



Monthly Department Report

PLANNING & ZONING

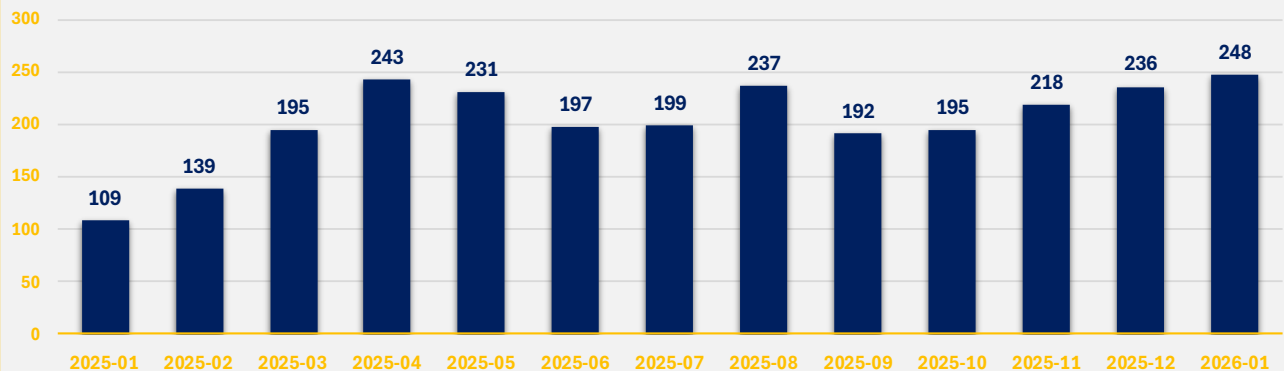


January 2026

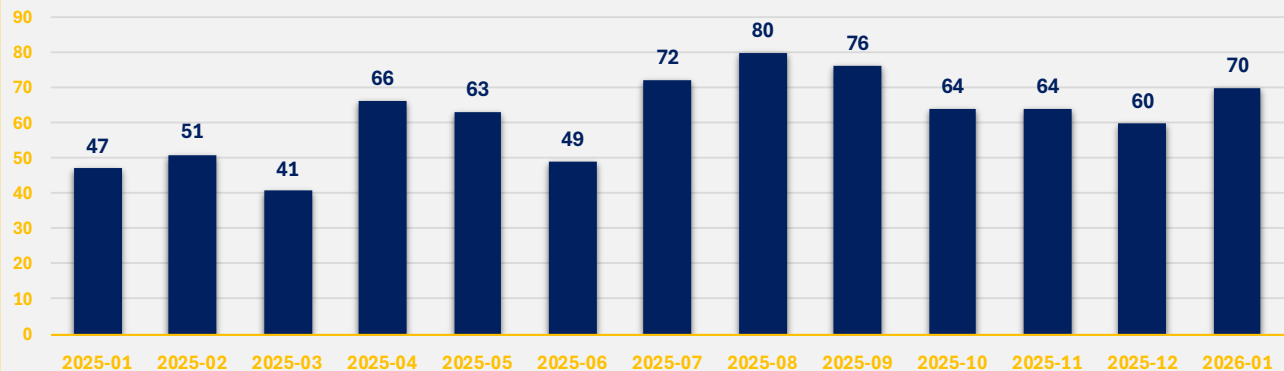
Department Stats

Customers Assisted (In person)	196
Pre-application Meetings	6
Permits Reviewed	248
Site Plans Reviewed	7
Inspections Performed	70
Items Presented to City Council	6
Zoning Verifications/Determinations Reviewed	11
Address Creation	35
Open Projects	34

Permit Reviews for Past 12 months



Zoning Inspections for Past 12 months





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Major Project Updates

During the January 15, 2026, City Council meeting, the following item was pulled from the agenda:

- Downtown Doral Arts & Musical Festival Special Event

During the January 15, 2026, City Council meeting, the following item was adopted:

- Doral Concourse Site Plan (Res. No. 26-17)

During the January 15, 2026, City Council meeting, the following items were approved via second reading:

- Comprehensive Plan Text Amendment for Industrial Land Use Ord. # 2025-47
- LDC Text Amendment for Special Exceptions for Industrial Districts Ord. # 2025-48
- Doral Concourse FLUM Amendment Ord.# 2025-22
- Doral Concourse Rezoning 2025-23
- MG3 Doral Office LLC/Doral Concourse MDA 2025-24

Licensing Division

- 57 Business Tax Receipt applications for new license*
- 51 Business Tax Receipt applications for new business**
- 145 Business Tax Renewals for fiscal year 2026 during the month of November.
- 6,981 Active Business Tax Receipts for fiscal year 2026
- 61 Certificate of Use issued during the month of November.
- 4 State alcohol packets were reviewed for compliance with the City Code.
- 2 Outdoor Dining applications were reviewed for compliance with the City Code.

As of January 31, 2026, there were 6,981 active businesses. The renewal process began June 27, 2025. During January 1-31, 145 business tax renewals were processed, 108 new licenses issued, and 61 certificates of use issued.

** New license refers to businesses that have either moved from one location to another, added an additional business use(s) or affiliated with a new professional with the business.*

*** New business refers to business entities establishing themselves for the first time in the City of Doral.*

Administration

- Planning & Zoning Department staff participated in the Comprehensive Plan Update Community Workshop held on January 20, 2026.
- On-going professional staff training.
- Guillermo De Nacimiento was announced as the Assistant Director for the Planning and Zoning Department.
- Javier Pueyo was announced as the Senior Planner for the Planning and Zoning Department.
- The Planning & Zoning Department conducted job interviews for the Development Review Coordinator, Licensing Outreach Coordinator, and the Administrative Assistant/Budget Coordinator.

**BUSINESS LICENSING DIVISION
FY 2025-2026**

****This report includes Chief Licensing Officer and Licensing Clerk activity.

*****Cumulative Amounts are from October 1, 2025 to September 30, 2026

Category Status (As of 09/30/2025)	Oct-25	Nov-25	Dec-25	Jan-26
* Amount Collected for Business Tax Receipts:	\$ 59,109.20	\$ 39,837.45	\$ 28,516.80	\$ 32,556.15
* BTR Revenue Renewal Only	\$ 44,379.20	\$ 25,686.45	\$ 13,233.80	\$ 17,047.15
* BTR Revenue New Business Only	\$ 14,730.00	\$ 14,231.00	\$ 15,283.00	\$ 15,509.00
* Total Business Licenses	677	492	238	253
* Amount Collected for Certificates of Use	\$ 19,396.64	\$ 17,746.73	\$ 23,042.30	\$ 15,879.12
* Certificate of Use issued	85	57	69	61
* Amount Collected for Foreclosed Property/Outdoor Permits/Alcohol	\$ 225.00	\$ 425.00	\$ 75.00	\$ 608.00
* Monthly Total	\$ 78,730.84	\$ 58,009.18	\$ 51,634.10	\$ 49,026.27
* Cumulative Year-to-Date FY 2025-2026 Totals				
Total Adjusted Amount Collected for Business Tax (Oct. 25 - Sept. 26)	\$ 39,109.20	\$ 98,946.65	\$ 127,463.45	\$ 160,519.68
Total Adjusted Amount Collected for Cert. of Use (Oct. 25 - Sept. 26)	\$ 19,396.64	\$ 37,143.37	\$ 60,185.67	\$ 76,055.79
Total Adjusted Amount Collected for Outdoor, Alcohol & Foreclosed CU (Oct. 25 - Sept. 26)	\$ 225.00	\$ 650.00	\$ 725.00	\$ 1,325.00
CUMMULATIVE TOTAL FY 2025-2026	\$ 78,730.84	\$ 136,740.02	\$ 188,374.12	\$ 237,400.39

Projected Revenues 2025-2026 Business Licensing Division	\$ 1,200,000.00
Collected Percentage up to September 30, 2026	20%

