



CITY OF DORAL
DEVELOPMENT SERVICES



REAL ESTATE ASSOCIATE & LESSEE GUIDE

TO DORAL DEVELOPMENT SERVICES



► June 2026



Phone Number:
(305) 593-6700



Website:
www.cityofdoral.com

**One Voice. One Standard.
Building a Safer, Stronger Doral.**




WELCOME

► **BEFORE YOU SIGN: A COMMERCIAL LEASING CHECKLIST FOR DORAL BUSINESSES**

The right space starts with asking the right questions. What's inside?

- Question 1: Is my business use allowed here?
- Question 2: Will I need a change of use or occupancy?
- Question 3: Will my buildout trigger Building, Fire, DERM, or other reviews?
- Question 4: Is there enough parking or special infrastructure?
- Question 5: Can I get open on my timeline?

Real estate associates, brokers, & business owners: a lease is an important step — but it is not the same as zoning, building, fire, licensing, or code approval. **Before committing to a space**, connect with the Development Services team so we can help identify potential requirements early. A quick conversation **before** signing can save time, money, and frustration later.

**Before you sign, talk to Development Services.
Let's Build Doral Together.**

FOR LEASE



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KEY QUESTIONS TO ASK

IS MY BUSINESS ALLOWED HERE?

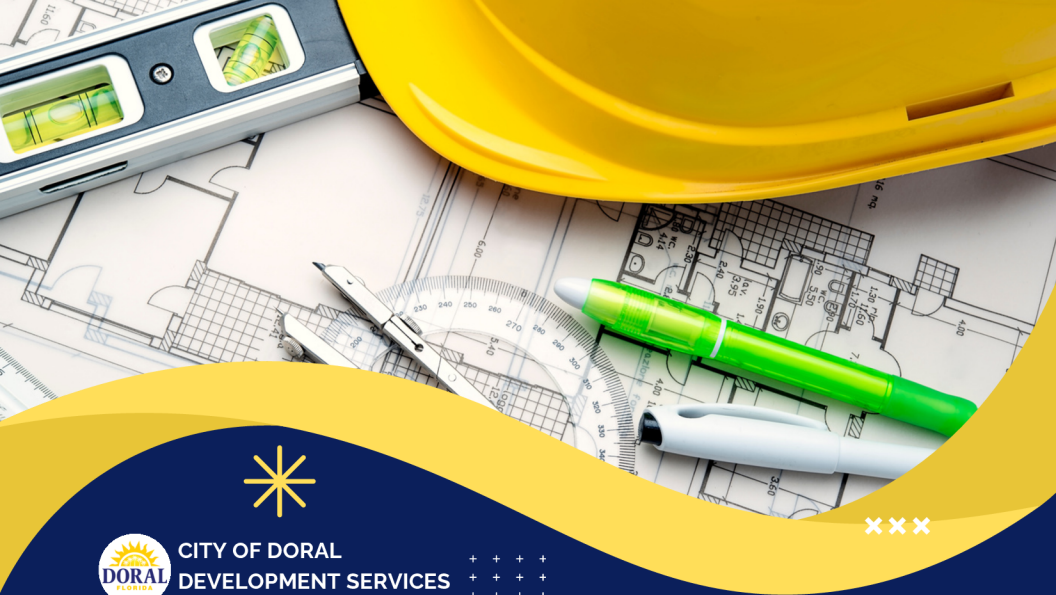
► UNDERSTANDING THE COMP PLAN AND LDC

A space may look perfect, but zoning decides whether your business can operate there. The City's **Comprehensive Plan** is Doral's big-picture roadmap for land use.

The **Land Development Code** (LDC) is the rulebook that identifies what uses are allowed in each zoning district. A prior tenant, similar business, or broker flyer does not guarantee approval. And, **a lease is NOT an approval.**

Before you sign a lease, contact Development Services to confirm the use and avoid costly surprises later.

Before you sign, check the zoning.



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WILL I NEED A CHANGE OF USE OR OCCUPANCY?

► UNDERSTANDING THE BUILDING & FIRE CODES

A new business may trigger a change of use or occupancy, even if the space was previously occupied. Different business types can have different requirements for parking, restrooms, accessibility, fire safety, exits, sprinklers, grease traps, ventilation, storage, or assembly areas.

A “simple buildout” can quickly become more complex if the proposed use changes how the space is classified or used.

Before signing a lease, confirm whether your business can operate under the existing approvals or whether additional reviews, permits, or upgrades may be required.

Before you sign, confirm the occupancy.



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WILL MY BUILDOUT TRIGGER BUILDING, FIRE, DERM, OR OTHER REVIEWS?

► UNDERSTANDING OUTSIDE AGENCIES

Even small improvements can trigger additional reviews. New walls, electrical work, plumbing, mechanical systems, cooking equipment, grease traps, fire alarms, sprinklers, signage, outdoor seating, storage, or changes to layout may require permits or outside agency approval.

Some reviews are handled by the City, while others may involve partners such as Miami-Dade Fire, DERM, Traffic Impact, the Department of Health, or other agencies.

Before signing a lease, make sure you understand what improvements are needed and who must review them.

Before you sign, check out the full review path.



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IS THERE ENOUGH PARKING OR SPECIAL INFRASTRUCTURE?

► UNDERSTANDING RESOURCE IMPACT

A space may be available, but that does not always mean it can support every business. Some uses require more parking, special loading areas, grease traps, upgraded restrooms, ventilation, water and sewer capacity, fire protection, accessibility improvements, or other infrastructure.

Restaurants, gyms, schools, medical offices, assembly uses, and high-intensity businesses may have requirements beyond the tenant space itself.

Before signing a lease, confirm whether the property can support your business operations without major delays or unexpected upgrades.

Before you sign, check the site conditions.



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CAN I GET OPEN ON MY TIMELINE?

► UNDERSTANDING TIMING

Opening a business takes more than signing a lease and picking a grand opening date. Your timeline may depend on zoning approvals, site plan reviews, outside agency reviews, permits, inspections, contractor readiness, corrections, licensing, and final approvals.

Delays often happen when requirements are discovered after the lease is signed or construction has started. Or, building materials may have long lead time items. Equipment approvals also matter. The gelato machine you want to import from Italy might not be approved for use in the United States.

Before committing to a space - bring us the address, proposed use, floor plan if available and your target opening date!

The right space starts with the right questions.

IMPORTANT NUMBERS & WEB PAGES

CITY OF DORAL

WWW.CITYOFDORAL.COM
(305) 593-6725 MAIN SWITCHBOARD

ECONOMIC DEVELOPMENT

WWW.CITYOFDORAL.COM/BUSINESSES
(645) 208-7552

PLANNING & ZONING

WWW.CITYOFDORAL.COM/PLANNING
(305) 593-6630

BUILDING DEPARTMENT

WWW.CITYOFDORAL.COM/BUILDING
(305) 593-6700

CODE COMPLIANCE DEPARTMENT

WWW.CITYOFDORAL.COM/CODE
(305) 593-6780

CUSTOMER ACCESS PORTAL

WWW.CITYOFDORAL.COM/PERMITTING

FLORIDA BUILDING CODE

WWW.FLORIDABUILDING.ORG

CODE OF ORDINANCES & LAND DEVELOPMENT CODE

LIBRARY.MUNICODE.COM/FL/DORAL

