

MEMORANDUM

Agenda Item No. 7(B)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: April 1, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to private parking facility operators; amending section 21-46 of the Code; requiring certain signage in private parking facilities; imposing certain requirements for the issuance of private parking invoices; requiring certain appeal procedures for private parking invoices; requiring a 15 minute grace period at private parking facilities; prohibiting private parking facilities from selling or transferring any personal information obtained from a party using the private property for parking services; amending section 8CC; providing civil penalties

Ordinance No. 25-30

At the March 10, 2025 meeting, the Infrastructure, Innovation and Technology Committee amended this substitute item to revise subparagraph 21-46(a) to clarify that the signage size and content requirements set forth in section 21-46(a) of the Code shall apply to all relevant signage on the premises. This committee amendment was in addition to the changes included in the substitute as described in the following substitute statement:

This substitute differs from the original version in that it modifies the penalty for violation of the ordinance from \$100.00 to \$500.00.

Rule 5.06(h) of the Board's Rules of Procedure provides that where double underlining and double strikethrough would not clearly show the differences between an original item and the committee amendment, comments may instead be provided. Pursuant to this rule, the preceding description of the differences between the original item and the committee amendment is provided in lieu of double underlining and double strike-through for this item.

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Kevin Marino Cabrera and Co-Sponsors Commissioner Roberto J. Gonzalez and Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001

Memorandum



Date: April 1, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Fiscal Impact Statement for Ordinance Relating to Private Parking Facility Operators

The proposed ordinance amends Chapter 21-46 and Section 8CC of the Code to provide civil penalties of \$500 for failure to comply. There is no fiscal impact associated with the implementation and enforcement of the ordinance, with enforcement occurring on a complaint basis.



Roy Coley

Chief Utilities and Regulatory Services Officer

Memorandum



Date: April 1, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Social Equity Statement for Ordinance Relating to Private Parking Facility Operators

The proposed ordinance relating to privately owned and operated parking facilities in Miami-Dade County amends Section 21.46 of the Code to require signage in private parking facilities that contain the rules and rates of the facility and are displayed in a clear and legible manner. The proposed ordinance also requires invoices to be placed on the vehicle in a prominent location or mailed within 5 business days of the violation; for all invoices to provide for appeal process; prohibits late fee assessment until a period of 15 days after the date an appeal is denied or 30 days after the invoice was placed; provides a fifteen minute grace period at parking facilities provided the operator does not park the vehicle at the facility; and, prohibits private parking facilities from selling, offering to sell, or transferring any personal information obtained from a private party using the parking facilities.

The proposed ordinance implements reforms in how privately-owned parking facilities in Miami-Dade County operate, ensuring that residents are better protected and fully informed pertaining to parking-related violations and fees. By amending Section 21.46 of the Code, the ordinance enhances transparency and fairness, especially in instances where residents could otherwise be subject to improper or confusing fees. This ordinance safeguards consumers and aligns the County's regulatory framework with the state-level protections provided in House Bill 271. The proposed ordinance protects the residents of Miami-Dade County from arbitrary or unfair fees, ensuring due process, and aligning local practices with the broader efforts at the state level to safeguard consumer rights for private parking facilities.



Roy Coley

Chief Utilities and Regulatory Services Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: April 1, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 7(B)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☒ 6 weeks required between first reading and public hearing
- ☒ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(B)
4-1-25

ORDINANCE NO. 25-30

ORDINANCE RELATING TO PRIVATE PARKING FACILITY OPERATORS; AMENDING SECTION 21-46 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REQUIRING CERTAIN SIGNAGE IN PRIVATE PARKING FACILITIES; IMPOSING CERTAIN REQUIREMENTS FOR THE ISSUANCE OF PRIVATE PARKING INVOICES; REQUIRING CERTAIN APPEAL PROCEDURES FOR PRIVATE PARKING INVOICES; REQUIRING A 15 MINUTE GRACE PERIOD AT PRIVATE PARKING FACILITIES; PROHIBITING PRIVATE PARKING FACILITIES FROM SELLING OR TRANSFERRING ANY PERSONAL INFORMATION OBTAINED FROM A PARTY USING THE PRIVATE PROPERTY FOR PARKING SERVICES; AMENDING SECTION 8CC; PROVIDING CIVIL PENALTIES; AND PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, many parking facilities in Miami-Dade County are privately owned and operated; and

WHEREAS, such facilities lack the regulatory oversight present with respect to public parking facilities, creating a potential for greater abuses in the private parking sector; and

WHEREAS, on January 24, 2020, this Board passed Ordinance No. 20-19, which prohibited private parking facility operators from issuing instruments that look like a governmental citation, notice of violation, or ticket, unless clearly identifiable as non-governmental invoices; and

WHEREAS, on April 5, 2024, Governor Ron Desantis signed House Bill 271, which imposed several new regulations on private parking facilities; and

WHEREAS, House Bill 271, among other things: (a) requires signage containing the rules and rates for private parking facilities to be posted in a manner that is legible and clearly visible when entering the area used for parking; (b) requires certain information be contained on the

signage, and permits the signage to be regulated by the county or municipality in which the property is located; (c) requires any invoice for parking charges issued by private entities to be placed on the vehicle in a prominent location or be mailed within five business days of the violation; (d) requires all invoices issued by the owner or operator of a private parking facility to include an appeal process adjudicated by a neutral third-party to be available to any party believing to have received the invoice in error; (e) prohibits the owner or operator of a privately-owned parking facility from assessing a late fee until the latter of 15 days after the date an appeal is denied or 30 days after the invoice was placed on the motor vehicle or postmarked date of mailing; (f) establishes a 15-minute grace period in which the owner or operator of a privately-owned parking facility may not charge vehicle operators that enter the parking facility, provided the vehicle does not park; and (g) prohibits the owners or operators of private parking facilities from selling, offering to sell, or transferring to another person for sale the personal information of any party using the private property for parking; and

WHEREAS, it is in the best interests of the residents of the County to regulate private parking facilities in a similar manner as set forth in House Bill 271,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 21-46 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Sec. 21-46. ~~[[Issuance of non-governmental parking citations, notices of violations, or tickets]]~~>>Miami-Dade County Private Parking Facility Ordinance<<

- (a) >>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 that: (1) states that the property is not operated by a governmental entity; (2) lists the rates for parking charges for violating the rules of the property owner or operator; (3) provides a working phone number and an e-mail address to receive inquiries and complaints; and (4) provides 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 Section 715.075 of the Florida Statutes. All relevant signage on the premises must comply with size and content requirements set forth in this subsection.<<
- (b) It is unlawful for any non-governmental person or entity to issue an invoice or other document which seeks to impose a monetary charge for any motor vehicle parked in a privately operated parking lot or facility that includes the word violation, citation, or ticket. Notwithstanding the foregoing, an invoice or other document issued by a non-governmental owner does not violate this section if the form of such document includes a statement in 14 point bold face font, in substantially the following form: "THIS INVOICE IS PRIVATELY ISSUED, IS NOT ISSUED BY A GOVERNMENTAL AUTHORITY AND IS NOT SUBJECT TO CIVIL OR CRIMINAL PENALTIES."
- (c) >>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 to the

vehicle owner 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 of 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.

- (d) 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 as set forth in Section 715.075 of the Florida Statutes.
- (e) 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.<<
- (f) Any invoice issued in violation of this section is unenforceable.
- (g) >>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.<<
- (h) This section applies countywide in both the incorporated and unincorporated areas of the County, but does not preempt municipalities or any other governmental entities from enacting ordinances, rules or regulations that provide prohibitions or greater protections or penalties.
- (i) This section shall be subject to the penalties provided by section 8CC-10 of the Code, and each violation shall constitute a separate offense.

Section 2. Section 8CC-10 of the Code of Miami-Dade County, Florida is

hereby amended to read as follows:

Sec. 8CC-10. Schedule of civil penalties.

The following table shows the sections of this Code, as they may be amended from time to time, which may be enforced pursuant to the provisions of this chapter; and the dollar amount of civil penalty for the violation of these sections as they may be amended.

* * *

<i>Code Section</i>	<i>Description of Violation</i>	<i>Civil Penalty</i>
	* * *	
21-46	[[Issuance of non-governmental parking citations, notices of violations, or tickets]]>>Failure to comply with the Miami-Dade County Private Parking Facility Ordinance<<	[[100.00]]>>500.00<<

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

April 1, 2025

Approved by County Attorney as
to form and legal sufficiency:




Prepared by:

Christian J. Fernandez-Andes

Prime Sponsor: Commissioner Kevin Marino Cabrera

Co-Sponsors: Commissioner Roberto J. Gonzalez
Commissioner Raquel A. Regalado