

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2025-29**

A RESOLUTION OF THE CITY COMMISSION DIRECTING THE CITY MANAGER TO DEVELOP AN "EXPEDITED PERMIT REVIEW SERVICES PROGRAM" FOR A MAXIMUM TWELVE-MONTH TRIAL PERIOD TO ALLOW FOR EXPEDITED REVIEW OF CERTAIN PERMIT APPLICATIONS FOR INTERIOR COMMERCIAL AND INTERIOR RESIDENTIAL WORK AND AUTHORIZING THE CITY MANAGER TO SEEK PROPOSALS FROM THE CITY'S APPROVED POOL OF CONSULTANTS FOR PLANS REVIEW AND BUILDING INSPECTION SERVICES AND TO NEGOTIATE AN AGREEMENT FOR SUCH EXPEDITED SERVICES AS APPROPRIATE.

**WHEREAS**, the City Commission desires to offer residents and business owners a fee-based option for having certain permit applications reviewed on an expedited basis and wishes to develop an "Expedited Permit Review Services Program," during a maximum twelve-month trial period by contracting with a consultant to provide such expedited reviews and allow the City to determine whether such a program can be successfully implemented on a longer-term basis; and

**WHEREAS**, the Expedited Permit Review Services Program will be available for review of permit applications for interior commercial and interior residential scopes of work, but will not be available for permit applications that require historic review, and in all instances the reviews related to Zoning and Fire will be conducted by City staff; and

**WHEREAS**, the City currently uses a pool of approved plans review and building inspection services consultants to provide services to the City for certain permit review functions and the City Commission would like to authorize the City Manager to seek proposals from the pool of such consultants to provide the necessary services for implementation of the Expedited Permit Review Services Program; and

**WHEREAS**, implementation of the Expedited Permit Review Services Program will require an amendment to the fee schedule which will require consideration and approval by the City Commission at a later date following negotiation of an agreement;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

**SECTION 2.** That the City Commission hereby directs the City Manager to develop the Expedited Permit Review Services Program for a maximum twelve-month trial period to offer expedited permit review services for permit applications for interior residential and interior commercial scopes of work that do not include any historic review. In all instances, the reviews related to Zoning and Fire will be conducted by City staff.

**SECTION 3.** That the City Commission authorizes the City Manager to seek proposals from the City’s pool of plans review and building inspection services consultants for provision of the necessary services to implement the Expedited Permit Review Services Program and to negotiate an agreement for such services for a maximum twelve-month trial basis.

**SECTION 4.** That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF FEBRUARY, A.D., 2025.  
(Moved: Castro / Seconded: Menendez)  
(Yeas: Fernandez, Menendez, Castro)  
(Nays: Anderson, Lago)  
(Majority: (3-2) Vote)  
(Agenda Item: F-2)

APPROVED:

DocuSigned by:  
  
53B880AB93824A5...

VINCE LAGO  
MAYOR

ATTEST:

DocuSigned by:  
  
358417D2FA884FF...

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

DocuSigned by:  
  
9A695ED64D304E8...

CRISTINA M. SUÁREZ  
CITY ATTORNEY