



Downtown Development Authority
of the City of Miami

Welcome Packet



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Welcome to Downtown Miami

It's never been a better time to live, invest in and connect with the vibrant community that is Downtown Miami. The drumbeat of enthusiasm continues from the more than 100,000 residents, thousands of businesses, and more than six million annual visitors who make Downtown Miami the financial driver for the entire state of Florida, with an economic impact of \$38 billion.

The Miami DDA has played an instrumental part in Downtown Miami's growth by investing in initiatives that solidify our region as a global incubator for new technology, creating a welcoming environment for both large and small companies, and showcasing our improvements.

Our economy is flourishing as new businesses join the 1,000+ enterprises opening their doors daily. Residents bolster our bustling population, drawn in by our pedestrian-friendly streets, dining, arts, and cultural offerings, easily accessible transit, and robust job opportunities.

We invite you to be a part of Downtown Miami. Visit MiamiDDA.com to meet the team members who are eager to be a resource for you to learn more about our community.

Warm regards,



Christina Crespi
CEO/Executive Director - Miami DDA



Commissioner Manolo Reyes
Chairman - Miami DDA Board of Directors

The Miami DDA Board of Directors



Manolo Reyes
Chairman
Commissioner,
District 4,
City of Miami

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Cervera Real Estate

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Skate Free, Inc.

Maryam Laguna Borrego
Miami Dade College

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Bilzin Sumberg

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Mana Fashion Services

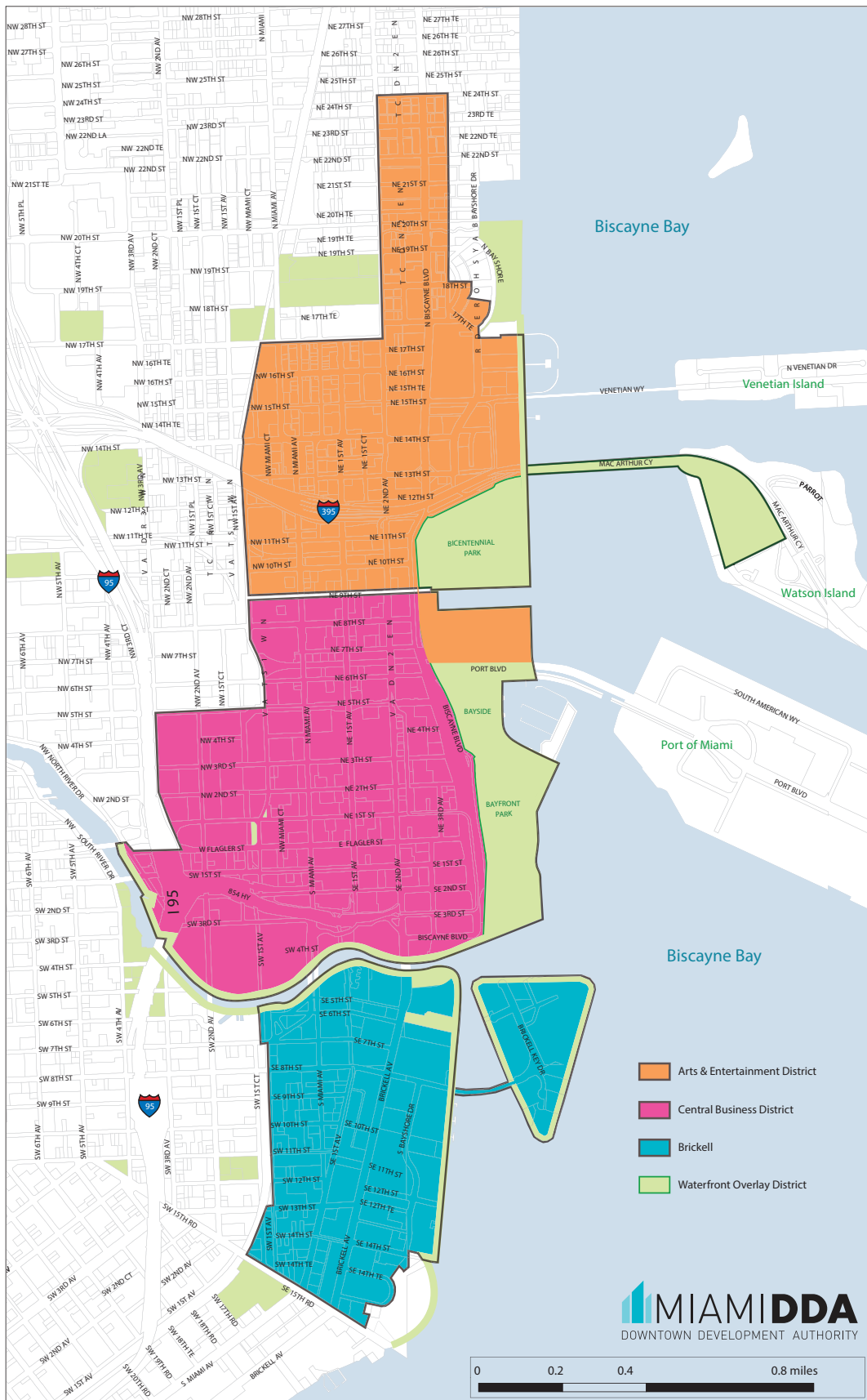
Patrick Goddard
Brightline

Jose Mallea
Biscayne Bay Brewing Company

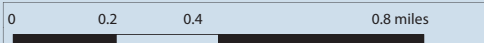
Executive Staff:

Christina Crespi
CEO/Executive Director

Miami DDA Boundary



- Arts & Entertainment District
- Central Business District
- Brickell
- Waterfront Overlay District





Getting Around Downtown

To help you navigate the city like a pro, we're pleased to offer you the Miami DDA Transportation Guide, "Getting Around Downtown." This comprehensive guide provides you with all the information you need on transportation options in Downtown Miami. From buses to trains, from bike rentals to rideshare services, our guide has got you covered.

To access the guide, simply scan the QR code provided in the Miami DDA Welcome Business Package or visit the Miami DDA website. With our guide in hand, you'll be able to get around the city with ease, saving you time and money while enjoying all that Downtown Miami has to offer.





Transit Ecosystem

In order to compete with other desired metropolitan areas, creating a safe, reliable and interconnected urban core is paramount in attracting businesses, talent and residents. Mobility – moving people via heavy rail, light rail and buses, providing protected bike lanes, large sidewalks and enhanced pedestrian crossings and intersections – is key in providing quality of life, improving pedestrian and bicycle safety and reducing harmful greenhouse gasses. The Miami DDA works with all of our partner agencies – City of Miami, Miami-Dade County, Miami-Dade TPO, Miami-Dade Transit, FDOT, CITT, among others – to provide services, plan for future growth and make Downtown Miami more resilient, equitable and sustainable.

For more information on the projects the Miami DDA is currently working on to improve our transit ecosystem please scan QR Code provided on this page.





Brightline

Welcome to Miami - the vibrant city that's always on the move. As you settle into your new business home, we want to make sure you have access to the best transportation options available. That's where Brightline comes in. Brightline's high-speed rail service connects Miami to some of the most exciting destinations in Florida, including Fort Lauderdale, West Palm Beach, and Orlando.

To learn more about Brightline's destinations, pricing, and future developments, simply scan the QR code provided below. Brightline's website offers all the information you need to plan your next trip with ease.



Tri-Rail

Tri-Rail, the commuter rail system that serves South Florida, is just what you need. With a comprehensive network of over 18 stations and more than 70 weekday trains, Tri-Rail is an affordable and reliable transportation option. Whether you're traveling for business or pleasure, Tri-Rail makes it easy to explore all that the region has to offer. To learn more about Tri-Rail's destinations, pricing, and future developments, simply scan the QR code provided below.





Metrorail



Metromover



Trolley

Metrorail

If you're a business owner new to Miami, you might be wondering how to navigate the city's bustling streets and sprawling neighborhoods. Luckily, Miami-Dade County Metrorail offers an extensive network of train services that can take you anywhere you need to go. With over 25 miles of track and 23 stations, Metrorail is a convenient and affordable transportation option for locals and visitors alike. To find out more about Metrorail's destinations, pricing, and future developments, simply scan this QR code.



Metromover

Miami-Dade County Metromover is here to help. This free, fully automated transportation system operates throughout Downtown Miami and Brickell, making it easy to navigate the city's busiest neighborhoods. With 21 stations and more than 4 million annual riders, Metromover is a reliable and convenient way to get around. To find out more about Metromover's destinations, pricing, and future developments, simply scan this QR code.



Trolley

This QR code will take you directly to the City of Miami Trolley website, where you can access a wealth of information about this convenient and free mode of transportation. The City of Miami Trolley system is a popular and reliable way to get around the city, with multiple routes serving different neighborhoods and attractions.





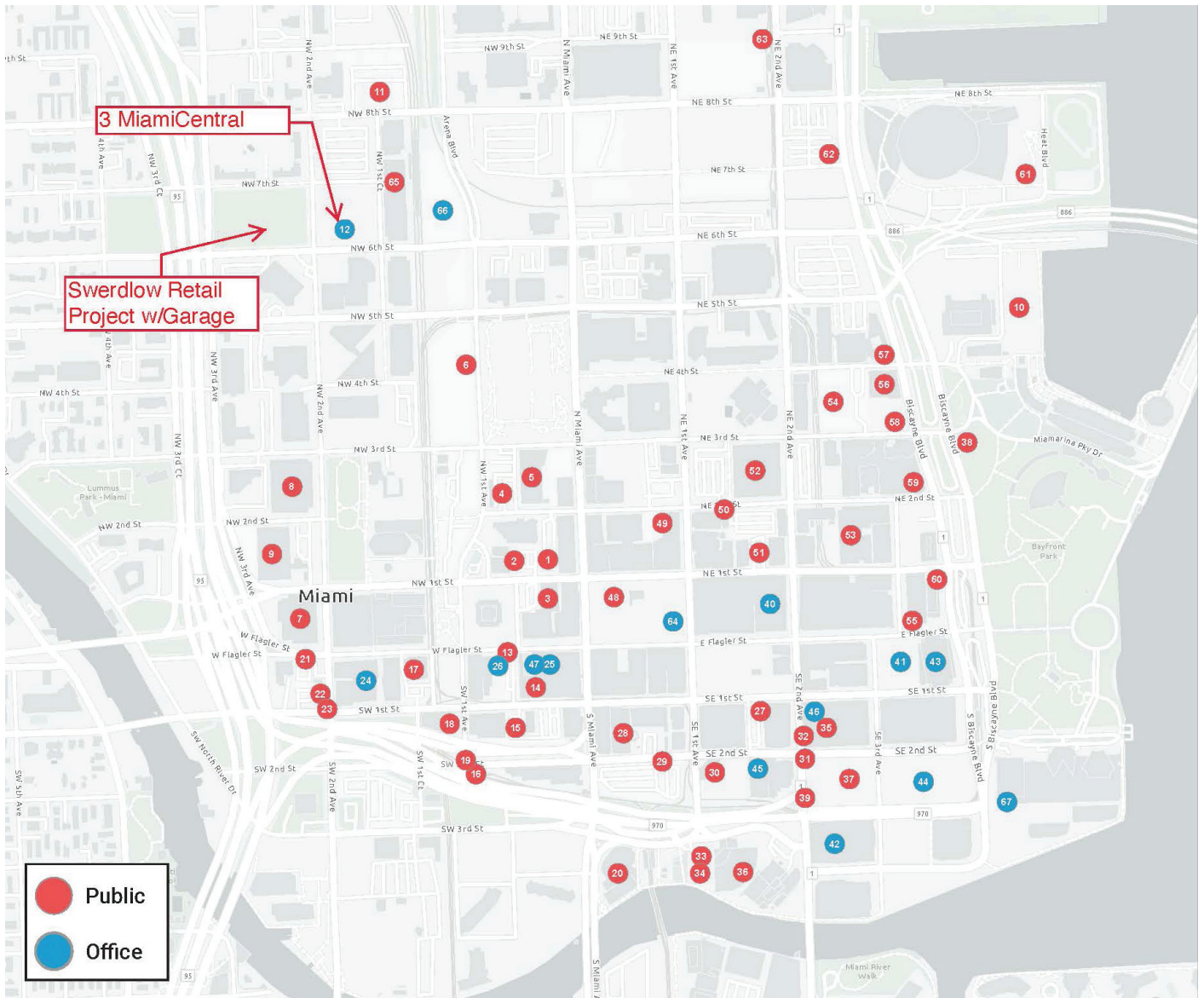
FREEBEE

& Downtown Circulator

Unveil the convenience of the FREEBEE service, a unique and complimentary transportation option available in Downtown Miami. By scanning the QR code, you'll gain access to valuable information about the Freebee Downtown Circulator Route – your ticket to seamless and efficient travel within the city.

Whether you're a local business owner, resident, or visitor, FREEBEE is here to make your journey across Downtown Miami both enjoyable and hassle-free. Don't miss out on this fantastic opportunity to explore the cityscape with ease.





Source: Blanca Commercial Real Estate, Inc.

Parking in Downtown Miami

In Downtown Miami, there are approximately 47 parking garages and 54 parking lots available to the public. The Downtown Development Authority (DDA) of the City of Miami is partnering with the Miami Parking Authority (MPA) and PayByPhone in a campaign to increase awareness of available municipal parking facilities and options in the Miami DDA boundaries, which includes Brickell, the Central Business District, and the Arts and Entertainment District. These garages and lots provide over 40,000 parking spaces, making it easier for visitors and residents to find a spot to park their vehicles.

In Brickell, there are approximately 34 parking garages and 22 parking lots available to the public. These garages and

lots provide over 25,000 parking spaces, making it easier for visitors and residents to find a spot to park their vehicles.

In addition to these public parking options, visitors and residents can also utilize metered street parking in some areas. It's important to note that parking rates and availability can vary depending on the time of day and day of the week, so it's always best to check before heading out.

Overall, Downtown Miami and Brickell offer a variety of public parking options to make it easier for visitors and residents to explore all that these vibrant neighborhoods have to offer.

Parking Garages in the Miami DDA District

#	Name	Parking Type	Hourly Rate	Monthly Rate (Unreserved / Reserved)
1	Cindy Lot	Public	\$10.00	\$142 / \$167
2	Sunset Dreams Management, LLC	Public	\$10.00	-
3	City National Bank Lot	Public	\$10	-
4	CPI Lot #190	Public	\$9	-
5	Courthouse Center Garage	Public	\$10	\$125
6	One MiamiCentral	Public	\$7	-
7	Cultural Center Garage	Public	\$6	\$75
8	West Lot Garage	Public	\$6	\$75
9	Hickman Garage (Garage 5)	Public	\$6	\$75
10	Bayside Marketplace	Public	\$6	\$170
11	Propark Mobility	Public	\$5	-
12	3 MiamiCentral	Office	\$6	\$150
13	M&M Parking Management	Public	\$10	-
14	Flagler Garage / Robert's	Public	\$5	\$155
15	Municipal Lot #43	Public	\$10	-
16	Municipal Lot #37 (Safe Cruise Parking)	Public	-	-
17	M&M Parking Management	Public	\$10	-
18	M&M Parking Management	Public	\$10	-
19	Municipal Lot #34 & #38	Public	\$2.50	\$100
20	333 Garage	Public	\$20	-
21	M&M Parking Management	Public	\$15	-
22	Municipal Lot #33	Public	\$2	\$75
23	Clear Service Solutions Inc.	Public	\$5	-
24	Museum Tower	Office	\$6	\$125
25	Courthouse Plaza	Office	-	\$200
26	Concord 66 Building	Office	-	\$156
27	CPI Lot #180	Public	\$20	-
28	Mana Garage	Public	\$7	\$80
29	M&M Parking Management	Public	\$10	-
30	Convention/Knight Center Garage	Public	\$10	\$155
31	Courtyard Miami Downtown/Brickell Area	Public	\$10	-
32	Park One of Florida	Public	\$12	-
33	Municipal Lot #42	Public	\$2.50	-
34	Comfort Inn & Suites Downtown Brickell-Port Of Miami	Public	\$20	-
35	225 Self Park Garage	Public	\$14	\$190 / \$400
36	Hyatt Regency Miami	Public	\$10	-

Source: Blanca Commercial Real Estate, Inc.

Parking Garages in the Miami DDA District

#	Name	Parking Type	Hourly Rate	Monthly Rate (Unreserved / Reserved)
37	Met 3 Miami	Public	\$10	-
38	Municipal Lot #19-2	Public	\$10	-
39	Ingraham Garage	Public	\$12	-
48	Consolidated Parking, LLC	Public	\$20	-
49	Post Office Development LLC	Public	\$15	-
50	Municipal Lot #41	Public	\$10	\$115
51	M&M Parking Management	Public	\$10	-
52	College Station Garage	Public	\$10	\$140
53	Bayfront Parking	Public	\$14	\$185
54	Vizcayne Towers	Public	\$15	-
55	50 Biscayne	Public	\$5	\$225
56	Holiday Inn Port of Miami - Downtown	Public	\$29	-
57	Municipal Lot #19-1	Public	\$10	-
58	Municipal Lot #19-3	Public	\$10	-
59	Municipal Lot #19-4	Public	\$10	-
60	Municipal Lot #19-5	Public	\$10	-
61	American Airlines Arena	Public	\$5	-
62	700 Biscayne Blvd	Public	\$6	-
63	M&M Parking Management	Public	\$7	-
65	Overtown Transit Village Garage	Public	\$6	\$75
12	3 MiamiCentral	Office	\$6	\$150
24	Museum Tower	Office	\$6	\$125
25	Courthouse Plaza	Office	-	\$200
26	Concord 66 Building	Office	-	\$156
40	Alfred I. DuPont Building Garage	Office	\$16	\$225
41	Suntrust International Center	Office	\$10	\$125 / \$175
42	Wells Fargo Center	Office	\$10	\$194
43	One Biscayne Tower	Office	\$8	\$163
44	Southeast Financial Center	Office	\$12	\$190 / \$280
45	Chase Bank Building	Office	\$10	-
46	200 Building	Office	-	\$163
47	44 West	Office	-	\$150
64	One Flagler	Office	-	\$160
66	2 MiamiCentral	Office	-	\$200
67	Citigroup Center	Office	-	\$180 / \$215

Source: Blanca Commercial Real Estate, Inc.

Opening a Small Business in Downtown Miami: A Step-by-Step Guide



1
Visit the Miami DDA
Permit Clinic



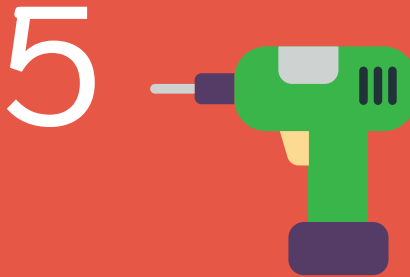
2
Identify a storefront
for your business.
*The use for your space
must match the business
you are trying to open



3
Sign a lease



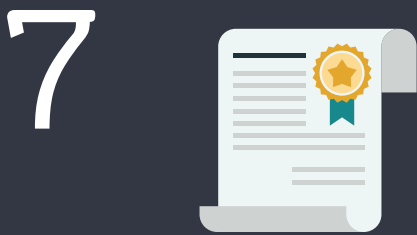
4
Request your CO
(Certificate of Occupancy)
from your landlord



5
Obtain permits for
interior buildout work



6
Apply for your
Business Tax Receipt



7
Apply for your CU
(Certificate of Use)



8
Display
your documents

Recommended Questions to Ask

- Are there any open violations on your property/folio?
- Has your building passed its 40/50 year inspection?
- What are NNN charges?
- What is CAM?
- What use does this space have in the city records?
- Can you provide me with a Certificate of Occupancy for this space?
- What are the impact fees for a change of use on this space?
- Is this grease trap up to the current code?
- Can you provide me with a contact at the Miami DDA?
- Have you taken advantage of the Facade Improvement Grant?

Scan the QR codes provided to access the Miami-Dade County and City of Miami websites for a comprehensive guide to opening a small business in Miami. Stay informed with up-to-date information on the latest requirements and regulations.



Miami-Dade
County



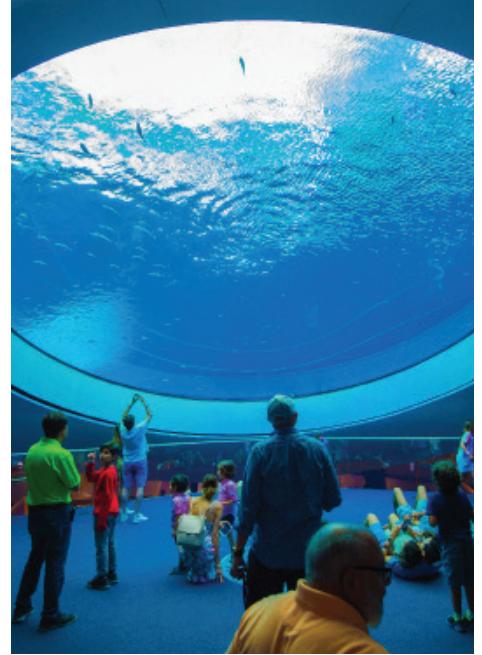
City of Miami



Dining & Entertainment

Welcome to the vibrant culinary world of Downtown Miami! Renowned for its diverse dining scene, this bustling district offers a plethora of options that cater to every palate. From upscale restaurants serving exquisite cuisine to trendy bars crafting innovative cocktails, the Miami DDA area is a haven for food and drink enthusiasts. Join us on a delectable journey as we explore the best establishments that will tantalize your taste buds and create memorable experiences in the heart of Miami. Whether you're a local resident or a visitor to this thriving city, get ready to immerse yourself in the flavors and ambiance of these remarkable culinary destinations. To discover more about the exciting restaurants and bars in the area, simply scan the QR code provided on this page and let your culinary exploration begin!





Art & Cultural Institutions

The Miami DDA district is home to various art and culture organizations that contribute to the city's vibrant creative scene. Notable organizations include the Pérez Art Museum Miami (PAMM), showcasing contemporary art; the Adrienne Arsht Center for the Performing Arts, hosting diverse cultural performances; and the HistoryMiami Museum, exploring the city's rich heritage and The Phillip and Patricia Frost Museum of Science, a leading science museum dedicated to sharing the power of science, sparking wonder and investigation.

For more information about these organizations and to discover other exciting cultural offerings in the Miami DDA district, scan the QR code provided and visit the Miami DDA website.





Miami DDA Markets Reports

Welcome to the world of Miami's thriving commercial real estate market! If you're looking for comprehensive information about the Miami Downtown Development Authority's (Miami DDA) Brickell, Central Business District (CBD), and Arts & Entertainment (A&E) submarkets, you're in the right place. To make the most of your exploration, we invite you to scan the QR code provided. By doing so, you'll gain access to a comprehensive guide that will help you understand the unique features of these submarkets, including market trends, property types, and investment opportunities. Whether you're a seasoned investor, a real estate agent, or just curious about the Miami commercial real estate scene, our guide will provide you with valuable insights that can help you make informed decisions. So, let's get started by scanning that QR code!





Our Parks

The City of Miami is home to over 148 beautiful parks, gardens, recreation areas and playgrounds. Within the Miami DDA District, Miami’s urban core, there are 9 parks totaling almost 55 acres. The 2 largest parks, Bayfront Park and Maurice Ferré Park, are 26.74 and 22.40 acres respectively. For comparison purposes this is the equivalent of two parks the size of Millennium Park in Chicago (24.5 acres).

For more information and a complete list of parks around the City please scan the QR codes included in this section.





Underline

Miami is a vibrant city known for its beautiful beaches, lively nightlife, and diverse cultural scene. One of the city's hidden gems is the Underline, a 10-mile linear park and urban trail located beneath the Miami Metrorail.

The Underline serves as a unique public space that offers a range of recreational activities, including biking, running, and walking, as well as spaces for community events and art installations. In addition to enhancing the quality of life for locals and visitors, the Underline aims to promote sustainability and mobility by encouraging the use of public transportation and non-motorized transportation modes.

If you're interested in learning more about the Underline and the exciting developments taking place along its route, we invite you to scan the QR code on this page and visit the Underline website. There, you'll find detailed information about upcoming events, volunteer opportunities, and ways to support this transformative project.





Schools

Miami is home to a wide range of public and private schools, offering excellent educational experiences from elementary school to high school. The city’s public school system, Miami-Dade County Public Schools (MDCPS), is the fourth-largest school district in the United States and known for its commitment to academic excellence.

In addition to the public school options, Miami boasts a wide selection of prestigious private schools. These institutions provide a personalized and rigorous education, often with smaller class sizes and specialized programs. Many private schools in Miami have a strong track record of preparing students for higher education and nurturing their individual talents.

To discover more about the school in the city, simply scan the QR code provided on this page.





Universities

University of Miami

Type: Private

Address: 1320 S Dixie Hwy, Coral Gables, FL 33146

Website: welcome.miami.edu

Florida International University

Type: Public

Address: 11200 SW 8th St, Miami, FL 33199

Website: www.fiu.edu

Miami-Dade College

Type: Public

Address: 300 NE 2nd Ave, Miami, FL 33132

Website: www.mdc.edu

Barry University

Type: Private

Address: 11300 NE 2nd Ave, Miami Shores, FL 33161

Website: www.barry.edu

St. Thomas University

Type: Private

Address: 16401 NW 37th Ave, Miami Gardens, FL 33054

Website: www.stu.edu

Florida National University

Type: Private

Address: 4425 W 20th Ave, Hialeah, FL 33012

Website: www.fnu.edu

Everglades University

Type: Private

Address: 4425 W 20th Ave, Hialeah, FL 33012

Website: www.fnu.edu

Florida Memorial University

Type: Private

Address: 15800 NW 42nd Ave, Miami Gardens, FL 33054

Website: www.fmuniv.edu



Foreign Trade Offices

As a bustling hub of commerce, Miami is home to a multitude of Foreign Trade Offices, acting as pivotal connections between local businesses and global markets. These offices play a crucial role in fostering economic growth and facilitating international partnerships.

Miami's strategic location, situated at the crossroads of North and South America, makes it an ideal gateway for international trade. With its proximity to major shipping routes and a diverse population representing countless cultures, the city has become a melting pot of global business activities.

Scan the QR code provided to explore the Miami-Dade County website and discover a comprehensive list of Foreign Trade Offices. Unlock a world of opportunities and take your business to new heights in the international market.





Consulates

Consulates in Miami are welcoming and vital centers that provide services and foster friendly relationships between countries. Located in Downtown Miami and nearby neighborhoods, they are easily accessible to locals and visitors. Consulates offer a range of helpful services, such as passport issuance, visa renewal, and assistance during emergencies. They also organize cultural events, connecting communities and promoting understanding. If you need any support or information, consulates in Miami are there to assist you and protect your rights. Feel free to reach out or visit their websites for specific details tailored to your needs.

Miami hosts a significant number of consulates representing countries from around the world. While the exact number can fluctuate over time, there are approximately 69 consulates located in Miami. This diverse representation reflects the city's role as a major international hub and its strong connections to Latin America and the Caribbean.





Taxes in Florida

The Tax Foundation is a non-profit think tank that provides research and analysis on tax policies at the federal, state, and local levels in the United States. Specifically focusing on Florida, it examines the state's tax system, which is often praised for its lack of a state income tax. Instead, Florida relies heavily on sales and property taxes to fund government services. The Tax Foundation likely explores the implications of this tax structure on the state's economy, its competitiveness, and how it compares to other states in terms of tax burden and business environment.

For a comprehensive explanation on taxes in the state of Florida and to uncover invaluable insights on how Florida's tax system can positively impact your business endeavors, scan this QR code if you're considering relocating your business to Downtown Miami.



When You Move



United States Postal Service

www.usps.com



Driver's License

www.flhsmv.gov



Voter Registration

www.miamidade.gov/elections
(305) 499-VOTE (8683)



Electricity

Florida Power and Light (FPL)
Website: www.fpl.com
Residential Services: (305) 442-8770
Commercial Services: (305) 442-0388



Vehicle Registration

www.flhsmv.gov



Boat Registration

www.flhsmv.gov



Animal Services

www.miamidade.gov/animals
(305) 884-1101



Trash Pickup

Customer Service: (305) 665-7477
24 Hour emergency call center
(305) 274-9272
www.miamidade.gov



Recycling

Request a recycling cart
311 or 305-468-5900
Customer service
311 or 305-468-5900
www.miamidade.gov



Who You Gonna Call

“Who You Gonna Call” is Your Comprehensive Guide for services in Downtown Miami!

When you need important numbers for agencies that provide services and aid in Downtown Miami the “Who You Gonna Call” is your ultimate resource.

Scan the QR code below to download the PDF guide.

