

NB 7. 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.  
Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Ricardo J. Dopico, City Attorney  
DATE: May 15, 2024

SUBJECT: 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.

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### **BACKGROUND/HISTORY**

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 name of lobbyist(s) and principal(s): N/A

### **ANALYSIS**

The attached Resolution was prepared at the request of the sponsor, Commissioner Alex Fernandez.

### **SUPPORTING SURVEY DATA**

N/A

### **FINANCIAL INFORMATION**

N/A

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

No

**Does this item utilize G.O. Bond Funds?**

No

### **Legislative Tracking**

Office of the City Attorney

### **Sponsor**

Commissioner Alex Fernandez

### **ATTACHMENTS:**

#### **Description**

▯ [Resolution](#)

RESOLUTION NO. \_\_\_\_\_

**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.**

**WHEREAS**, the City's Building Department is responsible for reviewing and issuing all building permits in the City, ranging from small single-family residential renovation projects to very large commercial or multi-family residential projects; and

**WHEREAS**, both residents and businesses alike regularly apply for building permits from the City of Miami Beach for a variety of reasons, to construct, enlarge, alter, repair, move, remove, improve, convert, or demolish a building or other structure; and

**WHEREAS**, obtaining a building or other regulatory permit can be a time-consuming, complex, and costly process; and

**WHEREAS**, City staff has been working to improve the City's regulatory permit and development review process, including the customer experience, by conducting bi-weekly staff meetings with Department heads involved in the permitting process, and working with an external consultant to provide a comprehensive assessment and recommendations on the permitting process; and

**WHEREAS**, notwithstanding the efforts made to date to streamline the permitting process, the Mayor and City Commission acknowledge the Building Department's limited capacity in managing the exorbitant volume of residential and commercial applications, and wish to explore alternative solutions to address these capacity constraints in order to provide efficient and effective permitting services; and

**WHEREAS**, the Mayor and City Commission desire to direct the City 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

**WHEREAS**, outsourcing major commercial projects to the County's Building Department could alleviate capacity constraints and enable the Department to focus more resources on enhancing permitting services for residents; and

**WHEREAS**, the feasibility study should include an assessment of the capacity and capabilities of the County's Building Department, as well as an analysis of potential cost savings and efficiencies that could be realized through sub-contracting.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby direct 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, refer this matter to be fully considered and discussed by the Finance and Economic Resiliency Committee.

**PASSED and ADOPTED THIS** \_\_\_\_ day of \_\_\_\_\_ 2024.

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor

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Rafael E. Granado, City Clerk

(Sponsored by Commissioner Alex J. Fernandez)

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

5/7/2024  
Date