



MIAMIBEACH

**Building Department
Building Permit Fee Analysis**

JRID & associates, inc.
Industrial Engineers • Management Consultants

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1 Executive Summary

The City of Miami Beach (Miami Beach) contracted JRD & Associates, Inc. (JRD) to conduct a building development fee comparative analysis of 26 permit types (comprising of 16 residential, 4 commercial, and 6 public works permits) against five other municipalities:

- City of Coral Gables (Coral Gables)
- City of Miami (Miami)
- Miami-Dade County (Miami-Dade)
- City of Doral (Doral)
- Village of Pinecrest (Pinecrest)

These municipalities were selected because their residential and commercial building composition resembles that of Miami Beach. This report presents a summary of findings and recommendations resulting from a building development fee comparative analysis.

Currently, Miami Beach building development fee process consists of a cumulative bill for Building, Fire, Planning and Zoning, and Public Works departments with the same permit category name used across all departments. Other municipalities, however, do not have an aggregate bill across these departments, therefore making comparisons challenging.

The public work fees were not determinable for these municipalities because they are generally fee'd based on plan reviews. Doral and Pinecrest fire services are provided by Miami-Dade County, resulting in identical fees to those of Miami-Dade County. Doral's planning and zoning functions are provided by the Building, Planning and Zoning Department. Pinecrest's planning and zoning functions are provided by the Building and Planning Department and Coral Gables' zoning functions are provided by the Building and Zoning Department. Therefore, only the Building department fees were accessible to perform a complete comparative analysis.

The analysis demonstrated that Miami Beach has the lowest commercial construction building permit fees when compared to other municipalities that are inclusive of all trades. On the other hand, Miami Beach has one of the highest single family residential building permit fees.

Based on the comparative analysis, it is recommended that the following adjustments be implemented to the building development fees:

Permit Type	Current Fee	Proposed Fee	Difference
Commercial			
New Hotel	\$0.47	\$1.89	299%
Signage	\$247	\$138	-44%
Multi-Family			
Flooring	\$358	\$200	-44%
Windows/Doors	\$293	\$150	-49%
Repairs	\$128	\$210	64%
Painting/Sandblasting	\$115	\$200	74%
Piping/Repiping	\$218	\$144	-34%

Permit Type	Current Fee	Proposed Fee	Difference
New Condo	\$0.50	\$1.89	278%
<i>Single Family Residence</i>			
Roofing	\$390	\$509	31%
Windows/Doors	\$625	\$180	-71%
Alteration/Remodeling	\$300	\$1,829	510%
Carport	\$608	\$150	-75%

Miami Beach fire and planning and zoning fees are higher than those compared. The method of determining these fees is substantially different for each municipality and therefore, no adjustments to the Miami Beach fire and planning and zoning fees are recommended.

2 Comparative Analysis

The comparative analysis was conducted to determine how the Miami Beach building development permit fees compare to the fees charged by Coral Gables, Miami, Miami-Dade County, Doral, and Pinecrest.

The current Miami Beach building development fee process consists of a cumulative bill for Building, Fire, Public Works, and Planning and Zoning departments with the same permit category name used across all departments. Other jurisdictions, however, often do not have the same permit category name which makes comparisons challenging. The more readily comparable fees are the Building department fees which are the largest portion of the combined fees, and these are presented in the most detail in Sections 2.1 through 2.3 of this report.

While more challenging to evaluate, a comparative analysis was prepared for Fire, Planning and Zoning, and Public Works Building Development fees. The Public Works Building Development process fees were not determinable for the examples being analyzed because they are generally fee'd based on plan reviews. This analysis is presented in Section 2.4.

Public Works fees related to work in the right-of-way were also analyzed and are presented in Section 2.5.

For the comparative analysis, Miami Beach provided JRD with its 26 most common types of permits. Table 1 illustrates the scenarios used consisting of the permit type and their corresponding descriptions.

**Table 1
Permit Fee Scenarios**

Permit Type		Permit Description
Commercial		
1*	New Hotel	823,350 SF, VOC \$181,077,895.91
2	Alteration/Remodeling	Store build out 1,300 SF, VOC \$143,000
3	Signage	Illuminated electrical sign for store 20 SF, VOC \$5,000
4	Air Conditioning	Replacing (1) 10 ton unit 4,000 CFM, VOC \$7,500
Multi-Family Residence		
5**	Alteration/Remodeling	500 SF, VOC \$41,500
6**	Flooring	900 SF tile, VOC \$5,040
7***	Air Conditioning	Replacing (1) 3 ton unit, VOC \$3,500
8***	Windows/Doors	(4) windows (5x5 ft), (1) exterior door (80x36 inches), VOC \$5,790
9	Repairs	Building permit for minor repair without fire 500 SF, VOC \$1,000
10	Painting/Sandblasting	6,000 SF, VOC \$5,000
11	Piping/Repiping	Water and Gas Main (20 linear ft), VOC \$1,000
12	Storm Shutters	(4) windows (5x5 ft), (1) exterior door (80x36 inches), VOC \$1,500
13*	New Condo	689,254 SF, VOC \$85,838,721
Single Family Residence		
14	Roofing	3,500 SF tile
15	Windows/Doors	(20) windows (5x5 ft), (5) exterior doors (80x36 inches)
16	Air Conditioning	Replacing (1) 4 ton unit
17**	New Construction	8,400 SF, VOC \$1,327,200
18****	Specialty Alteration/Remodeling (Bathroom)	10x10 ft bathroom, VOC \$10,000
19	Alteration/Remodeling	600 SF, VOC \$60,000
20	Carport	Awning with aluminum poles in concrete footings, 12 feet, 10 inches by 18.5 feet, VOC \$1,800
Public Works		
21	Street Closure/Right of Way	200 ton crane for 4 hours (includes assembly, rigging, and disassembly)
22	Right of Way/Driveway - SFR	Driveway construction with a swale area (10x12)
23	Sidewalk Construction	50 linear feet
24	Underground Utility Placement	Water and Sewer
25	Building Line and Grade Survey	A wall placement or sidewalk elevation
26	Paving of Parkway or Shoulder Area	50 linear feet with one travel lane

SFR = Single Family Residence MFR = Multi-Family Residence COMM = Commercial
 VOC = Value of Construction CFM = Cubic Feet/Minute SF = Square Feet

*VOC provided by the City of Miami Beach Building Department

** Based on the median SF and average VOC for permits issued from 2/1/2010 and 2/1/2011

*** Based on the average VOC for permits issued from 2/1/2010 and 2/1/2011

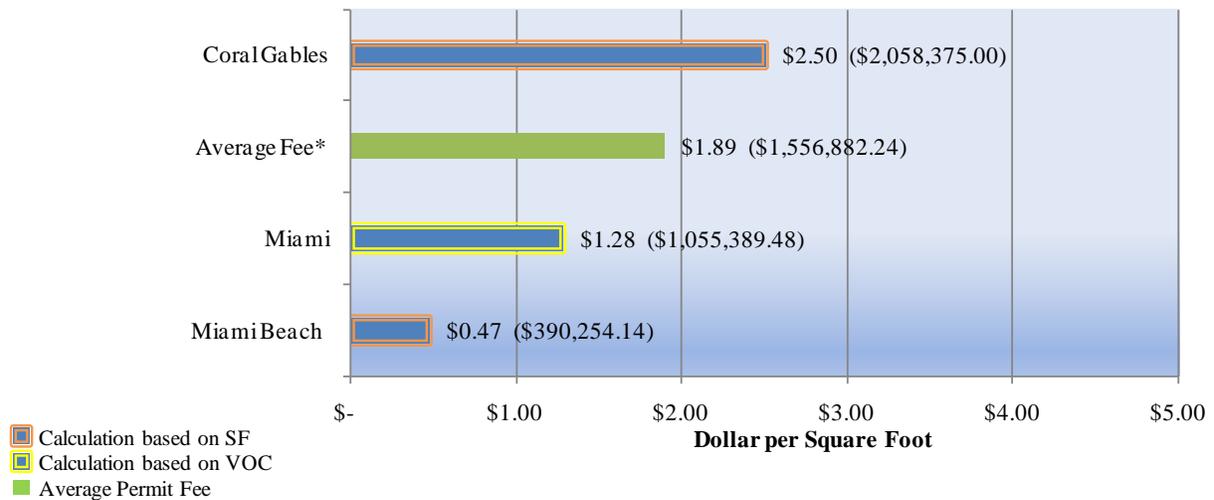
**** Based on the average SF and average VOC for permits issued from 2/1/2010 and 2/1/2011

Overall, Miami Beach has the lowest commercial construction building permit fees when compared to other municipalities that are inclusive of all trades. On the other hand, Miami Beach, Pinecrest, and Coral Gables have the highest single family residential building permit fees when compared to the other municipalities. The sections below illustrate the graphs that depict the permit fees for each of the scenarios per municipality, ranked in the order of highest to lowest dollar value. The graphs are further separated between building only permit fees and aggregate permit fees.

2.1 Commercial Permits (Building Department Only)

Figure 1 illustrates the dollar per square foot value for new construction of a hotel in Miami Beach, Coral Gables, and Miami. The dollar per square foot value was calculated by dividing the building permit fee by the square footage (823,350 SF). The total building permit fee for each of the municipalities is included in parenthesis. The permit fees for these cities are inclusive of all the building trades. Miami-Dade County, Doral, and Pinecrest are not inclusive of all the building trades and were not included in this scenario. Miami Beach is considerably lower than the other municipalities.

Figure 1 - New Hotel (Building Department Only)



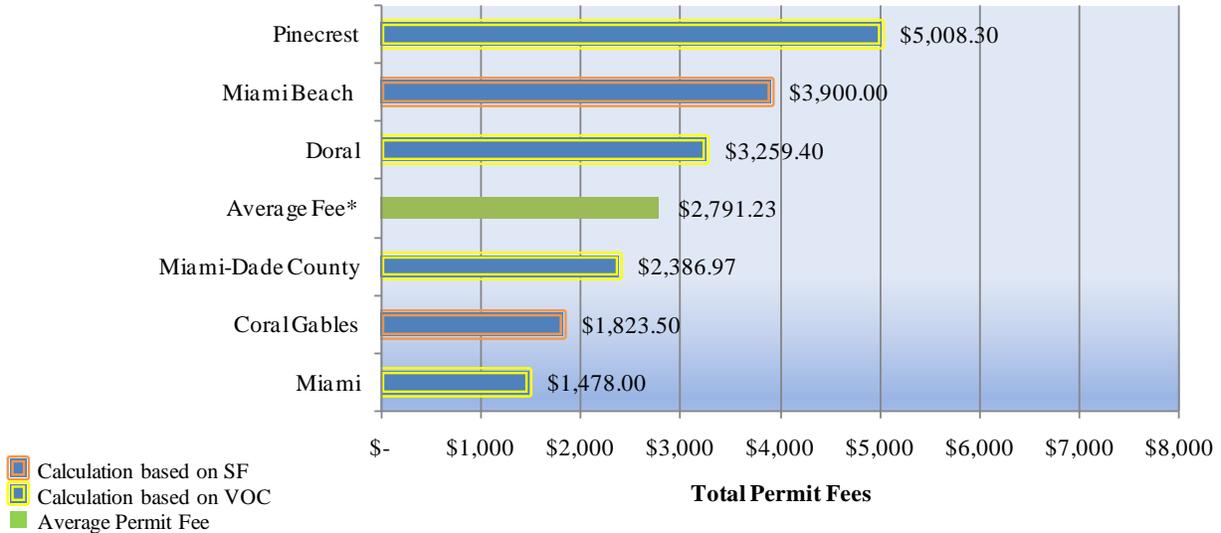
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a 823,350 SF hotel, VOC \$181,077,895.91
- Miami Beach and Coral Gables fees are based on SF
- Miami fee is based on VOC
- The dollar per square foot value was calculated by dividing the building permit fee by the square footage (ex: Coral Gables values \$2,058,735.00/823,350 SF = \$2.50/SF).
- A fire, planning and zoning, and public works permit is required for Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 2 shows the permit fees for each municipality for an alteration/remodeling of a commercial store build out. The fees for each of the municipalities only include the fees associated with the Building department. The Miami Beach fee is significantly higher than the average fee of \$2,791.23. Miami Beach and Coral Gables utilize square footage to fee commercial alteration/remodeling construction. The remaining four municipalities use value of construction to calculate their permit fees.

Figure 2 - Alteration/Remodeling – COMM (Building Department Only)



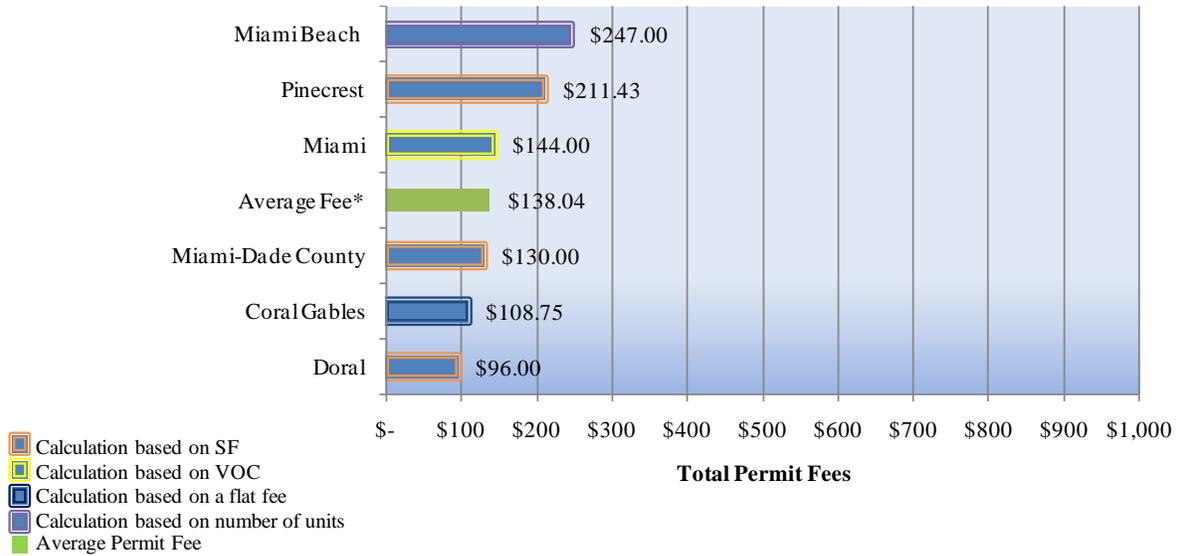
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a store build out of 1,300 SF, VOC \$143,000
- Miami Beach and Coral Gables fee are based on SF
- Miami, Miami-Dade County, Doral, and Pinecrest fees are based on VOC
- A fire, planning and zoning, and public works permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 3 displays the permit fees for an illuminated electrical sign for a commercial building. The Miami Beach permit fee is higher than the other municipalities. The minimum fee was applied for Pinecrest, Miami, Miami-Dad County, and Doral.

Figure 3 - Signage – COMM (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes an illuminated electrical sign for a store - 20 SF, VOC \$5,000
- Miami Beach fee is based on the number of units
- Miami-Dade, Doral, and Pinecrest fees are based on SF
- Miami fee is based on VOC
- Coral Gables fee based on a flat fee
- A planning and zoning permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, and Miami for this scenario which is not included in the graph above.

Figure 4 depicts the permit fee for the replacement of an air conditioning unit in a commercial building. The Miami Beach and Pinecrest fees are approximately \$100 more expensive than the average fee of \$244.46. All of the municipalities use tonnage to fee for an air conditioning unit, except for Miami Beach which utilizes CFMs (Cubic Feet/Minute).

Figure 4 - Air Conditioning – COMM (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes the replacement of a (1) 10 ton unit 4,000 CFM, VOC \$7,500
- Miami fee is based on VOC
- Miami Beach fee is based on CFMs
- Pinecrest, Doral, Coral Gables, and Miami-Dade County fees are based on tonnage

2.2 Multi-Family Permits (Building Department Only)

Figure 5 depicts the alteration/remodeling permit fee for a multi-family residence. The range of fees between the municipalities is significant; the highest fee is \$2,205.65 and the lowest is \$459.00. The Miami Beach permit fee is \$244.54 more than the average alteration/remodeling permit fee.

Figure 5 - Alteration/Remodeling – MFR (Building Department Only)



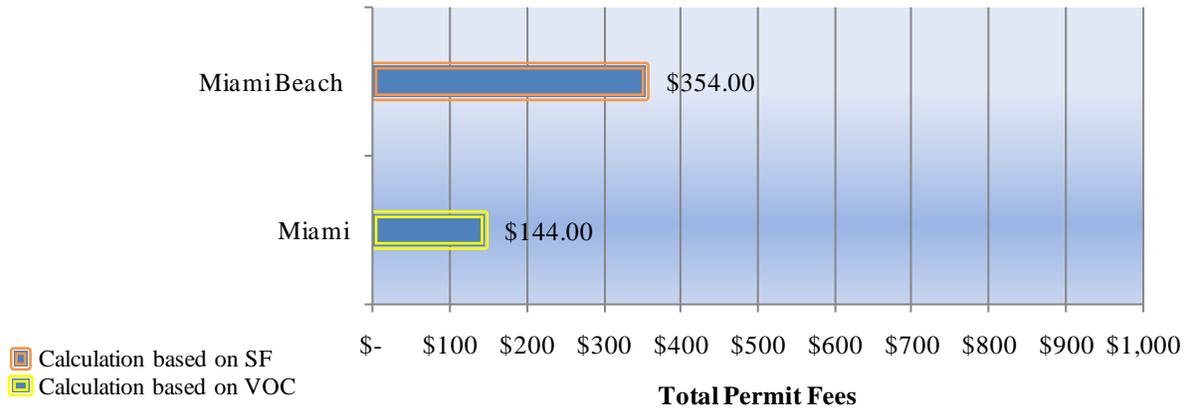
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes 500 SF, VOC \$41,500
- Miami Beach and Coral Gables fees are based on SF
- Miami, Miami-Dade County, Doral, and Pinecrest fees are based on VOC
- A fire and planning and zoning permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 6 illustrates the permit fee for the flooring of a multi-family residence. Coral Gables, Doral, Miami-Dade County, and Pinecrest do not have a flooring permit fee in their fee schedules nor is it included under another category.

Figure 6 - Flooring – MFR (Building Department Only)



Scenario Notes:

- Assumes a 900 SF tile floor, VOC \$5,040
- Miami Beach fee is based on SF
- Miami fee is based on VOC

Figure 7 illustrates the permit fees for the replacement of an air conditioning unit in a multi-family residence. Miami Beach is slightly higher than the average permit fee of \$127.88 and is consistent with the permits fees charged by other municipalities. The minimum fee was applied for Pinecrest, Miami, Miami-Dade County, Doral, and Coral Gables. All of the municipalities use tonnage to fee for an air conditioning unit, except for Miami Beach which applies a flat fee.

Figure 7 - Air Conditioning – MFR (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes the replacement of a (1) 3 ton air conditioning unit, VOC \$3,500
- Miami fee is based on VOC
- Miami Beach fee is based on a flat fee
- Each other municipality fee is based on tonnage

Figure 8 depicts the permit fees for installing windows and doors in a multi-family residence. The fees charged by the municipalities range from \$86 to \$293, with Miami Beach at the top of the range. The Miami Beach fee is approximately double the fee of the next highest municipality, Pinecrest. The minimum fee was applied for Pinecrest, Miami, Miami-Dade County, Coral Gables, and Doral.

Figure 8 – Windows/Doors – MFR (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes (4) windows (5x5 ft) and (1) exterior door (80x36 inches), VOC \$5,790
- Miami-Dade County and Doral fees are based on SF
- Miami fee is based on VOC
- Miami Beach, Pinecrest, and Coral Gables fees are based on number of openings
- A planning and zoning permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 9 depicts the permit fees of a minor repair in a multi-family residence. The Miami Beach fee is the lowest of all the municipalities. However, with the exception of Pinecrest, the Miami Beach fee is consistent with the majority of the other municipalities.

Figure 9 - Repairs – MFR (Building Department Only)



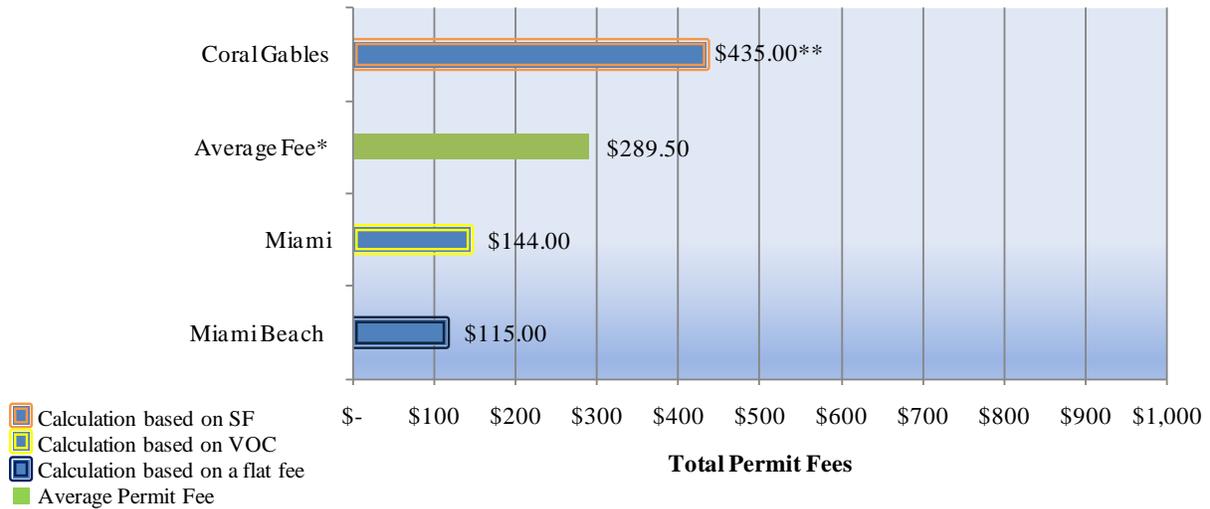
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a building permit for a minor repair 500 SF, VOC \$1,000
- Pinecrest, Miami-Dade County, Doral, and Miami fees are based on VOC
- Coral Gables fee is based on SF
- Miami Beach fee is based on a flat fee

Figure 10 illustrates the permit fee for painting/sandblasting a multi-family residence. Only Miami Beach, Coral Gables, and Miami require this permit. In comparison, the Miami Beach fee is the lowest. It is worth noting that a painting permit for Coral Gables is listed under its Zoning fee schedule.

Figure 10 - Painting/Sandblasting – MFR (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

**Zoning permit only

Scenario Notes:

- Assumes 6,000 SF, VOC \$5,000
- Miami-Dade County, Doral, and Pinecrest do not have a painting/sandblasting permit fee
- Coral Gables fee is based on SF
- Miami fee is based on VOC
- Miami Beach fee is based on a flat fee
- A planning and zoning permit is required for Coral Gables and Miami for this scenario which is not included in the graph above.

Figure 11 displays the permit fee for the piping/repiping of a multi-family residence. The Miami Beach fee is the most expensive and it is higher than the average permit fee of \$143.65. The minimum fee was applied for Pinecrest, Miami, Doral, Miami-Dade County, and Coral Gables.

Figure 11 - Piping/Repiping – MFR (Building Department Only)



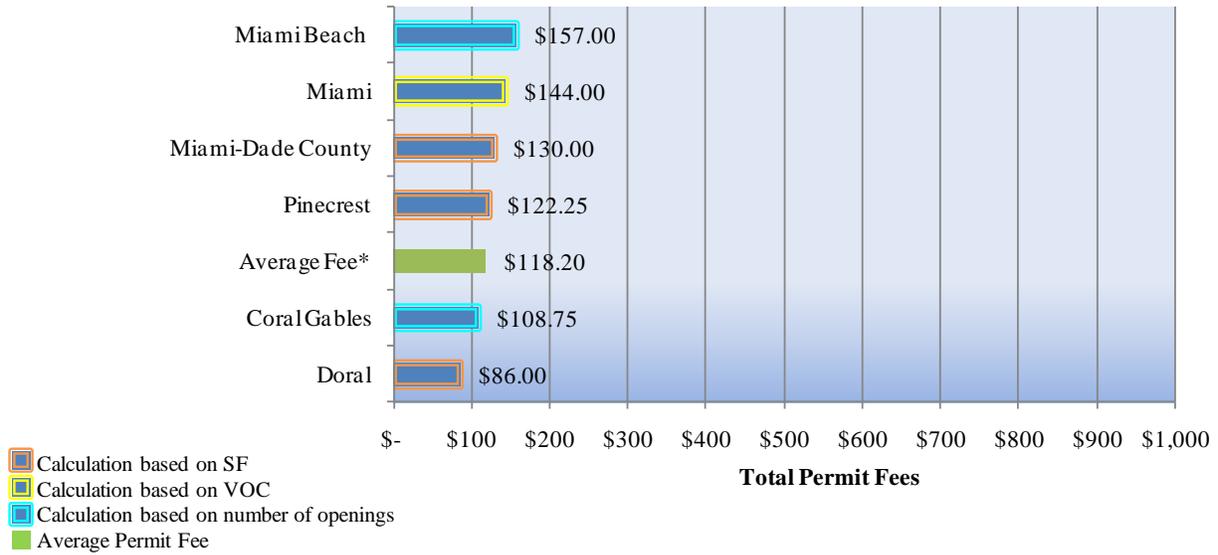
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a water and gas main of 20 linear ft, VOC \$1,000
- Miami Beach, Pinecrest, Doral, Miami-Dade County, and Coral Gables fees are based on linear feet
- Miami fee is based on VOC

Figure 12 depicts the permit fees for storm shutters for a multi-family residence. The Miami Beach permit fee is \$38.80 higher than the average permit fee of \$118.20. The minimum fee was applied for Miami, Miami-Dade County, Pinecrest, Coral Gables, and Doral.

Figure 12 - Storm Shutters – MFR (Building Department Only)



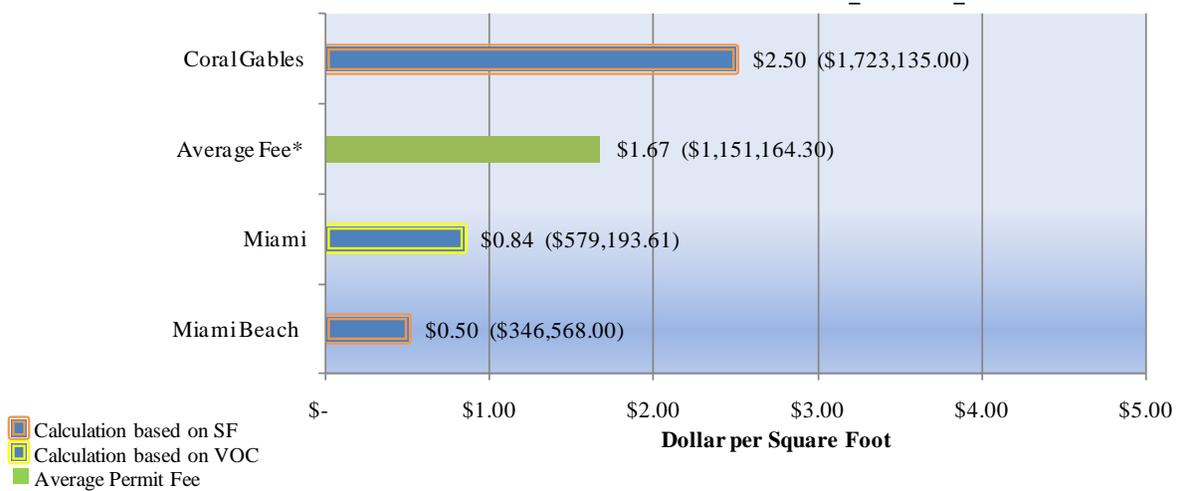
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes (4) windows (5x5 ft) and (1) exterior door (80x36 inches), VOC \$1,500
- Miami Beach and Coral Gables fees are based on number of openings
- Miami fee is based on VOC
- Miami-Dade County, Pinecrest, and Doral fees are based on SF
- A planning and zoning permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables and Miami for this scenario which is not included in the graph above.

Figure 13 displays the dollar per square foot permit value for new construction of a condominium for Miami Beach, Coral Gables, and Miami. The dollar per square foot value was calculated by dividing the building permit fee by the square footage (689,254 SF). The total building permit fee value is provided in parenthesis. The permit fees for these cities are inclusive of all the building trades. Miami-Dade County, Doral, and Pinecrest permit fees are not inclusive of all the building trades and therefore, were not included in the comparison. The Miami Beach permit fee is significantly lower than Coral Gables.

Figure 13 - New Condominium (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

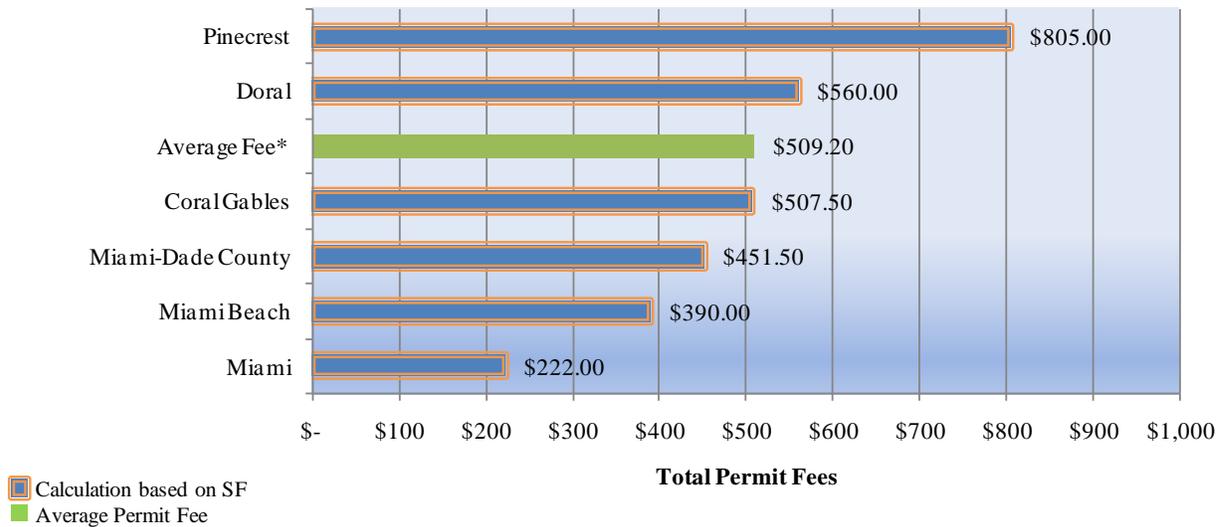
Scenario Notes:

- Assumes a 689,254 SF condominium, VOC \$85,838,721
- Miami Beach and Coral Gables permit fees are based on SF
- Miami fee is based on VOC
- The dollar per square foot value was calculated by dividing the building permit fee by the square footage (ex: Coral Gables values \$1,723,135.00/689,254 SF = \$2.50/SF).
- A fire, planning and zoning, and public works permit is required for Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

2.3 Single Family Permits (Building Department Only)

Figure 14 compares a single family residence permit fee for a 3,500 square foot tile roof. The average fee for all of the cities is \$509.20. In comparison, the Miami Beach fee is under the average roofing fee.

Figure 14 - Roofing – SFR (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a 3,500 SF tile roof
- Each municipality’s fee is based on SF

Figure 15 illustrates the permit fee for the installation of 20 windows and 5 doors in a single family residence. The fees range from \$86.00 to \$625.00. The Miami Beach fee is significantly higher than the other municipalities. The minimum fee was applied for Pinecrest, Miami-Dade County, and Doral.

Figure 15 – Windows/Doors – SFR (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes (20) windows (5x5 ft) and (5) exterior doors (80x36 inches)
- Miami Beach, Coral Gables, and Miami fees are based on number of openings
- Pinecrest, Miami-Dade County, and Doral fees are based on SF
- A planning and zoning permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 16 shows the permit fee for the replacement of an air conditioning unit for a single family residence. All of the municipalities are consistent with this fee. Miami Beach is the only municipality that bases their fee on number of units. The other five municipalities apply their fee based on the number of tons.

Figure 16 - Air Conditioning – SFR (Building Department Only)



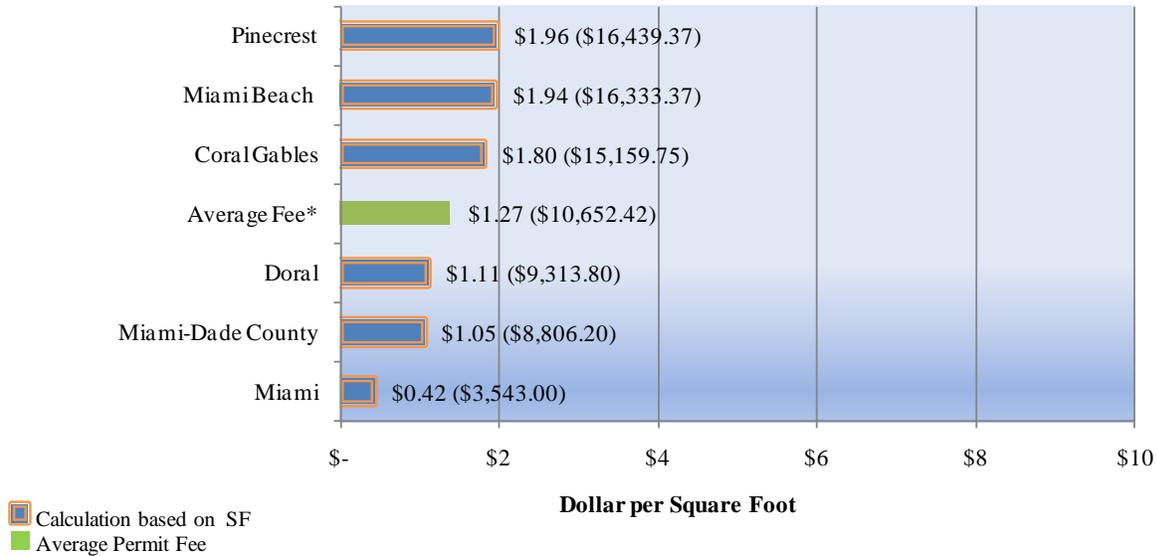
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes replacing a (1) 4 ton unit
- Miami Beach fee is based on number of units
- Pinecrest, Miami-Dade County, Doral, Coral Gables, and Miami fees are based on tonnage

Figure 17 reveals the dollar per square foot permit fee value for new construction of a single family residence. The dollar per square foot value was calculated by dividing the building permit fee by the square footage (8,400 SF). The total building permit fee dollar value is provided in parenthesis. The Miami Beach permit fee is one of the highest when compared to the other municipalities.

Figure 17 - New Construction – SFR (Building Department Only)



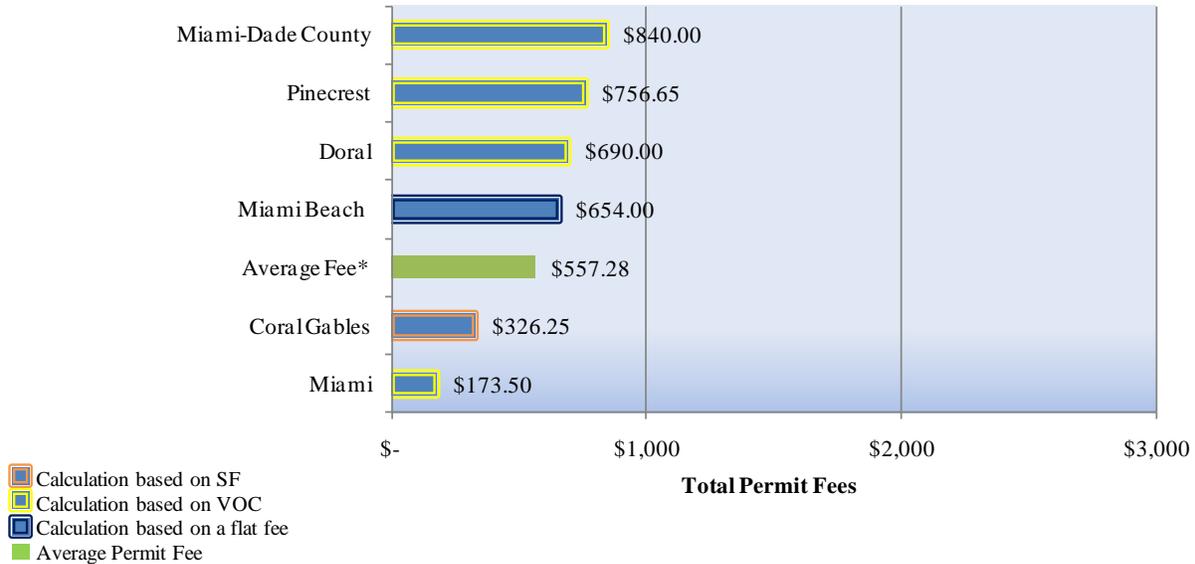
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a new 8,400 SF single family residence (7 bedrooms, 7 baths), VOC \$1,327,200
- Miami Beach, Pinecrest, Coral Gables, Miami-Dade County, Doral, and Miami fees are based on SF
- The dollar per square foot value was calculated by dividing the building permit fee by the square footage (ex: Pinecrest values \$16,439.37/8,400 SF = \$1.96/SF).
- A planning and zoning and public works permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 18 displays a permit fee for the alteration/remodeling of a bathroom in a single family residence. The Miami Beach permit fee is higher than the average permit fee.

Figure 18 – Specialty Alteration/Remodeling Bathroom – SFR (Building Department Only)



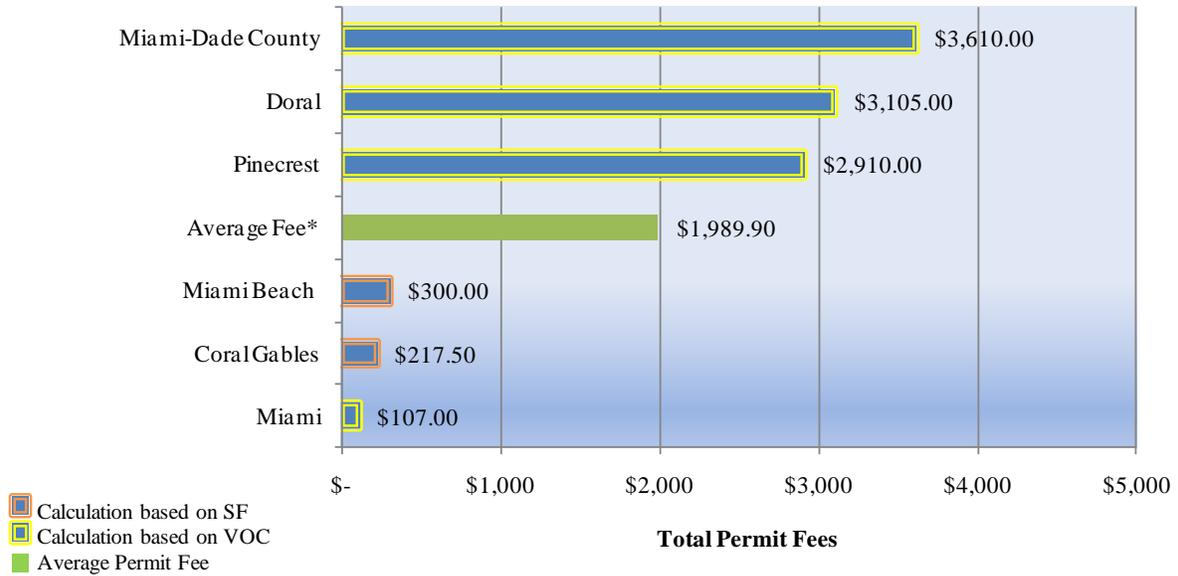
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a 100 SF bathroom, VOC \$10,000
- Miami Beach fee is based on a flat fee
- Miami, Miami-Dade County, Doral, and Pinecrest fees are based on VOC
- Coral Gables fee is based on SF
- A planning and zoning permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 19 displays a permit fee for the alteration/remodeling in a single family residence. The Miami Beach permit fee is significantly less than the average permit fee.

Figure 19 –Alteration/Remodeling – SFR (Building Department Only)



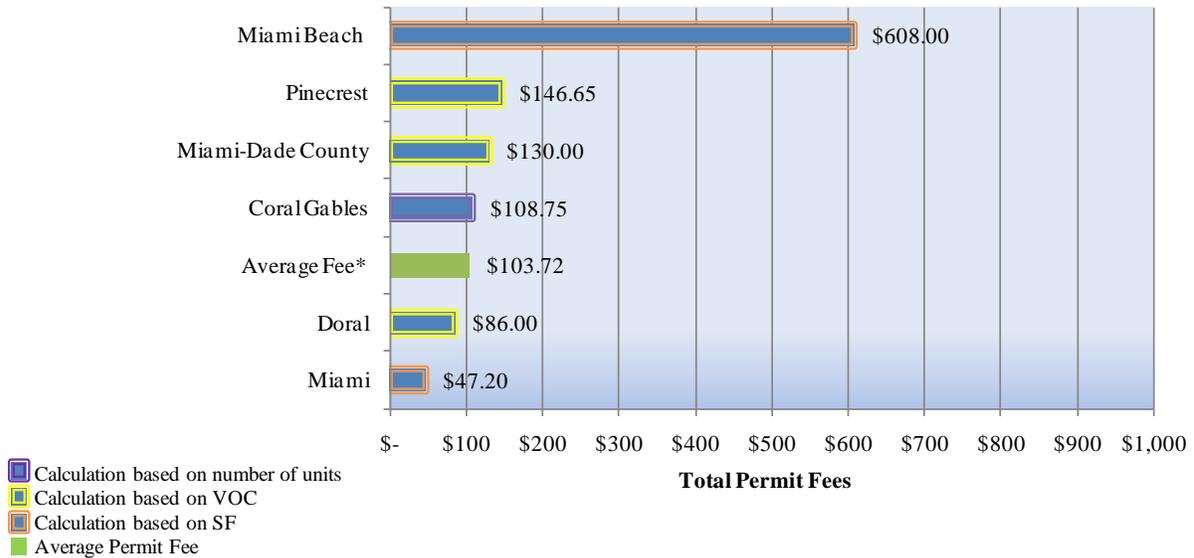
*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a 600 SF alteration/remodeling, VOC \$60,000
- Miami, Miami-Dade County, Doral, and Pinecrest fees are based on VOC
- Miami Beach and Coral Gables fees are based on SF
- A planning and zoning permit is required for Miami-Dade County, Pinecrest, Doral, Coral Gables, Miami, and Miami Beach for this scenario which is not included in the graph above.

Figure 20 displays a permit fee for a new carport. The minimum fee was applied for Pinecrest, Miami-Dade County, and Doral. As illustrated in the chart, Miami Beach is significantly higher than the other municipalities. It is \$504.28 over the average permit fee.

Figure 20 – New Carport (Building Department Only)



*Average fee is the mean of fees for all municipalities, except Miami Beach

Scenario Notes:

- Assumes a new carport (awning with aluminum poles in concrete footings). Size was 12 feet, 10 inches by 18.5 feet, VOC \$1,800
- Pinecrest, Miami-Dade County, and Doral fees are based on VOC
- Coral Gables fee is based on number of units
- Miami Beach and Miami fees are based on SF

2.4 Fire, Planning and Zoning, and Public Works Department Fees

The following section illustrates the comparative analysis tables for the Fire, Planning and Zoning, and Public Works Building Department fees for the 20 permit types. Table 5 depicts the aggregate fees for the permit types.

Table 2 depicts the comparison of the Fire Department fees for the five municipalities. Doral and Pinecrest fire services are provided by Miami-Dade County.

Table 2
Fire Department Fees

Permit Type		Permit Description	Miami Beach	Coral Gables	Miami-Dade County/Doral/Pinecrest
Commercial					
1	New Hotel	823,350 sq ft, VOC \$181,077,895.91	\$ 71,979.03	\$ 8,268.50	\$ 8,583.50
2	Alteration/Remodeling	Store Build out - 1,300 sq ft, VOC \$143,000	\$ 244.92	\$ 100.00	\$ 293.00
3	Signage	Illuminated electrical sign for store - 20 sq ft VOC \$5,000	\$ 23.00	No fee	No fee
4	Air Conditioning	(1) 10 ton unit 4,000 CFM (Replacing) VOC \$7,500	\$ 23.00	No fee	No fee
Multi-Family Residence					
5	Alteration/Remodeling	500 sq ft, VOC \$41,500	\$ 417.85	\$ 100.00	\$ 104.00
6	Flooring	900 sq ft tile, VOC \$5,040	No fee	No fee	No fee
7	Air Conditioning	(1) 3 ton unit (replacing), VOC \$3,500	No fee	No fee	No fee
8	Windows/Doors	(4) 5x5 windows (1) exterior door (80x36 inches), VOC \$5,790	\$ 68.00	\$ 100.00	\$ 104.00
9	Repairs	Building permit for minor repair without fire 500 sq ft, VOC \$1,000	No fee	No fee	No fee
10	Painting/Sandblasting	6,000 sqft, VOC \$5,000	No fee	No fee	No fee
11	Piping/Repiping	Water and Gas Main (20 linear ft), VOC \$1,000	No fee	No fee	No fee
12	Storm Shutters	(4) 5x5 windows (1) exterior door (80x36 inches), VOC \$1,500	No fee	No fee	No fee
13	New Condo	689,254 sq ft VOC \$85,838,721.00	\$ 66,534.16	\$ 6,927.54	\$ 7,242.54
Single Family Residence					
14	Roofing	3,500 sq ft tile	No fee	No fee	No fee
15	Windows/Doors	(20) 5x5 windows (5) exterior doors (80x36 inches)	No fee	No fee	No fee
16	Air Conditioning	(1) 4 ton unit (replacing)	No fee	No fee	No fee
17	New Construction	8,400 sq ft, VOC \$1,327,200	No fee	No fee	No fee
18	Specialty Alteration/Remodeling (Bathroom)	10x10 ft bathroom, VOC \$10,000	No fee	No fee	No fee
19	Alteration/Remodeling	600 SF, VOC \$60,000	No fee	No fee	No fee
20	Carport	Awning with aluminum poles in concrete footings, 12 feet, 10 inches by 18.5 feet, VOC \$1,800	No fee	No fee	No fee

City of Miami Fire fee schedule was not attainable

Doral and Pinecrest fire services are provided by Miami-Dade County. Therefore, the fire fees for these municipalities and identical to those of Miami-Dade County

Table 3 illustrates the Planning and Zoning Department fees. Coral Gables zoning functions are provided by the Building and Zoning Department. Doral planning and zoning functions are provided by the Building, Planning, and Zoning Department and Pinecrest planning and zoning functions are provided by the Building and Planning Department.

**Table 3
Planning and Zoning Department Fees**

Permit Type		Permit Description	Miami Beach	Coral Gables *	Miami	Miami-Dade County	Doral **	Pinecrest ***
Commercial								
1	New Hotel	823,350 sq ft, VOC \$181,077,895.91	\$ 23,720.36	See below	\$13,173.60	\$ 26,594.21	See below	See below
2	Alteration/Remodeling	Store Build out - 1,300 sq ft, VOC \$143,000	\$ 547.43	See below	\$ 105.00	\$ 557.70	See below	See below
3	Signage	Illuminated electrical sign for store - 20 sq ft VOC \$5,000	No fee	See below	No fee	No fee	See below	See below
4	Air Conditioning	(1) 10 ton unit 4,000 CFM (Replacing) VOC \$7,500	\$ 105.00	See below	No fee	No fee	See below	See below
Multi-Family Residence								
5	Alteration/Remodeling	500 sq ft, VOC \$41,500	\$ 497.50	See below	\$ 53.00	\$ 161.85	See below	See below
6	Flooring	900 sq ft tile, VOC \$5,040	\$ 23.00	See below	No fee	No fee	See below	See below
7	Air Conditioning	(1) 3 ton unit (replacing), VOC \$3,500	No fee	See below	No fee	No fee	See below	See below
8	Windows/Doors	(4) 5x5 windows (1) exterior door (80x36 inches), VOC \$5,790	\$ 139.00	See below	\$ 53.00	\$ 61.65	See below	See below
9	Repairs	Building permit for minor repair without fire 500 sq ft, VOC \$1,000	No fee	See below	\$ 53.00	\$ 61.65	See below	See below
10	Painting/Sandblasting	6,000 sqft, VOC \$5,000	\$ 109.00	See below	No fee	No fee	See below	See below
11	Piping/Repiping	Water and Gas Main (20 linear ft), VOC \$1,000	No fee	See below	No fee	No fee	See below	See below
12	Storm Shutters	(4) 5x5 windows (1) exterior door (80x36 inches), VOC \$1,500	\$ 43.00	See below	No fee	No fee	See below	See below
13	New Condo	689,254 sq ft VOC \$85,838,721.00	\$ 22,625.77	See below	\$11,028.06	\$ 22,262.90	See below	See below
Single Family Residence								
14	Roofing	3,500 sq ft tile	\$ 10.00	See below	No fee	No fee	See below	See below
15	Windows/Doors	(20) 5x5 windows (5) exterior doors (80x36 inches)	\$ 162.00	See below	\$ 53.00	No fee	See below	See below
16	Air Conditioning	(1) 4 ton unit (replacing)	No fee	See below	No fee	No fee	See below	See below
17	New Construction	8,400 sq ft, VOC \$1,327,200	\$ 2,668.47	See below	\$ 84.00	\$ 756.00	See below	See below
18	Specialty Alteration/Remodeling (Bathroom)	10x10 ft bathroom, VOC \$10,000	\$ 17.00	See below	\$ 53.00	\$ 100.00	See below	See below
19	Alteration/Remodeling	600 SF, VOC \$60,000	\$ 78.25	See below	\$ 53.00	\$ 184.94	See below	See below
20	Carport	Awning with aluminum poles in concrete footings, 12 feet, 10 inches by 18.5 feet, VOC \$1,800	\$ 158.00	See below	No fee	\$ 51.50	See below	See below

* Coral Gables zoning functions are under the Building and Zoning Department.
 ** Doral planning and zoning functions are under the Building, Planning and Zoning Department.
 *** Pinecrest planning and zoning functions are under the Building and Planning Department.

Table 4 shows the Public Works Department fees for Miami Beach.

Table 4
Public Works Department Fees

Permit Type		Permit Description	Miami Beach
Commercial			
1	New Hotel	823,350 sq ft, VOC \$181,077,895.91	\$ 2,687.45
2	Alteration/Remodeling	Store Build out - 1,300 sq ft, VOC \$143,000	\$ 217.88
3	Signage	Illuminated electrical sign for store - 20 sq ft VOC \$5,000	No fee
4	Air Conditioning	(1) 10 ton unit 4,000 CFM (Replacing) VOC \$7,500	\$ 25.00
Multi-Family Residence			
5	Alteration/Remodeling	500 sq ft, VOC \$41,500	\$ 206.15
6	Flooring	900 sq ft tile, VOC \$5,040	No fee
7	Air Conditioning	(1) 3 ton unit (replacing), VOC \$3,500	\$ 13.10
8	Windows/Doors	(4) 5x5 windows (1) exterior door (80x36 inches), VOC \$5,790	No fee
9	Repairs	Building permit for minor repair without fire 500 sq ft, VOC \$1,000	No fee
10	Painting/Sandblasting	6,000 sqft, VOC \$5,000	\$ 26.00
11	Piping/Repiping	Water and Gas Main (20 linear ft), VOC \$1,000	\$ 25.00
12	Storm Shutters	(4) 5x5 windows (1) exterior door (80x36 inches), VOC \$1,500	No fee
13	New Condo	689,254 sq ft VOC \$85,838,721.00	\$ 2,557.19
Single Family Residence			
14	Roofing	3,500 sq ft tile	No fee
15	Windows/Doors	(20) 5x5 windows (5) exterior doors (80x36 inches)	No fee
16	Air Conditioning	(1) 4 ton unit (replacing)	\$ 15.00
17	New Construction	8,400 sq ft, VOC \$1,327,200	\$ 326.58
18	Specialty Alteration/Remodeling (Bathroom)	10x10 ft bathroom, VOC \$10,000	\$ 33.00
19	Alteration/Remodeling	600 SF, VOC \$60,000	\$ 15.47
20	Carport	Awning with aluminum poles in concrete footings, 12 feet, 10 inches by 18.5 feet, VOC \$1,800	\$ 25.00

For all municipalities, aside from Miami Beach, Public Works permits are generally fee'd based on plan reviews and as such were not determinable for this analysis.

Table 5 depicts the aggregate fees for all the municipalities (where available). The average column illustrates the mean of fees for all six municipalities.

Table 5
Aggregate Fees

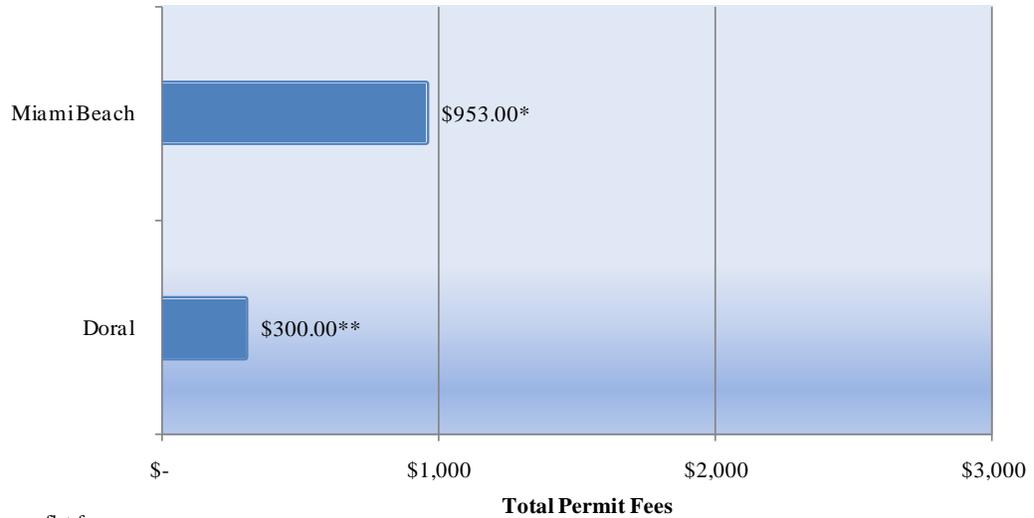
Permit Type	Permit Description	Miami Beach	Average	Coral Gables	Miami	Miami-Dade County	Doral	Pinecrest	
Commercial									
1	New Hotel	823,350 sq ft VOC \$181,077,895.91	\$ 488,640.98	\$ 1,207,949.19	\$ 2,066,643.50	\$ 1,068,563.08	Not Available	Not Available	Not Available
2	Alteration/Remodeling	Store Build out - 1,300 sq ft, Avg. VOC \$110/sq ft, Total VOC \$143,000	\$ 4,910.23	\$ 3,418.02	\$ 1,923.50	\$ 1,583.00	\$ 3,237.67	\$ 3,552.40	\$ 5,301.30
3	Signage	Illuminated electrical sign for store - 20 sq ft VOC \$5,000	\$ 270.00	\$ 160.03	\$ 108.75	\$ 144.00	\$ 130.00	\$ 96.00	\$ 211.43
4	Air Conditioning	(1) 10 ton unit 4,000 CFM (Replacing) VOC \$7,500	\$ 493.00	\$ 285.88	\$ 246.50	\$ 144.00	\$ 214.80	\$ 250.00	\$ 367.00
Multi-Family Residence									
5	Alteration/Remodeling	500 sq ft, Avg. VOC \$83/sq ft, Total VOC \$41,500	\$ 2,621.50	\$ 1,587.61	\$ 667.50	\$ 512.00	\$ 1,111.00	\$ 2,304.00	\$ 2,309.65
6	Flooring	900 sq ft tile, Avg. VOC \$5.60 sq ft, Total VOC \$5,040	\$ 377.00	\$ 260.50	No fee	\$ 144.00	No fee	No fee	No fee
7	Air Conditioning	(1) 3 ton unit (replacing), VOC \$3,500	\$ 144.10	\$ 130.58	\$ 108.75	\$ 144.00	\$ 130.00	\$ 110.00	\$ 146.65
8	Windows/Doors	(4) 5x5 windows (1) exterior door (80x36 inches) & (Building), VOC \$5,790	\$ 500.00	\$ 273.68	\$ 208.75	\$ 197.00	\$ 295.65	\$ 190.00	\$ 250.65
9	Repairs	Building permit for minor repair without fire 500 sq ft, VOC \$1,000	\$ 128.00	\$ 215.34	\$ 145.00	\$ 197.00	\$ 287.78	\$ 180.00	\$ 354.24
10	Painting/Sandblasting	6,000 sqft, VOC \$5,000	\$ 250.00	\$ 276.33	\$ 435.00	\$ 144.00	No fee	No fee	No fee
11	Piping/Repiping	Water and Gas Main (20 linear ft), VOC \$1,000	\$ 243.00	\$ 160.21	\$ 108.75	\$ 144.00	\$ 130.00	\$ 140.00	\$ 195.50
12	Storm Shutters	(4) 5x5 windows (1) exterior door (80x36 inches), VOC \$1,500	\$ 200.00	\$ 131.83	\$ 108.75	\$ 144.00	\$ 130.00	\$ 86.00	\$ 122.25
13	New Condo	689,254 sq ft VOC \$85,838,721.00	\$ 438,285.12	\$ 919,523.11	\$ 1,730,062.54	\$ 590,221.67	Not Available	Not Available	Not Available
Single Family Residence									
14	Roofing	3,500 sq ft tile	\$ 400.00	\$ 491.00	\$ 507.50	\$ 222.00	\$ 451.50	\$ 560.00	\$ 805.00
15	Windows/Doors	(20) 5x5 windows (5) exterior doors (80x36 inches)	\$ 787.00	\$ 290.03	\$ 362.50	\$ 228.00	\$ 130.00	\$ 86.00	\$ 146.65
16	Air Conditioning	(1) 4 ton unit (replacing)	\$ 146.00	\$ 124.93	\$ 108.75	\$ 108.00	\$ 130.00	\$ 110.00	\$ 146.80
17	New Construction	8,400 sq ft, Avg. VOC \$158/sq ft, Total VOC \$1,327,200	\$ 19,328.42	\$ 12,238.42	\$ 15,159.75	\$ 3,627.00	\$ 9,562.20	\$ 9,313.80	\$ 16,439.37
18	Specialty Alteration/Remodeling (Bathroom)	10x10 Bathroom (100 sq ft), Avg. VOC \$100/sq ft, Total VOC \$10,000	\$ 704.00	\$ 607.23	\$ 326.25	\$ 226.50	\$ 940.00	\$ 690.00	\$ 756.65
19	Alteration/Remodeling	600 sq ft, Avg VOC \$107/sq ft, Total VOC \$60,000	\$ 393.72	\$ 1,763.53	\$ 217.50	\$ 160.00	\$ 3,794.94	\$ 3,105.00	\$ 2,910.00
20	Carport	Awning with aluminum poles in concrete footings, 12 feet, 10 inches by 18.5 feet, VOC \$1,800	\$ 791.00	\$ 226.85	\$ 108.75	\$ 47.20	\$ 181.50	\$ 86.00	\$ 146.65

* There is no Planning and Zoning fee
 ** There is no Fire fee
 *** There is no Public Works fee
 i There is no Building fee
 ii The zoning functions are under the Building and Zoning Department
 iii Public Works permits are generally fee'd based on plan reviews and as such were not determinable for this analysis
 † Fire fee schedule was unattainable
 ‡ Planning and Zoning functions are under the Building, Planning, and Zoning Department
 ◆ Planning and Zoning functions are under the Building and Planning Department

2.5 Public Works Right-Of-Way Permits

As depicted in Figure 21, Miami Beach has the highest fee for the street closing right of way permit for the use of a crane. Coral Gables fee is dependent on the type of event and therefore was not included in the comparison. In addition, Miami-Dade County and Pinecrest do not have a street closure permit fee, therefore, were not included.

Figure 21 – Street Closure/Right of Way



■ Calculation based on a flat fee

*Public Works permit only

**Planning and Zoning permit only

Scenario Notes:

- Assumes closing the street to use a 200 ton crane for 4 hours (includes crane assembly, rigging, and disassembly)
- Miami Beach and Doral fees are based on a flat fee

Figure 22 illustrates the permit fees for a right of way driveway construction. As seen, the Miami Beach permit fee is in line with all the other municipalities.

Figure 22 – Right of Way/Driveway - SFR



*Average fee is the mean of fees for all municipalities, except Miami Beach

**Public Works permit only

***Building permit only

Scenario Notes:

- Assumes a driveway construction with a swale area (10x12 feet)
- Miami Beach, and Doral fees are based on a flat fee
- Miami-Dade County fee is based on number of entrances
- Coral Gables and Pinecrest fees are based on SF

Figure 23 illustrates the permit fees for sidewalk construction. Miami Beach permit fee is the highest at \$288.

Figure 23 – Sidewalk Construction



*Average fee is the mean of fees for all municipalities, except Miami

Scenario Notes:

- Assumes a sidewalk construction of 50 linear feet
- Miami Beach, Miami, Miami-Dade County, Pinecrest, Coral Gables, and Doral fees are based on a linear feet

Figure 24 displays the permit fee for the underground utility placement. This chart indicates that the Miami Beach fee is the second highest and above the average fee.

Figure 24 – Underground Utility Placement



*Average fee is the mean of fees for all municipalities, except Miami

Scenario Notes:

- Assumes a underground utility placement of water and sewer line for 50 LF
- Miami Beach and Miami fees are based on a flat fee
- Miami-Dade County, Pinecrest, Coral Gables, and Doral fees are based on a linear feet

Figure 25 displays a permit fee for the building line and grade survey. The Miami Beach permit fee is higher than the other municipalities. In addition, Miami-Dade County and Pinecrest do not have a building line and grade survey permit fee, therefore, were not included.

Figure 25 – Building Line and Grade Survey



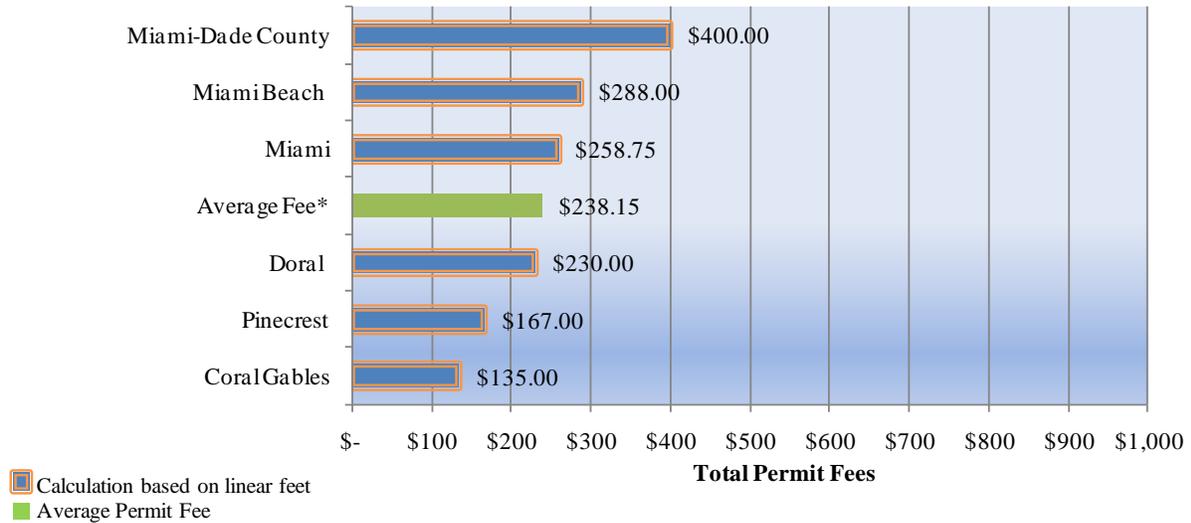
*Average fee is the mean of fees for all municipalities, except Miami

Scenario Notes:

- Assumes a building line grade survey a wall placement or sidewalk elevation
- Miami Beach, Miami, Coral Gables, and Doral fees are based on a flat fee

As depicted in Figure 26, Miami Beach paving of a parkway or shoulder area permit fee is the second highest fee after Miami-Dade. The average fee is \$238.12 which is \$49.85 below Miami Beach.

Figure 26 – Paving of a Parkway or Shoulder Area



*Average fee is the mean of fees for all municipalities, except Miami

Scenario Notes:

- Assumes a paving of a parkway or shoulder area of 50 linear feet
- Miami Beach, Miami, Miami-Dade County, Pinecrest, Coral Gables, and Doral fees are based on linear feet

3 Recommendations

Currently, for new hotel construction, Miami Beach's fees are significantly lower than the other municipalities analyzed. Tables 6 through 8 illustrate only the permit types with the proposed fee changes and the current fee, proposed fee, and the difference.

Table 6
Proposed Commercial Permit Fees

Permit Type	Current Fee	Proposed Fee	Difference
New Hotel	\$0.47	\$1.89	299%
Signage	\$247	\$138	-44%

Table 7 illustrates the multi-family residence permit fees we recommend to modify.

Table 7
Proposed Multi-Family Residence Permit Fees

Permit Type	Current Fee	Proposed Fee	Difference
Flooring	\$358	\$200	-44%
Windows/Doors	\$293	\$150	-49%
Repairs	\$128	\$210	64%
Painting/Sandblasting	\$115	\$200	74%
Piping/Repiping	\$218	\$144	-34%
New Condo	\$0.50	\$1.89	278%

Table 8 illustrates the single family residence proposed permit fees.

Table 8
Proposed Single Family Residence Permit Fees

Permit Type	Current Fee	Proposed Fee	Difference
Roofing	\$390	\$509	31%
Windows/Doors	\$625	\$180	-71%
Alteration/Remodeling	\$300	\$1,829	510%
Carport	\$608	\$150	-75%

Table 9 illustrates the public works proposed permit fees. The Public Works Building Development process fees were not determinable for the examples being analyzed because they are generally fee'd based on plan reviews. Therefore, no fee changes were recommended.

Table 9
Proposed Public Works Right-Of-Way Permit Fees

	Permit Type	Current Fee	Proposed Fee	Difference
21	Street Closure/Right of Way	\$953	\$953	0%
22	Right of Way/Driveway - SFR	\$125	\$125	0%
23	Sidewalk Construction	\$288	\$288	0%
24	Underground Utility Placement	\$288	\$288	0%
25	Building Line and Grade Survey	\$350	\$350	0%
26	Paving of Parkway or Shoulder Area	\$288	\$288	0%

Based on the comparative analysis, Miami Beach fire and planning and zoning fees are higher than those compared. The method of determining these fees is substantially different for each municipality and therefore, no adjustments to the Miami Beach fire and planning and zoning fees are recommended.