

**ORDINANCE No. 2025-43**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 44, "TRAFFIC AND VEHICLES" OF THE CITY'S CODE OF ORDINANCES TO ESTABLISH A UNIFORM MONTHLY ON-STREET PARKING PERMIT SYSTEM; PROVIDING FOR PERMIT ELIGIBILITY BASED ON PARKING ZONES; PROVIDING FOR CONSISTENCY, FAIRNESS, AND ADMINISTRATIVE EFFICIENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on February 10, 2021, pursuant to Ordinance 2021-04, the City of Doral ("City") adopted the "City of Doral Parking Ordinance" codified in Article V of Chapter 44 of the City's Code of Ordinances (the "Code"); and

**WHEREAS**, as set forth in Section 44-154 of the Code, the stated intent of the City of Doral Parking Ordinance is to provide for various parking management and enforcement practices that can be utilized by the City to manage the City's parking program, including the use of paid parking, valet parking, residential permit parking, parking authority, parking garages, and/or other; and

**WHEREAS**, pursuant to Resolution No. 2022-79, the City Council approved an interlocal agreement between the City and the City of Miami Parking Authority to provide parking administration services city-wide, with a focus on the City's rights-of-way, on-street parking, parking garages and parking lots ("ILA"); and

**WHEREAS**, with the implementation of the City's Parking Program in July 2023, the City has received numerous requests for the purchase of on-street parking permits, however a Residential Parking Program (RPP) had yet to be formally requested; and

**WHEREAS**, to streamline the parking permit program, the City finds it necessary and in the best interest of the citizens of the City to amend its existing City of Doral Parking Ordinance to establish a single, uniform monthly on-street parking permit system which allows the City to limit permittee qualifications based on addresses within respective parking zones.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

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

**Section 2. Amendment to Article V of Chapter 44 of the City of Doral's Code of Ordinances.** Chapter 44, Article V of the City of Doral's Code of Ordinances is hereby amended as follows:

## **ARTICLE V. PARKING**

### **DIVISION 1. GENERAL PROVISIONS; ADMINISTRATIVE AUTHORITY; DEFINITIONS**

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#### **Sec. 44-155. Public parking and mobility principles.**

- (1) Principles of managed parking are designed to assist the city with maximizing public parking availability through proper utilization rates, use of parking technologies, sustainable practices, and intelligent parking solutions to manage mobility and access. Parking is dynamic in nature and must be managed to address the following principles:
  - (a) On-street parking in commercial areas is designed for short term parking (two hours or less), freight zones, and passenger loading and unloading.
  - (b) Parking lots and garages are primarily for customers, patrons, clients, and employees whose stay may exceed two hours but less than 24 hours, long term parking.

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- (c) Parking should be priced according to demand. That is, the spaces in the highest demand areas, by location and time, should be priced at the highest rate.
  - (d) Consistent parking enforcement is necessary for parking compliance and to ensure public safety is not at risk due to illegal parking.
  - (e) Data driven technology should be used to assist with parking guidance, parking reservations and mobile parking payments. Convenient payment options and dynamic parking-related information will help motorist make smarter decisions before reaching their destination.
  - (f) Residential streets are primarily for parking by residents. Residents who have access to off-street parking facilities, including a garage or driveway, shall use such facilities. ~~Residential permit~~ Permitted parking (~~RPP~~) programs ~~will~~ can be established based on established criteria.
- (2) Policies, laws, and regulations should reflect these principals.

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#### *DIVISION 4. PARKING BY PERMIT ONLY*

##### **Sec. 44-250. Purpose of resident parking permit areas.**

Whenever the city manager or designee shall decide that a residential area is impacted by limited parking capacity, a ~~resident~~ permit parking area may be created. Shared public parking during non-peak hours is encouraged where possible.

Residents may petition the city manager or designee for the creation of a ~~resident~~ permitted parking area. If the petition is signed by a majority, one more than 50 percent of the property owners within the designated area, the city manager or his designee will determine if there is available public on-street and/or off-street public parking available and whether the area qualifies for inclusion in the ~~resident~~ permit parking area program. The final administrative determination can be appealed to city council.

##### **Sec. 44-251. Creation of resident permitted parking areas.**

- (1) The public works administrator or designee will review the affected gated and non-gated residential neighborhoods to survey average parking occupancy levels and public safety concerns related to parking. A determination will be made if a residential area warrants the creation of a resident permit parking area adjacent to or nearby neighborhoods.
- (2) The public works administrator or designee will review the supply and availability of nearby public on- and off-street parking in the area adjacent to or nearby the neighborhood. Parking occupancy surveys and site observations of the on- and off-street public parking will be reviewed to determine potential capacity for the creation of a resident permit parking area. Parking demand by day of the week and time of day for the on- and off-street parking will be evaluated and considered as the creation

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of a resident permit parking area shall not affect the original intended use of the public parking. The public works administrator or designee will determine the number of ~~resident permit~~ parking permits per residence that shall be issued.

**Sec. 44-252. ~~Resident permit~~ Permit parking application process.**

- (1) *Application.* A ~~resident permit~~ parking permit shall be issued to a City of Doral resident or property owner, based on predetermined qualifications. All documentation listed herein shall reflect an address within the program area boundaries. Proof of residency requirements include the following:
  - (a) A State of Florida vehicle registration for the vehicle participating in the program;
  - (b) A valid State of Florida picture I.D. for the registered vehicle owner with a current City of Doral address and any two of the following documents:
    1. A current voter's identification card showing the "municipality".
    2. Any utility bill less than 60 days old with resident or property owner's name and a City of Doral address as the service address. "Utility" includes electric, telephone, water, or cable bills.
    3. A current tax bill (or notice) with the resident or property owner's name with a City of Doral address.
    4. A notarized, witnessed, or registered deed, mortgage or lease showing the resident or property owner name as the owner or occupant of the City of Doral address.
    5. Mail with postmark less than 60 days old, showing a City of Doral address. Parcel mail, junk mail, magazines, and advertisements are not acceptable proofs of residency.
    6. A notarized statement from an adult relative indicating the applicant is a full-time resident and any other proof listed in section 44-252(1)(b)1.—5. from above indicating the residence is in the City of Doral.
- (2) ~~Parking decals or hangtags may be virtual or physical permits affixed or assigned to the approved vehicle and shall be available for purchase from the parking administrator for the annual fee in accordance with the fee schedule in Appendix A.~~

**Sec. 44-253. Monthly on-street parking permit program.<sup>1</sup>**

- (1) A monthly on-street parking permit program may be made available in certain areas of the city as deemed necessary by the city manager. The city manager or designee is expressly authorized to implement this program and shall oversee and develop these special on-street parking permit areas as they are deemed necessary by the city manager or designee where it is determined that an insufficient number of off-street parking facilities are available in an area to accommodate monthly parking demand. Such designated on-street parking permit areas will be subject to all

applicable laws, resolutions, rules and guidelines governing their operation established by city council or city manager.

(2) *Issuance of on-street parking permits.*

(a) No on-street parking permit shall be issued except upon written application filed with the public works department. Such application shall be filed on forms prescribed by the city and shall include:

1. The license plate number and registration number of the vehicle.
2. The year, make, model, and color of the registered vehicle.
3. The name and address of the registered vehicle owner.

(b) An applicant need only apply for an on-street parking permit once per year, however, payment for the on-street parking permit shall be on a month-to-month basis, which payment shall be due before the first of each month. Monthly parking patrons may not pre-purchase on-street parking permits for more than one month at a time.

(c) On-street parking permits are to be issued by the public works director or its designee.

(d) The public works director or its designee will strictly enforce correct usage of, and payments for, on-street parking permits, not allowing for any grace period for payments received after the timeframe set forth in subsection (b), above.

(3) *Exclusion of certain vehicles.* No on-street parking permit of any kind shall be issued for vehicles with more than two axles, ~~for commercial vehicles,~~ or overnight camper vehicles. In no event shall an on-street parking permit be utilized to park or store an inoperative vehicle.

(4) *On-street parking permits.*

(a) ~~Residential Parking Permit for Residents.~~ City of Doral residents with an approved address that who resides within the established parking zone city will be able to purchase one monthly on-street parking permit, as long as they remain eligible. Additional parking permits may be issued at the discretion of the PW administrator.

1. Proof of City of Doral residency must be shown in order to be eligible and to receive an on-street monthly parking permit. For purposes of proof of residency, the provisions of section 44-252.(1)(b) shall apply.
2. The number of residential on-street parking permits is subject to the following limitations:
  - a. Only one residential on-street parking permit shall be issued per household. Notwithstanding the foregoing, depending on the availability of residential on-street parking permits, the public works director or designee may approve the issuance of up to one additional on-street parking permit per household.

- b. On-street parking permits shall be limited to the availability of on-street parking spaces in the designated area; and
  - c. On-street parking permits shall be issued on a first-come, first-serve space available basis.
- (b) Business Parking Permit. City of Doral business owners who operate within the city will be able purchase monthly on-street parking permits for their employees as long as the business and its employees remain eligible.
- 1. Proof of City of Doral business must be shown in order to be eligible and to receive an on-street monthly parking permit.
  - 2. Proof of employment must be shown for those employees for which permits are being sought.
  - 3. The number of business on-street parking permits shall be limited to the availability of parking spaces in the designated area and is on a first-come, first-serve space available basis. The city manager is hereby authorized to impose a maximum number of permits that may be issued per business should the demand for on-street parking permits exceed the available spaces.
- (c) Student Parking Permit. Students attending a City of Doral high school will be eligible to purchase one monthly on-street parking permit, as long as they remain eligible.
- 1. Proof of City of Doral high school student enrollment must be shown in order to be eligible and to receive an on-street monthly parking permit.
  - 2. Student parking permits are only valid Monday—Friday from 7:00 AM to 6:00 PM while school is in session.
  - 3. The number of student parking permits is limited to the availability of parking spaces in the designated area and is on a first-come, first-serve space available basis.
- (5) On-street parking permits issued pursuant to this section do not permit free parking in metered areas or parking on private property.
- (6) An on-street parking permit shall not guarantee or reserve a parking space, nor does an on-street parking permit authorize the stopping, standing or parking of any vehicle in such places and during such times where such stopping, standing or parking is prohibited. Notwithstanding anything in this chapter, the city manager or designee may prohibit parking in designated areas for the following purposes which include, but are not limited to, cleaning the streets, fire and police emergencies, hurricane evacuations, and for any other municipal purposes. Any parking restriction shall be noted on the application for a parking permit.

(7) The public works administrator or designee shall be authorized to increase the price of any parking permit as necessary per calendar year to reflect demand, operational costs, inflationary adjustments, or program sustainability needs. Any such increase shall be reported annually to the city manager.

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**Sec. 44-254. Signage.<sup>2</sup>**

When signs authorized by the public works administrator or designee are erected prohibiting parking in a place designated by permit hours during hours of enforcement by permit only, it shall be a violation for any person to stop, stand or park a vehicle in such designated area without a proper permit.

**Sec. 44-255. Denial, honoring and revocation of permits.<sup>3</sup>**

- (1) *Permit denial.* Permits provided for in this division may be denied for the following non-exhaustive reasons:
  - (a) The vehicle does not comply with a requirement stated in this chapter;
  - (b) The applicant has failed to appear in court when summoned for a parking violation or failed to pay a fine or charge for a parking violation.
- (2) Permits provided for in this division shall not be honored and may be revoked if any of the following non-exhaustive regulations are not observed:
  - (a) The permit must be current and properly displayed on the front dash in front of the driver, by hang tag on the vehicles rear-view mirror or displayed on the rear window and be fully visible from the outside of the vehicle. It is unlawful for the operator of a vehicle to improperly display or display an expired or altered permit.
  - (b) It is unlawful to display a permit in such a manner that the pertinent information is obscured.
  - (c) It is unlawful to exceed the parking time limit authorized by the permit.
  - (d) It is unlawful to use or attempt to use such permit for other than its purpose allowed in this chapter.
  - (e) A vehicle displaying a permit must be parked in a legal manner and in a designated parking space.
- (3) *Revocation.* For any of the following reasons, a ~~resident~~ parking permit may be revoked by the public works administrator or designee after providing notice to the holder of permit of the reasons for such revocation and providing an opportunity for the permit holder to respond:
  - (a) Providing false information when applying for the residential parking permit.
  - (b) If a ~~resident~~ parking permit is affixed or assigned to a vehicle for which it was not issued, it may be immediately revoked by order of the parking division. Such revocation immediately voids the permit.

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<sup>2</sup>Editor's note(s)—Ord. No 2023-32, § 2, adopted Nov. 8, 2023, renumbered the former § 44-253 as § 44-254 and enacted a new § 44-253 as set out above. The historical notation has been retained with the amended provisions for reference purposes.

<sup>3</sup>Editor's note(s)—Ord. No 2023-32, § 2, adopted Nov. 8, 2023, renumbered the former § 44-254 as § 44-255. The historical notation has been retained with the amended provisions for reference purposes.

- (c) If a ~~resident~~ parking permit issued to an individual for a resident vehicle is revoked due to this section, then that individual or anyone residing in the same residence with that individual shall not be permitted to apply for a residential parking permit for a one-year period unless good cause can be shown that the act resulting in the revocation was unintentional.

**Sec. 44-256. Penalty.<sup>4</sup>**

All persons found in violation of this division shall be punished as provided in section 44-158(4) and following Chapter 30 of the Miami-Dade County Code Fee/Fine Schedule.

**Secs. 44-257—44-269. Reserved.**

*DIVISION 5. PENALTIES AND ENFORCEMENT*

**Sec. 44-270. Issuance of parking citations; payment or contesting citations; penalties for violations.**

- (1) A law enforcement officer or parking enforcement specialist who discovers a vehicle parked in violation of this chapter or other law may issue a parking citation form as shall be provided by Miami-Dade County Clerk of the Court and used by the parking division. The citation form includes the following information:
  - (a) The location of the vehicle by physical address, block, zone, metered space or pay parking area;
  - (b) The state and license number of such vehicle;
  - (c) The date and time at which such vehicle was found parked in violation of any of the provisions of this division and in accordance with Miami-Dade County Code Chapter 30;
  - (d) Any other facts, acknowledgement of which is necessary to a thorough understanding of the circumstances attending such violation.
- (2) Each parking enforcement specialist shall also attach to such vehicle a notice to the owner thereof that such vehicle has been parked in violation of a provision of this division.
- (3) The city manager or designee may in their sole discretion administratively void a parking violation upon a showing of good cause. Good cause may include, but is not limited to, confirmation of a meter malfunction, medical emergency, mechanical breakdown, or vehicle exemption.
- (4) Instructions for payment of fines to Miami-Dade County Clerk of the Court is provided on the violation notice. The violation notice provides the rules for a person wishing to contest the violation.

- (5) Penalties for not paying or contesting a violation are punishable by Miami-Dade County Code Chapter 30.

**Sec. 44-271. Immobilization or impoundment of vehicles bearing outstanding parking citations.**

No person shall stop, stand or park a vehicle with five or more outstanding unpaid parking citations issued by the city upon any city property, city street, right-of-way, or swale. Miami-Dade County Clerk of the Court provides electronic notification to the city of such vehicles authorizing city law enforcement or parking enforcement specialists to initiate the prescribed procedures to immobilize or impound the identified vehicle under Miami-Dade Code Chapter 30.

**Secs. 44-272—44-284. Reserved.**

*DIVISION 6. PARKING REPLACEMENT ASSESSMENT*

**Sec. 44-285. Generally.**

- (1) *Purpose.* The parking replacement assessment is established for the purpose of developing and maintaining adequate public parking within the city. Funds generated by this assessment shall be used to develop additional public parking owned and operated by the city.
- (2) *Lost spaces within the right-of-way.* Any new construction, addition, alteration or rehabilitation that results in the permanent loss of a regulated parking space, loading zone or delivery space (every 20 feet of curb-line) requires payment of replacement costs as established. Replacement costs must be paid for all parking spaces lost to provide ingress and egress to a development, restrictive signage for a development, streetscape improvements adjacent to a development and/or any other permitted use of the parking right-of-way.

**Sec. 44-286. Payment of fees.**

The permanent loss of parking spaces as defined in section 44-285 shall pay a fee based on the loss of revenue for a period of two years determined by the highest hourly on-street maximum daily rate charged within the city. The fee is due prior to taking control of the right-of-way or the space is no longer available to the public due to the construction, alternation, or rehabilitation of the adjacent land for the approved project. All public parking spaces, loading zones, delivery spaces or any designation of curb-line (every 20 feet is the equivalent of one space) are included.

**Sec. 44-287. Reserved.**

Ord. No. 2023-08, § 2, adopted April 12, 2023, repealed § 44-287, which pertained to deposit of funds and derived from Ord. No. 2021-04, § 2, adopted Feb. 10, 2021.

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**Secs. 44-288—44-294. Reserved.**

*DIVISION 7. PAYMENT IN LIEU OF PARKING*

**Sec. 44-295. Payment in lieu of parking.**

- (1) Where there is inadequate area available on-site, or within 1,000 feet of the site in area(s), the parking requirement for a given use may be fulfilled by payment of a fee.
- (2) Properties within the following areas eligible to participate in this program:
  - (a) Downtown Doral Art District.
  - (b) Downtown Mixed Use (DMU).
  - (c) Urban Central Business District (UCBD).
- (3) *Payment calculation.*
  - (a) For new construction on vacant land and when the area of an addition exceeds the area of the existing building, the payment shall be satisfied by a one-time payment at the time of issuance of a building permit as stated in Appendix A, Parking Fee Sheet.
  - (b) *Existing structures.* When alteration or rehabilitation of a structure results in an increased parking demand, the payment shall be satisfied by a one-time payment at the time of the application of a building permit as set forth in Appendix A.
- (4) *Fee collection.*
  - (a) *New construction.* The fee shall be paid in full at the time of application for the building permit.
  - (b) *Existing structures.* This payment shall be made at the time of the application of a building permit and shall be in the amount determined by application of the formula for one-time payment.
  - (c) *Late payments.* Monthly interest may accrue on unpaid funds. Additionally, a fee in the amount of two percent of the total due shall be imposed monthly to cover the city's costs in administering collection procedures.
  - (d) *Failure to pay.* Any participant in this program who has failed to pay the required fee within three months of the date on which it is due shall be regarded as having withdrawn from the program and shall be required to provide all parking spaces required by this section or cease the use for which said spaces were required, unless the participant received an extension of time for payment of the required fee by the city manager.
- (5) Properties which participate in the payment in lieu of providing parking spaces program shall have a covenant recorded in the City of Doral.

**Secs. 44-296—44-299. Reserved.**

*DIVISION 8. ENFORCEMENT OF PRIVATE PROPERTIES*

**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.

**Appendix A Parking Fee/Fine Sheet.**

<b>Fee Code</b>	<b>Description</b>	<b>Fee</b>
XX01	Meter Rental Administrative Fee	\$50.00
XX02	Parking space rental fee—Construction	\$40.00 per space per day
XX03	Parking space rental fee—Other	\$40.00 per space per day
XX04	Valet Parking Application Fee	\$225.00
XX05	Valet Ramping Fee	\$30.00 per space per day
XX06	Residential Parking Permit Application Fee	N/A
<del>XX07</del>	<del>Residential Parking Permit—Annual</del>	<del>\$25.00 per vehicle per year (up to two vehicles)</del>
<del>XX08</del>	<del>Residential Parking Permit—Guest</del>	<del>\$5.00 per day</del>
<del>XX09</del>	<del>Residential Parking Permit—Contractor</del>	<del>N/A</del>
XX4009	On-Street Parking Permit—Residential, Business, or Student	\$40.00 per month (or adjusted fee <u>based on Sec.44- 253.6</u> )
XX4410	Electric Vehicle Charging	N/A
XX4211	Parking in Lieu of Fee—New	\$25,000.00 per space per year
XX4312	Parking in Lieu of Fee—Existing	\$25,000.00 per space per year
XX4413	Parking in Lieu of Fee—Administrative	\$115.00

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Fine Code	Description	Fee
XX01	Blocking of Valet Fine	\$150.00

**Sec. 44-301. Parking on private property.**

- (a)(1) The owner or operator of a private property used for motor vehicle parking may establish rules and rates that govern private persons parking motor vehicles on such private property. Such rules and rates may include parking charges for violating the property owner's or operator's rules. The owner or operator of a private property used for motor vehicle parking must place signage that is a minimum size of 36 inches by 24 inches stating that the property is not operated by a governmental entity, list the rates for parking charges for violating the rules of the property owner or operator, provide a working phone number and an e-mail address to receive inquiries and complaints, and provide notice of the grace period and process for appeal. The Signage must be legible and clearly visible to persons entering the area used for motor vehicle parking, in accordance with F.S. § 715.075. Such signage will be regulated by the City. Violations of this section may result in a fine as provided for in Division 5 of this Chapter.
- (2) An invoice for parking charges issued under this section must include the following statement in uppercase type: "THIS INVOICE IS PRIVATELY ISSUED, IS NOT ISSUED BY A GOVERNMENTAL AUTHORITY, AND IS NOT SUBJECT TO CRIMINAL PENALTIES."
- (3) An invoice for parking charges issued for violating the rules of the property owner or operator of a private property used for motor vehicle parking must be placed on the motor vehicle in a prominent location or mailed within five business days of the violation. The owner or operator of a private property used for motor vehicle parking may not assess a late fee until expiration of the 15-day period following the denial or any appeal filed pursuant to paragraph (d) or for a period of at least 30 days after the invoice is placed on the motor vehicle or the postmarked date of the mailing, whichever is later.
- (4) An invoice for parking charges issued under this section must include a method to dispute and appeal the invoice by a party who believes they have received the invoice in error, in accordance with Florida Statute §715.075.
- (b) The owner or operator of a private property used for motor vehicle parking must allow a grace period of at least 15 minutes upon entrance to such property before any parking charges may be incurred, provided that the motor vehicle does not park during that time.
- (c) An owner or operator of a private property used for motor vehicle parking may not sell, offer to sell, or transfer to another person for sale any personal information obtained from a party using the private property for parking services.

**Secs. 44-302—44-350. Reserved.**

The foregoing Ordinance was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Vice Mayor Cabral upon being put to a vote, the vote was as follows:

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

PASSED AND ADOPTED on FIRST READING this 12 day of November, 2025.

PASSED AND ADOPTED on SECOND READING this 10 day of December, 2025.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC  
CITY CLERK

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



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