



**CITY OF MIAMI BEACH FREIGHT AND ALLEY LOADING  
FREQUENTLY ASKED QUESTIONS (FAQ)**

- Q1. What is a Freight Loading Zone (FLZ)?
- A1. *An FLZ is a posted on-street parking area, typically 100' long, for the use of commercial vehicles with a gross vehicle weight (GVW) exceeding 10,000 lbs. Posted signs provide permitted hours, days, time limits, payment options, and prohibitions.*
- Q2. Why were FLZ regulations established?
- A2. *Traffic congestion and resident/visitor quality of life are a priority for the City of Miami Beach. "Double parking" (obstruction of a travel lane) was identified as a major contributor to traffic congestion and "after hours" freight loading activities (lift gates, alarms, etc.) within earshot of sleeping residents or hotel guests is simply no longer acceptable. Regulated freight loading opportunities have been increased by 166%. Permitted freight loading hours vary by area. Demand and usage will be monitored and adjusted accordingly by the City's Parking Department.*
- Q3. What is an Alley Loading Zone?
- A3. *Alleys are city right-of-ways typically providing "backdoor" access to commercial establishments or residential properties for loading opportunities.*
- Q4. What is an AL (Alley Loading) permit?
- A4. *An AL permit is granted to vehicles with a gross weight of less than 10,000 lbs. It is intended for the use of smaller vehicles servicing commercial establishments. Parcel and mail delivery service providers with FLZ permits are honored in AL permit zones; however, these parcel/mail vehicles must honor AL permit regulations. Alleys are important access points for emergency vehicles; therefore, while expeditiously loading in alleys, AL permit holders must maintain access for emergency vehicles.*

Q5. What do I need to do in order to use an FLZ?

A5. *Commercial vehicles exceeding a gross vehicle weight (GVW) of 10,000 lbs must attain either semi-annual or annual permit and infrequent users do not need to attain a permit and may pay for parking at pay station or via ParkMobile (mobile app). Permit registration is available at the City of Miami Beach Service Center, located at 1755 Meridian Avenue, Suite 100, Monday to Friday, 8:30 AM to 5:00PM.*

Q6. What do I need to do in order to use an AL zones?

A6. *Non-commercial vehicles (under 10,000 lbs) must attain either semi-annual or annual permit. Permit registration is available at the City of Miami Beach Service Center, located at 1755 Meridian Avenue, Suite 100, Monday to Friday, 8:30 AM to 5:00PM.*

Q7. What documentation is needed to attain an FLZ or AL permit?

A7. *The following documentation must be provided:*

- *Valid vehicle registration*
- *Articles of incorporation, if a commercial entity.*
- *Valid photo identification.*

Q8. What options do I have if I do not regularly deliver or pick in Miami Beach?

A8. *Commercial vehicles (over 10,000 lbs.) may pay for parking at pay station or electronic payment via ParkMobile, the City's mobile app for pay by phone service. ParkMobile app is a free download on android, iphone, windows, and blackberry.*

Q9. How will purveyors and local businesses be notified of freight loading regulations?

A9. *All regulations are clearly posted on signs in the public right-of-way. Information about the City's freight loading regulations, including supporting legislation is available at the City of Miami Beach website at [miamibeachfl.gov](http://miamibeachfl.gov).*

Q10. How will freight loading regulations be enforced?

A10. *The City's Parking Enforcement Unit will enforce freight loading zone regulations by citing and towing vehicles that fail to obtain the required permit and/or violate any of the posted regulations. The City's Police Department enforces traffic regulations, including double parking with moving violations.*

*The City's Code Enforcement Department is empowered to enforce the prohibition of deliveries during posted hours pursuant to City Code, Section 106-*

47, "Freight, commercial, and passenger curb loading zones; hours, deliveries". Businesses accepting deliveries during prohibited hours are subject to NOV (notice of violation).

Q11. If I have comments, questions, complaint, who may I contact?

A11. Comments, questions, and complaints should be emailed to [flzhotline@miamibeachfl.gov](mailto:flzhotline@miamibeachfl.gov). A Code and Parking Enforcement Hotline is available 24/7/365 at 305.604.CITY.

Q12. How does a freight company deal with permitted trucks that are out of service due to maintenance or breakdowns?

A12. The vehicle's license plate will serve as its electronic permit. Parking enforcement is equipped with LPR (license plate recognition) readers to confirm validity. Later this year, freight companies will be set up with an online account (login and password) so they may manage their accounts and make changes that will be effective in real time. In the interim, user may send these revisions to the email address provided in response No. 11 above.

Q14. What do large vehicles supporting construction, utilities, or other public works oriented services do?

A14. These large vehicles may either use pay stations, ParkMobile, or attain a daily parking space rental, if needs are for a full day or multiple days.

Q15. Will there be an appeals process for companies which were unaware of the ordinance and were issued a citation?

A15. The ordinance requires posting of regulations on right-of-way providing notice thereof. Non-moving and moving violations have an established appeal process. Code Enforcement violations may be appealed through the City Clerk Special Master.

Q16. What happens if truck drivers are unable to find available loading after multiple attempts?

A16. Neither the quantity of freight loading zones nor their days and hours for are codified in the City Code. The City Manager or his designee may designate the quantity, placement, and hours of freight loading zones. The City's Parking Department is committed to providing sufficient freight loading opportunities to efficiently service the business community.

Q17. What can purveyors and their drivers do to comply?

A17. *Purveyors and their drivers should **always** park legally. At times, it is normal to have freight loading zones in use by legitimate permit holders. It is important for drivers to be patient. Freight loading zones are designed to be available every 30 or 60 minutes, accordingly. It is also important for purveyors and their drivers to have zero tolerance for illegal parking and take action to address any instance accordingly. **This means no double parking!***

Q18. What assurances do I have that there will be enough freight loading zones and access hours to allow for continued freight delivery without disruption to my customers...your business community?

A18. *The City's Parking Department monitors freight loading use in order to improve availability. Areas confirmed with a lack of freight loading availability will be adjusted accordingly.*

Q19. How will drivers know where specific freight loading zones are located?

A19. *A map with all freight loading zones and alley loading locations is available at the City's website [www.miamibeachfl.gov](http://www.miamibeachfl.gov).*

**Please send your comments, questions, and complaints to:**  
**[flzhotline@miamibeachfl.gov](mailto:flzhotline@miamibeachfl.gov)**