

MEMORANDUM

Agenda Item No. 11(A)(3)

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

DATE: June 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to assess and examine solid waste outputs at properties used as vacation rentals and to provide recommendations to account for and offset any additional impacts that exceed typical residential solid waste outputs through the creation of new fees or the adjustment of existing fees relating to solid waste collection, and provide a report

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001



MEMORANDUM

(Revised)

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

DATE: June 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(3)

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)(3)
6-3-25

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ASSESS AND EXAMINE SOLID WASTE OUTPUTS AT PROPERTIES USED AS VACATION RENTALS AND TO PROVIDE RECOMMENDATIONS TO ACCOUNT FOR AND OFFSET ANY ADDITIONAL IMPACTS THAT EXCEED TYPICAL RESIDENTIAL SOLID WASTE OUTPUTS THROUGH THE CREATION OF NEW FEES OR THE ADJUSTMENT OF EXISTING FEES RELATING TO SOLID WASTE COLLECTION, AND PROVIDE A REPORT

WHEREAS, Miami-Dade County (the "County"), strives to preserve and protect the neighborhood character and quiet enjoyment of its single-family and low-density residential areas from detrimental outside influences; and

WHEREAS, the County does this in part through zoning and other regulations that restrict certain uses that are inconsistent with the neighborhood character of such residential areas to other locations that are better suited for urban, commercial, and industrial activity; and

WHEREAS, in recent years, short-term vacation rentals available through home-sharing platforms, such as Airbnb, Vrbo and HomeAway, have become increasingly popular in local communities throughout Florida; and

WHEREAS, short-term vacation rentals are appealing in part because they may provide tourists with more economical options for lodging, and may allow local residents to supplement their incomes by periodically renting out their homes and residential properties, or some portion thereof; and

WHEREAS, nevertheless, short-term vacation rentals also sometimes present challenges to local communities; and

WHEREAS, in particular, short-term vacation rentals may present concerns related to safety, security, noise, traffic, and overall quality of life in neighborhoods that have traditionally been residential in character; and

WHEREAS, in 2017, the County adopted commonsense local regulations codified in section 33-28 of the Code of Miami-Dade County, Fla. (the “Code”), pertaining to vacation rentals, including a requirement that vacation rental operators obtain an annually-renewable certificate of use from the County for each vacation rental property and adhere to certain standards set forth in the Code, including standards relating to solid waste disposal; and

WHEREAS, it may be the case that certain properties used as vacation rentals cause increased impacts to County services, such as solid waste collection, that are greater than those associated with typical residential uses; and

WHEREAS, it may also be the case that some vacation rental properties fail to comply with the County’s recycling standards, leading to increased contamination of recyclable materials and disruption of solid waste operations; and

WHEREAS, accordingly, this Board would like the administration to assess and examine solid waste outputs at properties used as vacation rentals to determine whether, in fact, such properties generate more solid waste for collection than typical residential properties used as homes by County residents; and

WHEREAS, depending on the outcome of such a study, the administration should also provide certain recommendations, as may be needed, to account for and offset any additional impacts to solid waste collection through the creation of new fees or the modification of existing fees,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby directs the County Mayor or County Mayor's designee to assess and examine solid waste outputs at properties used as vacation rentals. At a minimum, such assessment shall include an analysis and comparison of solid waste outputs at vacation rentals properties, to such outputs at comparable residential use properties. Based on such assessment, the County Mayor or County Mayor's designee shall provide a report with recommendations to account for and offset any additional impacts that exceed typical residential solid waste outputs, through the creation of new fees or the adjustment of existing fees relating to solid waste collection, or through any other available means. The County Mayor or County Mayor's designee 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.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. 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	Eileen Higgins
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 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.



David Stephen Hope
James Eddie Kirtley