

# Memorandum



**Date:** April 17, 2026

Agenda Item No. 2(B)(8)

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

May 5, 2026

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Status Report Pursuant to Ordinance No. 25-73 Related to Environmental Protection, Revising Provisions Related to Expedited Administrative Authorizations Relating to Existing Seawalls, Bulkheads, and Class Permit Applications – Directive 251313.

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On July 1, 2025, the Board of County Commissioners (Board) approved Ordinance No. 25-73, sponsored by Commissioner Eileen Higgins, amending Sections 24-48, 24-48.2, 24-48.3, 24-28.5, 24-48.9, 24-48.13, and 24-48.18 relating to seawalls, bulkheads, and Class Permit application requirements as well as directing the County Mayor or County Mayor's designee to provide regular updates to the Board as to compliance with directives and timelines outlined in Ordinance No. 25-73, as well as the number of seawall and bulkhead Class I permits that may be pending and of such pending permits, how many of such pending permits have been deemed complete.

Section 8 of Ordinance No. 25-73 outlines specific timeframes pertaining to the processing of Class I seawall or bulkhead permit applications. Pursuant to the ordinance, the referenced permitting timeframes take effect upon implementation and operational deployment by the Department of Regulatory and Economic Resources (RER) of the RER Electronic Permits & Reviews System specifically for the processing of Class I permit applications on January 1, 2026, whichever date is earlier. The RER Electronic Permits & Reviews System framework for Class I permit applications was deployed on December 1, 2025. Therefore, the timeframes identified in Ordinance No. 25-73 apply as of December 1, 2025.

Between December 1, 2025 and April 2, 2026, there are 16 seawall and bulkhead Class I permit applications that have been submitted and are in various stages of the regulatory review process. Of the 16 Class I permit applications, 7 were responded to within 10 calendar days per the Ordinance. The 9 applications that were not responded to within the timeframe were due to an error in the system classification of the file, which altered the timeline of the due dates, and this error has since been corrected. One of the 16 seawall applications submitted between December 1, 2025 and April 2, 2026 has been issued. Of the 15 open Class I permit applications for seawalls and bulkheads, 13 are pending responses from the applicant (with 5 of these pending items from the applicant that would result in issuance) and 2 are pending an initial response from RER. As of April 2, 2026, there are no additional seawall and bulkhead Class I permit applications which have been deemed complete, meaning that all items required by the Code of Miami-Dade County have been submitted, and the Class I permit has not yet been issued.

The Coastal Resources Section made a concentrated effort in the month of January 2026 after the launch of the Electronic Permits and Review System and all residual files were reviewed. In January 2026, Coastal Resources Section staff (Coastal staff) completed 383 permit reviews and 272 technical reviews.

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In February 2026, Coastal staff completed 253 permit reviews and 221 technical reviews. In March 2026, Coastal staff completed 349 permit reviews and 334 technical reviews.

Ordinance No. 25-73 contracted review timeframes of 10 calendar days from the 30-day requirement prescribed in Florida Statutes for seawall files. In January and February 2026, the response time for initial responses (previously referred to as Completeness Summaries) was an average of 19 calendar days. In March 2026, the response time for initial responses (or Completeness Summaries) was reduced to an average of 18 calendar days, almost half the time allotted by Florida Statute. Staff will continue to maintain their compliance with timeframes.

In accordance with Ordinance No. 25-73, this report will be placed on the next available Board meeting agenda. If additional information is needed, please contact Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources, at [Lourdes.gomez@miamidade.gov](mailto:Lourdes.gomez@miamidade.gov) or at 786-229-1008.

c: Geri Bonzon-Keenan, County Attorney  
Jess McCarty, First Assistant County Attorney  
Office of the Mayor Senior Staff  
Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources  
Yinka Majekodunmi, Commission Auditor  
Basia Pruna, Director, Clerk of the Board  
Eugene Love, Agenda Coordinator