

BULLETIN

Permitting Tips

(01/20/2021)

This bulletin is to make you aware of issues that have been identified by the City or other retailers and suggest Tenant's architect and engineer pursue further as it relates to Tenant's contract documents.

- For additional information regarding City and Health Department websites and other permitting information contact them directly at the following web sites:

<https://www.cityofdoral.com/>
<http://miamidade.floridahealth.gov/>

- Tenants should apply for permit directly with the City of Doral , in person or electronically, however Miami Dade County manages the DERM and Fire approvals , meaning that as part of the process tenant design teams/expeditors should follow up with both entities to have the permit process moving forward.
- The Landlord strongly recommends that Tenants employ a local expeditor that is familiar with the City and County requirements.

Note: The Landlord does not require any expeditor, however, local team and Tenant Coordinator could be consulted for local, well qualified expeditors.

Florida Department of Business & Professional Regulation:

<http://www.myfloridalicense.com/DBPR/>
<http://openmyfloridabusiness.gov/>

Miami Dade County/City of Doral Permit Process Overview:

- The City of Doral had implemented a virtual permitting service allowing for applications online and/or in person at their City branch by appointment.
<https://www.cityofdoral.com/all-departments/building/forms-building/?page=5>
- Miami Dade had also implemented a virtual customer service allowing for online application and continue to be open for applications in person.
<http://www.miamidade.gov/permits/e-permitting.asp>
- Landlord review/approval is not required prior to submission to Miami Dade County. Tenants are advised to submit simultaneously to Landlord and County.
- Landlord does NOT sign building permit applications, sign permit applications or notice(s) of commencement. The Tenant must sign the Permit application as Owner, in accordance with the following:

Florida Statute:

Florida law governing "Real and Personal Property, Liens Generally" (The 2003 Florida Statutes, Title XL, Chapter 713.01) defines "Owner" as:

(22) "Owner" means a person who is the owner of any legal or equitable interest in real property, which interest can be sold by legal process, and who enters into a contract for the improvement of the real property...The term does not include any political subdivision, agency, or department of the state, a municipality, or other governmental entity.

Web location for the applicable Florida Statute (scroll to definition 22):

<http://www.flsenate.gov/Laws/Statutes/2003/713.01>

All Tenants will receive a Process Number from Miami Dade County and a permit number from Doral that allows for tracking review process.

Miami Dade process tracking website:

<https://www8.miamidade.gov/Apps/RER/EPSPortal>

City of Doral process/permit tracking website:

https://building.cityofdoral.com/inspection_request/WebPermits.dll/

Estimated Permitting Timeframes: (All times noted are approximate.)

- Retail Store and retail Kiosk: **30-60 days** depending on drawings completeness, quality of construction plans, and responsiveness of design team on corrections required during jurisdictional review.
- Restaurants, Food Kiosk or Food Court Restaurants: **60-80 days** depending on drawings completeness, quality of construction plans, and responsiveness of design team on corrections required during jurisdictional review, which includes DERM-FOG. (Fats, oils and grease)

Restaurants & other Food Service Note:

- Miami Dade County has enforced new DERM-FOG regulations since March 2018. All Tenant Consultants are advised to properly research these applicable code requirements PRIOR to first plan submission; historically this is what has caused permitting delay issues for Restaurant & Food Service.

<https://www.miamidade.gov/environment/fats-oils-grease.asp#9>