BUSINESS IMPACT ESTIMATE[i]

In Accordance with Section 166.041(4), Florida Statutes

Ordinance Title

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE REZONING, AS REQUESTED BY FLIGHTWAY 20, LLC., OF AN APPROXIMATELY 8.55 ACRE PARCEL OF LAND FROM AGRICULTURAL (AU) ZONING DISTRICT TO LIGHT INDUSTRIAL (I-1) ZONING DISTRICT FOR PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF SE 8TH STREET AND SW 147TH AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Flightway Twenty LLC (the Applicant) is requesting a rezoning from Agricultural Use (AU) to Light Industrial (I-1) for two parcels located at the southwest corner of SW 328th Street (SE 8th Street) and SW 147th Avenue, identified by Miami-Dade County Folio Nos. 10-7921-001-0030 and 10-7921-001-0040. The Property has an Industrial Use (IU) Future Land Use Map designation and is currently zoned Agricultural Use (AU). The rezoning would align the Property's zoning with the Industrial Use (IU) designation and with adjacent parcels to the east that were previously rezoned to Light Industrial (I-1). The subject site is approximately 8.55 acres and is currently vacant/agricultural in character. The request is being processed in coordination with related Site Plan Amendment and Tentative Plat applications. The tentative plat, titled 'FLIGHTWAY SOUTH,' proposes to replat four parcels into two tracts for a unified commercial/industrial development. Future technical, design, compatibility, infrastructure, access, buffering, drainage, landscaping, traffic, and other site-specific matters will be addressed through the applicable development review processes. In 2006, the City adopted Ordinance Nos. 2006-09-38 and 2006-09-39, changing the land use designation of approximately 5.0-acre properties in this area from Planned Regional Activity Center (PRAC) Use to Industrial Use (IU). Staff finds the proposed rezoning consistent with the Comprehensive Plan and applicable City Code provisions.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs: None

b. New Charges/Fees on Businesses Impacted: None

c. Estimate of Regulatory Costs: None

Good Faith Estimate of Number of Businesses Likely Impacted: Cannot estimate it will depend on market demand

Any Additional Information: None

[i] **Business Impact Estimate 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, including but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S. (Development orders, development permits, or development agreements, as defined in s. 163.3164, and pursuant to Florida Local Government Development Agreement Act);
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S. (community development districts);
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).