issuance of a building permit or certificate of use. I would like to refer an Ordinance to the Planning Board to amend Chapter 3 of the Land Development Regulations, entitled "Concurrency Management and Mobility Fees," to allow business operators to pay City impact fees over time, in installments. The Ordinance should establish eligibility criteria (including, for example, a financial hardship threshold) and payment terms.

As part of this item, I request that the City Commission waive by a 6/7ths vote the provisions of Resolution No. 2025-33496, and refer this matter directly to the Planning Board.

BACKGROUND/HISTORY

ANALYSIS

FISCAL IMPACT STATEMENT

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

Citywide

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

Department

Office of Commissioner Alex Fernandez

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Condensed Title

Ref: PB - Allow Business Operators to Pay Impact Fees in Installments. (Fernandez)

Previous Action (For City Clerk Use Only)