Regulatory and Economic Resources

The mission of the Department of Regulatory and Economic Resources (RER) is to enhance and protect the quality of life in Miami-Dade County through visionary planning, efficient land development, and sound regulation that fosters smart growth, and long-term economic vitality. RER's vision is a resilient, well-planned, and vibrant community where responsible growth and effective regulation create thriving places to live, work, and invest, ensuring lasting prosperity and quality of life for all. RER is guided by its core values of Integrity, Customer-Centered, Innovative, Professional, Stewards of the Built and Natural Environment, Equity, and Resilience.

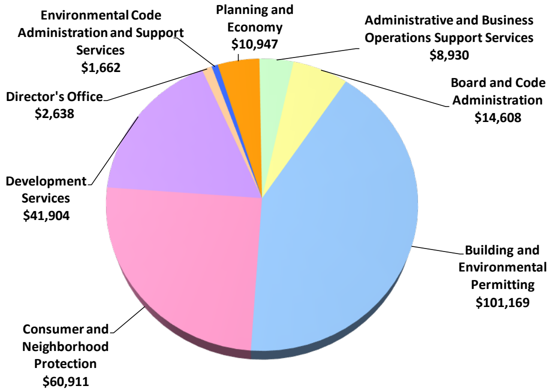
RER supports the strategic priority of An Economy that Works for All by overseeing a broad portfolio of regulatory and strategic functions governing land development and construction permitting processes. RER evaluates land development, zoning and platting applications; approves building permitting activities; protects air, water, tree and soil resources through the review and issuance of environmental land development approvals; issues certificates of use and operating permits; administers impact fee collections; and provides technical support for planning, zoning, environmental quality and building code boards. RER manages development in the floodplain and the FEMA Community Rating System Program. RER provides safety through construction products evaluation, training, education and certification of building code enforcement personnel countywide; contractor licensing and enforcement; as well as compliance with environmental codes through construction permitting and inspections. RER investigates complaints; enforces the correction of building, neighborhood and consumer protection code; issues violations; enforces elevator safety, and unsafe buildings and structures, and administers the collection of business taxes. RER is responsible for economic and demographic research for countywide planning and land development activities as defined by State law and in the CDMP and the of local economic development programs. Finally, RER provides science-based education and youth development through Cooperative Extension services; and provides for services through special assessment districts.

The Department's customers include policymakers, public agencies, regulated industries, businesses, and residents. The community is RER's most essential customer, and engagement is central to delivering policies that protect public health, safety, and the environment. RER continues modernizing services through digital tools, virtual options, online tracking, and guidance. Through feedback and simplifying processes, RER strives to improve accessibility, consistency, and customer experience while maintaining regulatory integrity. Lastly, RER supports County departments involved in land development, housing, transportation, environmental protection, economic development, and resilience planning.

FY 2026-27 Proposed Operating Budget

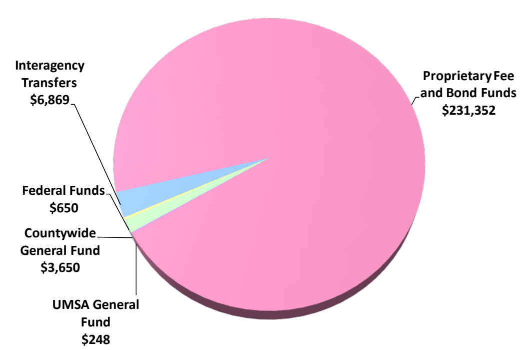
Expenditures by Activity

(dollars in thousands)



Revenues by Source

(dollars in thousands)



OPERATING FINANCIAL SUMMARY

(dollars in thousands)	Actual FY 23-24	Actual FY 24-25	Budget FY 25-26	Proposed FY 26-27
Revenue Summary				
General Fund Countywide	8,603	12,064	2,185	3,650
General Fund UMSA	385	407	233	248
Auto Tag Fees	2,178	2,154	0	0
Carryover	311,982	317,270	240,761	267,043
Carryover - Special Taxing District	0	0	0	6,693
Code Fines / Lien Collections	19,904	23,907	18,821	22,951
Environmentally Endangered Land Fees	1,551	1,800	0	0
Fees and Charges	51,120	56,841	38,200	24,502
Impact Fee Administration	4,946	5,914	4,837	6,076
Internal Service Charges	0	0	5,047	0
Licenses and Permits	89,180	95,816	101,346	112,173
Local Business Tax Receipt	571	571	571	571
Miscellaneous Revenues	1,222	1,674	958	926
Other Revenues	12,013	12,093	6,802	9,236
Special Taxing District Revenue	0	0	0	24,514
Stormwater Utility Fees (County)	48,249	53,741	0	0
Tourist Tax Fees	0	6,613	7,101	6,695
State Grants	6,393	6,906	60	0
Federal Grants	1,780	1,500	690	650
Interagency Transfers	1,599	1,488	1,651	489
Interfund Transfers	10,741	11,798	762	3,003
Reimbursements from Taxing Jurisdictions	0	0	0	3,377
Total Revenues	572,417	612,557	430,025	492,797
Operating Expenditures Summary				
Salary	102,047	111,867	100,229	106,658
Fringe Benefits	40,503	46,080	44,468	48,463
Court Costs	9	13	2	3
Contractual Services	10,438	14,188	6,183	20,036
Other Operating	13,015	13,366	17,004	30,301
Charges for County Services	33,267	33,268	31,586	36,833
Grants to Outside Organizations	0	750	0	60
Capital	4,250	3,058	806	415
Total Operating Expenditures	203,529	222,590	200,278	242,769
Non-Operating Expenditures Summary				
Transfers	43,134	47,134	44,472	3,840
Distribution of Funds In Trust	0	0	0	0
Debt Service	8,493	6,278	0	0
Depreciation, Amortizations and Depletion	0	0	0	0
Reserve	0	0	185,275	246,188
Total Non-Operating Expenditures	51,627	53,412	229,747	250,028

(dollars in thousands) Expenditure By Program	Total Funding Budget FY 25-26	Total Funding Proposed FY 26-27	Total Positions Budget FY 25-26	Total Positions Proposed FY 26-27
Strategic Priority: An Economy that Works for All				
Director's Office	2,560	2,638	13	12
Administrative and Business Operations Support Services	7,988	8,930	117	113
Consumer and Neighborhood Protection	56,225	60,911	314	287
Development Services	13,426	41,904	51	75
Planning and Economy	8,226	10,947	39	59
Building and Environmental Permitting	98,097	101,169	469	465
Board and Code Administration	13,756	14,608	45	45
Environmental Code Administration and Support Services	0	1,662	0	10
Total Operating Expenditures	200,278	242,769	1,048	1,066

SELECTED ITEM HIGHLIGHTS AND DETAILS

	(dollars in thousands)				
Line-Item Highlights	**Actual FY 23-24**	**Actual FY 24-25**	**Budget FY 25-26**	**Projection FY 25-26**	**Proposed FY 26-27**
Advertising	518	371	1,455	971	969
Fuel	390	334	387	366	365
Overtime	2,510	2,274	1,494	2,331	2,248
Rent	4,991	4,911	2,459	6,497	11,083
Security Services	398	312	355	226	226
Temporary Services	355	308	304	222	211
Travel and Registration	291	215	250	194	213
Utilities	607	861	430	421	424

TABLE OF ORGANIZATION

DIRECTOR'S OFFICE
Provides overall direction for departmental operations; oversees all departmental communication and intergovernmental activity

FY 25-26	FY 26-27
13	12

ADMINISTRATIVE AND BUSINESS OPERATIONS SUPPORT SERVICES
Provides finance, budgeting, billing and collection, human resources, procurement, and asset management services; provides information technology shared services, business plan development, performance management reporting and departmental safety coordination

FY 25-26	FY 26-27
117	113

CONSUMER AND NEIGHBORHOOD PROTECTION
Manages and enforces local contractor licensing in accordance with Chapter 10 of the County Code; ensures compliance with the Florida Building Code and other applicable regulations, including unsafe structures violations, through enforcement activities; regulates elevator equipment throughout the county; and provides residential and commercial zoning enforcement

FY 25-26	FY 26-27
314	287

DEVELOPMENT SERVICES
Reviews and processes all zoning applications seeking re-zoning or other relief from zoning code regulations; reviews application requests to subdivide land in preparation for development including traffic concurrency reservations; and maintains zoning data for properties in unincorporated Miami-Dade County

FY 25-26	FY 26-27
51	75

PLANNING AND ECONOMY
Manages and administers the CDMP; prepares population projections and economic, demographic and growth analyses; administers incentive programs; and coordinates activities related to the agricultural industry

FY 25-26	FY 26-27
39	59

ENVIRONMENTAL CODE ADMINISTRATION AND SUPPORT SERVICES
Administers the Environmental Quality Control Board that considers all appeals to environmental regulations in Chapter 24 of the Code; coordinates environmental reviews for planning and zoning applications

FY 25-26	FY 26-27
0	10

BUILDING AND ENVIRONMENTAL PERMITTING
Ensures compliance with the Florida Building Code and unsafe structures and other applicable regulations through review of plans and inspection of construction; processes Certificates of Occupancy, Completion and Use; assesses impact fees and conducts environmental resources permitting

FY 25-26	FY 26-27
469	465

BOARDS AND CODE ADMINISTRATION
Administers the Board of Rules and Appeals and its committees and the Unsafe Structures and Construction Trades Qualifying Boards, and processes product approvals, training and certification

FY 25-26	FY 26-27
45	45

The FY 2026-27 total number of full-time equivalent positions is 1,067.8

DIVISION: DIRECTOR'S OFFICE

The Director's Office is responsible for overseeing policies and procedures; coordinating intergovernmental and communications activities; providing long-term vision and overall direction and coordination for all divisions; coordinating with County residents, businesses, regulated industries, stakeholders and elected leaders to develop partnerships and improve service delivery through the implementation of policies and procedures; and representing the interests of the Department at the local, national and international levels.

KEY ISSUES

- RER continues to use and implement forward thinking policies and legislation that have a countywide impact related to land use and community planning; efficient and resilient permitting and enforcement of the various sections of the Code under its jurisdiction; protecting and promoting historic resources; and providing consumer protection and education
- The adoption of Florida SB 180 has impacted planning, regulatory, and permitting efforts; reviews for non-structural impervious improvements and stricter water quality provisions are paused, limiting local risk mitigation

BUDGET COMMENTS

- The FY 2026-27 Proposed Budget includes support from the County Attorney's Office for legal services related to code compliance and other regulatory functions; this additional support includes two dedicated County Attorneys and two support staff positions ($705,000 funded from fines and fees)
- The FY 2026-27 Proposed Budget includes the transfer of one position from the Director's Office Division to the Administrative and Business Operations Support Services Division to oversee and support all administrative, business architecture, operational assessment and business planning functions

DIVISION: ADMINISTRATIVE AND BUSINESS OPERATIONS SUPPORT SERVICES

The Administrative and Business Operations Support Services Division provides finance, budgeting, billing and collection, human resources, procurement, asset management services, departmental safety coordination, business architecture and information technology shared services for both RER and the Department of Environmental Resources Management. Additionally, the Division provides services, business plan development, and performance management reporting for RER operations.

ACCOMPLISHMENTS

- The Department finalized the separation RER and DERM as independent departments in FY 2025-26 through comprehensive reviews of personnel, workflows, and budgets for a seamless transition; RER provides centralized administrative support services to both departments; in addition, the Department completed the transition of the Stormwater Utility function to Department of Transportation and Public Works as approved in the budget for FY 2025-26

KEY ISSUES

- RER faces ongoing challenges retaining and recruiting highly technical staff due to specialized job requirements, non-competitive compensation, limited advancement opportunities, and outside employment and remote work restrictions; prolonged vacancies in plan review and inspection work units strain workloads and impact service delivery, underscoring the need for workforce alignment to compete with the private sector
- Increased functionality demand within GoldKey, EnerGov and other systems limits service delivery, operational efficiency, and performance monitoring, impacting the Department's ability to meet customer expectations and effectively track metrics, highlighting the need for continued modernization

BUDGET COMMENTS

- **The FY 2026-27 Proposed Budget includes the transfer of three positions from the Department of Parks, Recreation, and Open Spaces for support of the special assessment districts' accounting activities ($432,000)**
- The FY 2026-27 Proposed Budget incorporates the annual consumer price index adjustment of 2.6 percent to fees authorized by the Board of County Commissioners through Resolution No. R-606-25 and Ordinance No. 98-25 that includes various consumer protection licensing and enforcement fees; environmental construction plan review and operating permit fees; building construction trades plan review, permitting and inspection fees; zoning plan review, permitting, research and analysis fees; platting; planning and comprehensive development master plan fees; and building and neighborhood compliance fees, which along with the restructuring of the building code administration fee, equals $1.083 million
- The FY 2026-27 Proposed Budget includes the transfer of one position from the Administrative and Business Operations Support Services Division to Consumer and Neighborhood Protection for department-wide body-worn camera monitoring
- The FY 2026-27 Proposed Budget includes payments totaling $439,000 for services provided by the Internal Compliance Department ($289,000) for programmed internal reviews, the People and Internal Operations Department ($138,000) to expedite the review of compensation requests, and the Clerk of the Courts and Comptroller ($12,000) for Purchasing Card Industry (PCI) compliance
- The FY 2026-27 Proposed Budget includes the transfer of one position from the Administrative and Business Operations Support Services Division to the Development Services Division to establish one quality control supervisory role over all zoning functions
- The FY 2026-27 Proposed Budget includes the transfer of one position from the Director's Office Division to the Administrative and Business Operations Support Services Division to oversee and support all administrative, business architecture, operational assessment and business planning functions
- *The FY 2026-27 Proposed Budget includes the transfer of six positions to the Department of Transportation and Public Works for support of Stormwater Utility accounting activities ($571,000)*

DIVISION: CONSUMER AND NEIGHBORHOOD PROTECTION

The Consumer and Neighborhood Protection Division administers code compliance efforts related to the Florida Building Code (FBC) and all other applicable Codes, including construction work conducted without a permit, construction contractor compliance, unsafe structures and neighborhood code violations, and zoning and owners' maintenance violations. Additionally, the Division enforces regulations related to business licensing, consumer protection, and elevator operations, and enforces and administers state laws, local ordinances, and policies pertaining to the collection and distribution of Convention Tourist Development and Food and Beverage Taxes.

Strategic Plan Objectives

- FRE4-1: Provide sound financial and risk management

Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Provide sound financial management	Total dollar value of convention and tourist tax collections (dollars in millions)	OP	↔	$259.0	$270.0	$300.0	$300.0

Strategic Plan Objectives							
• HSC4-1: Promote livable and beautiful neighborhoods							
Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Improve neighborhood code compliance	Voluntary compliance rate for warning letters issued	EF	↑	58%	56%	65%	65%

Strategic Plan Objectives							
• RRR2-1: Ensure buildings and supporting infrastructure are sustainable, safe, and resilient							
Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Responsive building permit and enforcement services	Percentage of elevators, escalators, and regulated equipment with current certificate of operation	OC	↑	71%	71%	90%	90%

Strategic Plan Objectives							
• EWA3-2: Create and maintain an environment attractive and welcoming to large and small businesses and their workforce							
Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Resolve disputes between consumers and businesses	Value of goods refunds and/or service recovered for consumers	OC	↑	$642,731	$347,149	$960,000	$960,000

Strategic Plan Objectives							
• HSC4-2: Protect the community from public nuisances and events that threaten public health							
Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Improve neighborhood code compliance	Average days from junk / trash / overgrowth complaint to first inspection	EF	↓	3	5	3	3

KEY ISSUES

- Several Local Option Food and Beverage tax accounts remain unregistered driving the need for a coordinated program to ensure consistent applicability and compliance
- Challenges impacting elevator safety efforts include scheduling constraints, operational complexity, and limited inspection windows, among other things, combined with resource limitations that restrict quality assurance capacity and create delays

PRIORITY INITIATIVES

- In FY 2026-27, the Division will implement a division-wide Restaurant County Tax Compliance Program to strengthen accuracy in reporting, increase compliance, and strengthen service to businesses through direct support and clearer corrective steps; it is anticipated that this will require continued staffing support from existing resources to manage reviews, verify filings, and provide case resolution assistance
- The Division continues to modernize elevator test scheduling and increase the Office of Elevator Safety Quality Assurance capacity, among other actions; this initiative will strengthen regulatory oversight, increase inspector availability, improve compliance, and advance corrective actions for expired certificates
- In FY 2026-27, the Division will consolidate Building and Neighborhood / Zoning Enforcement into one unit to improve operational efficiency and stabilize service delivery; this initiative will reduce duplication, improve deployment flexibility, strengthen consistency, and create a more resilient model during vacancy cycles; it is anticipated that this initiative will produce structural savings through shared supervision and streamlined field resources

BUDGET COMMENTS

- The FY 2026-27 Proposed Budget includes General Fund support ($500,000) for demolishing unsafe structures that create safety, physical and potential health threats; funding is also provided ($10,000) for the removal of abandoned vehicles from public and private properties and to secure abandoned buildings that engender unsafe environments ($200,000)
- The FY 2026-27 Proposed Budget includes the transfer of seven positions to the Building and Environmental Permitting Division and to support building-trade inspections in compliance with the Florida Building Code
- The FY 2026-27 Proposed Budget includes the transfer of one position from the Administration and Business Operations and Support Services Division and one position from Building and Environmental Permitting Division to the Consumer and Neighborhood Protection Division for departmentwide body worn camera monitoring
- The FY 2026-27 Proposed Budget includes the transfer of three positions from the Consumer and Neighborhood Protection Division to the Development Services Division to enhance platting reviews and improve processes
- The FY 2026-27 Proposed Budget allocates $249,000 from the Code Enforcement Technology Trust Fund to pilot an AI-powered environmental monitoring platform to support code compliance; the initiative will enhance the County's ability to proactively detect and mitigate environmental hazards that contribute to flooding and storm-related damage; using vehicle-mounted cameras and machine learning, the platform will monitor residential areas and public rights-of-way to identify risks visible from the public right-of-way such as unauthorized tree cuttings, bulk debris, blocked stormwater drains, illegal dumping, and other threats to public safety and infrastructure including junk accumulation and graffiti; it will also support code compliance by automatically documenting recurring non-life-safety violations, including junk accumulation and graffiti; this initiative aligns with the County's disaster preparedness and sustainability goals by enhancing operational responsiveness, improving documentation accuracy, reducing post-storm recovery costs, and strengthening community resilience
- The FY 2026-27 Proposed Budget includes continued General Fund support ($185,000) for staff dedicated to wage protection services
- *The FY 2026-27 Proposed Budget includes the transfer of 19 positions to the Department of Environmental Resources Management for the Fats, Oil, and Grease inspections compliance program ($1.772 million)*

DIVISION: DEVELOPMENT SERVICES

The Development Services Division maintains zoning data and implements the zoning code for unincorporated Miami-Dade County, ensuring compliance with permitted property uses. Duties include preparing community-based development plans and implementing ordinances; supporting boards and committees such as the Development Impact Committee, Executive Council, Community Zoning Appeals Boards, and the Board of County Commissioners; providing technical assistance to developers and the public; and reviewing zoning hearing applications and land platting; administers special taxing districts created by the Board of County Commissioners.

Strategic Plan Objectives

- EWA2-1: Promote the efficient and best use of land

Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Responsive zoning and development services	Percentage of Zoning application reviews completed within deadlines	EF	↑	60%	56%	80%	80%

ACCOMPLISHMENTS

- The Development Services Division improved operational efficiency by automating and modernizing the georeferencing of existing plats and platting process, including platting hold harmless, reducing risk designed to streamline the development process and expedite project completion by enabling concurrent construction activities alongside specific regulatory reviews. Other operational enhancements in Development Services included expanding the zoning environmental reviews by providing reviews for each environmental specialty, tracking the live local and workforce housing applications, eliminating manual tracking, and decreasing administrative workload for staff

KEY ISSUES

- Platting reviews and Comprehensive Development Master Plan (CDMP) municipal amendments rely on manual, e-mail-based coordination, causing delays, inconsistent input, and limited tracking; fragmented data and separate approval, invoicing, and payment workflows increase administrative burden, reduce transparency, and hinder timely progression from initial review to final approval

PRIORITY INITIATIVES

- In FY 2026-27, the Division will automate county and state platting reviews and CDMP municipal amendments to track progress, including an online submission portal, data georeferencing, and integrated invoicing and payment; this initiative will eliminate manual coordination, ensure consistent routing, standardize data collection, track review details, and improve invoicing and payment; it is anticipated that this initiative will be completed using existing budgeted funds and resources needed to address IT programming requirements

BUDGET COMMENTS

- **The FY 2026-27 Proposed Budget includes the transfer of twenty positions from the Department of Parks, Recreation, and Open Spaces for support of the special assessment districts administration ($2.5 million)**
- The FY 2026-27 Proposed Budget includes the transfer of three positions to the Development Services Division from the Consumer and Neighborhood Protection Division to enhance platting reviews and improve processes and one position from the Administrative and Business Operations Support Services Division to establish one quality control supervisory role over all zoning functions
- In FY 2026-27, 16.7 percent of folios within special taxing districts require an increase in their special assessment rate

DIVISION: PLANNING AND ECONOMY

The Planning and Economy Division is responsible for developing and implementing policies that support sound growth management, historic preservation, urban planning, and transportation development through the administration and implementation of the Comprehensive Development Master Plan (CDMP). The Division conducts long- and short-range planning, smart-growth studies, and detailed demographic and economic research to guide policy decisions and manage both state and local economic incentive programs; serves as the liaison between Miami-Dade County and the University of Florida on scientific research and education related to agricultural, water conservation, weather, the environment, families, and lawns and gardens.

Strategic Plan Objectives

- EWA2-1: Promote the efficient and best use of land

Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Promote the efficient and best use of land	Percent of Countywide employment in the urban centers rapid transit zones and along the SMART corridors	OC	↑	46.0%	46.6%	46.3%	46.2%
	Percent of Countywide housing units in the urban centers rapid transit zones and along the SMART corridors	OC	↑	55.8%	46.8%	56.4%	48.9%
	Development activity within the SMART corridors - Industrial (square footage) *	OC	↑	1,165,411	665,622	1,330,000	479,007
	Development activity within the SMART corridors - Residential (units)*	OC	↑	6,090	2,421	7,200	3,203
	Development activity within the SMART corridors - Commercial (square footage)*	OC	↑	7,100,785	59,589	7,688,000	1,653,571

* FY 2023-24 and FY 2024-25 Actual are reflective of changing market conditions as construction activity is highly cyclical in nature; the FY 2026-27 Target reflects a revised methodology, based on data obtained from the Property Appraiser's files, to reduce volatility in forecasts

Strategic Plan Objectives							
• HSC3-5: Provide conservation education to encourage community stewardship of our natural resources							
Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Protect and restore environmental resources	Cooperative Extension total program participants	OP	↔	31,368	30,347	25,965	14,746

ACCOMPLISHMENTS

- The Planning section earned three major awards recognizing excellence from NACo and Dade Heritage Trust Preservation for History Collaborative, and a Florida Planning Association award for its 'Navigating Miami-Dade Heritage (GIS) project that created a comprehensive guide to historic preservation jurisdictions and designations

KEY ISSUES

- The need to respond to a growing number of proposed state preemptions is placing a strain on resources, while the state-mandated evaluation and appraisal report (EAR) must be completed to avoid CDMP amendment moratoriums, funding loss, and penalties, limiting the Division's ability to respond to planning demands and advance community priorities
- Ongoing historic resource surveys play a critical role for the Planning Division to meet the goals and objectives defined in the CDMP and to ensure proper preservation and recognition of local history and to facilitate public access to this important information. Limited surveying results in limited understanding by County Staff and the public of the interaction between new development and historic resources and increases unintended impacts, such as loss of historic resources, underscoring the need for improved tools to support informed decision-making
- Miami-Dade faces a growing affordable and workforce housing shortage with limited land availability; without clear recommendations to expand "missing middle housing" in developed areas, housing choice remains constrained, hindering efforts to meet community needs while preserving neighborhood character

PRIORITY INITIATIVES

- In FY 2026-27, the Division will provide enhanced planning services countywide with a focus on neighborhood planning, transportation, housing, infrastructure, technology, development and redevelopment, and the environment; this initiative will increase planning capacity throughout the County through the provision of enhanced planning services to County departments, elected officials, municipal partners, and the public; it is anticipated that this initiative will cost approximately $1,483,000 and that this initiative will be funded through an annual charge to stakeholder departments
- In FY 2026-27, the Division will prepare the State of Florida required seven-year Evaluation and Appraisal Report (EAR) to update the CDMP that will require in the following year and the adoption of amendments to the CDMP to implement EAR recommendations that reflect the community's vision; this initiative will ensure the CDMP is supported by updated data and analysis and reflects the County's vision for current and future development; it is anticipated that this initiative will cost approximately $578,000 and that the EAR will be prepared with existing Planning and Economy Division staff and funded through an annual charge to stakeholder departments
- The Division will complete the Migrant Farmworker Historic Context Study to support nomination of a site significant to Miami-Dade's migrant farmworker history to the National Register of Historic Places; this initiative will help achieve long-term divisional goals by aligning preservation efforts to reflect the diversity of County communities; it is anticipated that this initiative will cost approximately $75,000 funded by the National Park Service Underrepresented Communities Grant program
- In FY 2026-27, the Division will enhance the County's historic and archaeological preservation efforts by providing the public and development community with increased access to information about designated or eligible resources; this initiative will expand public access to key property information while improving internal coordination and streamlining interactions with the public and planning and land development applicants; it is anticipated that RER will work with the Communications and Information Technology Department (CITD) on build out and implementation and the budgetary impact will be minimal

- In FY 2026-27, the Division will complete a study to provide recommendations for the establishment of a Missing Middle Housing Program intended to help address the County's housing shortage, including affordable and workforce housing; this initiative will expand affordable housing options beyond single-family homes and strengthen the diversity of the County's housing supply through changes to land use policies, regulations, and processes; it is anticipated that this effort will be completed with existing Planning and Economy Division staff

BUDGET COMMENTS

- **The FY 2026-27 Proposed Budget includes the transfer of nineteen positions from the Department of Parks, Recreation, and Open Spaces to coordinate the Cooperative Extension Program and outreach efforts with the agricultural community ($1.581 million)**
- **The FY 2026-27 Proposed Budget includes an addition of one position, which was inadvertently omitted from FY 2025-26, to support the implementation of the County's economic development agenda and policies, manage multiple economic and business development initiatives, and implement the economic development and impact goals of the County ($348,000)**
- The FY 2026-27 Proposed Budget includes $500,000 in General Fund support for countywide historic preservation activities as required by Miami-Dade County's Historic Preservation ordinance, which was designed to protect, enhance and perpetuate properties of historical, cultural, archeological, paleontological, aesthetic and architectural merit
- The FY 2026-27 Proposed Budget includes a reimbursement of $2.557 million from stakeholder County departments for the annual evaluation and appraisal report (EAR) charges of the Comprehensive Development Master Plan (CDMP) and enhanced planning services
- The FY 2026-27 Proposed Budget includes funding from the Water and Sewer Department (WASD) for the Florida Friendly Landscaping Program, Landscape Irrigation Water Conservation Programming ($285,000), and from Environmental Resource Management (DERM), Solid Waste Management (DSWM), and Transportation and Public Works (DTPW) for personnel and operating costs related to environmental educational services, commercial agricultural and horticultural programs and homeowner horticultural programs ($130,000, $25,000 and $48,500, respectively)
- The FY 2026-27 Proposed Budget includes a reimbursement of $70,000 from the Transportation Planning Organization (TPO) to coordinate long and short-range land use and demographic activities while reviewing transportation-related projects and activities in coordination with the metropolitan transportation planning process

DIVISION: BUILDING AND ENVIRONMENTAL PERMITTING

The Building and Environmental Permitting Division, through the Building Official, has building code jurisdiction over the unincorporated area and where the County has building and zoning permitting responsibilities, as well as jurisdiction for countywide environmental permitting, that include the review of plans, construction inspections, and issuance of operating permits. Applicable regulations enforced are related to construction permit applications in compliance with the Florida Building Code and sections of the Code of Miami-Dade County including Public Works (Chapter 2), Zoning and Impact Fees (Chapter 33), Flood (Chapter 11C), and Environmental Protection (Chapter 24). The Division is also responsible for administering impact fee collections and managing land development in the floodplain and the FEMA Community Rating System.

Strategic Plan Objectives

- RRR2-1: Ensure buildings and supporting infrastructure are sustainable, safe, and resilient

Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Responsive building permit and enforcement services	Percent of commercial plans reviewed within 24 days	EF	↑	99.28%	99.99%	100.00%	100.00%
	Percent of residential plans reviewed within 20 days	EF	↑	99.14%	99.98%	100.00%	100.00%

Strategic Plan Objectives							
• RRR3-1: Maintain air quality							
Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Protect air quality by ensuring timely and compliant issuance of air quality permits	Percentage of County air quality permits issued within eight days	EF	↑	87.30%	77.11%	85.00%	85.00%
	Percentage of state air quality permits issued within 60 days	EF	↑	96.97%	100.00%	100.00%	100.00%

ACCOMPLISHMENTS

- As part of the FY 2025-26 Adopted Budget, all environmental plan reviews and approvals related to permitting and land development were centralized under the Building Official; this consolidation of 226 full-time positions streamlines and improves coordination among reviewers, standardizes environmental plan reviews in line with other plan review disciplines under the Building Official, and supports more efficient and timely outcomes with system automations to include environmental Class I-VI permits (Coastal/Class I and Wetlands/Class IV permits and all Drainage related/Class II, III, V, and VI permits) in the permitting system of record, Goldkey

KEY ISSUES

- Limited predictability in multi-jurisdictional plan review and permitting, combined with remaining paper-based processes such as class permits and sewer extensions, continues to slow approvals and create inconsistent timelines for development projects; industry demand for electronic, concurrent systems highlights the need to eliminate manual workflows to improve accessibility and efficiency

PRIORITY INITIATIVES

- By the end of FY 2025-26, the Division will continue migrating class II, III, V, and VI permits, sewer extensions, CUs, inspections, and cut and fill permits into GoldKey to enable fully online applications, tracking, rework, and payments; this initiative, funded through proprietary environmental and class permits, will expand self-service, speed approvals, improve data accuracy, and reduce manual work

BUDGET COMMENTS

- The FY 2026-27 Proposed Budget includes the transfer of 10 positions from the Building and Environmental Permitting Division to the standalone Environmental Code Administration and Support Services Division that is responsible for staffing the Environmental Quality Control Board, which considers all appeals to environmental regulations in Chapter 24 of the Code of Miami-Dade County
- The FY 2026-27 Proposed Budget includes the transfer of seven positions from the Consumer and Neighborhood Protection Division to the Building and Environmental Permitting Division to support building-trade inspections in compliance with the Florida Building Code
- The FY 2026-27 Proposed Budget includes the transfer of one position from the Building and Environmental Permitting Division to Consumer and Neighborhood Protection for the departmentwide RER body worn camera monitoring

DIVISION: BOARD AND CODE ADMINISTRATION

The Board and Code Administration Division ensures consistent enforcement of the Florida Building Code (FBC) across Miami-Dade County. The Division provides technical support and training to building departments, oversees contractor licensing and exams, manages regulatory boards, reviews construction products, provides product quality assurance auditing, and advocates for strong hurricane zone standards through active participation in the Florida Building Commission process.

Strategic Plan Objectives

- RRR2-1: Ensure buildings and supporting infrastructure are sustainable, safe, and resilient

Departmental Objectives	Performance Measures	Measure Type	Good Direction	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Budget	FY 26-27 Target
Responsive building code administration services	Percentage of contractor license applications reviewed within ten days	EF	↑	100%	100%	100%	100%

ACCOMPLISHMENTS

- RER launched media outreach spots using various communication mediums and platforms to emphasize the importance and benefits of getting permits across Miami-Dade; also, it provided 120 hours of CEU in-person training classes for more than 530 certified code officials throughout the county, and actively participated in the development of the 9th edition of the FBC by reviewing over 1,600 code change proposals

KEY ISSUES

- Outdated, paper-based product control, Board agenda, and contractor licensing processes slow approvals, limit transparency, and restrict customer access; manual data entry and legacy systems create inefficiencies compared to digital platforms used by peer agencies, driving the need for automated applications and online portals

PRIORITY INITIATIVES

- In FY2026-27, the Division will work to modernize the board agenda process and case files for public access, improve transparency and document navigation; this initiative expands public access and supports decision-making by providing streamlined digital board agendas and case files
- In FY2026-27, the Division will work to develop an e-application and contractor licensing web portal to modernize the submission and tracking process; this initiative modernizes the submittal process, improves processing and enhances customer service by automating reviews and approval
- In FY2026-27, the Division will work to automate construction product control applications to streamline approvals and reduce processing times; this initiative will modernize the submittal process to digital and enhances customer service by automating reviews and approvals for construction products

BUDGET COMMENTS

- The FY 2026-27 Proposed Budget includes $1.0 million, funded through proprietary revenues, for the automation of product control applications and approvals, and for the construction contractor licensing process
- The FY 2026-27 Proposed Budget includes $1.0 million, funded through proprietary revenues, for improvements to the board administration agenda process and board case file modernization; this entails hyperlinking support documents for the public to access information presented to the Board of Rules and Appeals, the Construction Trades Qualifying Board Division A and Division B and the Unsafe Structures Board

DIVISION: ENVIRONMENTAL CODE ADMINISTRATION AND SUPPORT SERVICES

The Environmental Code Administration and Support Services Division provides staff support to the Environmental Quality Control Board, which considers all appeals to environmental regulations in Chapter 24 of the Code of Miami-Dade County. The Division also coordinates environmental reviews for planning and zoning applications.

BUDGET COMMENTS

- The FY 2026-27 Proposed Budget includes the transfer of 10 positions from the Building and Environmental Permitting Division to the Environmental Code Administration and Support Services Division to support environmental development and planning outreach, as well as code coordination and public hearings

CAPITAL BUDGET HIGHLIGHTS AND OPERATIONAL IMPACTS

- The Department's FY 2026-27 Proposed Budget and Multi-Year Capital Plan includes the replacement of 10 vehicles ($355,000) to replace its aging fleet; over the next five years, the Department is planning to spend $2.312 million to replace 59 vehicles as part of its fleet replacement plan funded with departmental revenues; the fleet replacement plan will provide operational savings to the Department in the long-term as it will reduce maintenance costs, fuel consumption and overtime as a result of equipment failure; the County's fleet replacement plan is included under Non-Departmental capital program #2000000511, project #3001559

UNFUNDED CAPITAL PROGRAMS

PROGRAM NAME	LOCATION		(dollars in thousands) ESTIMATED PROGRAM COST
PURCHASE DEVELOPMENT RIGHTS FUND	Countywide		28,700
		UNFUNDED TOTAL	28,700