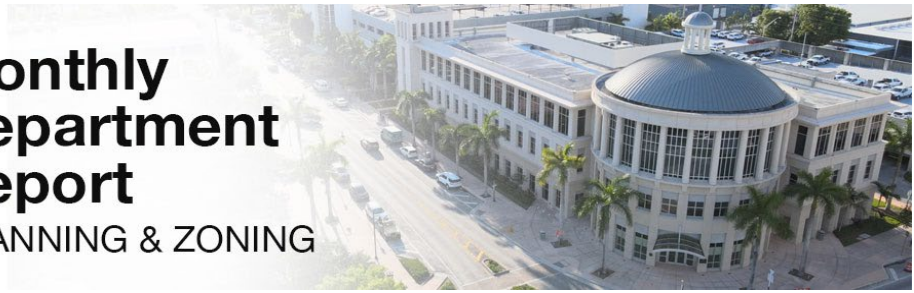




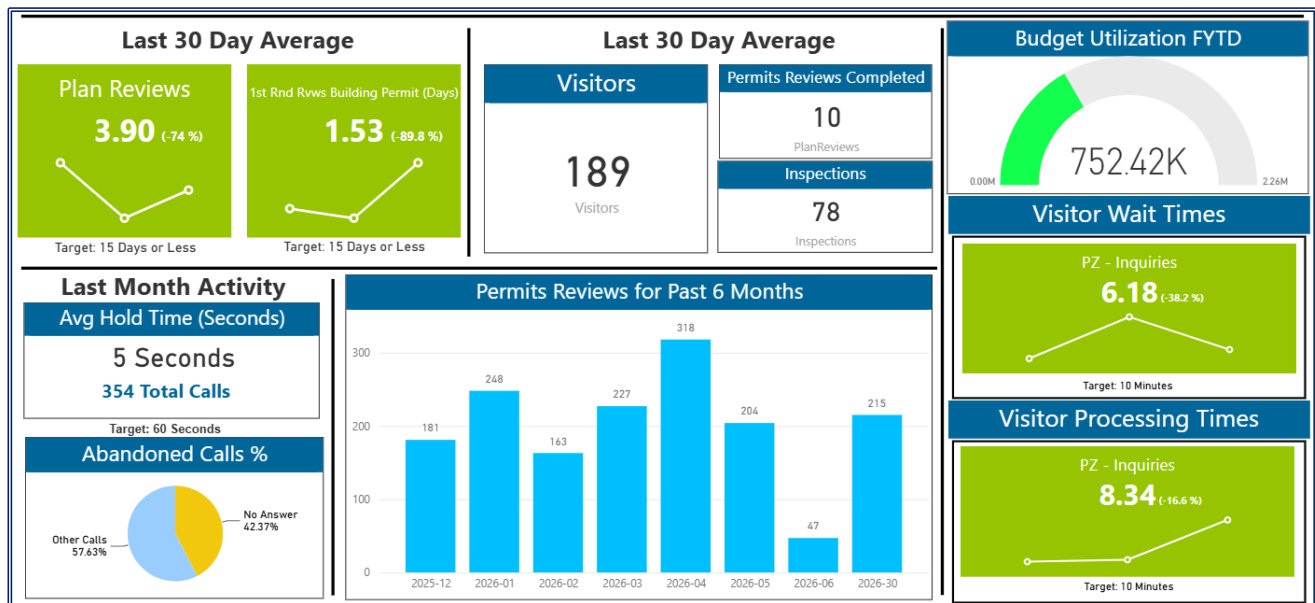
Monthly Department Report

PLANNING & ZONING



May 2026

Department Dashboard



Department Stats

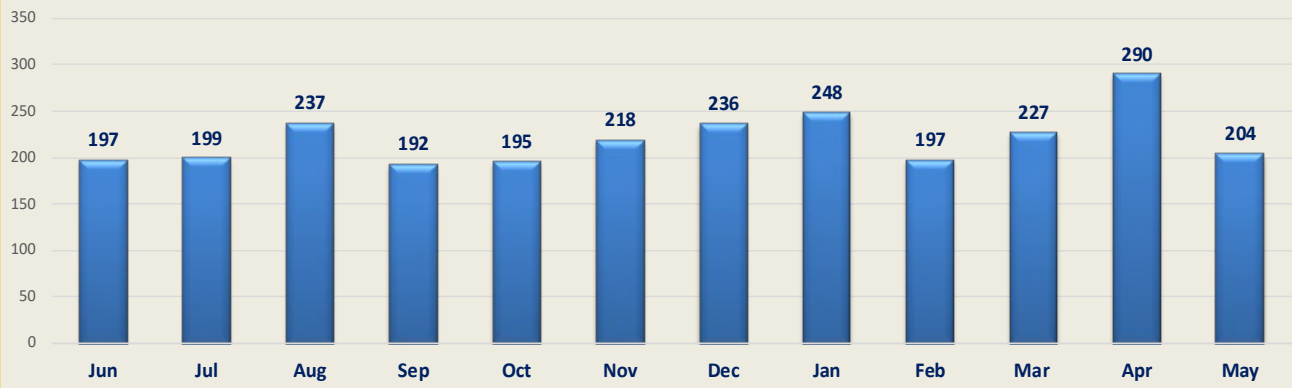
Customers Assisted (In person)	190
Pre-application Meetings	4
Permits Reviewed	227
Site Plans Reviewed	8
Inspections Performed	85
Items Presented to City Council	0
Zoning Verifications/Determinations Reviewed	10
Address Creation	8
Open Projects	32



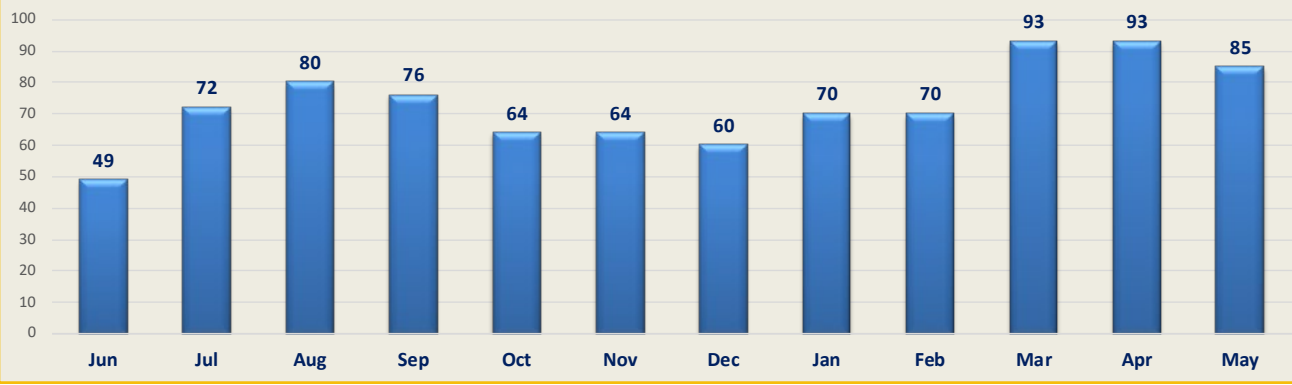
Monthly Department Report

PLANNING & ZONING

Zoning Inspections for Past 12 Months



Zoning Inspections for Past 12 Months



Major Project Updates

No Planning and Zoning items for the May 13, 2026, City Council meeting.

Licensing Division Stats

Business Tax Receipt applications for new license*	31
Business Tax Receipt applications for new business**	57
Business Tax Renewals for fiscal year 2026 during the month of February	72
Active Business Tax Receipts for fiscal year 2026	7,943
Certificate of Use issued during the month of February	58
State alcohol packets were reviewed for compliance with the City	2



Monthly Department Report

PLANNING & ZONING



As of January 31, 2026, there were 7,943 active businesses. The renewal process began June 27, 2025. During May 1-30, 72 business tax renewals were processed, 88 new licenses issued, and 58 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

- On-going professional staff training.
- Assistant Director participated in a CFM Exam Study Webinar, held May 5, 2026.
- Planning & Zoning staff participated in a Dev Services Team Meeting & Introduction, where new team members were introduced to key leadership members from Building & Code Compliance, held on May 7, 2026.
- Director and Assistant Director held a Teams meeting regarding Doral Planning Contract & Follow-Up: Downtown Doral Arts District & Public Art Master Plan, held on May 7, 2026.
- Director and Assistant Director participated in a Public Art Advisory Board Meeting, held May 12, 2026.
- Planning & Zoning staff participated in the 1st Round of Departmental Budget Review meeting with the City Manager, held May 18, 2026.
- Planning & Zoning staff participated in the City of Doral Interagency Meeting, held on May 19, 2026.
- Zoning Director participated in the Hurricane Tabletop Exercise at the Doral Police Department, held on May 19, 2026.
- Zoning Director participated in a meeting regarding FAPA MIA26 mobile tour coordination, held May 20, 2026.
- Assistant Director participated in the EnerGov Assist – Internal Stakeholder Sessions, held May 21, 2026.
- Director and Assistant Director held 6-Week Check-in with Saphi Bien-Aime, on May 26, 2026.
- Planning Staff participated in the DSA Leadership Team Meeting, held May 26, 2026.

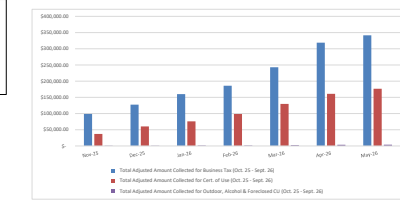
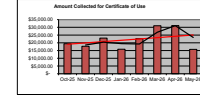
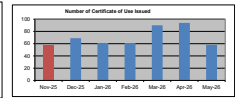
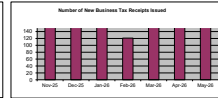
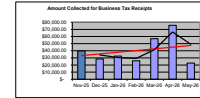
**BUSINESS LICENSING DIVISION
FY 2025-2026**

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

****Cumulative Amounts up to Date (October 1, 2024 to September 30, 2024)

Category Status (As of 09/30/2024)	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
- Amount Collected for Business Tax Receipts:								
- BTR Revenue Renewal Only	\$ 59,189.20	\$ 39,827.45	\$ 38,516.80	\$ 33,556.15	\$ 25,985.00	\$ 36,787.30	\$ 75,760.00	\$ 22,724.89
- BTR Revenue New Business Only	\$ 44,772.20	\$ 25,600.45	\$ 13,333.00	\$ 17,847.15	\$ 4,377.00	\$ 47,787.30	\$ 11,417.00	\$ 13,754.89
- Total Business Licenses	\$ 14,750.00	\$ 14,227.90	\$ 15,380.00	\$ 15,880.00	\$ 21,712.00	\$ 18,000.00	\$ 24,573.00	\$ 9,950.00
- Total Business Licenses	477	485	238	203	121	286	425	122
- Amount Collected for Certificates of Use								
- Certificate of Use Issued	\$ 19,296.64	\$ 17,746.73	\$ 23,843.30	\$ 15,879.12	\$ 21,433.08	\$ 31,404.84	\$ 31,123.75	\$ 15,761.22
- Certificate of Use Issued	80	57	83	41	43	90	94	55
- Amount Collected for Fenced Property/Outdoor Permits/Alcohol								
- Fenced Property/Outdoor Permits/Alcohol	\$ 225.00	\$ 420.00	\$ 75.00	\$ 600.00	\$ 225.00	\$ 975.00	\$ 1,150.00	\$ 150.00
- Monthly Total	\$ 78,730.84	\$ 58,009.18	\$ 51,434.10	\$ 49,024.27	\$ 48,843.58	\$ 88,947.14	\$ 108,012.75	\$ 38,636.21
- Cumulative Yr-to-Date FY 2024-2025 Totals								
Total Adjusted Amount Collected for Business Tax (Oct-25 - Sept-24)	\$ 59,189.20	\$ 95,946.65	\$ 127,463.45	\$ 160,019.60	\$ 186,004.60	\$ 242,791.90	\$ 318,701.90	\$ 341,426.79
Total Adjusted Amount Collected for Cert. of Use (Oct-25 - Sept-24)	\$ 19,296.64	\$ 37,043.37	\$ 60,886.67	\$ 76,765.79	\$ 98,198.77	\$ 129,594.21	\$ 160,718.54	\$ 176,479.76
Total Adjusted Amount Collected for Outdoor, Alcohol & Fenced Property (Oct-25 - Sept-24)	\$ 225.00	\$ 600.00	\$ 75.00	\$ 1,225.00	\$ 1,200.00	\$ 3,475.00	\$ 3,475.00	\$ 3,025.00
CUMULATIVE TOTAL FY 2025-2026	\$ 78,730.84	\$ 134,748.02	\$ 188,374.12	\$ 237,488.39	\$ 286,243.97	\$ 375,191.11	\$ 483,203.86	\$ 521,848.07

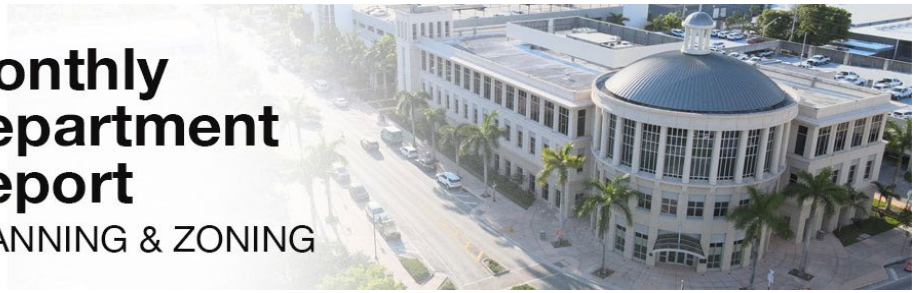
Projected Revenue 2025-2026 Business Licensing Division	\$ 1,200,000.00
Collected Percentage up to September 30, 2024	43%





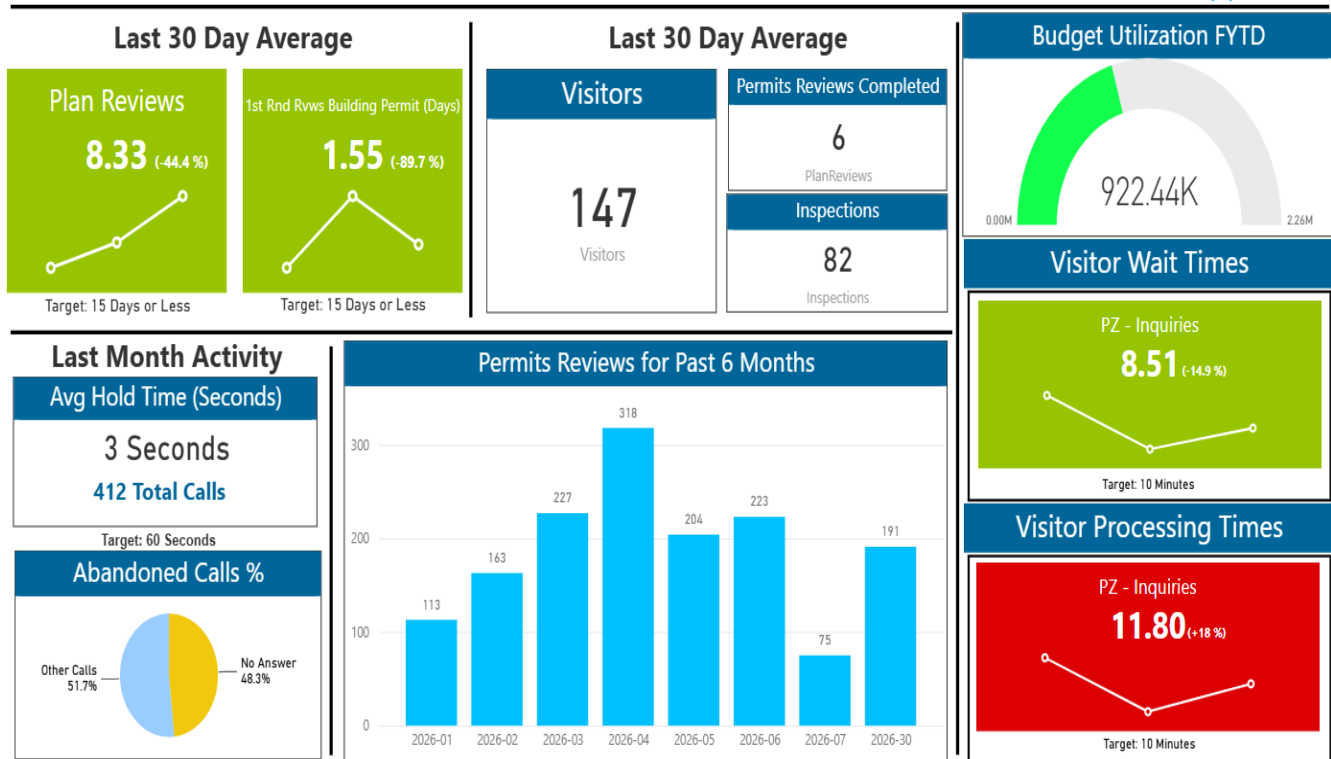
Monthly Department Report

PLANNING & ZONING



June 2026

Department Dashboard



Department Stats

Customers Assisted (In person)	147
Pre-application Meetings	5
Permits Reviewed	247
Site Plans Reviewed	8
Inspections Performed	86
Items Presented to City Council	11
Zoning Verifications/Determinations Reviewed	21
Address Creation	6
Open Projects	28



Monthly Department Report

PLANNING & ZONING



Major Project Updates

During the June 10, 2026, City Council meeting, the following items were adopted:

- Resolution approving Public Art at The Collection Suites II Project – Reso. # 26-104.
- Special Event – Downtown Doral World Cup Watch Party – Reso. # 26-105.
- Resolution approving Modification to Site Plan and Associated Conditions of Approval for Shelton Academy to Permit a Two (2) Phase Expansion of an Existing School Facility – Reso. # 26-130.

During June 10, 2026, Local Planning Agency (LPA) Meeting the following item was presented.

- LPA Greystar Comprehensive Plan Text Amendment
- LPA Greystar LDC Text Amendment
- LPA Greystar FLUM Amendment
- LPA Greystar Rezoning
- LPA Text Amendment for Digital Signs for Public Institutions
- Text Amendment for Nurseries

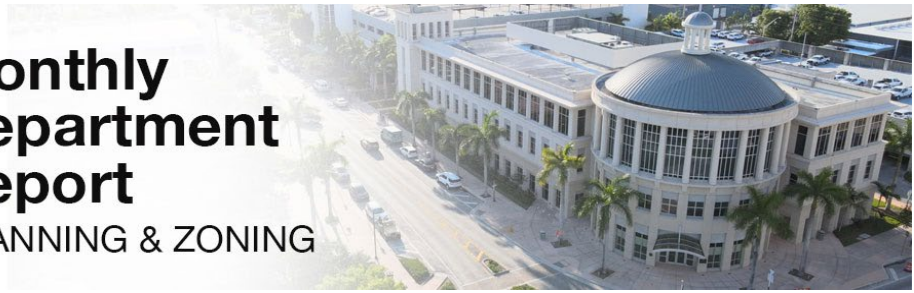
During the June 10, 2026, City Council meeting, the following items were approved via First Reading:

- Greystar Comprehensive Plan Text Amendment – First Reading - Ord. 2026-09
- Greystar FLUM Amendment– First Reading - Ord. # 2026-11
- Greystar LDC Text Amendment – First Reading - Ord. 2026-10
- Greystar Rezoning – First Reading - Ord. 2026-12
- Greystar International Mall DRI Modification – First Reading - Ord. 2026-14
- Greystar International Mall MDA – First Reading - Ord. # 2026-15
- Text Amendment for Digital Signs for Public Institutions – First Reading - Ord. # 2026-13
- Text Amendment for Nurseries – First Reading - Ord. # 2026-16

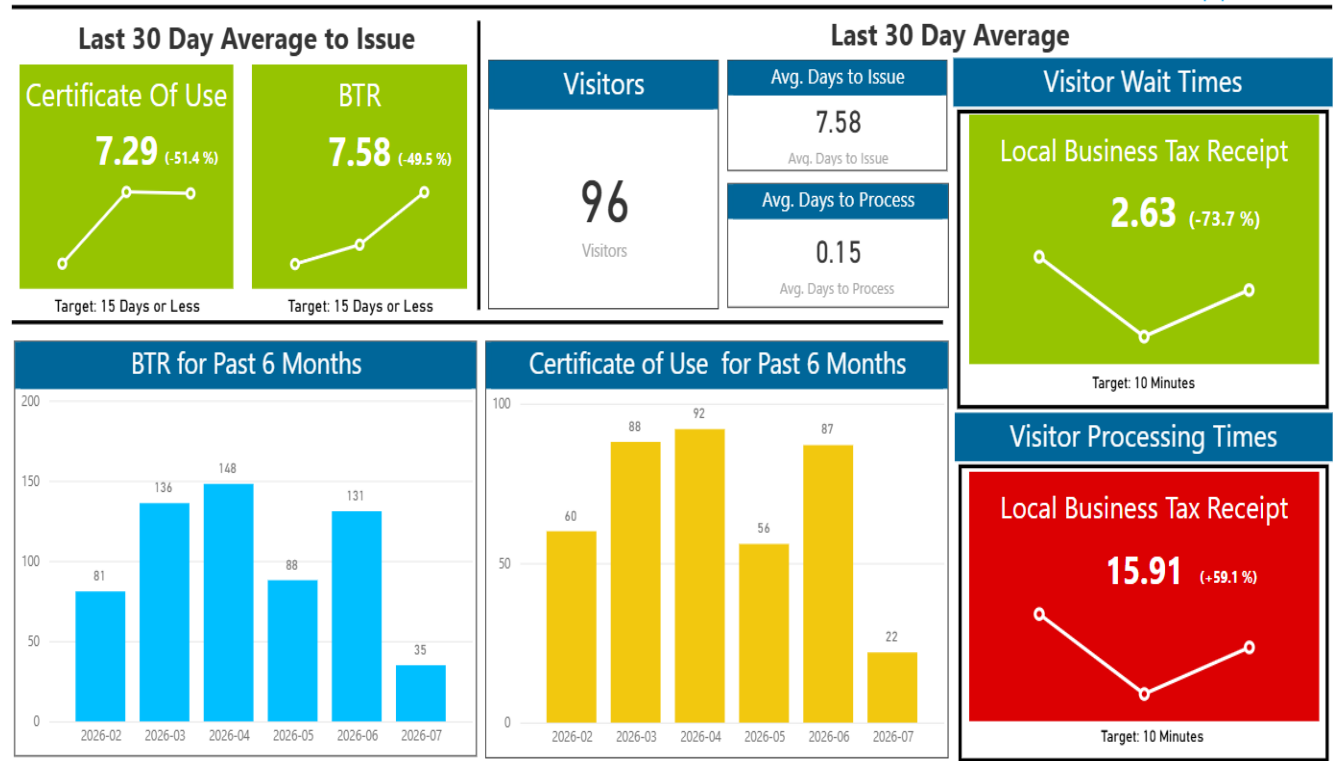


Monthly Department Report

PLANNING & ZONING



Licensing Division Stats



Business Tax Receipt applications for new license*	48
Business Tax Receipt applications for new business**	68
Business Tax Renewals for fiscal year 2027	165
Active Business Tax Receipts for fiscal year 2026	8,001
Certificate of Use issued during the month of June	92
State alcohol packets were reviewed for compliance with the City	11

As of January 31, 2026, there were 8001 active businesses. The 2026-2027 renewal process began June 29, 2026; at this time 165 licenses have been renewed. During June 1-30, for 2026, 69 and for 2027 117 business tax renewals were processed, 116 new licenses issued, and 92 certificates of use issued.

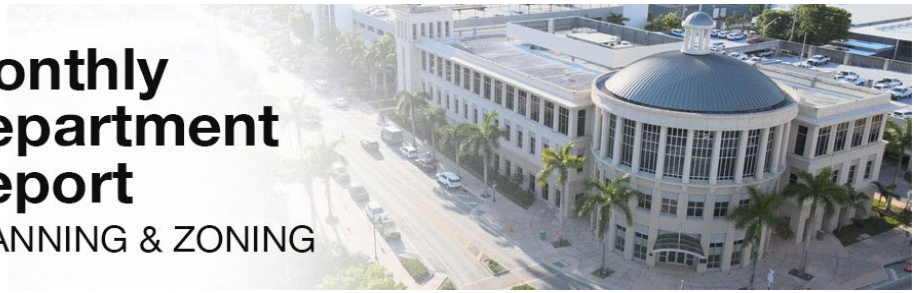
* New license refers to businesses that have either moved from one location to another, added an additional business use(s) or affiliated with a new professional with the business.

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



Monthly Department Report

PLANNING & ZONING



Administration

- On-going professional staff training.
- P&Z Director and Assistant Director participated in the IDEAL w/ Development Services Special Event Application Workshop, held on June 1, 2026.
- P&Z Director and Assistant Director participated in a Crisis Track Training, held June 2, 2026.
- P&Z Director participated in a Pre-Proposal Meeting regarding, ITN-2026-05 Public/Private Partnership (P3) Doral 10, held on June 2, 2026.
- P&Z Director and Assistant Director conducted a 6-week check-in with Bethsaida Alvarez, on June 3, 2026.
- Assistant Director participated in a meeting regarding Downtown Doral Playground, held June 3, 2026.
- P&Z Director and Assistant Director participated in the Financial Leaders Breakfast held, June 4, 2026.
- P&Z Director and Assistant Director conducted a 6-week check-in with Massiel Batista, on June 8, 2026.
- P&Z Director conducted a meeting with attorney James R. Williams regarding the Shelton Project, held on June 9, 2026.
- Planning & Zoning staff participated in the monthly department meeting, held on June 12, 2026.
- P&Z Director and Assistant Director participated in a meeting with Attorney James R. Williams, and Sr. Planner, Alberto Torres re Lithia Motors, Inc. – Garage on 8 Acre Site /Existing Kia Dealership / PLAN-2604-0129, held on June 16, 2026.
- P&Z staff attended the Swearing-In Ceremony for Chief Castillo, held on June 17, 2026.
- P&Z staff participated in a DSA Leadership Team Meeting, held June 23, 2026.
- P&Z staff participated in a Community Zoning Workshop held on June 25, 2026.
- P&Z staff participated in Gridics Follow-up Testing Round 2, held on June 29, 2026.

**BUSINESS LICENSING DIVISION
FY 2025-2026**

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

Cumulative Amounts Reported October 1, 2024 to September 30, 2025

Category Section (As of 09/30/2025)	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
- Amount Collected for Business Tax Receipts	\$ 19,197.20	\$ 19,837.45	\$ 19,514.85	\$ 21,056.10	\$ 19,985.00	\$ 16,967.35	\$ 75,748.00	\$ 13,774.89	\$ 19,351.31
- BTL Revenue (Retail Only)	\$ 44,177.10	\$ 33,609.46	\$ 13,313.00	\$ 17,867.15	\$ 4,177.00	\$ 41,961.30	\$ 31,167.80	\$ 13,774.89	\$ 14,368.00
- BTL Revenue (Non-Business Only)	\$ 14,739.90	\$ 14,371.40	\$ 13,200.00	\$ 16,889.00	\$ 21,717.90	\$ 15,886.00	\$ 24,571.00	\$ 6,400.00	\$ 14,984.00
- Total Business Licenses	477	483	318	351	131	396	431	109	100
- Amount Collected for Certificates of Use	\$ 19,192.44	\$ 17,746.70	\$ 13,811.30	\$ 15,879.13	\$ 17,633.10	\$ 11,814.84	\$ 31,131.73	\$ 15,787.30	\$ 14,777.10
- Certificate of Use (Retail)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Amount Collected for Foreclosed Property/Outdoor Permits/Alcohol	\$ 235.00	\$ 435.00	\$ 715.00	\$ 689.00	\$ 235.00	\$ 975.00	\$ 1,100.00	\$ 180.00	\$ 1,870.00
- Monthly Total	\$ 78,730.84	\$ 58,809.18	\$ 51,624.10	\$ 49,838.27	\$ 48,842.58	\$ 88,947.14	\$ 188,012.75	\$ 38,636.21	\$ 45,324.84
- Cumulative Year-to-Date FY 2024-2025 Totals	\$ 19,197.20	\$ 60,966.85	\$ 127,480.40	\$ 188,537.00	\$ 186,594.87	\$ 262,960.90	\$ 718,597.00	\$ 461,454.97	\$ 600,779.94
Total Adjusted Amount Collected for Business Tax (Oct-24 - Sept-25)	\$ 19,264.64	\$ 251,140.57	\$ 60,185.47	\$ 76,935.78	\$ 16,689.57	\$ 121,794.71	\$ 1,024,961.90	\$ 176,108.21	\$ 250,961.87
Total Adjusted Amount Collected for Outdoor, Alcohol & Foreclosed CJ (Oct-24 - Sept-24)	\$ 235.00	\$ 680.00	\$ 715.00	\$ 1,320.00	\$ 1,550.00	\$ 2,520.00	\$ 2,675.00	\$ 2,820.00	\$ 5,400.00
CUMULATIVE TOTAL FY 2025-2026	\$ 78,730.84	\$ 136,746.82	\$ 188,374.12	\$ 237,466.39	\$ 286,243.97	\$ 375,191.11	\$ 483,283.86	\$ 521,840.87	\$ 587,144.91

Projected Revenues 2025-2026 Business Licensing Division	\$ 1,200,000.00
Collected Percentage up to September 30, 2026	49%

