

RESOLUTION No. 21-52

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, APPROVING THE PLANNING AND ZONING DEPARTMENT FEE SCHEDULE UPDATE AND THE IMPLEMENTATION OF A TECHNOLOGY FEE FOR ALL PLANNING AND ZONING APPLICATIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the “City”) is authorized by state law to establish a fee structure to recover the cost of processing planning and zoning application approvals, including rezonings, variances, appeals of administrative interpretation and other zoning and planning services provided by the City; and

WHEREAS, the City Council adopted and implemented a mechanism for the City to establish and adjust from time to time, its own building permit and planning and zoning fees through Ordinance No. 04-15; and

WHEREAS, Section 2 of Ordinance No. 04-15, provides that planning and zoning application fees may be amended from time to time by resolution of the City Council following a public hearing; and

WHEREAS, the fees set forth in the Planning and Zoning Department Fee Schedule (the “Fee Schedule”), intend to cover the costs associated with the review and processing of such applications; and

WHEREAS, the Planning and Zoning Department in conjunction with the Information Technology Department (IT) Department is working on launching EnerGov™, a new development service software which will go live in early 2021;

WHEREAS, the Fee Schedule is being revised pursuant to Ordinance No. 04-15 to simplify and update certain planning and zoning fees, create zoning improvement permit (ZIP) fees and to implement a Technology Fee; and

WHEREAS, the Technology Fee is essential to enhance the City's ability to provide state-of-the-art technology, training, equipment and implementation for all permitting system users across all disciplines; and

WHEREAS, staff recommends that the Mayor and the City Council approve the Planning and Zoning Department Fee Schedule Update and the implementation of a Technology Fee provided in "Exhibit A."

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part of this reference.

Section 2. Approval. The Mayor and the City Council of the City of Doral hereby approve the Planning and Zoning Department Updated Fee Schedule and the implementation of a Technology Fee for the Planning and Zoning Department. The Planning and Zoning Department Updated Fee Schedule is attached hereto as "Exhibit A."

Section 3. Effective Date. This Resolution shall take effect on March 1, 2021.

The foregoing Resolution was offered by Councilmember Mariaca who moved its adoption. The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 10 day of February, 2021.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”

Exhibit A

PLANNING AND ZONING DEPARTMENT

FEES

Legislative History

Date	Ordinance/Resolution No.	Comments
September 22, 2004	Ordinance No. 04-15	Enacted Fee Schedule for building permits and Planning & Zoning applications.
April 14, 2010	Resolution No. 10-72	Amended Fee Schedules of the Building Department and Planning & Zoning Department.
April 14, 2010	Resolution No. 10-74	Amended Planning & Zoning Fee Schedule to provide for a new application fee entitled "Land Use Plan Amendment to Implement Adopted Doral Comprehensive Plan."
August 22, 2018	Resolution No. 2018-144	Comprehensive Review and Amendment of the Planning & Zoning Fee Schedule.
February 10, 2021	Resolution No. 21-__	Amendment to the Planning & Zoning Fee Schedule and addition of a Technology Fee for the Planning and Zoning Department.

PLANNING AND ZONING DEPARTMENT

FEES

1. Future Land Use Map Amendment Application (CDMP Amendments):

Size of Area (Gross Acres)		
Up to	5.0.....	\$11,400.00
5.1 -	10.0.....	\$21,660.00
10.1 -	20.0.....	\$42,750.00
20.1 -	40.0.....	\$64,410.00
40.1 -	80.0.....	\$85,500.00
80.1 -	160.0.....	\$102,600.00
160.1 -	320.0.....	\$119,700.00
320.1 -	480.0.....	\$136,800.00
480.1 -	640.0.....	\$153,900.00
640.1 -	800.0.....	\$171,000.00
800.1 -	960.0.....	\$188,100.00
960.1 -	1120.0.....	\$205,200.00
1120.1 -	1280.0.....	\$222,300.00
1280.1 and above	\$171.00/acre	

2. Comprehensive Plan Text Amendment:

Fee.....\$15,000.00

3. Amendments to Official Zoning Map and / or Re-Zonings:

Residential (Single Family / Duplex)..... \$2,500.00
 All Others \$10,000.00

4. Land Development Code Amendments:

Fee\$5,000.00 \$10,000.00

5. Variances Administrative:

Administrative Variance - Residential.....\$500.00
 Administrative Variance - Commercial / Industrial\$1050.00

6. Variances (COUNCIL APPROVAL):

Residential\$850.00
Commercial / Industrial\$2,100.00

7. Revisions to Public Hearing Plans Documents:

Fee ~~\$750.00~~ 50% OF ORIGINAL FEE

8. Entrance Feature Application:

Fee\$1,500.00

9. Restrictive Covenants/Declaration of Restrictions:

Fee.....\$3,500.00

10. Processing & Review of Legal Agreements (unity of titles, cross access & parking agreements, maintenance agreements, etc.):

Fee.....~~\$150.00~~-\$250.00

11. Modifications of Resolutions / Covenants / Development Orders:

Fee\$1,050.00

12. Community Development District (CDD):

Fee\$15,000.00

13. Council Site Plan Review:

City Council.....\$2,000.00 minimum plus \$200.00 / 10
Units or portions thereof or \$200.00 / 5,000 sq. ft. or portion thereof.

Site Plan Review – Mixed Use Districts (includes Master Development Agreement & Pattern Book Review) \$5,500 base fee plus \$200.00 per 10 units or portion thereof or \$200.00 for each 5,000 sq. ft. of commercial, office, or similar use

14. Administrative Site Plan Review:

Fee 1/2 of Original Site Plan Review

15. Amendment to Approved Site Plans:

Fee..... 1/2 of Original Site Plan Fee

16. Revision to Master Development Agreement and Pattern Book:

Fee..... \$2,750.00

17. Annexations:

Fee..... \$1,000.00

18. Special Exceptions; Unusual Use; and Conditional Use Applications:

Fee..... \$2,000.00

19. Zoning Inspections:

Fee\$75.00

Re-inspection after initial and follow-up inspection.....\$75.00

When extra inspections are necessary due to:

- (a) Prior rejection of work due to faulty construction,
- (b) Work not being ready for inspection at time specified,
- (c) Failure to call for final or other inspections
- (d) Required corrections not being made or completed at time specified
- (e) All other reasonable occurrences determined by the Planning & Zoning Director

20. Zoning Verification Letters:

Residential\$50.00 (plus hourly rate) \$80.00/ Folio Plus \$65.00 Hourly

Commercial\$100.00 (plus hourly rate) \$115.00/ Folio Plus \$65.00 Hourly

21. Zoning Determination Letters with Research:

Fee.....150.00 Per Folio Plus (100.00 Per Hour)

22. Revisions:

Extension of Development Order (Governor Executive Order)\$115.00

Miscellaneous Requests:

23. Window Signs:

Window Signs.....\$25.00 plus 0.25 Per Square Feet

Signs Static (Wall, Window, Murals, Etc)..... \$80.00 Plus 0.25 Per Square Feet

Temporary Signs (Grand Opening, Lease/Sale, Construction, Etc.)...\$80.00 Plus 0.25 Per Square Feet

Temporary Construction Fence Wrap.....\$80.00 Plus 0.25 Per Square Feet

Temporary High-Rise Banners (Max 6 Month).....\$1000.00/Month/Banner

Change Copy.....\$80.00 Plus 0.25 Per Square Feet

24. Outdoor Dining:

Outdoor dining areas not greater than 400 sq. ft. (per application)\$100.00
Outdoor dining areas greater than 400 sq. ft. (per application)\$200.00

25. Review of Sign Master Plan:

Fee.....\$350.00 \$500.00

26. Outdoor Events:

Fee.....\$350.00 (Late Fees Pursuant to Sec. 35-21. Application Fee of the Land Development Code.

27. Development of Regional Impact – Notice of Proposed Change:

Fee.....\$5,000.00

28. Transfer of Development Rights Receiving Site Plan Application:

Fee.....\$10,000.00

29. Appeal of Director’s Decision:

Fee.....\$1,000.00

30. Zoning Permits / Zoning Improvement Permits:

Parking - Reseal and Restripe.....\$300.00
Artificial Turf - Sf/Townhome.....\$80.00/Unit
Artificial Turf – Commercial/Industrial.....\$115.00/Building
Landscape Review - Sf/Townhome).....\$80.00/Unit
Landscape Review – Commercial/Industrial.....\$115.00/Building
Address Request.....\$25.00/ Address Or Unit Number
Work Commenced Without a Valid Zoning Permit.....2X Fees
Work Commenced Without a Valid Zoning Permit 2nd Time.....2X Fees Plus \$200.00
Work Commenced Without a Valid Zoning Permit 3+ Times.....2X Fees Plus \$500.00
Reinspection Fee.....\$75.00
Revision to Zoning Only Permits.....50% Original Fees
Technology Fee.....\$15.00/ Application/Permit
Rework Fee.....\$20.00