



City of Key West Staff Report NR: 005-2026

Subject: Public Safety – Parking on Public Property

Bill Number: HB 323 (2026) / SB 910 (2026)

Effective Date: Upon becoming law (implementation deadlines through July 1, 2026)

Reference Document: HB 323/SB 910

I. Executive Summary

Florida House Bill 323 (HB 323), and Senate Bill 910 (SB 910) proposes significant changes to how local governments regulate, enforce, and collect revenue related to parking on public property. If enacted, this legislation would materially affect the City of Key West's parking operations, enforcement authority, technology systems, and parking-related revenue. The bill functions as a substantial state preemption of local parking control.

II. Summary of Proposed Legislative Changes

- Require refunds for unused paid parking time or carryover to the next vehicle.
- Prohibit towing from streets for at least 12 hours after parking.
- Require a 2-hour grace period after meter expiration before citation.
- Prohibit local governments from allowing private entities to use public property for paid parking.
- Effective date: July 1, 2026.

III. Operational Impact Analysis

A. Refund or Carryover of Unused Parking Time

Impact: Technology upgrades would likely be required to track stall occupancy turnover and integrate refund capabilities into Passport Parking and meter systems. Administrative burden would increase due to refund processing. Revenue reduction is likely.

B. 12-Hour Minimum Before Towing from Streets

Impact: Reduced ability to maintain right-of-way access and respond to safety hazards. Potential conflict with hurricane evacuation protocols and special event operations.

C. 2-Hour Grace Period Before Citation

Impact: Reduced turnover in commercial districts, increased long-term parking in high-demand areas, and likely reduction in citation revenue.

D. Restriction on Private Entities Using Public Property for Paid Parking

Impact: Review of vendor agreements and event-based parking operations would be required. Potential contractual adjustments may be necessary.

IV. Financial Exposure Overview

<u>Category</u>	<u>Risk Level</u>	<u>Notes</u>
Parking Revenue	High	Refund/carryover requirement
Citation Revenue	High	2-hour grace period
Enforcement Efficiency	High	12-hour towing delay
Technology Upgrade Costs	High	System modifications likely required
Administrative Burden	High	Refund processing and compliance

V. Strategic Considerations

- Initiate cost estimates for system upgrades.
- Review vendor capabilities (e.g., Passport).
- Conduct revenue modeling scenarios.
- Coordinate with Finance regarding budget exposure.
- Consult Emergency Management regarding towing limitations.
- Coordinate with Legislative Affairs on potential amendments.

VI. Conclusion

HB 323 represents a substantial preemption of municipal parking authority. For the City of Key West, impacts would likely include reduced revenue, reduced enforcement flexibility, increased administrative complexity, and potential public safety concerns.