

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: October 18, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE ADMINISTRATION TO EXPLORE THE FEASIBILITY OF SUB-CONTRACTING SOME OF THE BUILDING DEPARTMENT'S PERMITTING FUNCTIONS FOR MAJOR COMMERCIAL PROJECTS TO MIAMI-DADE COUNTY'S BUILDING DEPARTMENT; AND FURTHER, REFERRING THIS MATTER TO BE FULLY CONSIDERED AND DISCUSSED BY THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE.

### **RECOMMENDATION**

The Administration recommends discussion of this item and additional detail on the intended outcomes so we can further explore feasibility with the County.

### **BACKGROUND/HISTORY**

The Building Department processes approximately 14,000 permit applications per year, including revisions and sub-permits. The majority of permit applications are for condominium and commercial unit remodels. The Building Department currently has 34 plans examiners and inspectors including trade chiefs and supplemental staff for plan review hired through professional service agreements and a staffing agency. The average turn around time for the Building department trades to complete a plan review cycle is 5 business days.

Property owners also have the option per state law to hire a private provider to review plans and inspect construction for compliance with the Florida Building Code and Local Amendments. It should be noted that most major commercial projects use Private Providers for review and inspection.

### **ANALYSIS**

The number of major commercial projects, defined for the purposes of this analysis as commercial projects with a stated job value of greater than \$10 million, from January 1, 2022 – July 11, 2024 was 28. Of these 28, 20 projects used a Private Provider for plan review.

During initial discussions with a County representative, they explained that a current arrangement similar to the one being suggested has been implemented within the Rapid Transit Zones, where the County has full authority over permitting, including Fire and Zoning. This extends beyond the major construction projects, to also any subsequent necessary permits for future repairs.

### **FISCAL IMPACT STATEMENT**

TBD

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

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

**FINANCIAL INFORMATION**

**CONCLUSION**

Further guidance is needed on the specific desired outcome and whether the intention is to outsource the entire permitting process for major commercial projects from application intake to final inspection. This assessment should also consider how outsourcing will impact coordination with the City's Fire, Planning & Zoning, and other permitting departments. Following this initial discussion, the administration will further examine the feasibility and financial aspects with the County and City Attorney.

**Applicable Area**

Citywide

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

No

**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**

Building

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

Feasibility of sub-contracting some of the building department's permitting functions to Miami-Dade County's building department.