



PROPOSED BUDGET IN BRIEF

CITY OF DORAL, FL



FISCAL YEAR
2026-27



TABLE OF CONTENTS

Introduction	3
City Council	4
City Directory	5
FY 2027 Proposed Budget at a Glance	6
From the City Manager	7
Major Budget Priorities and Financial Strategy	9
General Fund Revenues	12
General Fund Expenditures	13
Your Tax Dollars at Work	14
Millage History	15
City Demographics	16
Capital Improvement Projects	18



INTRODUCTION



City Council



COUNCILMAN

RAFAEL PINEYRO



COUNCILWOMAN/VICE MAYOR

DIGNA CABRAL



MAYOR

CHRISTI FRAGA



COUNCILWOMAN

NICOLE REINOSO



COUNCILWOMAN

MAUREEN PORRAS

City Directory

City of Doral City Hall

8401 NW 53rd Terrace

Tel: 305-593-6725

1st Floor

Office of the City Clerk

Information Technology Department

Public Affairs Department

2nd Floor

Building Department

Code Compliance Department

Planning & Zoning Department

Public Works Department

3rd Floor

City Mayor & Council

Office of the City Manager

Office of the City Attorney

Finance Department

Procurement & Asset Management Department

Human Resources Department

Police Department

6100 NW 99th Avenue

305-593-6740

Parks & Recreation Department

Doral Central Park

3005 NW 92nd Avenue

305-593-6600



FY 2027 Proposed Budget at a Glance

HOW LARGE IS THE CITY'S BUDGET?

Total FY 2027 Budget—All Funds
\$147,214,929



Operating Budget
(all other funds incl. capital)
\$37,103,260



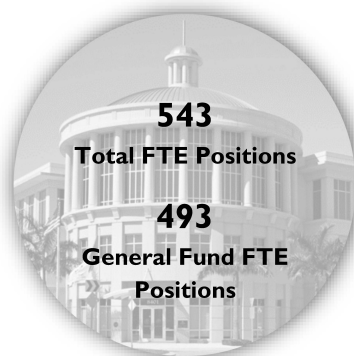
Operating Budget
(General Fund Only)
\$102,704,004



Capital Improvements Budget
(General Fund Only)
\$7,407,665

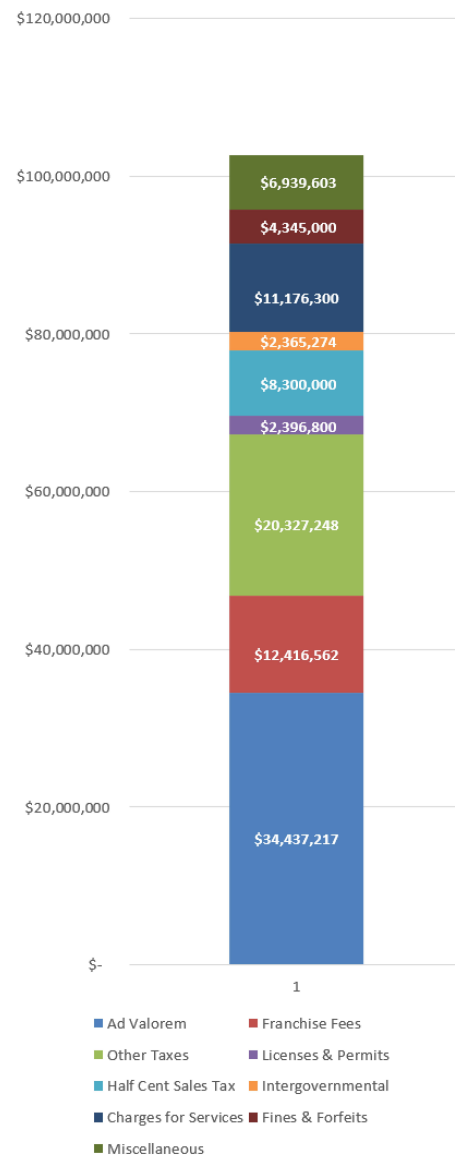


HOW MANY FULL TIME EQUIVALENT (FTE) POSITIONS ARE INCLUDED IN THE BUDGET?



WHAT ARE THE CITY'S MAJOR GENERAL FUND RESOURCES?

FY 2027 General Fund Revenues



From the City Manager



To the Residents of the City of Doral:

It is my honor to present the City of Doral's Proposed Budget in Brief for Fiscal Year 2027. This summary is based on the comprehensive FY 2027 Proposed Operating and Capital Budget, which can be accessed on the City's website: www.cityofdoral.com. The proposed budget totals \$147,214,929 across various funds, including the General Fund, Transportation Fund, Park Impact Fee Fund, Police Impact Fee Fund, People's Transportation Plan Fund, Development Services Technology Fee Fund, Building Fund, Public Art Program Fund, Debt Service Fund, Capital Improvement Fund, Capital Asset Reserve Fund, Vehicle Replacement Fund, Park General Obligation Bond Series 2021, Stormwater Fund, and Other Post-Employment Benefits Fund.

The proposed budget preserves the high standards of public safety, municipal services, and quality of life our community expects; advances essential infrastructure and capital priorities; and protects the City's long-term financial strength. It recommends an operating millage rate of 1.5994 mills, equal to the rolled-back rate, and reduces the debt-service millage rate from 0.4810 to 0.3600 mills. Together, these recommendations reflect the City Administration's commitment to controlling the property-tax burden while continuing to provide exceptional services to a growing community.

The proposed budget reflects the City of Doral's Vision, Mission, Core Values, and strategic objectives. Every budget request is evaluated not only on operational need, but also on its ability to advance measurable outcomes, improve organizational performance, and deliver meaningful value to our residents and businesses.

VISION: The premier city to live, work, learn, and play.

MISSION: To serve our city by continuously enhancing quality of life through community engagement, exceptional service, and accountability.

CORE VALUES: Integrity • Family • Excellent Service • Communication • Teamwork

Strategic Priorities

The FY 2027 Proposed Budget is organized around the strategic priorities established during the City's annual Strategic Planning Session. Together, these focus areas guide investment decisions and ensure City resources are directed toward initiatives that deliver the greatest benefit to our community.

Public Safety: Doral is committed to community protection through proactive policing, emergency preparedness, and advanced technology, ensuring a safe environment that supports economic vitality.

Exceptional Service: Doral prioritizes exceptional public service by engaging residents, utilizing technology, and making data-driven decisions to enhance service quality and efficiency.

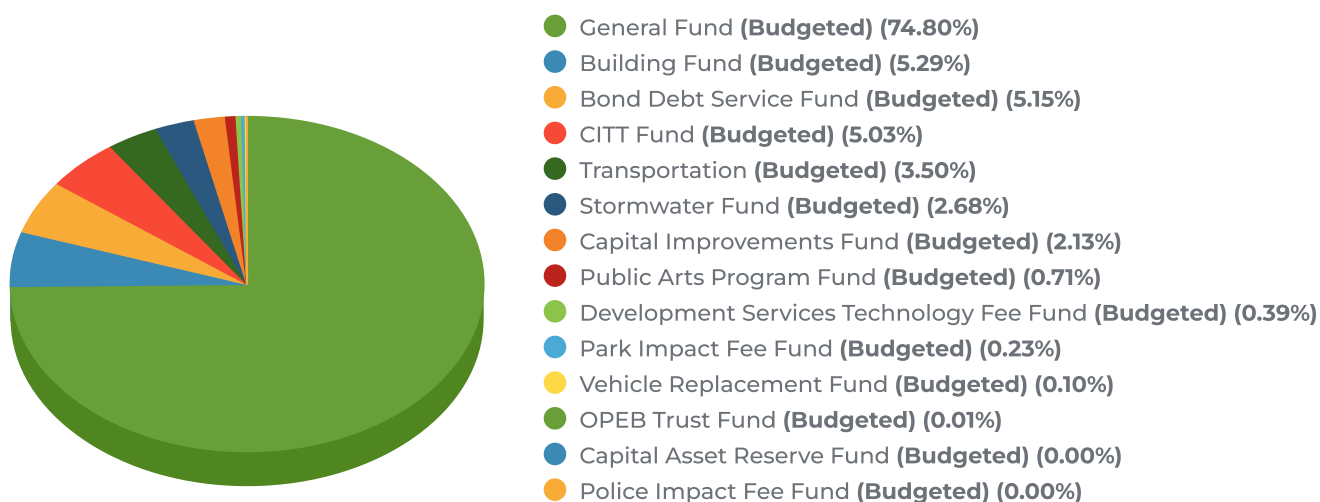
Quality of Life: Doral enhances residents' quality of life through investments in parks, recreation, and public spaces, promoting health, wellness, and community engagement.

Transportation, Mobility, & Parking: Doral invests in transportation and parking to improve connectivity and quality of life, creating a comprehensive mobility network through data-driven planning.

Revenue, Innovation, & Efficiency: Doral focuses on financial resilience by modernizing operations, seeking new revenue, and leveraging technology for efficient service delivery and sustainable growth.



Proposed Budget by Fund as a % of Total Budget



The FY 2027 proposed budget is based on a millage rate of 1.5994 mills and focuses on using tax dollars to:

- Invest in Public Safety
- Advance Infrastructure and Quality of Life
- Improve How the City Operates
- A Disciplined Approach to Staffing
- Prepare for Legislative and Financial Uncertainty
- Diversify Revenue and Protect the Future
- Preserve Doral's Financial Strength

The General Fund, which serves as the City's principal fund, is proposed at \$110,111,669 for FY 2027—representing 74.8% of the total budget and a 6% decrease from the FY 2026 adopted budget.

I would like to express my sincere appreciation to the Mayor and City Council for your continued leadership, collaboration, and support throughout the development of the FY 2027 Proposed Budget. The FY 2027 Proposed Budget will be formally presented during two public hearings on September 8th and September 22nd, both to be held at the Doral Government Center Council Chambers. I look forward to working alongside our elected officials, residents, and dedicated team members as we continue implementing this budget and advancing the priorities that will shape Doral's future.

Zeida Sardiñas

City Manager

Major Budget Priorities and Financial Strategy

Community and Organizational Priorities

Investing in Public Safety

Public safety remains the City's foremost responsibility and a central priority of the FY 2027 Proposed Budget. The budget continues investments in police personnel, specialized operations, training, technology, vehicles, and equipment necessary to maintain Doral's position as one of Florida's safest communities.

It also supports the strengthening of the Police Department's Traffic Unit and the establishment of a Crime Suppression Team to enhance proactive enforcement, address emerging trends, and respond more effectively to traffic safety, criminal activity, and other community concerns. The Police Department will also continue coordinating with federal, state, and regional law-enforcement partners in preparation for presidential visits and the historic G20 Summit to be held in Doral.

The proposed budget further includes funding to complete the design and permitting of the new Police Department Headquarters. Completion of this phase will position the City to proceed with construction once the City Council approves an appropriate financing and project-delivery strategy. The future headquarters will provide the modern operational, technological, training, evidence-management, emergency-response, and administrative capacity needed to support the Police Department and serve Doral's continued growth.

Advancing Infrastructure and Quality of Life

The proposed budget continues the City's investment in infrastructure, mobility, recreation, and public spaces that directly shape the quality of life experienced by residents.

The FY 2027 capital program totals approximately \$16,369,982 across all funds and includes funding to:

- Complete construction of the Turnpike, Beacon, and Dressel's Dairy trail segments;
- Complete the design and permitting of the proposed Doral Central Park parking garage and recreation area;
- Award and begin construction of the Doral Central Park overflow parking area;
- Complete the construction and replacement of playgrounds at Doral Meadow Park, Morgan Levy Park, and Downtown Doral Park;
- Initiate the design process for the Adaptive Re-Use Area;
- Continue road construction, milling, resurfacing, sidewalk, drainage, and beautification projects;
- Restore landscaping at median bullnoses, traffic circles, monuments, and public rights-of-way;
- Complete the third-floor reconfiguration of the Government Center; and
- Install additional infrastructure for electric-vehicle charging stations.

Doral Central Park Parking Garage: As Doral Central Park continues to evolve as one of the City's premier recreational destinations, the City Administration remains committed to advancing plans for a future parking garage that will improve accessibility, accommodate future growth, and support expanded programming and community events. While construction funding is not included in the FY 2027 Proposed Budget, the City will continue evaluating alternative funding opportunities to advance this project in a fiscally responsible manner.

In addition to enhancing access, the parking garage represents a long-term opportunity to diversify City revenues and reduce future reliance on residential property taxes. This approach reflects the City Administration's commitment to responsible financial stewardship while investing in infrastructure that supports both community needs and long-term financial sustainability.



Improving How the City Operates

The FY 2027 Proposed Budget continues the City's One Voice approach, which promotes coordination, consistency, accountability, and collaboration across all departments. Residents and businesses should experience one organization working toward a common purpose—not a series of separate departments operating independently.

To support that goal, the proposed budget includes citywide Business Process Improvement initiatives focused on reducing unnecessary steps, eliminating duplication, improving response times, controlling costs, and making municipal services easier to access.

The budget also includes investments in:

- Customer-service and employee development training;
- Replacement and modernization of computer equipment;
- Cybersecurity and technology infrastructure;
- Digital service delivery;
- Performance measurement and accountability;
- Communications and public outreach; and
- Departmental reviews designed to identify efficiencies and improve service quality.

Technology alone does not create excellent government. Technology must be paired with sound judgment, capable employees, clear processes, and a culture of accountability. Our objective is not simply to automate existing practices, but to evaluate whether those practices remain necessary, efficient, and responsive to the people we serve.

A Disciplined Approach to Staffing

The FY 2027 Proposed Budget does not include any new full-time positions.

During the development of the FY 2026 budget, the City Administration conducted a comprehensive evaluation of departmental staffing and operational needs. That review resulted in the addition of 23 positions to address demonstrated service demands, strengthen organizational capacity, and support the needs of a growing community.

Having made that significant workforce investment last year, the City Administration determined that the responsible approach for FY 2027 is to fully integrate those positions, evaluate their impact, and maximize the effectiveness of the City's existing workforce through improved deployment of existing personnel, cross-departmental collaboration, technology, employee development, process improvement, and the elimination of unnecessary or duplicative procedures before assuming additional recurring personnel obligations.

Long-Term Financial Strategy

Preparing for Legislative and Financial Uncertainty

This budget is being prepared in a legislative environment that requires careful planning and financial discipline. The proposed constitutional amendment scheduled for consideration by Florida voters in November 2026 could significantly reduce municipal property-tax revenues beginning in FY 2028.

Based on the analysis prepared by the City Administration, the estimated impact on Doral could be approximately \$3 million in FY 2028 and \$5.9 million in FY 2029. Because ad valorem revenue currently funds approximately 34% of the City's General Fund and supports a significant portion of Doral's public-safety operations, the potential impact cannot be addressed through short-term measures alone. The City must begin preparing now.

Accordingly, the FY 2027 Proposed Budget emphasizes recurring expenditure discipline, operational efficiency, alternative revenues, strategic partnerships, sponsorships, grants, cost recovery, and revenue-generating projects.



These efforts are intended to reduce future dependence on residential property taxes and preserve the City's ability to maintain essential services should the amendment be approved.

The proposed rolled-back operating millage rate is therefore part of a broader financial strategy. It demonstrates the City Administration's commitment to controlling the property-tax levy while requiring the organization to operate efficiently and plan responsibly for the future.

Diversifying Revenue and Protecting the Future

A central component of the City's long-term revenue-diversification strategy is the Doral 10 public-private partnership.

Doral 10 involves the proposed development of approximately 10 acres of City-owned property through a long-term ground lease. The project is being structured to preserve public ownership of the land while allowing it to be developed for a 55-and-older residential community and complementary commercial uses that serve both an important community need and a clear public purpose. Doral 10 is one part of a broader effort to develop revenues that do not place additional pressure on residential taxpayers.

The City is also evaluating revenue opportunities associated with the future Doral Central Park parking garage, event and recreational spaces, expanded programming, strategic use of City property, and other initiatives that can provide value to the community while strengthening the City's financial position.

This budget also reflects the City's continued efforts to secure grant funding at the state level, including \$2,750,000 from the State of Florida. Of this amount, \$2 million will support priority roadway projects, while \$750,000 will help offset the additional police services required for presidential visits and the G20 Summit. These funds advance critical infrastructure and public-safety needs while reducing the financial burden on the City's General Fund.

The City Administration will continue pursuing grants, sponsorships, naming-rights opportunities, public-private partnerships, cost-recovery strategies, parking revenues, facility rentals, and other appropriate recurring and one-time revenue sources. No single initiative will replace property-tax revenue. Collectively, however, these efforts can provide the City with greater financial flexibility, reduce exposure to legislative changes, and help sustain the services and investments our community expects.

Preserving Doral's Financial Strength

Doral's disciplined financial management continues to receive national recognition. The City maintains an AAA bond rating from Fitch Ratings and an AA+ rating from S&P Global Ratings.

The FY 2027 Proposed Budget protects this financial foundation by:

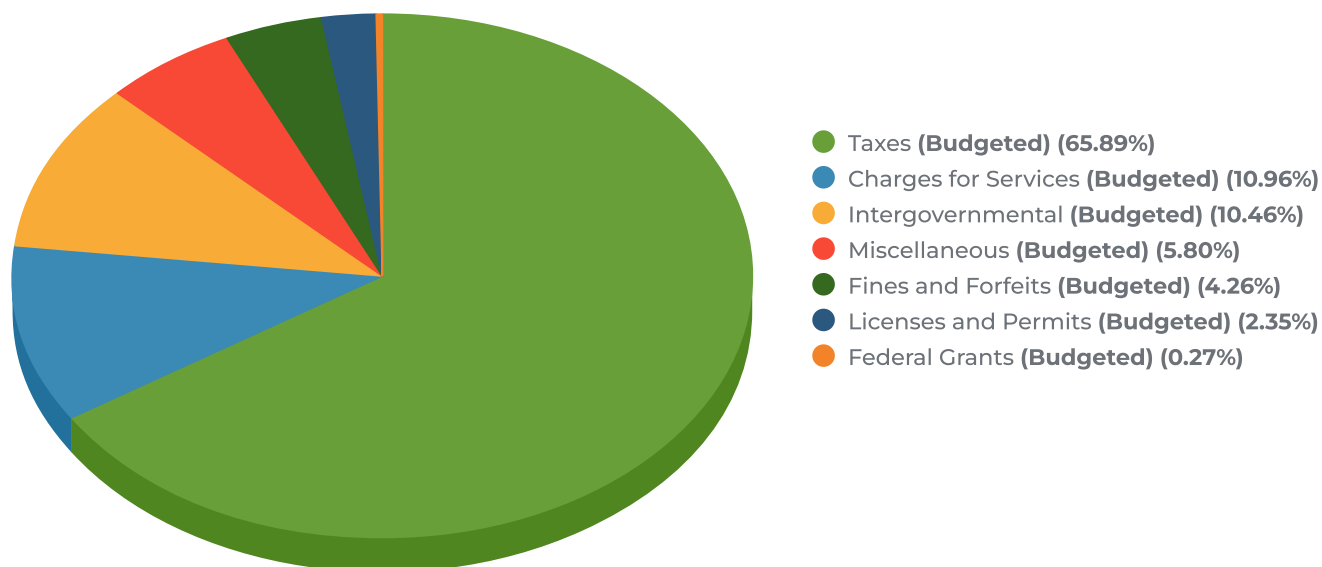
- Maintaining reserves consistent with City policy;
- Limiting the use of fund balance to one-time and capital expenditures;
- Avoiding the use of nonrecurring revenues to support recurring operating costs;
- Adding no new full-time positions following the prior year's significant workforce investment;
- Evaluating the long-term cost of all new programs and services;
- Preserving borrowing capacity for priority infrastructure;
- Continuing multi-year financial planning; and
- Preparing for potential reductions in future property-tax revenue.

The strength of a budget is measured not only by what it funds in the coming year, but also by the flexibility it preserves for the years that follow.



General Fund Revenues

General Fund Revenue Analysis



Total Revenues: \$102,704,004

Property Taxes: An Ad Valorem tax levied on the assessed value (net of any exemptions) of real personal property within the City.

Utility Taxes: A tax on purchases within the City for electricity, metered natural gas, manufactured gas and water service.

Franchise Fees: Fees charged for the ability to operate businesses such as electricity and waste disposal services within the City limits.

Intergovernmental: The combined resources received from other governments in the form of state shared revenue.

Licenses, Permits, and Fines: Revenues received for business taxes, building and planning permits, and code fines.

Communication Service Tax: A tax on telephone and cable television received from state shared revenue.

Charges for Services: The combined resources of various departments for fees paid by the public such as, recreation fees.

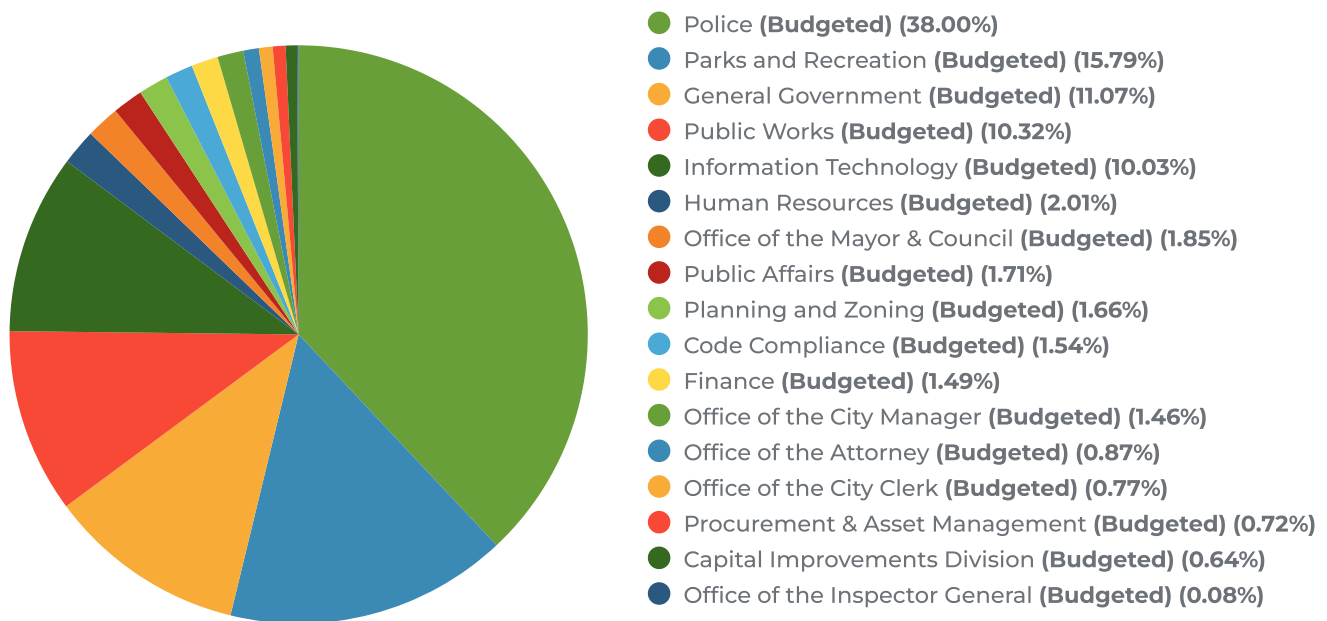
Grants: Operating and capital grants and contributions received from other entities.

Investment Income: Interest earned on investments, such as treasuries, and federal agencies as allowed by state statutes and city policy.

Miscellaneous: Revenues received that do not fall into the above designated categories, such as insurance proceeds.

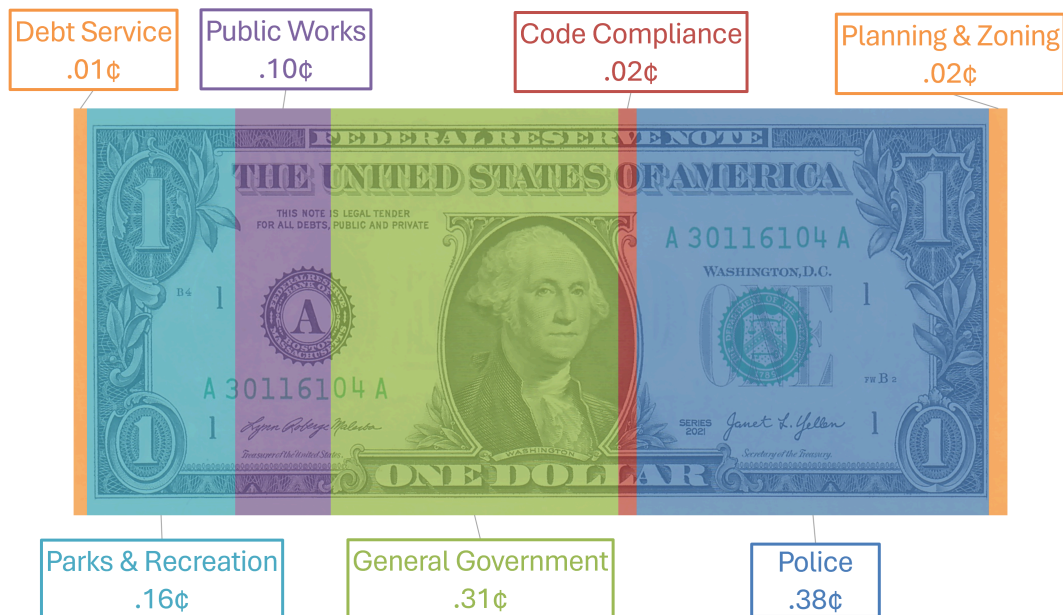
General Fund Expenditures

Departments at Work



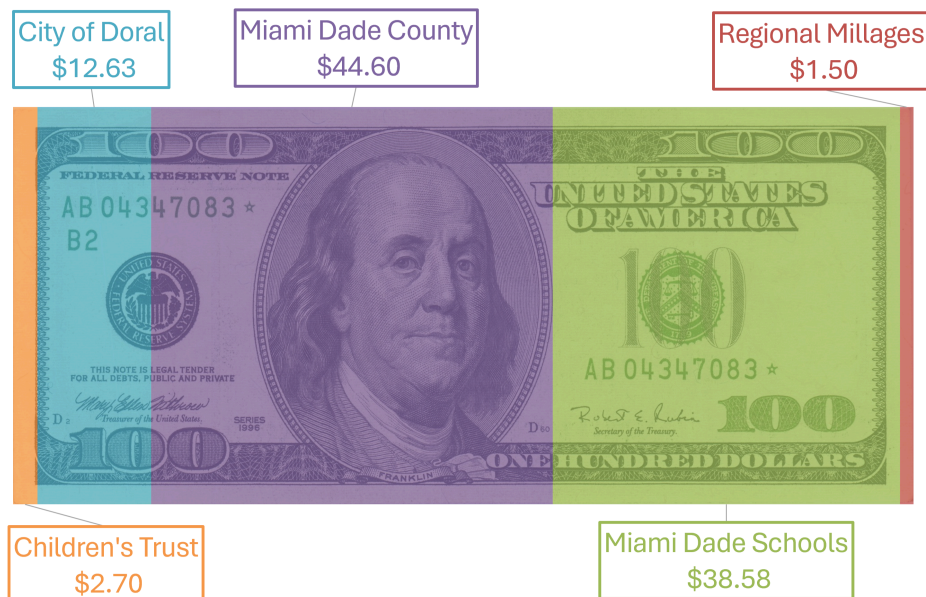
Total Expenditures:
\$110,111,669

YOUR TAX DOLLARS AT WORK



*General Government includes the following departments: General Government, Mayor and Council, City Manager, Public Affairs, Capital Improvement Projects Division, City Clerk, Inspector General, Human Resources, Finance, Procurement & Asset Management, Information Technology, and the City Attorney.

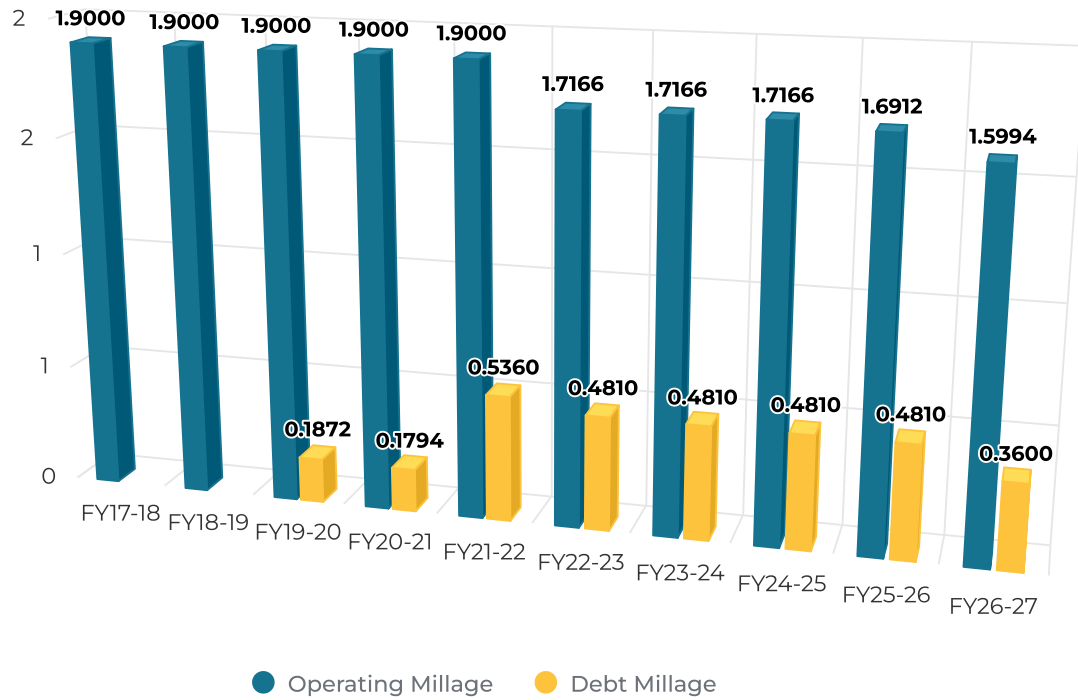
***County, School Board, Children's Trust and Regional Millage Rates reflect the Adopted 2025 rates as 2026 have not been released.**



*For every \$100 paid in Property Taxes, only \$12.63 is allocated to the City of Doral.

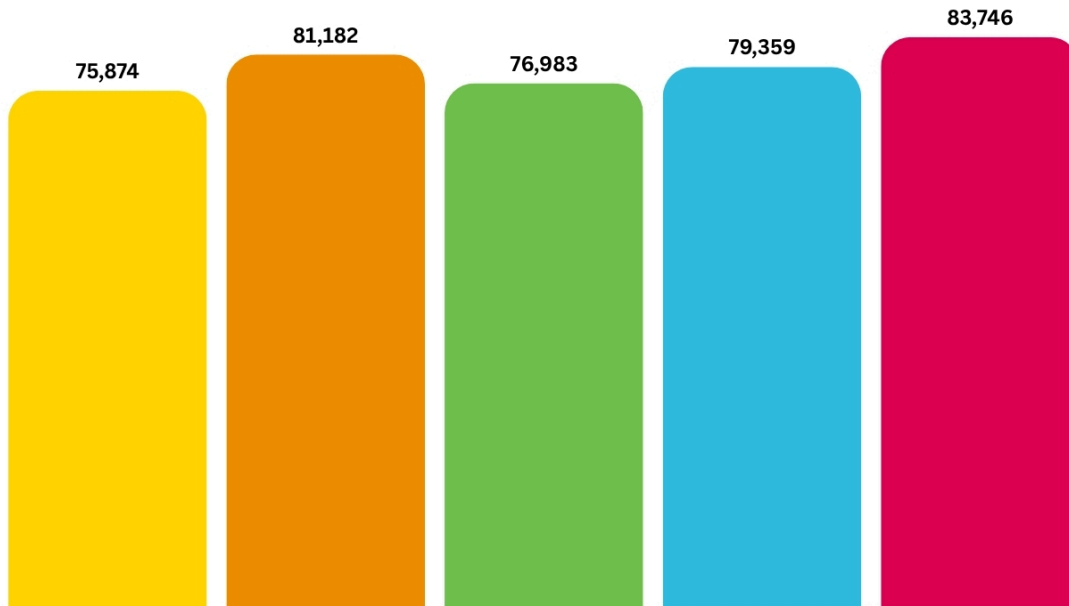
Millage History

Millage Rate Comparison FY 2017-18 to FY 2026-27



POPULATION

● 2021 ● 2022 ● 2023 ● 2024 ● 2025



MEDIAN FAMILY INCOME

\$88,474

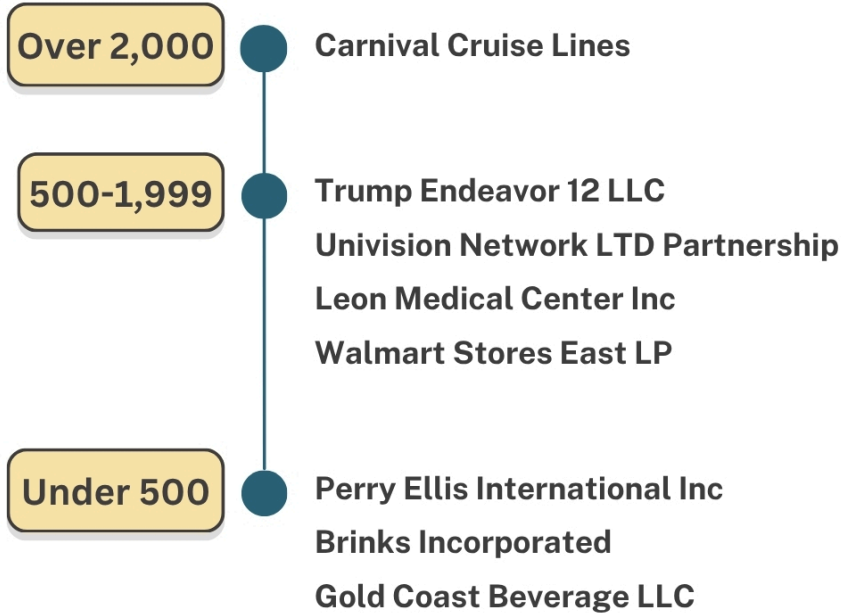
UNEMPLOYMENT RATE

2.4%

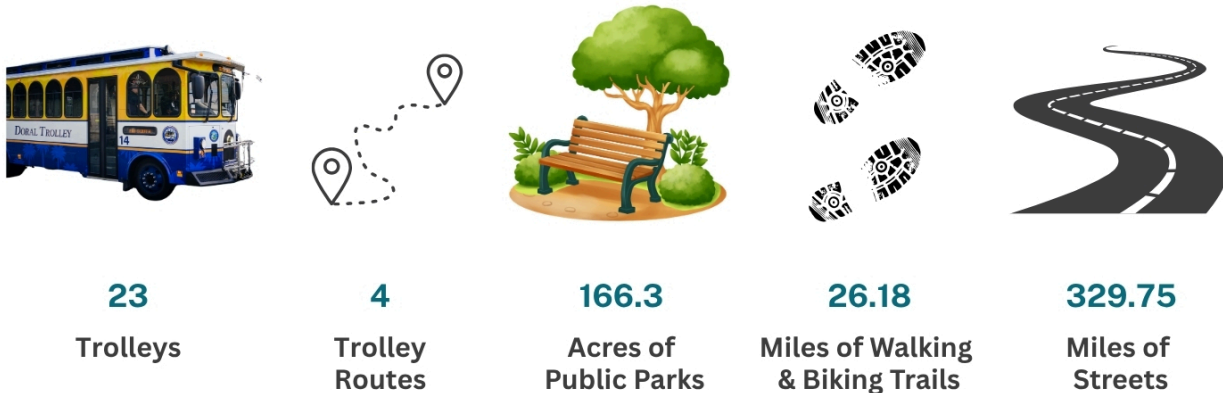
EDUCATION

- Over 20 Public, Charter, and Private Schools with "A" or "B" Grade Status
- Over 10 Colleges, Universities, and Technical Schools

TOP EMPLOYERS



PUBLIC TRANSPORTATION & AREAS





COMPLETED

- Morgan Levy Park – Restroom Renovation
- Trails Network Greenway Trails

*Police Headquarters and DCP Parking Garage & Recreation Area photos are concept renderings only, final designs are subject to change.

Pending Projects:

- Doral Central Park Parking Garage & Recreation Area
- Police Department Headquarters (adjacent to the Police Training Facility located at 3719 NW 97th Ave)
- Trails Network – Remaining segments of Phase II (Beacon, Dressel's Dairy, and Turnpike)
- Government Center Space Reconditioning
- Doral Meadow Park – Playground Renovation
- Doral Central Park Overflow Parking Area





Mayor Christi Fraga
Councilwoman/Vice Mayor Digna Cabral
Councilman Rafael Piñeyro
Councilwoman Maureen Porras
Councilwoman Nicole Reinoso
City Manager Zeida Sardiñas