

ORDINANCE NO. #2007-09

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, CREATING AND ADOPTING A CODE SECTION ENTITLED "SIGNS"; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMIT REQUIREMENTS; PROVIDING FOR STANDARDS FOR NONCONFORMING SIGNS; PROVIDING FOR TIME LIMITATIONS OF PERMITS; PROVIDING FOR RESPONSIBILITY OF SIGNS; PROVIDING FOR REGULATIONS FOR SIGNS PERMITTED WITHOUT PERMITS; PROHBITING CERTAIN SIGNS; PROVIDING FOR MAINTENANCE OF SIGNS; PROVIDING FOR REGULATIONS OF TEMPORARY SIGNS; PROVIDING FOR REGULATIONS FOR PERMANENT SIGNS; PROVIDING FOR REGULATIONS FOR ENTRANCE FEATURES; PROVIDING FOR ENFORCEMENT PROCEDURES; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Doral does not currently have a comprehensive sign ordinance that addresses the concerns of the Mayor and City Council; and

WHEREAS, the City of Doral desires to create the framework for a comprehensive and balanced system of sign control, to promote public safety through clear aesthetic and pleasant communication between people and environment;

WHEREAS, the City of Doral desires to preserve and enhance the character and quality of the city's appearance and provide a sound economic and business environment through the encouragement of properly indexing the environment; and

WHEREAS, the City Council of the City of Doral has sought to enhance the aesthetics of the City of Doral community; and

WHEREAS, the City Council through the adoption of this ordinance seeks to strike a balance between regulating the placement, size, number of both portable and permanent signs;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DORAL:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirm as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. That new ordinance of the City of Doral, entitled, "Signs," shall be and it is hereby created to read as follows:

ARTICLE 1 SIGNS

Section. 1-1. Short title and applicability.

This article shall be known as the "Sign Code of City of Doral, Florida" and shall be applicable in the entire City.

Section. 2-1. Purpose.

- (a) The purpose of this chapter is to permit signs that will not, because of size, location, method of construction and installation, or manner of display:
 - (1) Endanger the public safety; or
 - (2) Create distractions that may jeopardize pedestrian or vehicular traffic safety; or
 - (3) Mislead, confuse, or obstruct the vision of people seeking to locate or identify uses or premises; or
 - (4) Destroy or impair aesthetic or visual qualities of City of Doral which is so essential to tourism and the general welfare; and
- (b) The purpose of this article is also to permit, regulate and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area, which are effective in so as to support and complement land use objectives as set forth in the Comprehensive Plan of the City of Doral.

Section. 3-1. Definitions.

For the purposes of this article the following words and phrases are hereby defined as provided in this section, unless the context clearly indicates otherwise. Where there is a question as to the correct classification or definition of a sign, it is the intent of this Chapter to place said sign in the strictest category and/or classification.

- (a) *Sign*: Any display of characters, letters, logos, illustrations or any ornamentation designed or used as an advertisement, announcement, or to indicate direction. Use of merchandise, products, vehicles, equipment, inflated balloons, or the like as an attention attractor or advertising device, with or without a printed or written message or advertisement, shall be considered a sign.
- (b) *Attraction board*: A sign or portion of a sign on which copy is changed periodically, advertising special sales, bargains, etc. Said attraction board may be incorporated into the sign permitted.
- (c) *Awning, canopy, roller curtain or umbrella sign*: Any sign painted, stamped, perforated, or stitched on the surface area of an awning, canopy, roller curtain or umbrella.
- (d) *Cantilever*: That portion of a building, projecting horizontally, whether it be on the same plane as the roof line or not.
- (e) *Cantilever sign*: Any sign which is mounted on a cantilever. No cantilever sign may extend beyond the cantilever.
- (f) *Construction and/or development sign*: Signage identifying the nature of the property's current development and/or construction.
- (g) *Costume characters or mascots*: Individuals or persons dressed in costume to draw attention to a location, sales promotion or event whether with or without a sign board.
- (h) *Detached sign*: Any sign not attached to or painted on a building,

but which is affixed and permanently attached to the ground. Permanently attached as used herein shall mean that the supporting structure of the sign is attached to the ground by a concrete foundation.

- (i) *Digital changeable message sign*: A sign composed of a digital, holographic, plasma, projection, LED or other format display screen which allows static messages to rotate in succession which advertise the businesses operating, goods sold, services provided or activities occurring on the premises. Nothing herein shall prohibit such sign from also depicting community-oriented and civic activities, such as amber alerts, City Hall meetings and the like.
- (j) *Director*: The Director of Planning and Zoning Department or his qualified agent.
- (k) *Directional sign*: A sign which guides or directs the public and contains no advertising. The name of the facility (such as store name), which the sign is giving direction to, may be included when specified conditions are complied with.
- (l) *Entrance features*: Any combination of decorative structures and landscape elements located at the entrance to a development, which identifies or draws attention to the development and/or exercises control of ingress and egress to the development. An entrance feature may include, although not necessarily be limited to, ornamental walls, fences, identifying lettering, logos, works of art, and other decorative structures, earthworks, water bodies, fountains, trees, plantings, and other landscape elements, as well as gatehouses, either similarly or in any combination thereof.
- (m) *Flat sign*: Any sign attached to and erected parallel to the face of, or erected or painted on the outside wall of any building, and supported throughout its length by such wall or building.
- (n) *Marquee*: A covered structure projecting from, and supported by the building with independent roof and drainage provisions, and which is erected over a doorway or entranceway as protection against the weather.
- (o) *Marquee sign*: Any sign attached to or hung from a marquee.
- (p) *Monument sign*: Monument signs have a solid base that the sign face is installed upon. Eighty percent of the solid base shall be on the ground with gap no more than 12 inches from the base to the ground. These signs should be designed so that the style of the sign and its base are consistent with the architecture of the building(s) on the site. Signs supported by pole(s) that are built and/or designed to look like solid base as in monument signs are considered to be in compliance with this definition.

- (q) *Portable sign*: Any sign not attached to or painted on a building and not affixed or permanently attached to the ground.
- (r) *Projecting sign*: Any sign which is an independent structure, which is attached to the building wall, and which extends at any angle from the face of the wall. No projecting sign shall extend above the roof or parapet wall in any residential district.
- (s) *Regional Mall*: An retail mall containing a minimum of three major tenants (minimum 100,000 square feet), located on not less than 70 acres and consisting of not less than a total of 1,000,000 square feet of building area.
- (t) *Regional Mall Identification Sign*: A freestanding sign mounted on a solid structure supported by two decorative, pillar-like supports, of which the height of the overall structure is not to exceed forty (40) feet, located within the property of a Regional Mall to identify the mall and which may identify mall tenants or products sold, activities held within the premises, and community-oriented and civic activities, such as amber alerts, City Hall meetings and the like.
- (u) *Reverse channel letter sign*: Opaque individual letter, numbers or logos that are mounted directly on the wall with lighting within the letter, number or logo so that they reflect off of the wall, i.e., reverse lighting.
- (v) *Roof sign*: Any sign which is painted on, fastened to, or supported by the roof or erected over the roof.
- (w) *Sandwich or sidewalk sign*: A moveable sign not secured or attached to the ground.
- (x) *Semaphore sign*: Any sign consisting of one or two -faced canvas, vinyl or vinyl-like material signs extending horizontally from a light standard.
- (y) *Temporary signs*: Any sign(s) to be erected on a temporary basis, such as signs advertising the sale or rental of the premises on which located; signs advertising a subdivision of property; signs advertising construction actually being done on the premises on which the sign is located; signs advertising future construction to be done on the premises on which located, and special events, such as carnivals, concerts, public meetings, sporting events, political campaigns or events of a similar nature.
- (z) *Wall*: For sign purposes, that portion of the building's exterior, horizontal surface on the same plane, regardless of vertical or horizontal indentations, and including the surface of parapets and pylons projecting from the building. For sign purposes, there shall be considered to be only four (4) planes to any

building and it shall be the prerogative of the Director to determine which portion of odd-shaped buildings, such as buildings of hexagon or octagon design, to which flat signs may be affixed, with such location to be so determined as to prevent a grouping of signs which can be viewed from one (1) direction.

(aa) *Wall sign:* Any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of, the outside wall of any building and supported by such wall or building and which displays only one (1) advertising surface.

(bb) *Wallscape Sign:* Any mosaic, painting or graphic art technique applied, placed directly onto or attached to and erected parallel to the face of, or painted on the outside wall of a building for purposes of advertising the businesses operating, goods sold, or activities occurring therein. All such graphics shall either be framed or attached to a frame mounted to the wall.

ARTICLE I GENERAL PROVISIONS

Section 4-1. Interpretation.

Only those signs that are specially authorized by this sign code shall be permitted. Those that are not listed or authorized shall be deemed prohibited.

Section 5-1. Permits required.

(a) *Applications and permits.* No sign, unless excepted by this article, shall be erected, constructed, posted, painted, altered, maintained, or relocated, except as provided in this article and until a building permit has been issued. Before any permit is issued, an application for such permit shall be filed together with three (3) sets of drawings and/or specifications (one (1) to be returned to the applicant) as may be necessary to fully advise and acquaint the issuing department with the location, method of construction, type of materials, manner of illumination, method of erection, securing or fastening, number and type of signs applied for, and advertisement to be carried. All signs which are electrically illuminated by neon or any other means shall require a separate electric permit and inspection.

(b) *Consent of property owner.* No sign shall be placed on any property unless the applicant has the written consent of the owner and lessee, if any, of the property.

(c) *Calculating sign area.* The area of a sign face shall be calculated by the number of square feet of the smallest rectangles within which a sign face can be enclosed. The sign face shall include entire area of sign, including letters, numbers, characters, logos, emblems, information, or other display including

materials or colors, utilized to differentiate the sign from the backdrop or structure on which it is placed, including all materials to form the cabinet or other structural members of the sign. Sign area shall not include any supporting framework, bracing, or decorative fences or wall when such wall is consistent with the requirements of this Code. The Director shall have the discretion of determining the area of any sign and may be guided by calculations as made by a licensed, registered engineer when same are shown on the drawing.

(d) *Sign area of multi-faced signs.* Sign area for multi-faced signs shall be calculated as indicated below:

- (1) The area of double faced sign with sign faces that are parallel or the interior angle of the two faces is 15 degrees or less shall be calculated using the area of only one sign face.
- (2) The area of a double faced sign with sign faces having an interior angle of more than 15 degrees, the area of both sign faces shall be added together to determine total area of a sign.
- (3) The sign area of multi-faced signs is calculated based on the principle that all sign elements that can be seen at one time or from one vantage point should be considered in measuring that particular sign face.

Section 6-1. Nonconforming signs.

- (a) All future changes to any of the following existing nonconforming signs will require conformity to this section:
- (1) All signs that are damaged and need repair which is in excess of 50% of the value of the sign due to natural calamities.
 - (2) All signs that are being repaired or upgraded substantially at the cost of with more than 50% of the value of the sign.
- (b) The following nonconforming signs that existed when the sign code ordinance became effective may be continued, although it does not conform to all the provisions hereof, provided that no text or structural alterations are made thereto and that all such non-conforming signs shall be completely removed from the premises or made to conform by May 15, 2012:
- (1) Residential uses - All permanent ground signs that are not monument or decorative wall signs.
 - (2) Non-Residential uses - All permanent ground signs that are not monument, pylon or decorative wall signs.

Section 7-1. Compliance with codes.

- (a) All signs shall conform to the requirements of the building, electrical, and other applicable technical codes, except as may be otherwise provided herein.
- (b) *Advertising conflicting with zoning rules.* No sign shall be erected or used to advertise any use or matter which would conflict with the regulations for the district in which it is located or be in conflict with the use permitted under the certificate of use or occupancy for the property.

Section 8-1. Qualification and certification of erector.

Where the erection of any sign requires compliance with any City of Doral's technical code, the erector of the sign shall qualify with the respective examining board.

Section 9-1 Fees required.

No sign, where a permit is necessary, shall be exhibited unless the required permit fees are paid.

Section. 10-1. Time limitation of permits.

All signs shall be erected on or before the expiration of ninety (90) days from the date of issuance of the permit. If the sign is not erected within said ninety (90) days, the permit shall become null and void, and a new permit required; provided, however, that the Director may extend such permit for a period of ninety (90) days from the date of the expiration of the permit if written application for such extension is received and approved by the Director prior to the expiration date of the initial permit and provided that the proposed sign complies with all requirements in effect at the date of such renewal.

Section 11-1. Identification of permit holder on sign.

Each sign requiring a permit shall carry the permit number and the name of the person or firm placing the sign on the premises; such marking shall be permanently attached and clearly visible from the ground.

Section 12-1. Responsibility for sign.

The owner and/or tenant of the premises, and the owner and/or erector of the sign shall be held responsible for any violation of this chapter; provided, however, that when the sign has been erected in accordance with this chapter, the sign company shall be relieved of further responsibility as to the City after final approval of the sign.

Section 13-1. Inspection.

No sign shall be approved for use, unless the same shall have been inspected by the Department issuing the permit, and no sign shall be erected or used unless it complies with all the requirements of this chapter and applicable technical codes. The holder of a permit for a sign shall request inspections of a sign as follows:

- (a) Foundation inspection (this shall include method of fastening to building or other approved structure).
- (b) Shop inspection (electrical and/or structural where indicated on the permit and/or approved plan).
- (c) Final inspection (this shall include structural framing, electrical work identification of permit number and erector of sign, etc.).
- (d) Any additional inspections which may be specified on the permit and/or approved plans.

Section 14-1. Signs permitted without a sign permit.

- (a) Temporary signs not exceeding six (6) square feet in area and not electrically illuminated will not require a sign permit, but must otherwise comply with this article and applicable technical codes.
- (b) Traffic signs, provisional warnings and signs indicating danger, are exempt from this chapter. Such exempted signs shall not contain any commercial advertisement.
- (c) Awning, canopy, roller curtain, umbrella signs shall be limited to eight-inch letters in height, and shall not exceed a total coverage of twenty-four (24) square feet. Any such sign shall be limited to the identification of the occupant and/or use of the property. No sign permit shall be required for the awning, canopy, roller curtain or umbrella sign, but the same shall comply with applicable technical codes.
- (d) Disabled or handicapped parking signs. Signs required by State law or County ordinance for parking spaces reserved for disabled or handicapped persons shall not require a sign permit.
- (e) Signs not exceeding one and one-half (1 -1/2) square feet in area and bearing only property street numbers, post box numbers, or name of occupant of premises.
- (f) Flags and insignia of any government, except when displayed in connection with commercial promotion.

- (g) Legal notices, identification, information, or directional signs erected by or on behalf of governmental bodies.
- (h) Integral decorative and architectural features of buildings except letters, logos, trademarks, moving parts or moving lights.
- (i) Signs within enclosed buildings or structures which are so located that they are not visible from public or private streets or adjacent properties such as signs in interior areas of malls, commercial buildings, ball parks, stadiums and similar structures or uses, providing said signs are erected in such a manner as not to be hazardous. If illuminated, the necessary electrical permits shall be obtained.
- (j) Temporary holiday decorations provided said decorations carry no advertising matter and further provided that such decoration is not up more than sixty (60) days for a single holiday and is removed within twenty one (21) days after the holiday ends.
- (k) "Danger," "No Parking," "Post No Bills," "Bad Dog," and similar warning signs, provided such signs do not exceed an area of one (1) and one-half (1.5) square feet.
- (l) Banners and other decorative materials in conjunction with an event conducted pursuant to a dedication or a grand opening, are permitted without a sign permit. Such banners and decorative materials are not to be posted more than thirty (30) days preceding the event, and are to be removed within seven (7) days following the grand opening day of the event.
- (m) The City Manager, or designee, shall be permitted to post banners promoting park activities, special events and sponsorships relating to same, provided (i) such banners are posted in the City of Doral where the activity or special event will occur; (ii) that each banner shall be limited in size to no more than thirty (30) square feet; (iii) that the banner shall not be posted more than sixty (60) days preceding the activity or event and shall be removed within seven (7) days following the activity or event. Banners complying with the conditions specified in this subsection shall be permitted without a sign permit.
- (n) Signs required by law.
- (o) Baby stroller parking signs. Signs required for parking spaces reserved for persons transporting young children and strollers shall not require a sign permit.
- (p) "No Trespassing" signs, provided such signs do not exceed an area of three (3) square feet and are consistent with state law.

- (q) Semaphore signs, no greater than four (4) feet in width and seven (7) feet in length. Maximum two (2) signs per light pole.

Section 15-1. Prohibited signs.

- (a) No sign shall be so located as to constitute a danger to public safety.
- (b) No sign shall exhibit thereon any lewd or lascivious matter.
- (c) No sign shall be attached to trees, utility poles or any other unapproved supporting structure.
- (d) Roof signs are prohibited in all the districts.
- (e) No signs shall be erected or painted on fence and wall enclosures in residential districts. Fence and wall signs shall be prohibited in the residential districts.
- (f) Even if not classified as a sign, blinking or flashing lights, streamer lights, pennants, banners, streamers, and all fluttering, spinning or other type of attention attractors or advertising devices are prohibited except for national flags, flags of bona fide civic, charitable, fraternal and welfare organizations and further except during recognized holiday periods such attention-attractors that pertain to such holiday periods may be displayed on a temporary basis during such periods. The flags permitted by this subsection shall not be used in mass in order to circumvent this subsection by using said flags primarily as an advertising device.
- (g) No revolving or rotating sign shall be permitted or erected except as a permanent sign in commercial and industrial zoning districts. Such signs shall be illuminated by internal lighting only.
- (h) Any signs which are not traffic signs as defined in Miami Dade County Code Section 33-94(b) which use the word "stop" or "danger" or present or imply the need or requirement of stopping, or which are copies or imitations of official signs. Red, green or amber (or any color combination thereof) revolving or flashing light giving the impression of a police or caution light is a prohibited sign, whether on a sign or on an independent structure.
- (i) Portable signs unless otherwise authorized by law shall be prohibited, including those that are tied down with metal straps, chaining, or otherwise temporarily anchored to an existing structure or other similar method of anchoring.

- (j) Signs painted or affixed in any manner to any vehicle, trailer or pickup truck, van or similar transportable device and which is used to advertise a place of business or activity as viewed from a public road shall be prohibited. This shall not be interpreted to prohibit identification of commercial vehicles provided such vehicles are operational and moved and used daily for delivery or service purposes and are not used, or intended for use, as portable signs. This sign shall also not be interpreted to apply to buses, taxicabs, and similar common carrier vehicles which are licensed or certified by City of Doral or other governmental agency.
- (k) A sign that significantly covers, interrupts or disrupts the major architectural features of a building.
- (l) Abandoned signs.
- (m) All signs located on or over public property or right-of-way, except those installed by governmental agencies.
- (n) Any signs that in the opinion of the City Manager or his designee constitute a safety hazard.
- (o) Attention-getting devices.
- (p) Offsite signs such as Billboards
- (q) Pole Signs.
- (r) All Inflatable signs such as balloons.
- (t) Sandwich or sidewalk signs except as specifically approved.
- (u) Hand held advertising signs with the exception of non-profit fund raisers, and election signs.
- (v) Costumed characters or mascots.

Section 16-1. Illumination.

Except as provided in Section 15 above, signs illuminated by flashing, moving, intermittent, chasing or rotating lights are prohibited. Signs may be illuminated by exposed bulbs, fluorescent tubes, interior lighting, or by indirect lighting from any external source. Indirect lighting, such as floodlights, shall not shine directly on adjacent property, motorists or pedestrians. Illumination shall be such that it will

provide reasonable illumination, no spillage, and eliminate glare and intensity which might pose safety hazards to drivers and pedestrians. Revolving and rotating signs shall be illuminated by internal lighting only.

Section 17-1. Maintenance of signs.

- (a) All signs shall be properly maintained in a safe and legible condition at all times. In the event that a use having a sign is discontinued for a period of forty-five (45) days, all signs identifying the use are to be removed from the site or in the case of a painted sign, painted out. Sign removal shall be the responsibility of the owner of the property.
- (b) *Latticework, painting, etc.* Where the rear of any sign is visible from a street, park or residence, or from a Residential or Business zoning district, the exposed structural members of such sign shall be either concealed by painted latticework, slats or be suitably painted or decorated, and such back screening shall be designed, painted and maintained to the satisfaction of the Director of Planning & Zoning Department.
- (c) *Removal of dilapidated signs.* The Director of Planning & Zoning Department may cause to be removed any sign which shows neglect or becomes dilapidated or where the area around such sign is not maintained as provided herein after due notice has been given. The owner of the sign and/or the property shall be financially responsible for the removal of the sign.

ARTICLE II SIGN STANDARDS REQUIREMENTS AND CHARTS

Section 18-1. Generally.

The following charts indicate the physical standards and requirements applicable to signs and the districts in which they are permitted. The following standards are subject to other applicable technical code requirements.

Section 19-1. Temporary signs.

- (a) *Permitted Temporary Signs.* Temporary signs allowed within the city are listed in the Table at the end of this section.
- (b) *Approval.* All temporary signs shall be approved by the City unless otherwise provided in this chapter. Signs not approved by the City are subject to immediate removal by the city, at the expense of the owner. All temporary signs shall comply with the following standards:

- (1) *Illumination:* Temporary signs shall not be illuminated.
- (2) *Setbacks:* 5 feet minimum from official r-o-w line unless attached to an existing building; 15 feet from an interior side property line.
- (3) *Maximum height:* Maximum height shall not exceed 10 feet measured from the grade to top of the sign unless otherwise provided in this section.
- (4) All temporary signs shall be placed in such a manner not to interrupt the line of sight for vehicles at the intersections.
- (5) All temporary signs shall be pre-painted and/or printed. No handwritten signs shall be permitted.

Type of Sign	Maximum Size (Square Feet)	Setbacks & Earliest Installation Date (EID)	Final Removal Date	Notes and Remarks
<i>Political Signs (no permit required)</i>	<ul style="list-style-type: none"> •Residential – 4 sq.ft. Signs shall not exceed 4 ft. in height. •Nonresidential – 4 sq.ft. Sign shall not exceed 6 ft in height. 	<ul style="list-style-type: none"> <i>Setbacks</i> – 5 feet minimum from official r-o-w line . <i>EID</i> - •Residential – none •Nonresidential-30 days before primary, general or runoff election of referendum. 	7 days after election.	<ul style="list-style-type: none"> •One (1) sign per candidate or issue per private property unless it is on a corner lot, in which 2 signs per candidate, measure of issue may be placed. •Signs may not be placed on public property; •No roof signs, banners or balloons •Signs may not obstruct vision at corners, intersections, etc.; •Applicable to federal, state, county, and local elections. (See Doral Ordinance 2006-19)
<i>Free Speech Signs (no permit)</i>	<ul style="list-style-type: none"> •Residential- 6 sq.ft. •Nonresidential – as permitted 	<i>Setbacks</i> – Residential - 5 feet minimum from official r-o-w	None	<ul style="list-style-type: none"> •1 sign per residential dwelling or lot; •1 sign per

Type of Sign	Maximum Size (Square Feet)	Setbacks & Earliest Installation Date (EID)	Final Removal Date	Notes and Remarks
<i>required)</i>	by sign regulations.	line unless attached to an existing building; 15 feet from an interior side property line. Non-Residential – As permitted by sign regulations. <i>EID - None</i>		nonresidential parcel or lot; •Sign may be installed in lieu of any permitted nonresidential sign; •Signs may not be placed on public property; •Signs may not be placed in public rights-of-way; •Signs may not obstruct vision at corners, intersections, etc.
<i>Sale: Residential Homes for Sale</i> <i>(no permit required)</i>	6	<u>Setbacks -5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</u> <u>EID- Day house goes on the market</u>	<u>Day after Closing.</u>	
<i>Sale: Residential Open House</i> <i>(no permit required)</i>	6	<i>Setbacks- 5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</i> <i>EID - Day open house begins .</i>	Day open house closes	
<i>Sale of Land, Building, or Portion of Building and/or</i>	<u>32</u>	<i>Setbacks – Residential - 5 feet minimum</i>	5 days after closing	

Type of Sign	Maximum Size (Square Feet)	Setbacks & Earliest Installation Date (EID)	Final Removal Date	Notes and Remarks
<i>open house.</i>		<p>from official r-o-w line; 15 feet from an interior side property line.</p> <p><i>EID -</i> When property offered for sale or development order issued or day open house begins</p>		
<i>Rent or Lease: Building</i>	<u>32</u>	<p><i>Setbacks –</i> Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</p> <p><i>EID -</i> When building offered or development order issued</p>	5 days after rented or leased	Signs of permanent nature (no pole signs) are required for buildings that always (year round) have vacancies to rent or lease buildings and/or portion of building. This sign can be combined with permanent signs.
<i>Rent or Lease: Portion of Building</i>	16	<p><i>Setbacks –</i> Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</p> <p><i>EID -</i> When building offered or development order issued</p>	5 days after 100 percent (100%) rented or leased	Signs of permanent nature (no pole signs) are required for buildings that always (year round) have vacancies to rent or lease buildings and/or portion of building. This sign can be combined with permanent signs.

Type of Sign	Maximum Size (Square Feet)	Setbacks & Earliest Installation Date (EID)	Final Removal Date	Notes and Remarks
<i>Construction and/or Development Sign</i>	64	<p><i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</i></p> <p><i>EID - When complete development order application filed with city</i></p>	On receipt of first certificate of occupancy	One sign for every 360 feet of frontage.
<i>Project Suppliers/trades</i>	32	<p><i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</i></p> <p><i>EID - Issuance of building permit</i></p>	On receipt of final certificate of occupancy	32 sq.ft is total for all suppliers/trades.
<i>Signage on construction barrier/ fence</i>	10% of the total barrier area	<p>Setbacks and EID as required for construction barriers.</p> <p>Signage may exceed 2 feet above the height of the construction barrier.</p>	Same as the construction barrier.	•Signage identifying the nature of the property’s current development, contractor’s information, leasing information, corporate logos and renditions of the future development.
<i>Murals and other decorative</i>	15% of the total barrier area	Setbacks and EID as required for construction	Same as the construction barrier.	•Letters, logos and numbers are prohibited

Type of Sign	Maximum Size (Square Feet)	Setbacks & Earliest Installation Date (EID)	Final Removal Date	Notes and Remarks
<i>elements on the construction barriers/ fence</i>		barriers.		•May not contain any rendition of the proposed development or element of the proposed development.
<i>Grand Opening/ Project Opening/ New Businesses</i>	32	<i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line. EID - 7 days before event</i>	10 days after opening or event	•Special event approval is required prior to sign approval.
<i>Outparcel/Phase Opening</i>	32	<i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line. EID - 7 days before event</i>	10 days after opening	
<i>Special Event/Sale Not for Profit</i>	16	<i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line. EID - 7 days before</i>	1 day after sale/event	•Not for profit/nonprofit organization only. •Special event approval is required prior to sign approval.

Type of Sign	Maximum Size (Square Feet)	Setbacks & Earliest Installation Date (EID)	Final Removal Date	Notes and Remarks
		sale/event		
<i>Special Event/sale for Profit</i>	16	<p><i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</i></p> <p><i>EID - 7 days before event</i></p>	1 day after sale/event	•Special event approval is required prior to sign approval.
<i>Golf Event Sign</i>	16	<p><i>Setbacks/ requirements – Banner affixed to the building or tenant unit.</i></p> <p><i>EID - 7 days before event</i></p>	1 day after event	•Banner must include reference to the golf event.
<i>Special event - School/Day Care/Nursery</i>	32	<p><i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line.</i></p> <p><i>EID - Allowed for a maximum of 30 days for every special event.</i></p>	Allowed for a maximum of 30 days for every special event.	
<i>Garage Sale</i>	4	<p><i>Setbacks – Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side</i></p>	Day of sale	1 sign for the sale

Type of Sign	Maximum Size (Square Feet)	Setbacks & Earliest Installation Date (EID)	Final Removal Date	Notes and Remarks
		property line. <i>EID -</i> 1 Day before sale		
<i>Outside Sales/Sites Without Buildings</i>	16	<i>Setbacks –</i> Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line. <i>EID -</i> Day before sale	1 day after sale	Must comply with council-approved administrative policy.
<i>Special Event Direction Signage</i>	4	<i>Setbacks –</i> Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line. <i>EID -</i> Day before event	1 day after event	•Special event approval is required prior to sign approval.
<i>Construction Entrance</i>	16	<i>Setbacks –</i> Residential - 5 feet minimum from official r-o-w line; 15 feet from an interior side property line. <i>EID -</i> Issuance of land clearing, land alteration, or building permit	On receipt of final certificate of occupancy	

Section 20-1. Permanent signs for Residential uses.

(a) *Residential permanent signs.* The following signs are authorized for all Residential uses:

(1) *Development identification sign.* Permitted only for (i) multifamily buildings with more than five units; (ii) single-family developments with more than five units. Where multifamily dwellings are part of a larger development, there shall be only one development identification sign on each public street frontage of the development.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number (maximum):	One monument sign (or sign mounted on perimeter wall) per street frontage indicating the name and address of the complex, except two are permitted where attached to wall of symmetrical entrance feature.
Sign area (maximum):	40 square feet for each sign
Sign height (maximum):	Eight feet from grade to top of the sign
Setback (minimum):	5 feet from right-of-way, 5 feet from interior side property line
Illumination:	Externally illuminated signs only

(2) *Directional.*

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number:	To be approved as part of site plan. If not approved as part of site plan, separate permits required
Sign area (maximum):	Four square feet each sign
Sign height (maximum):	Three feet
Other restrictions:	No advertising copy. Logos may cover no more than 25 percent of the sign area

Section 21-1. Permanent signs non-residential uses.

(a) *Commercial retail signs.* Following signs are authorized for all authorized commercial/retail uses in the City:

- (1) Detached, freestanding or monument signs where otherwise permitted, shall not be closer than 200 feet to any other previously permitted detached, freestanding or monument sign. Only ten percent of this signs could contain changeable copy in the entire city except for signs fronting on Doral Boulevard and within 1000' of Doral Blvd.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number (maximum):	One for first 300' lineal feet of frontage; each additional sign for every 500' lineal feet of frontage thereafter. Except for gasoline station parcels where a 40 square foot sign shall be permitted notwithstanding the street frontage or distance separation of the parcel occupied by the gasoline station. (Subdivision of an existing building or planned building group shall not entitle the new parcels to additional monument signs)
Sign area (maximum):	40 square feet for first 50' of lot frontage; additional 0.75 sq.ft of sign area for each additional foot of street frontage; maximum area of 300 sq.ft.
Sign height (maximum):	Eight feet; twelve feet for gas stations.
Setback (minimum):	Setback from the street r.o.w.'s is 7 feet for a sign not exceeding 40 square feet; thereafter additional setback of 0.8125 feet for each 10 square feet of sign (calculated to the nearest 1/2 foot). Interior side setback is a minimum of 3 1/2 feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by 10 percent of the calculated street frontage up to 100 lineal feet and by 20 percent of the calculated street frontage where the same exceeds 100 lineal feet but does not exceed 200 lineal feet; then increases by 30 percent of the calculated street frontage above the 200 lineal feet.
From right-of-way line:	Six feet
From side property line:	20 feet
Illumination:	Externally illuminated signs or internally illuminated letters or logos only
Supplemental provisions:	
Logos may cover no more than 25 percent of the sign area.	

Time and temperature sign authorized within total permitted sign area.	
Landscaping and visibility sight triangle on corner lot.	See applicable provisions contained in this section
Changeable copy sign:	Schools, religious and public institutions only may be permitted one changeable copy sign in lieu of the permitted monument sign. Said sign shall not exceed 48 square feet in sign area

- (2) Wall sign. (Permitted only on buildings where the majority of the floor area is in retail use. In the case of a multi-tenant center, wall signs are permitted on walls that face an access drive or internal courtyard.)

TABLE INSET:

Approvals	Planning and Zoning, Building Departments
Type:	Reverse or channel letter sign only
Number (maximum):	One per ground or second floor establishment which has its own frontage and entrance facing a public street. (If the parcel frontage requirement for a monument sign precludes an office building from having a monument sign, one building identification wall sign that otherwise meet the wall sign standards is authorized). Corner or through store locations may have an additional wall sign. Such second sign shall be limited to 50 percent of the square footage of the primary sign
Sign area (maximum):	1.25 square feet for each one lineal foot of tenant frontage.
Illumination:	See definition of reverse or channel letter sign

- (3) Canopy sign.

TABLE INSET:

Approvals necessary	Planning and Zoning, Building Departments
Number (maximum):	One per establishment
Sign area (maximum):	Four square feet
Minimum clearance above ground:	Eight feet
Must be rigidly attached.	

(4) Awning sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number (maximum):	One per establishment
Lettering:	One line; letters not to exceed 12 inches in height
Logo:	Maximum of six square feet

(5) Directory sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number (maximum):	One per multi-tenant center, in addition to other permitted signs
Sign area (maximum):	32 square feet. Complex name and /or address shall not exceed 50 percent of base height
Location:	On building wall (or freestanding within internal courtyard)
Illumination:	Externally or internally illuminated signs

(6) Window sign (permanent).

TABLE INSET:

Approvals necessary:	Planning and Zoning Department
Number (maximum):	One per establishment
Sign area (maximum):	Four square feet
Illumination:	Prohibited

(7) Directional sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning Department
Number:	To be approved as part of site plan; if not approved as part of site plan, permit required
Sign area (maximum):	Four square feet
Height (maximum):	Three feet
Other restrictions:	No advertising copy. Logos may cover no more than 50 percent of the sign area

- (b) *Office signs.* Following signs are authorized for all authorized office uses in the City:

- (1) Detached, freestanding or monument signs where otherwise permitted, shall not be closer than 200 feet to any other previously permitted detached, freestanding or monument sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number (maximum):	One for first 300' lineal feet of frontage; each additional sign for every 500' lineal feet of frontage. (Subdivision of an existing building or planned building group shall not entitle the new parcels to additional monument signs)
Sign area (maximum):	40 square feet for first 50' of lot frontage; additional 0.75 sq.ft of sign area for each additional foot of street frontage; maximum area of 300 sq. ft.
Sign height (maximum):	Eight feet
Setback (minimum):	
From right-of-way line:	Six feet
From side property line:	20 feet
Illumination:	Externally illuminated signs or internally illuminated letters or logos only
Supplemental provisions:	
Logos may cover no more than 25 percent of the sign area.	
Time and temperature sign authorized within total permitted sign area.	
Landscaping and visibility sight triangle on corner lot.	See applicable provisions contained in this section
Changeable copy sign:	Schools, religious and public institutions only may be permitted one changeable copy sign in lieu of the permitted monument sign. Said sign shall not exceed 48 square feet in sign area

- (2) Wall sign. (In the case of a multi-tenant center, permitted on walls that face an access drive or internal courtyard.)

TABLE INSET:

Approvals	Planning and Zoning and Building Departments
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Type:	Reverse or channel letter sign only
Number (maximum):	One per ground or second floor establishment which has its own frontage and entrance facing a public street. (If the parcel frontage requirement for a monument sign precludes an office building from having a monument sign, one building identification wall sign that otherwise meet the wall sign standards is authorized). Corner or through office locations may have an additional wall sign. Such second sign shall be limited to 50 percent of the square footage of the primary sign
Sign area (maximum):	1.25 square feet for each one lineal foot of tenant frontage.
Illumination:	See definition of reverse or channel letter sign

(3) Wall sign. (Permitted only on office and hotel buildings with signs located one to five stories high.)

TABLE INSET:

Approvals necessary:	Planning and Zoning and Building Departments
Type:	Reverse or channel letter sign only
Number (maximum):	One wall sign per building
	Corner or through store locations may have an additional wall sign. Such second sign shall be limited to 50 percent of the square footage of the primary sign. Such second sign shall not be placed on the same building elevation as the primary sign
Sign area (maximum):	One square foot for each one lineal foot of building frontage
Location:	No wall sign shall be installed on a building elevation that faces an adjacent residentially zoned property located within 300 feet of the elevation
Illumination:	See definition of reverse or channel letter sign

b. Wall sign. (Permitted only on office and hotel buildings with signs located six to ten stories high.)

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Type:	Reverse or channel letter sign only
Number (maximum):	Two wall signs per building, with one wall sign only per building elevation
Sign area (maximum):	One and one-half square foot for each one lineal foot of

	building frontage
Location:	No wall sign shall be installed on a building elevation that faces an adjacent residentially zoned property located within 300 feet of the elevation
Illumination:	See definition of reverse or channel letter sign

- c. Wall sign. (Permitted only on office and hotel buildings with signs located 11 to 15 stories high.)

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Type:	Reverse or channel letter sign only
Number (maximum):	Two wall signs per building, with one wall sign only per building elevation
Sign area (maximum):	One and three-quarters square feet for each one lineal foot of building frontage
Location:	No wall sign shall be installed on a building elevation that faces an adjacent residentially zoned property located within 300 feet of the elevation
Illumination:	See definition of reverse or channel letter sign

- d. Wall sign. (Permitted only on office and hotel buildings with signs located 16 to 20 stories high.)

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Type:	Reverse or channel letter sign only
Number (maximum):	Two wall signs per building, with one wall sign only per building elevation
Sign area (maximum):	Two (2) square feet for each one (1) lineal foot of building frontage
Location:	No wall sign shall be installed on a building elevation that faces an adjacent residentially zoned property located within 300 feet of the elevation
Illumination:	See definition of reverse or channel letter sign

- (3) Directory sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
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Number (maximum):	One per multi-tenant center, in addition to other permitted signs
Sign area (maximum):	32 square feet. Complex name and /or address shall not exceed 50 percent of base height
Location:	On building wall (or freestanding within internal courtyard)
Illumination:	Externally or internally illuminated signs

(4) Directional sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning Department
Number:	To be approved as part of site plan; if not approved as part of site plan, permit required
Sign area (maximum):	Four square feet
Height (maximum):	Three feet
Other restrictions:	No advertising copy. Logos may cover no more than 50 percent of the sign area.

(c) *Industrial signs.* Following signs are authorized for all authorized industrial uses in the City:

- (1) Detached, freestanding or monument signs where otherwise permitted, shall not be closer than 200 feet to any other previously permitted detached, freestanding or monument sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number (maximum):	One for first 300' lineal feet of frontage; each additional sign for every 500' lineal feet of frontage thereafter. (Subdivision of an existing building or planned building group shall not entitle the new parcels to additional monument signs)
Sign area (maximum):	40 square feet for first 50' of lot frontage; additional 0.75 sq.ft of sign area for each additional foot of street frontage; maximum area of 300 sq.ft.
Sign height (maximum):	Eight feet
Setback (minimum):	
From right-of-way line:	Six feet

From side property line:	20 feet
Illumination:	Externally illuminated signs or internally illuminated letters or logos only
Supplemental provisions:	
Logos may cover no more than 25 percent of the sign area.	
Time and temperature sign authorized within total permitted sign area.	
Landscaping and visibility sight triangle on corner lot.	See applicable provisions contained in this section
Changeable copy sign:	Schools, religious and public institutions only may be permitted one changeable copy sign in lieu of the permitted monument sign. Said sign shall not exceed 48 square feet in sign area

(2) Wall sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Type:	Reverse or channel letter sign only
Number (maximum):	One wall sign per building; one for each tenant unit.
	Corner or through store locations may have an additional wall sign. Such second sign shall be limited to 50 percent of the square footage of the primary sign. Such second sign shall not be placed on the same building elevation as the primary sign
Sign area (maximum):	One square foot for each one lineal foot of building frontage
Location:	No wall sign shall be installed on a building elevation that faces an adjacent residentially zoned property located within 300 feet of the elevation
Illumination:	See definition of reverse or channel letter sign

(3) Directory sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
Number (maximum):	One per multi-tenant center, in addition to other permitted signs

Sign area (maximum):	32 square feet. Complex name and /or address shall not exceed 50 percent of base height
Location:	On building wall (or freestanding within internal courtyard)
Illumination:	Externally or internally illuminated signs

(4) Directional sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning Department
Number:	To be approved as part of site plan; if not approved as part of site plan, permit required
Sign area (maximum):	Four square feet
Height (maximum):	Three feet
Other restrictions:	No advertising copy. Logos may cover no more than 50 percent of the sign area

(d) *Regional Mall signs.* The following signs are authorized in all regional malls located within the City.

(1) *Detached, Mall Identification Sign*

TABLE INSET:

Approval necessary:	Planning and Zoning, Building Departments
Number (maximum):	One per regional mall
Sign area (maximum):	Maximum of 800 square feet of sign area with up to 50% of maximum area as digital changeable message sign; on each side of monument.
Calculation:	The square footage shall be calculated based only on the side/area having copy and not include any side without copy on architectural features or shaped sign such as cubes, squares or other geometric shapes or any base or structure around, above or under the sign area.
Sign height (maximum):	40 ft.
Setback (minimum):	15 ft.
Illumination:	External or internal illumination of letters and logos only
Digital Changeable	Maximum of 400 square feet per screen; maximum two

Message Sign:	screens.
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(2) Detached, freestanding monument signs may be located at each entry drive onto the regional mall property from any abutting public right-of-way.

TABLE INSET:

Approval necessary:	Planning and Zoning, Building Departments
Number (maximum):	One per access drive
	One per each establishment which is located adjacent to the public right-of-way or internal roadway
Sign area (maximum):	300 square feet of sign area.
Calculation:	The square footage shall be calculated based only on the side/area having copy and not include any side without copy on architectural features or shaped sign such as cubes, squares or other geometric shapes. On individual access drives, up to two signs are permitted that do not exceed combined area of 300 square feet.
Freestanding establishment:	See non-residential sign requirements
Sign height (maximum):	20 feet
Setback (minimum):	Six feet
Illumination:	External or internal illumination of letters and logos only

(3) *Wall Signs.* Wall signs are only permitted on the three exterior walls of each of the major tenants of not less than 100,000 square feet that face the exterior regional mall property. Other tenants larger than 10,000 square feet, or that provide direct pedestrian access from the mall property, such as major restaurants or theaters, may also have wall signs.

TABLE INSET:

Approval necessary:	Planning and Zoning, Building Departments
Number (maximum):	One for each exterior wall for a tenant of at least 10,000 square feet, facing the exterior mall premises. Such sign may only be located on the exterior wall of the specific tenant space identified.
Sign area (maximum):	500 Square feet per wall for major tenants; 750 square

	feet total for minor tenants unless they have only one wall, in which they will be limited to 500 square feet.
Major tenants (minimum 100,000 square feet of floor area):	Lettering not over 12 inches located on a wall, overhang or canopy which designates specific uses of a 100,000 square feet tenant shall not constitute a sign for purposes of this section.
Minor tenants (minimum 10,000 square feet of floor area):	Lettering not over 12 inches located on a wall, overhang or canopy which designates specific uses of a 10,000 square feet tenant shall not constitute a sign for purposes of this section.
Exterior access tenants (under 10,000 square feet of floor area):	75 square feet
Illumination:	Reverse or channel letters or external illumination

(4) General mall signage. General mall signage may be placed on the exterior elevations of the mall in addition to the aforementioned provisions.

Approval necessary:	Planning and Zoning and Building Departments
Wallscape:Signs	Maximum sign area of 575 square feet; lettering not over 12 inches; Logos not more than 50 percent of the sign area. Maximum 2 signs to be used on exterior walls of mall and adjacent to mall common area entrances.
Wall mall identification signs:	300 square feet; Maximum 2 signs to be used at any exterior wall except on exterior walls serving major tenants over 100,000 square feet of floor area
Illumination:	External illumination
Mall Expansion:	In the event the mall expands (including the addition of new freestanding structures/buildings), signage for expansions shall be approved in conjunction with the site plan approval of those structures/buildings. A sign program shall be submitted which indicates the type, style, material, size and location of the proposed signs, both freestanding and wall mounted.

(5) Canopy sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning, Building Departments
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Number (maximum):	One per establishment
Sign area (maximum):	Four square feet
Minimum clearance above ground:	Eight feet
Construction:	Must be rigidly attached.

(6) Awning sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning and Building Department
Number (maximum):	One per Awning
Lettering and Logo:	50 percent of the awning's surface area.

(7) Window sign.

TABLE INSET:

Approvals necessary:	Planning and Zoning Department; no building permit necessary
Number (maximum):	One per establishment
Sign area (maximum):	Four square feet
Illumination:	Internal or external illumination

(8) Directional signs.

TABLE INSET:

Approvals necessary:	Planning and Zoning Department; no building permit necessary
Number:	Approval as part of a site plan; if not approved as part of a site plan, permit required. Such signs may be located as part of the internal road system as needed to insure traffic flow and circulation
Sign area:	100 square feet

Height:	Ten feet
Other restrictions:	Only 10,000-square feet tenant identification, name and/or logos allowed. A maximum of 10 panels permitted per sign fascia
	Logos may cover no more than 50 percent of the sign area

Since mall areas are by nature public access areas, necessary precautions must be taken for the public safety, and permits will be required and processed in the usual fashion for any sign installation in the mall area; the processing shall include usual requirements for plans showing construction, method of installation, location, size and height above the pedestrian pathway. Interior wall, window, awning, canopy signs and interior mall directory signs will be permitted and shall not be calculated as one of the signs permitted under the sign section. Any non-conforming, legally permitted signs that existed at the time this section became effective may be continued, although it does not conform to all the provisions hereof, provided that no structural alterations are made thereto except for change of copy.

The courtyard area may have entry signs and logos to identify the courtyard area but shall not specify tenants. Such signs may be mounted on a wall, entry structure or other decorative feature. Such entry signage (lettering) shall be limited to 75 square feet.

Signage internal to the enclosed structure or courtyard of a regional mall shall not be required to conform to these regulations. However, a building permit shall be required for installation of all such signs.

Directional signs without advertising throughout the parking garage are exempt from this limitation.

(e) Supplemental Regulations.

(1) *Regional Mall alternative sign graphics criteria.* The owner of a Regional Mall, or its authorized representative, may choose to comply with the standards for Regional Mall district signs or, alternatively, apply for approval of alternative sign graphics criteria as described below.

(a) The owner shall submit to the City Manager a written statement of the uniform sign graphics criteria (the "criteria"). The City Manager shall review the criteria, make a recommendation and submit the criteria, along with the recommendation, to the City Commission for final approval. Once the criteria have been approved, they shall apply to the entire Regional Mall, as well as to each individual occupant, and shall remain in effect for as long as the Regional Mall

center exists, regardless of any change in ownership or management, unless and until the owner obtains approval to amend the criteria or revert to the standards contained herein from the City Council. The criteria for each Regional Mall shall include, but not be limited to, colors, type of signs, style of letters, size of letters (maximum or minimum) and size of signs.

- (b) Any applications to erect any sign (except for those signs defined herein which do not require a permit) for any portion of a Regional Mall shall include and comply with the criteria established for the Regional Mall, a sketch of the proposed sign and the written consent of the owner of the multi-tenant center for the proposed sign.

- (2) *Landscaping of detached, monument, and freestanding signs.* Unless otherwise provided in this Code, all detached, monument, and freestanding signs shall be placed in a planting bed with landscaping surrounding the sign on all sides. This bed shall contain shrubs, flowers or other ground cover, and shall be shown on a site plan or survey submitted for approval in conjunction with a sign permit application.

Section 22-1. Entrance Features.

Notwithstanding any other provision of this article, entrance features in compliance with each of the standards enumerated below shall be permitted:

- (a) Entrance features that are placed on private property shall be continually and properly maintained by the owners. To assure the proper maintenance of entrance features:

- (1) An executed covenant, stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained, shall be delivered to the Department for review and, upon approval, shall be duly recorded prior to the issuance of any permits.

- (b) Entrance features may be placed within public rights-of-way provided:

- (1) Prior approval is granted by the City of Doral Public Works Department; and
- (2) A bond is submitted to the Public Works Department in an amount to cover the removal of said features if deemed necessary at a later date by the Public Works Department. The bond shall have an initial ten-year life and shall be renewed for five-year periods thereafter; and

(3) An executed covenant, stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained, shall be delivered to Public Works Department for review and, upon approval, shall be duly recorded prior to the issuance of any permits.

(c) Entrance features shall be placed so as not to encroach upon utility lines or traffic control devices whether such lines or devices be located overhead or underground; and where a conflict is indeed encountered, the developer or designated property owner shall be responsible for the removal or relocation of the said features or a part thereof.

(d) Entrance features shall be placed so as not to cause a visual obstruction and thereby create a traffic hazard, and should the use of illumination be incorporated in said features, such illumination shall be placed so as to be unobtrusive to moving traffic lanes or adjacent properties.

(e) The character and scale of entrance features shall be of a design such that said features are complementary to the identified development and compatible with the immediate neighborhood insofar as its overall impact is concerned.

(f) All structures within entrance features shall meet all standards of the South Florida Building Code and any other applicable standards, and all water bodies with depths greater than eighteen (18) inches shall meet all applicable standards of this chapter, applicable to reflecting pools and water features, standards.

(g) Applications for permits for entrance features shall be made by the fee owner of the property in question and shall be submitted to the Department. Applications shall include an accurately dimensioned plot use plan identifying all structures and landscaping incorporated in said features and identifying all setbacks and elevations of the same.

(h) Upon receipt of all necessary information, the City's plat division shall review the same, and in turn, the joint directors of the City's plat division shall review the information, including staff's report, and render a decision either approving, modifying, or denying the request. A copy of said decision shall be published in a newspaper of general circulation. All approvals or modifications shall not be effective until fifteen (15) days after the directors' decision is published in a newspaper of general circulation. The decision of the directors shall be recorded on the official zoning map of City of Doral.

(i) The applicant, or any aggrieved property owner in the area, may appeal the decision of the joint directors to the City Commission, in the manner provided for appeals of administrative decision of the Code of City of Doral.

Section 23-1. Penalty; Enforcement.

(h) *Violation; prohibitions.* Any sign which is not in compliance with the provisions of this chapter shall constitute a violation. Any such sign which has been erected, or is being maintained in violation of the provisions of this chapter, shall be removed by the sign owner, or by the property owner, lessee, their agents or persons having the beneficial use of the property on which the commercial sign is displayed, upon notice of said violation by the Code Compliance Department. The City Manager or his designee shall cause the removal of any commercial advertising sign which is in violation of this chapter, in accordance with the procedures set forth in the Code Compliance Ordinance. Notwithstanding the above, the City Manager or his designee may cause the sign to be made safe as an alternative to removal. Violation of any provision of this code will result in enforcement action being taken by the Code Compliance Department in accordance with the Code Compliance procedures and ordinance adopted by the Mayor and City Council.

Section 3. Severability. That if any section, subsection, sentence, clause,

Phrase, work or amount of this ordinance shall be declared unconstitutional or

invalid by competent authority, then the remainder of the ordinance shall not be

affected thereby, and shall remain in full force and effect.

Section 4. Repeal of Conflicting Provisions. That all ordinances or parts of ordinances or resolutions of the County Code made inconsistent or in conflict herewith shall be and they are hereby repealed in their entirety as there is conflict or inconsistency.

Section 5. Inclusion in Code. It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the City of Doral Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section " or other appropriate word.

Section 6. Effective Date. This Ordinance shall become upon adoption on second reading.

The foregoing Ordinance was offered by Vice Mayor Cabrera who moved its adoption.

The motion was seconded by Councilman Van Name and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED upon first reading the 11th day of April, 2006.

PASSED AND ADOPTED upon second reading the 9th day of May, 2006.

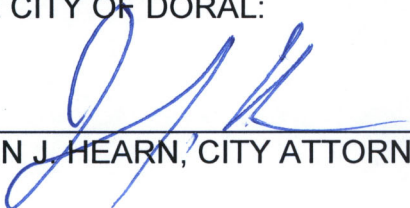


JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE SOLE USE OF
THE CITY OF DORAL:



JOHN J. HEARN, CITY ATTORNEY