

MEMORANDUM

Supplement No. 2 to
Agenda Item No. 11(A)(13)

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

DATE: July 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Additional supplemental information to 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; 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 Supplement No. 2 is being submitted to show changes that the Prime Sponsor, Senator René García, intends to propose as a floor amendment to the item (Legistar File No. 260879). Such changes are being proposed in lieu of the changes shown in the first Supplement to this item, which appeared on the June 2, 2026 agenda and which is also included on this agenda for reference.

At the December 16, 2025 meeting, the Board bifurcated Item 11A6 on that agenda and adopted the portion of the resolution that directed the County Mayor or County Mayor's designee to file an application to amend the Comprehensive Development Master Plan (CDMP) to authorize 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. The adopted portion was memorialized and assigned Resolution No. R-1227-25.

The remaining portion of Item 11A6 on the December 16, 2025 agenda was deferred to no date certain. Senator García requested that the item be placed back before the Board and, at the June 2, 2026 meeting, the Board again deferred the item to no date certain. Senator García has now requested that the item be placed back before the Board on this agenda.

The proposed changes to the item in Supplement No. 2 are summarized on the following page.

Senator García proposes the following amendments to this resolution:

- Requiring the CDMP application to specify that to be eligible for flexibility in satisfying the minimum acreage requirement for commercial vehicle storage through aggregation of smaller parcels, at least one of the parcels to be aggregated must be a minimum of four acres in size and located in the area authorized for commercial vehicle storage west of the Turnpike and north of Okeechobee Road, within Open Land Subarea 1 (Snake-Biscayne Canal Basin) as depicted on ‘Figure 6: Open Land Subareas’ of the CDMP Land Use Element, and all parcels must completely satisfy all other requirements of the CDMP and Code;
- Specifying the following additional parameters on the limited stay of enforcement directed by the item:
 - To qualify for such a stay, a parcel must be both eligible for the flexibility in satisfying the minimum acreage requirement, as specified in the CDMP application directed by the resolution, and legalized through such CDMP application and/or any related Code changes;
 - The directive to stay enforcement shall not be construed to waive or forgive any civil penalties and administrative costs that have been previously assessed or awarded, or civil litigation costs, nor shall it apply to civil litigation cases that have previously been filed;
 - Nothing in this item shall preclude the County from investigating or enforcing violations occurring after the effective date of this resolution, through any means allowed by law, for any violation determined to be a life-safety issue by the Department or Division Director having jurisdiction, in his or her sole discretion;
 - For non-life-safety violations, the County may investigate violations and issue notices and warnings with compliance deadlines, but the compliance dates therein shall not be earlier than one year from the effective date of the resolution.
- Requiring the administration to provide a report to this Board within 30 days of the effective date of the resolution regarding the properties against which enforcement has been stayed;
- Removing the directive to the County Attorney’s Office to seek a stay of civil actions, such that ongoing litigation relating to commercial vehicle storage violations will continue in the regular course.
- Removing the directive for the administration to conduct an evaluation of all vacant County-owned properties across the County and identify which properties may be suitable for commercial vehicle storage, and provide a report with recommendations; and
- Making technical and conforming changes to the title and recital clauses relating to the aforementioned amendments.

The attached document shows the proposed amendments in strike-through and underline format.

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



Handwritten signature of Geri Bonzon-Keenan, County Attorney, in black ink. The signature is written over a horizontal line.

Geri Bonzon-Keenan
County Attorney

GBK/smm

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No.

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 CERTAIN PROPERTIES ADDITIONAL FLEXIBILITY IN SATISFYING THE MINIMUM ACREAGE REQUIREMENT FOR COMMERCIAL VEHICLE STORAGE IN CERTAIN AUTHORIZED LOCATIONS; 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>>, under certain circumstances,<<¹ 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 >>under certain circumstances<< 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**, even with this flexibility, parcels that are aggregated for commercial vehicle storage purposes must meet all requirements of the CDMP and Code; and<<

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

~~[[**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)]]~~ 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 >>certain<< authorized locations. Such amendment should, at a minimum, ~~[[allow properties]]~~ >>specify the following:

(1) Properties<< that are within a certain distance of one another ~~[[to]]~~ >>may<< 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.]]~~>>:

(2) To be eligible, at least one of the parcels to be aggregated must be a minimum of four acres in size and located in the area authorized for commercial vehicle storage west of the Turnpike and north of Okeechobee Road, within Open Land Subarea 1 (Snake-Biscayne Canal Basin) as depicted on 'Figure 6: Open Land Subareas' of the CDMP Land Use Element; and

(3) Where aggregation is used to achieve the minimum acreage requirement, all parcels must completely satisfy all requirements of the CDMP and Code.

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 >>(a) eligible for the flexibility in satisfying the minimum acreage requirement as specified in section 2 above and (b)<< legalized through [[(a)] the CDMP application directed by this Resolution and/or [[(b)] any related Code changes>>, in accordance with the following:

- (1)<<[[.]] 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.
- >>(2) Notwithstanding this directive to stay enforcement, nothing herein shall be construed to waive or forgive any civil penalties and administrative costs that have been previously assessed or awarded, or civil litigation costs, nor shall anything herein apply to civil litigation cases that have previously been filed.
- (3) Nothing herein shall preclude the County from investigating or enforcing violations occurring after the effective date of this resolution, through any means allowed by law, for any violation determined to be a life-safety issue by the Department or Division Director having jurisdiction, in his or her sole discretion.

- (4) For non-life-safety violations, the County may investigate violations and issue notices and warnings with compliance deadlines, but the compliance dates therein shall not be earlier than one year from the effective date of this resolution.

The administration shall provide a report to this Board within 30 days of the effective date of this resolution regarding the properties against which enforcement has been stayed, and such report shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.<< ~~[[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 21st day of July, 2026. 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