

**RESOLUTION No. 26-125**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO CHAPTER 80 "SIGN REGULATIONS" OF THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING SECTION 80-3, "DEFINITIONS" TO CREATE A NEW DEFINITION FOR "PUBLIC INSTITUTION"; AMENDING DIVISION 4, "PERMANENT SIGNS FOR NONRESIDENTIAL USES" OF ARTICLE V "SIGN STANDARDS AND REQUIREMENTS" BY AMENDING SECTION 80-259(A)(1), "OFFICE SIGNS", AND SECTION 80-260(A)(1), "INDUSTRIAL SIGNS", TO PROVIDE FOR THE INCLUSION OF A DIGITAL CHANGEABLE MESSAGE SIGN AS A DETACHED, FREESTANDING, OR MONUMENT SIGN AS AN ALLOWABLE SIGN TYPE FOR PUBLIC INSTITUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Chapter 163, Florida Statutes, and the City of Doral ("City") Land Development Code ("LDC") Section 2-164, the City's Local Planning Agency ("LPA") has the responsibility to review and make recommendations to the City Council in regard to proposed land development regulations; and

**WHEREAS**, the Comprehensive Plan and Land Development Regulations of the City of Doral ("City") are intended to maintain public health, safety, and welfare of its residents and to strengthen the City's local government capability to manage growth in a sustainable and resilient manner; and

**WHEREAS**, the City has initiated a proposed text amendment to Chapter 80 of the Land Development Code to establish a definition for "Public Institution" and permit Digital Changeable Message Signs as an allowable detached, freestanding, or monument sign type for qualifying Public Institutions within applicable zoning districts, subject to existing dimensional, operational, and locational standards; and

**WHEREAS**, the City finds that governmental entities and public institutions

serve an important public function by providing residents, businesses, and visitors with access to governmental services, educational services, public facilities, civic programming, and other public-facing operations; and

**WHEREAS**, the City further finds that Public Institutions have a substantial need to communicate emergency information, public safety notifications, weather advisories, civic announcements, and other time-sensitive information in an efficient and effective manner; and

**WHEREAS**, the proposed amendments establish a definition for “Public Institution” within Section 80-3 of the Land Development Code to provide clarity and consistency in administration and interpretation of the City’s sign regulations; and

**WHEREAS**, the proposed amendments to Sections 80-259(a)(1), “Office Signs,” and 80-260(a)(1), “Industrial Signs,” expressly permit Digital Changeable Message Signs for qualifying Public Institutions, while maintaining all applicable standards governing sign size, location, illumination, operation, and compatibility; and

**WHEREAS**, on June 10, 2026, the City Council of the City of Doral sitting as LPA at a properly advertised hearing received testimony and evidence related to the proposed text amendment and determined that it is consistent with the goals, objectives, and policies of the City’s Comprehensive Plan and the applicable provisions and intent of the Land Development Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY THAT:**

**Section 1. Recitals.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

**Section 2. Decision.** The Local Planning Agency hereby recommends that the proposed text amendment to the City’s Land Development Code as set forth in Exhibit “A” go forward without a recommendation.

**Section 3. Effective Date.** This Resolution will become effective after adoption by the Local Planning Agency.

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

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Absent
Councilwoman Nicole Reinoso	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 10 DAY OF JUNE, 2026.



CHRISTI FRAGA, 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:



LORENZO COBIELLA  
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC  
CITY ATTORNEY

# EXHIBIT “A”



## **CITY OF DORAL**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, June 10, 2026 at 5:30 p.m.** the City of Doral City Council will hold a Local Planning Agency Meeting. The meeting will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Resolution:

#### **Resolution No. 26-**

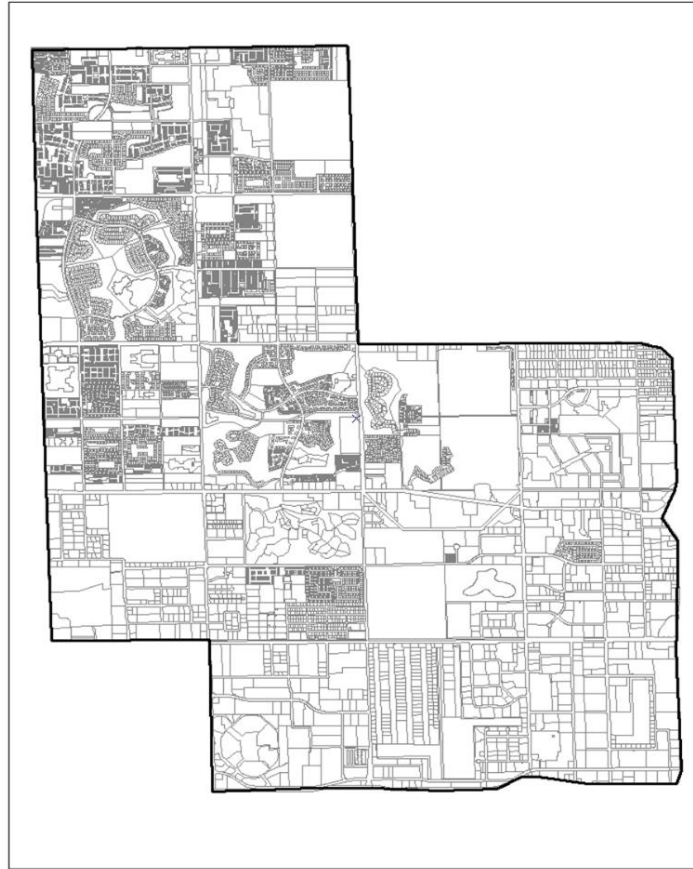
A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO CHAPTER 80 "SIGN REGULATIONS" OF THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING SECTION 80-3, "DEFINITIONS" TO CREATE A NEW DEFINITION FOR "PUBLIC INSTITUTION"; AMENDING DIVISION 4, "PERMANENT SIGNS FOR NONRESIDENTIAL USES" OF ARTICLE V "SIGN STANDARDS AND REQUIREMENTS" BY AMENDING SECTION 80-259(A)(1), "OFFICE SIGNS", AND SECTION 80-260(A)(1), "INDUSTRIAL SIGNS", TO PROVIDE FOR THE INCLUSION OF A DIGITAL CHANGEABLE MESSAGE SIGN AS A DETACHED, FREESTANDING, OR MONUMENT SIGN AS AN ALLOWABLE SIGN TYPE FOR PUBLIC INSTITUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 26-06-DOR-12

**APPLICANT:** City of Doral

**REQUEST:** The Planning and Zoning Department respectfully recommends that the Mayor and City Councilmembers, sitting as the Local Planning Agency, make a recommendation of approval to the City Council of the proposed Text Amendment to Chapter 80 "Sign Regulations" of the City's Land Development Code.

## Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at [planningandzoning@cityofdoral.com](mailto:planningandzoning@cityofdoral.com)

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

**Connie Diaz, MMC**  
**City Clerk, City of Doral**