



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT FOR THE MANAGEMENT AND ENFORCEMENT OF PARKING WITHIN THE DOWNTOWN DORAL SOUTH DISTRICT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

The City of Doral continues to experience significant growth and redevelopment, particularly within Downtown Doral and surrounding mixed-use areas. As the City matures into a major urban center with increased residential, commercial, institutional, and entertainment activity, demand for public parking and effective parking management has increased substantially.

To address evolving parking demands and operational challenges, the City has implemented various parking management initiatives throughout the City, including on-street parking programs, parking enforcement operations, paid parking systems, and parking technology improvements. These efforts are intended to improve parking availability, increase turnover, support local businesses, and enhance traffic circulation and public safety.

The Downtown Doral South area contains a combination of public rights-of-way and privately owned roadways. The private roadways are under the jurisdiction of the Downtown Doral South Community Development District ("District") and remain open and accessible to the public. Due to the interconnected nature of the roadway network and parking activity within the area, the City and the District desire to establish a unified parking management and enforcement program to provide consistent parking regulations and operations throughout the district.

On February 10, 2021, the Mayor and City Council adopted Ordinance No. 2021-04 (approved 5-0), amending Chapter 44 of the City's Code of Ordinances, titled "Traffic and Vehicles" to

create Article V titled “Parking” in order to establish a Parking Management Administration. Per Sec. 44-300 - Enforcement of private properties, “the city may enforce parking within homeowner's associations (HOAs) and Community Development Districts (CDD) via a memorandum of understanding (MOU) executed through the city. By entering into a MOU, the city will manage and/or enforce parking in communities within both public and private roads with public access.”

Pursuant to Section 44-300 of the City Code, the City and the District have negotiated the attached Memorandum of Understanding (MOU) to authorize the City to regulate, manage, and enforce parking on the District-owned roadways open to public access.

Under the proposed MOU, the City will administer parking operations and enforcement activities within the District Area, including parking enforcement patrols, parking signage, parking technology systems, citation processing, parking permitting programs, and related operational services. The MOU also establishes a framework for coordination between the City and the District regarding temporary event-related parking accommodations, future parking program enhancements, and operational modifications as needed.

The proposed MOU will allow the City to provide uniform parking regulations and enforcement throughout the Downtown Doral South area, improving parking compliance, operational consistency, public safety, and overall parking availability for residents, visitors, and businesses.

The City will retain all parking revenues generated within the District Area, including parking fees, citation fines, penalties, and related parking revenues, and will remain responsible for all costs associated with operating and administering the parking management and enforcement program.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
10/08/2019	Res. No. 19-254	Approved
02/10/2021	Ord. No. 2021-04	Approved
04/12/2023	Ord. No. 2023-08	Approved
11/08/2023	Ord. No. 2023-32	Approved
12/10/2025	Ord. No. 2025-43	Approved

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.	\$100,000.00	001-8000-000-344500	Parking Operations
2.	\$0		
Total:	\$0		

Fiscal Impact Statement: The proposed item is estimated to have an annual gross revenue of \$100,000.00.

STRATEGIC PLAN ALIGNMENT:

This item follows the Transportation, Mobility, and Parking strategic initiative to increase on-street parking inventory.

ATTACHMENT(S):

- A. Memorandum of Understanding between the City of Doral and Downtown Doral South Community Development District
- B. Draft Resolution