

MEMORANDUM

Agenda Item No. 11(A)(6)

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

DATE: December 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to file an application to amend the Comprehensive Development Master Plan (CDMP) to allow additional flexibility in satisfying the minimum acreage requirement for commercial vehicle storage in authorized locations and to authorize additional commercial vehicle storage in appropriate locations in western Miami-Dade County; directing the County Mayor to conduct an evaluation and prepare a report relating to vacant County-owned parcels that may be suitable for commercial vehicle storage; and directing a limited stay of certain enforcement actions

This item was amended at the 12-8-25 Policy Council to require that the CDMP application filed by the County Mayor's administration also include authorization for additional commercial vehicle storage in appropriate locations in western Miami-Dade County, and that the CDMP application be filed within 90 days of the effective date of the resolution. The item was further amended to include a directive to the County Mayor's administration to prepare a report relating to vacant County-owned properties across Miami-Dade County that may be suitable for commercial vehicle storage. Lastly, the item was amended to direct the administration and the County Attorney's Office to cease certain enforcement actions relating to commercial vehicle storage violations for a period of one year. Conforming changes to the title are also included.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

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

DATE: December 16, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(6)

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. 11(A)(6)
12-16-25

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO FILE AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) TO ALLOW ADDITIONAL FLEXIBILITY IN SATISFYING THE MINIMUM ACREAGE REQUIREMENT FOR COMMERCIAL VEHICLE STORAGE IN AUTHORIZED LOCATIONS AND TO AUTHORIZE ADDITIONAL COMMERCIAL VEHICLE STORAGE IN APPROPRIATE LOCATIONS IN WESTERN MIAMI-DADE COUNTY; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO CONDUCT AN EVALUATION AND PREPARE A REPORT RELATING TO VACANT COUNTY-OWNED PARCELS THAT MAY BE SUITABLE FOR COMMERCIAL VEHICLE STORAGE; AND DIRECTING A LIMITED STAY OF CERTAIN ENFORCEMENT ACTIONS

WHEREAS, commercial vehicles—which are commonly referred to as tractor trailers or semi trucks—play an important role in our local, state, and national economies by providing for the efficient and timely transport of goods; and

WHEREAS, these commercial vehicles travel on various expressways and roadways in Miami-Dade County, including interstates, toll roads, and major thoroughfares such as Krome Avenue in the western part of the County; and

WHEREAS, pursuant to Ordinance No. 20-116, the Board adopted certain amendments to the County's Comprehensive Development Master Plan (CDMP), including an allowance for commercial vehicle storage—commonly referred to as truck parking—on properties of at least 10 acres in certain areas designated as Open Land Subarea 1 and Agriculture on the CDMP's Land Use Plan map; and

WHEREAS, that CDMP amendment was intended to address the demand for commercial vehicle storage in a responsible and environmentally conscious manner; and

WHEREAS, subsequently, the Board also adopted Ordinance No. 21-42 to implement the above-referenced CDMP amendment through the County’s zoning and environmental regulations; and

WHEREAS, for example, section 33-279 of the Code currently provides that the minimum site size for commercial vehicle storage shall be 10 gross acres and that the site may consist of a single parcel or separate parcels that are “[a]djoining, adjacent, or within 660 feet of each other” and subject to a unity of title or equivalent instrument; and

WHEREAS, while there is still a need for additional commercial vehicle storage, the 10-acre minimum and related parameters set forth in section 33-279 may present challenges for new commercial vehicle storage locations to be realized; and

WHEREAS, accordingly, this Board wishes to consider adopting amendments to the CDMP and the County Code to provide additional flexibility to property owners wishing to establish new commercial vehicle storage opportunities in authorized locations in the County; and

WHEREAS, specifically, changes should be made to allow properties that are within a certain distance of one another to be aggregated to achieve the minimum acreage requirement, even if such properties are not adjoining, adjacent, or within 660 feet of one another; and

WHEREAS, providing this type of flexibility could allow for properties that are very near to one another—such as, for example, where they are separated only by a roadway or a single intervening parcel—to be utilized in a unified manner; and

WHEREAS, alternatively, such flexibility could account for circumstances where properties may not be adjacent or proximate to one another, but are nonetheless under common ownership and operate in a unified manner as part of a single business concern; and

WHEREAS, section 2-116.1 of the Code of Miami-Dade County authorizes this Board to direct the filing of an application to amend the CDMP; and

WHEREAS, the Board wishes to direct the administration to prepare and file an application to amend the CDMP and to present such application for the Board's consideration at the earliest opportunity,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and are incorporated herein.

Section 2. This Board hereby directs the County Mayor or County Mayor's designee to>>:

(a)<<¹ file an application to amend the CDMP at the earliest opportunity to allow additional flexibility in satisfying the minimum acreage requirement for commercial vehicle storage in authorized locations. Such amendment should, at a minimum, allow properties that are within a certain distance of one another to be aggregated to achieve the minimum acreage requirement, even if such properties are not adjoining, adjacent, or within 660 feet of one another—such as, for example, where two or more properties are separated only by a roadway or single intervening parcel of land or where such properties are under common ownership and part of a unified business operation. >>The CDMP application filed by the County Mayor's administration

¹ Committee amendments are indicated as follows: Words stricken through and/or [[double bracketed]] are deleted, words underscored and/or >>double arrowed<< are added.

shall also include authorization for additional commercial vehicle storage in appropriate locations in western Miami-Dade County within a half mile of Krome Avenue, between Kendall Drive and SW 184 Street. Such CDMP application shall be filed no later than 90 days after the resolution's effective date.<< The County Mayor or County Mayor's designee shall also prepare appropriate legislation revising the applicable zoning and environmental County Code provisions to implement this CDMP amendment.

>>(b) conduct an evaluation of all vacant County-owned properties across Miami-Dade County and identify which properties may be suitable for commercial vehicle storage, and provide a report with recommendations. The report shall list all vacant County-owned properties throughout both the unincorporated and incorporated areas of the County by Commission District, along with the current CDMP land use designation and zoning district for each property, and indicate any changes that may be needed to such land use designation and zoning to facilitate commercial vehicle storage. In recommending which properties may be suitable for commercial vehicle storage, the report shall address, among other considerations, the proximity of each property to major roadways or highways, compatibility with nearby land uses, any environmental considerations, and any impediments to the use of such property for commercial vehicle storage. The County Mayor's administration shall provide the aforementioned report to this Board within 90 days of the effective date of this resolution and shall place the completed report on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

Section 3. The County Mayor or County Mayor's designee is hereby directed to cease enforcement of the CDMP and Code against any property owner for commercial vehicle storage violations that would be legalized through (a) the CDMP application directed by this Resolution

and/or (b) any related Code changes. Enforcement against such properties shall be suspended upon this Resolution becoming effective and shall last for a period of one year; provided, however, that this directive shall not require the cessation of enforcement against other violations (including, but not limited to, environmental violations) that would not be legalized as a result of the above-referenced CDMP application and/or Code changes. The County Attorney's Office is also directed to seek a stay of any civil action to collect on the civil penalties or to foreclose a lien, where the civil action relates in whole or in part to such commercial vehicle storage violations, for a period of one year.<<

The Prime Sponsor of the foregoing resolution is Senator René García. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of December, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

James Eddie Kirtley

