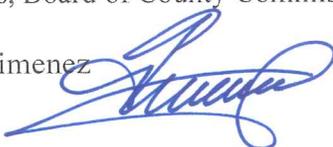


Memorandum



Date: July 1, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Continued Land Development Review Process Improvements

As part of the creation of the Department of Regulatory and Economic Resources (RER), staff was tasked with identification of specific initiatives that would streamline processes and facilitate economic development in Miami-Dade County. As part of that effort, over the past two years staff has prepared and the Board has approved numerous Zoning Code changes that have helped simplify the regulatory process and reduced the time needed to obtain approvals. Included among these are recently adopted ordinances updating the administrative adjustments and the nonconforming sections of the County Code. An ordinance modifying the Developmental Impact Committee process is currently under Board consideration.

To further improve the development review process, RER's Development Services Division has been working on the introduction of a pre-application process intended to facilitate enhanced collaboration between the development community and County staff. The proposed pre-application process would ultimately allow the development community or any zoning hearing applicant with an opportunity to meet with staff from all County reviewing agencies simultaneously in a pre-application meeting. At this meeting, the applicant would be provided with initial agency feedback and with information relevant to the submittal of a complete application.

Among other things, this process is designed to familiarize all reviewing staff with applications prior to their formal filing, to reduce the amount of resubmittals after said filing, and to centralize the development review process. Pre-application meetings are a common practice among municipalities and other land development regulatory agencies across the country, and have proven to shorten the development review time while improving the quality of the review by professional staff. The pre-application process will be workshopped with industry this month (see attached) and is anticipated to be piloted during the month of September. If successful, appropriate legislation will be forwarded for Board consideration to codify the program.

The pre-application process was discussed with professionals representing the land development industry, including those that participate in the open meetings of the Development Process Advisory Group. Our work to improve our regulatory processes will continue.

I would like to thank staff and the Development Process Advisory Group for their efforts to date. If you require further information, please contact Jack Osterholt, Deputy Mayor/Director, RER, at 305-375-5695.

Attachment

c: Robert A Cuevas, County Attorney
Charles Anderson, Commission Auditor
RER Senior Staff
Development Process Advisory Group Participants
Christopher Agrippa, Clerk of the Board



Development Industry Workshop

New Zoning Hearing Process Effective September 2014

The Department of Regulatory and Economic Resources is introducing a new process designed to reduce the time to complete development reviews.

You are encouraged to attend this workshop to learn about the new pre-application process and how it will positively impact development reviews. This process will provide the development community with the opportunity to simultaneously meet with all reviewing County agencies in a "Pre-Application Meeting." This meeting will familiarize all reviewing staff with a proposed development and provide applicants with sufficient information needed for the formal submittal of a complete development application.

Attendance at this workshop will provide you the opportunity to give feedback and ask questions about the process prior to its September 2014 implementation.

Monday, July 21, 2014

9:00 AM to 12:00 PM

Stephen P. Clark Center

Conference Rooms 18-3 & 18-4 • 18th Floor

111 NW 1st Street

For additional information and to register your attendance, please contact Nancy Perez at nkp@miamidade.gov or 305-375-2872.

www.miamidade.gov/zoning



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES DIVISION