Memorandum

Date: November 19, 2026

Supplement
Agenda Item No. 7(A)

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

From: Daniella Levine Cava
Mayor

Subject: Supplemental Information on Out-of-Cycle 2026 Application No. CDMP20260010 to Amend the Comprehensive Development Master Plan

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The following supplemental information is provided to the Board of County Commissioners regarding Out-of-Cycle 2026 Application No. CDMP20260010 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Final Recommendation report addressing Application No. CDMP20260010.

Roy Coley
Deputy Mayor

Final Recommendations Report
Application No. CDMP20260010
Countywide

APPLICATION SUMMARY

Applicant/Representative:	Miami-Dade County Department of Regulatory and Economic Resources
Location:	Countywide
Requested Text Changes:	Amend the interpretative text of the "Agriculture" and "Open Land" land use categories in the Land Use Element of the County's Comprehensive Development Master Plan to allow cargo container storage and stacking in designated areas for and in conjunction with commercial vehicle storage and clarify the "Agriculture" text pertaining to temporary parking and storage of passenger automobiles that serve commercial vehicle storage uses.
Amendment Type:	Standard Text Amendment

RECOMMENDATIONS

Staff Final Recommendation:	**ADOPT WITH CHANGE AS TRANSMITTED** (November 9, 2026)
Staff Initial Recommendation:	**TRANSMIT AND ADOPT** (September 8, 2026)
Community Councils:	**NOT APPLICABLE**
Planning Advisory Board (PAB) acting as the Local Planning Agency:	**TRANSMIT AND ADOPT** (September 14, 2026)
Transmittal Action by Board of County Commissioners:	**TRANSMIT WITH CHANGE AND ADOPT** (September 24, 2026) *[Change is to increase the allowance for the stacking of cargo containers at commercial vehicle storage facilities from 4 to 6 high in the "Open Land" designated area; With directive for staff to explore language to permit cargo container stacking at 6 high in inland port locations.]*

Final Action of Board of County Commissioners:	**TO BE DETERMINED** (November 19, 2026)

Staff's final recommendation is to **ADOPT WITH CHANGE AS TRANSMITTED**, the proposed amendment to the interpretative text of the "Agriculture" and "Open Land" land use categories in the Land Use Element of the County's Comprehensive Development Master Plan to allow cargo container storage and stacking in designated areas for and in conjunction with commercial vehicle storage and clarify the "Agriculture" text pertaining to temporary parking and storage of passenger automobiles that serve commercial vehicle storage for the following reasons.

Principal Reasons for Final Recommendation:

1. On September 24, 2026, the Board of County Commissioners (Board) through Resolution No. R-771-26 directed the transmittal of the application with changes to increase the allowance for the stacking of cargo containers at commercial vehicle storage facilities from 4 to 6 high in the "Open Land" designated area. The Board also directed staff to explore allowing container storage and stacking at 6 high at sites being considered for inland port(s) as part of this application. The Regulatory and Economic Resources Department in consultation with the PortMiami have determined that inland port locations have not yet been finalized. The November 2023 Inland Port Study prepared for PortMiami by Bermello Ajamil and Partners lists and analyzes the decommissioned former Opa-Locka West airport and Hialeah Rail Yards as potential inland port locations, however the study concluded that there is not a single site that can meet all of the Port's strategic goals. Since significant vetting is still needed prior to finalizing the location(s) of a future inland port, it is recommended that when a site(s) is identified the directive be revisited as part of that process to ensure the allowance for container storage and stacking is included and appropriately addressed.

2. Staff notes that the Florida Department of Commerce (FloridaCommerce), in its capacity as the State Land Planning Agency, and the other state and regional reviewing agencies, upon their review of the application, did not issue comments on the application. Responses from the State Land Planning Agency and other state and regional review agencies are included in Appendix C. In addition, no objection was raised against the application by any reviewing agency or by any affected party.

3. The basis for Staff's Final Recommendation is outlined above and in the original analysis of the application included in the *Initial Recommendations* report, dated September 2026, as updated herein. The Principal Reasons, as published in the *Initial Recommendations* report, are presented below. The full Initial Recommendation report and other documents related to the application may be accessed through the following link: https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/abb51014-8e86-4b62-ae24-53d408318ef1?tab=attachments.

Principal Reasons for Initial Recommendation:

1. The application is presented in response to Board Resolution No. R-687-25 which directs the County Mayor or designee to file an application to amend the CDMP to authorize container stacking and storage in conjunction with commercial vehicle storage in authorized locations of the County. The Resolution states that the purpose of the amendment is to address a need for areas in which containers that are transported by the trucks parked within these authorized locations can be offloaded, stacked, and stored.

This application seeks to amend the interpretive text of the Land Use Element of the County's adopted CDMP (July 2020 edition, as amended) to authorize, under certain circumstances, container stacking and storage in conjunction with commercial vehicle storage in areas where such commercial vehicle storage is permitted. The proposed allowance of container storage and stacking, up to ~~four~~ six high, in conjunction with commercial truck parking in Open Land Subarea 1 is compatible with other uses allowable in that land use category. Uses currently permitted in Open Land Subarea 1 include rural residential at one dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public faciliti2es, utility facilities, and communications facilities, specified agricultural uses, recreational uses, as well as, outdoor vehicle recreational areas and/or recreational motorsport facilities on the decommissioned Opa-locka West Airport site. Commercial truck parking is allowable on properties ten acres or greater in the area depicted on Figure 5.2 (see Page 6) and may include construction and agricultural equipment and incidental storage of non-disabled passenger automobiles. Rock mining and agriculture are the predominant uses in the area. There are approximately 25 residences in the ±6,560-acre area.

The "Agriculture" land use category generally allows agriculture (including ancillary and supportive uses such as agritourism), residences at a maximum density of one dwelling unit per five acres and uses to support the rural residential community including houses of worship. The area allowed for commercial truck parking facilities includes ±240 acres located one-half mile west of the South Dade Landfill. The proposed allowance of container storage in conjunction with commercial truck parking is generally compatible with other uses allowable in the Agriculture land use category. However, container stacking in this area should be limited to align with the allowable height for a residential structure in the AU (Agriculture) zoning district which is 35 feet pursuant to Section 33-283 of the Code.

Additionally, a change is proposed to the "Agriculture" land use category text to clarify that incidental temporary parking and storage of operable, non-disabled passenger automobiles is allowed on commercial vehicle storage facilities accounting for the commuting needs of commercial vehicle operators to and from the parking facilities, similar to the provisions of the "Open Land" category text.

2. The application, if approved, would support the commercial vehicle storage uses in the area by allowing for cargo container storage and stacking on sites with a valid Certificate of Use for commercial vehicle storage. The proposed amendment requires the storage of cargo containers and equipment areas to comply with all CDMP and County Code requirements for a commercial vehicle storage facility. In both the Open Land and Agriculture land use categories, the commercial truck parking use must: 1) obtain and annual operating permit and be subject to quarterly groundwater monitoring; 2) be stored only on paved impervious surfaces with county-approved drainage systems; 3) not provide mechanical repair or maintenance of any kind; and 4) not store, handle, use, discharge or dispose of liquid wastes or hazardous wastes. In Open Land, the use may not be located within 100 feet of a body of water, canal, or lake as measured from the top of bank or within 25 feet of a wetland that has not otherwise been mitigated or will not otherwise be mitigated; and must be analyzed in accordance with Policy CON-7J for consistency with the Comprehensive Everglades Restoration Plan (CERP) objectives, projects and features. Further, in Open Land, truck washing is only permitted in an enclosed building with 100% recyclable water systems. Truck washing is prohibited in Agriculture. In the

Agriculture land use category, commercial truck parking facilities must install a vegetative buffer to provide visual screening.

Criteria for approval of commercial vehicle storage projects is contained in Section 33-283.1 of the Miami-Dade County Code (Site plan review for commercial vehicle storage). Updates to Section 33-283.1 will be needed to enable container storage and stacking as an allowable ancillary use in conjunction with a commercial vehicle storage operation. Container storage use will be analyzed at the time of site plan review for conformance with the area requirements outlined in this application.

3. Section 373.4149, Florida Statutes, requires amendments to local comprehensive plans concerning properties that are located within one mile of the Miami-Dade County Lake Belt Area to be compatible with limestone mining activities. The proposed container storage use was reviewed in accordance with this statutory requirement and found to be compatible with limestone mining activities.

REQUESTED TEXT AMENDMENTS

The following presents the proposed text changes to the CDMP. Single underlined words represent the proposed additions and words stricken through are proposed deletions contained in the application to be transmitted to the state by the Board of County Commissioners. Double underlined words and double strikethrough will represent changes after the transmittal of the application. Remaining provisions are now in effect and remain unchanged.

1) Amend the interpretive text of the Land Use Element in the County's adopted Comprehensive Development Master Plan (July 2020 edition) as follows:

Open Land

* * *

Open Land Subarea 1 (Snake-Biscayne Canal Basin). This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, outdoor vehicle recreational areas and/or recreational motorsport facilities on the decommissioned Opa-locka West Airport site, subject to Board of County Commission approval for specific uses, nurseries and tree farms, agriculture production[1] and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in the portion of Open Land Subarea 1 located east of Okeechobee Road as depicted on Figure 5.2: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include standalone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties ten acres or greater. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; (e) the use will be analyzed in accordance with Policy CON-7J; (f) the use shall not be located within 100 feet of a body of water, canal, or lake as measured from the top of bank or within 25 feet of a wetland that has not otherwise been mitigated or will not otherwise be mitigated pursuant to Chapter 24 of the Code; and (g) truck washing shall be permitted as an ancillary use at commercial vehicle storage facilities provided that the truck washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources; truck washing services shall only be provided for trucks stored at the commercial vehicle storage facilities for at least 4 hours; truck washing shall be conducted only in fully enclosed buildings as approved by the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources; facilities

[1] Miami-Dade County shall formulate and adopt a zoning overlay or other land development regulations specific for land designated Open Land Subarea 1 (Snake-Biscayne Canal Basin) on the CDMP Land Use Plan map to specifically address the type of agriculture production uses, and the limited raising of livestock uses that are permitted; that also considers the limited flood protection that is provided in this subarea.

shall allow inspections at any time during operating hours; facilities shall provide secondary containment surrounding all storage tanks; and be subject to required quarterly groundwater quality monitoring. In addition, if a violation of these provisions related to truck parking and truck washing or the operating conditions is found on a property on three separate occasions within a three year period, truck washing shall no longer be permitted on the subject property. The County, by ordinance, shall provide a process to reestablish the use, taking into account any change in ownership, the nature of the violation, and a period of repose for the property. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.

>>Cargo containers (Series 1, ISO) shall be permitted to be stored on the same site with a valid Certificate of Use for commercial vehicle storage provided that said container is fully enclosed and located on a level, impervious surface. Storage of cargo containers and associated equipment areas shall be limited to an area that does not exceed twenty five percent (25%) of the area identified for commercial vehicle storage and shall be identified on a site plan submitted in accordance with County Code. Containers may be stacked, up to ~~four~~six high, when secured with twist locks or other method acceptable to the Department. Loading and unloading of cargo shall be prohibited. Such storage of cargo containers and equipment areas shall comply with all CDMP and County Code requirements for a commercial vehicle storage facility. All equipment used to move cargo containers on the site shall be located on paved impervious surfaces with county-approved drainage systems.<<

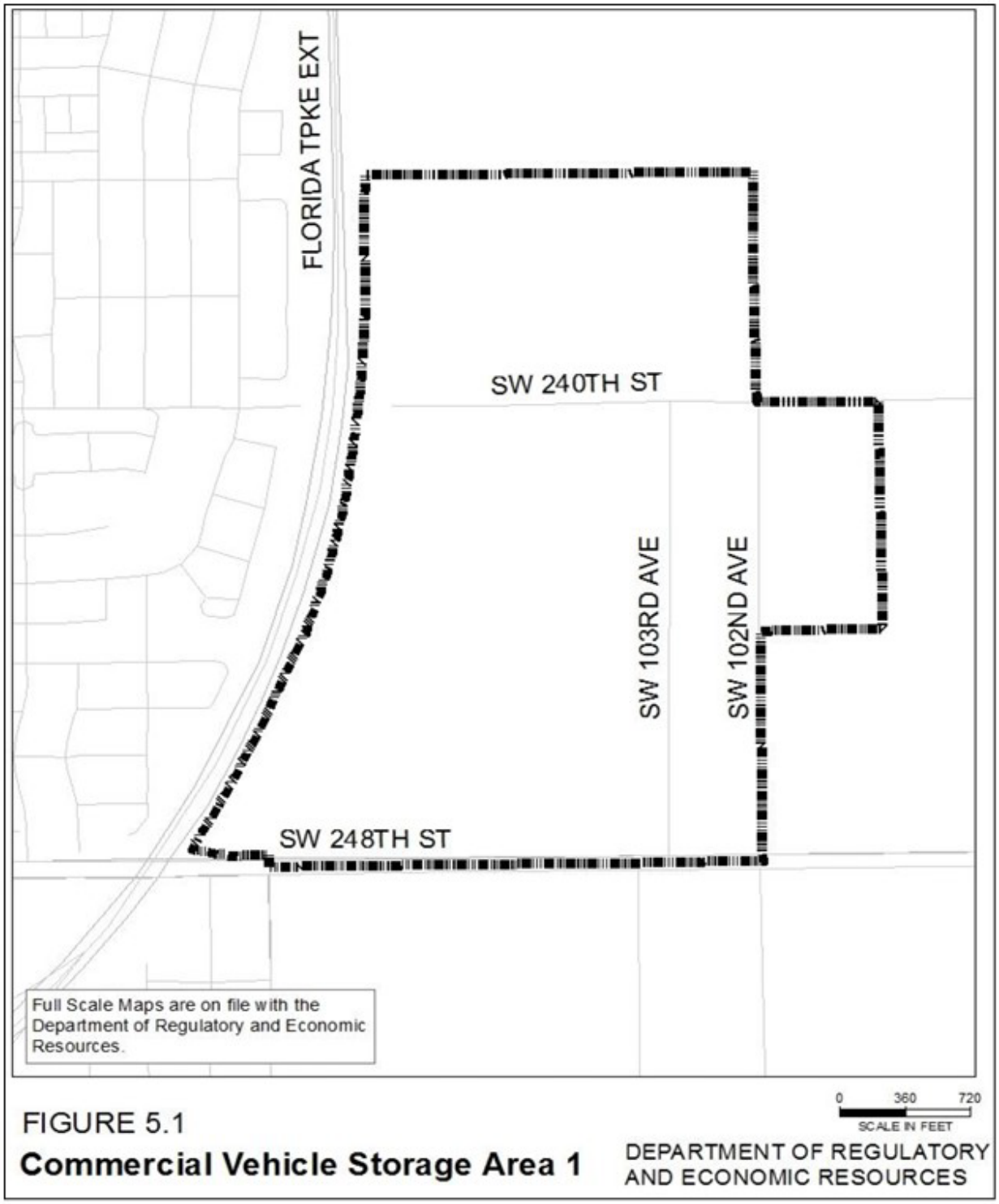
* * *

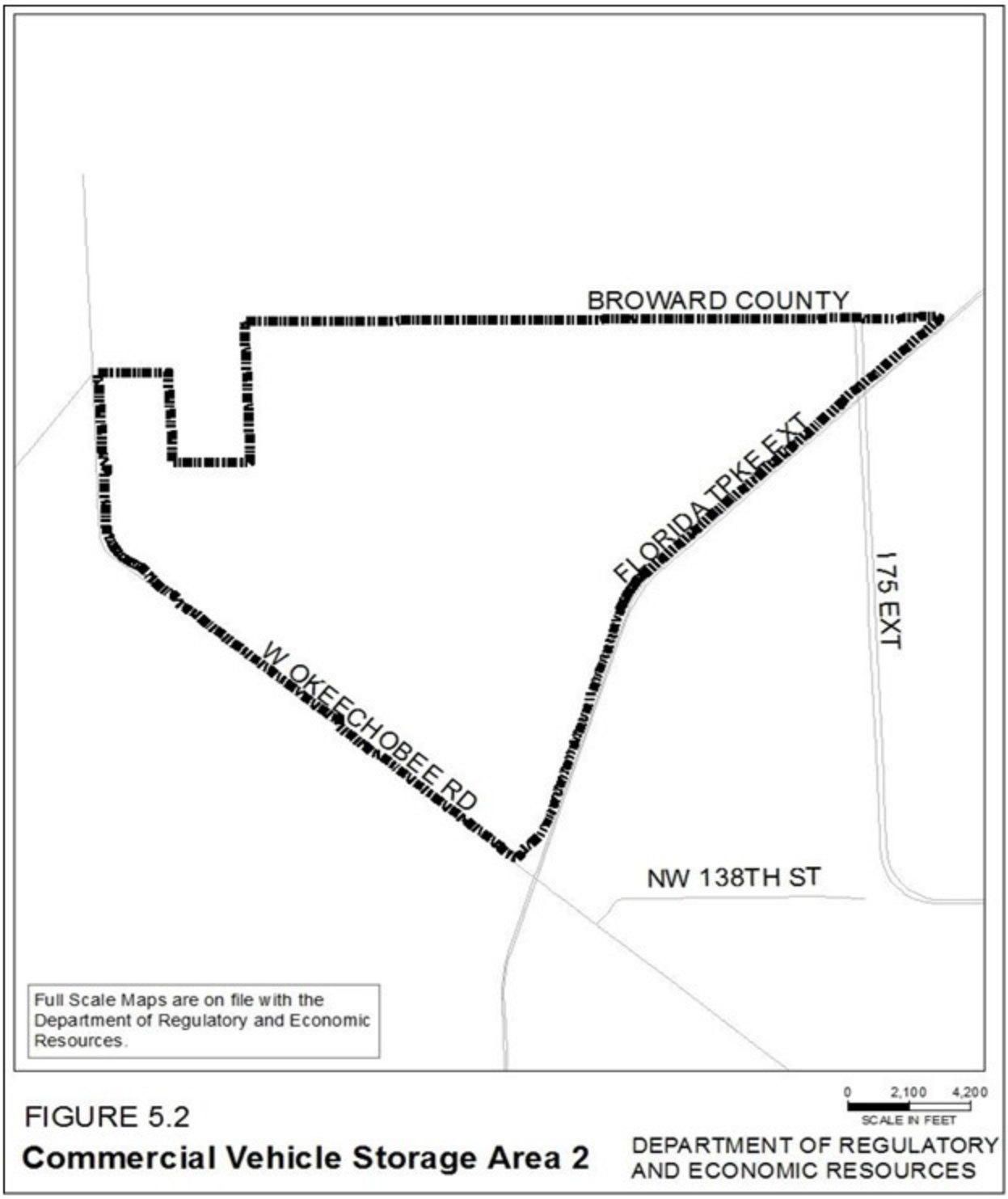
Agriculture

The parking and storage of operable, non-disabled commercial motor vehicles >>and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include standalone automobile parking and storage uses such as car rental facilities)<< may be considered for approval on properties ten acres or greater in the area east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1, subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) truck washing, mechanical repair, or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) a vegetative buffer shall be provided along the perimeter of the property to provide visual screening.

>>Cargo containers (Series 1, ISO) shall be permitted to be stored on the same site with a valid Certificate of Use for commercial vehicle storage provided that said container is fully enclosed and located on a level, impervious surface. Storage of cargo containers and associated equipment areas shall be limited to an area that does not exceed twenty percent (20%) of the area identified for commercial vehicle storage and shall be identified on a site plan submitted in accordance with County Code. Containers may be stacked, up to the height otherwise allowable as of right by the Code of Miami-Dade County for a single-family residential structure in the AU zoning district, when secured with twist locks or other method acceptable to the Department. Loading and unloading of cargo shall be prohibited. Such storage of cargo containers and equipment areas shall comply with all CDMP and County

Code requirements for a commercial vehicle storage facility. All equipment used to move cargo containers on the site shall be located on paved impervious surfaces with county-approved drainage systems.<<





Background

This application is presented in response to Resolution No. R-687-25, adopted by the Board of County Commissioners on July 1, 2025, which directs the filing of an application to amend the

CDMP in the next available cycle to authorize, under certain circumstances, container stacking and storage in conjunction with commercial vehicle storage in areas where such commercial vehicle storage is permitted. It further directs preparation of appropriate legislation to amend the applicable zoning and environmental County Code provisions to implement the CDMP amendment, if adopted.

In October 2020, the Board adopted amendments to the CDMP that provided for commercial truck parking as an allowable use on ±6,800 acres located outside of the Urban Development Boundary (UDB). These areas included ±242 in the agricultural area and ±6,560 acres in Open Land Subarea 1, as depicted on Figures 5.1 and 5.2 of the CDMP Land Use Element (see Pages 5-6). Additionally, in 2023, the Board approved establishment of the MIA Transport Hub in the area located south of NW 6 Street, east of theoretical NW/SW 139 Avenue, outside of the UDB. The MIA Transport Hub supports logistics and distribution resources and, therefore, allows for the storage and stacking of shipping containers up to six levels in height.

The International Organization for Standardization (ISO) establishes the classification and external dimensions for Series 1 freight containers which have a uniform width of 8’ and heights up to 9’-6”. Most common lengths are 20 feet or 40 feet. The stated purpose of the amendment directed through Resolution No. R-687-25 is to respond to a need in the truck parking industry to temporarily offload and store cargo containers. To that end, the proposed amendment allows for the storage of shipping containers on sites with a valid Certificate of Use for commercial vehicle storage in the areas depicted on Figures 5.1 and 5.2 of the CDMP Land Use Element.

Of significant concern with the introduction of shipping container storage is assurance that such use supplements rather than supplants commercial truck parking uses. The 2020 amendment that provided for commercial truck parking was advanced due to a severe truck parking shortage that was documented in a 2010 report conducted by the Miami-Dade Transportation Planning Organization.[1] The dearth of legal commercial truck parking sites at the time was resulting in illegal parking activity in agricultural and residential areas. Ensuring that adequate land remains available for commercial truck parking is paramount, hence the need for limitations on the site area that can be devoted to container storage.

The CDMP Land Use Element Open Land Subarea 1 (Snake-Biscayne Canal Basin) and Agriculture interpretive text provides that truck parking and storage uses shall be allowed only on properties ten acres or greater. The Board discussed Item 11A6 at the December 16, 2025 meeting, a portion of which would have allowed flexibility in satisfying the minimum acreage requirement for commercial vehicle storage in authorized locations by allowing for the aggregation of properties that met specified criteria. The item further noted that the 10-acre minimum and related parameters set forth in Section 33-279 may present challenges for new commercial vehicle storage locations. This portion of Item 11A6 was bifurcated and deferred to no date certain. Although the item has not advanced, the discussion provided significant debate on the appropriate minimum acreage needed for commercial truck parking operators and whether changes to the minimum acreage requirement for truck parking or flexibilities in allowances for truck parking are warranted. As noted previously, the potential for container storage to supplant needed commercial truck parking area is of significant concern. Opportunities to broaden allowances for commercial truck parking within the already authorized areas, including the potential to utilize properties smaller than 10 acres, should continue to be explored.

Also at the December 16, 2025 meeting, the Board adopted the bifurcated portion of Item 11A6 that directed the County Mayor or County Mayor’s designee to file an application to amend the 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-1277-25. Staff is actively working on a response to this directive.

For the eastern truck parking area shown in CDMP Figure 5.1, the application includes an allowance for incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve the commercial truck parking facility with the exception that it does not include automobile parking as a stand-alone use such as a car rental facility. This language mirrors the allowance already provided within the northwestern truck parking area shown in CDMP Figure 5.2 (see Page 6) and will provide consistency between the two areas.

STAFF ANALYSIS

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) has no objections to the proposed amendment. WASD does not have infrastructure in the area designated Agriculture located east of the UDB, south of the theoretical extension of SW 236 Street and north of SW 248 Street, outside and abutting the UDB and within the Urban Expansion Area (UEA) as identified in Figure 5.1. WASD does not have infrastructure in the Open Land Subarea 1 (Snake-Biscayne Canal Basin) located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County outside and abutting the UDB, as identified in Figure 5.2.

Emergency Management

The Miami-Dade Department of Emergency Management (DEM) has reviewed the subject CDMP Text Amendment Application. DEM has no objections to the proposed amendment.

Fire Rescue Services

The Miami-Dade Fire Rescue Department has reviewed the subject CDMP Text Amendment Application, uploaded to EnerGov on 8/17/2026, and has no objections to the proposed amendment.

Police

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess potential impacts on MDSO resources due to proposed zoning modifications.

An analysis of current police staffing levels, population growth, and calls-for-service data was completed. Existing staffing is expected to handle any minor increase in service demands. Should the need for police services rise beyond projected levels, additional sworn personnel, support staff, and equipment may be necessary. At this time, MDSO has no further comments regarding the proposed zoning modifications.

Transit

The Department of Transportation and Public Works has no objections to this application.

Roadways

The purpose of the amendment, as stated in Resolution No. 687-25, is to allow for storage of cargo containers that are transported by trucks. The cargo container storage use is ancillary to the truck parking use which is already allowed pursuant to Ordinance No. 20-116, adopted by the Board on October 21, 2020. Accordingly, a traffic study is not required for this application, as the amendment is not expected to generate additional traffic.

The major roadway that caters to the mobility needs for Commercial Vehicle Storage Area 1 is shown below:

1. SW 248 Street from Florida's Turnpike to SW 87 Avenue is a state maintained two-lane undivided roadway with posted speed limit of 40 mph.

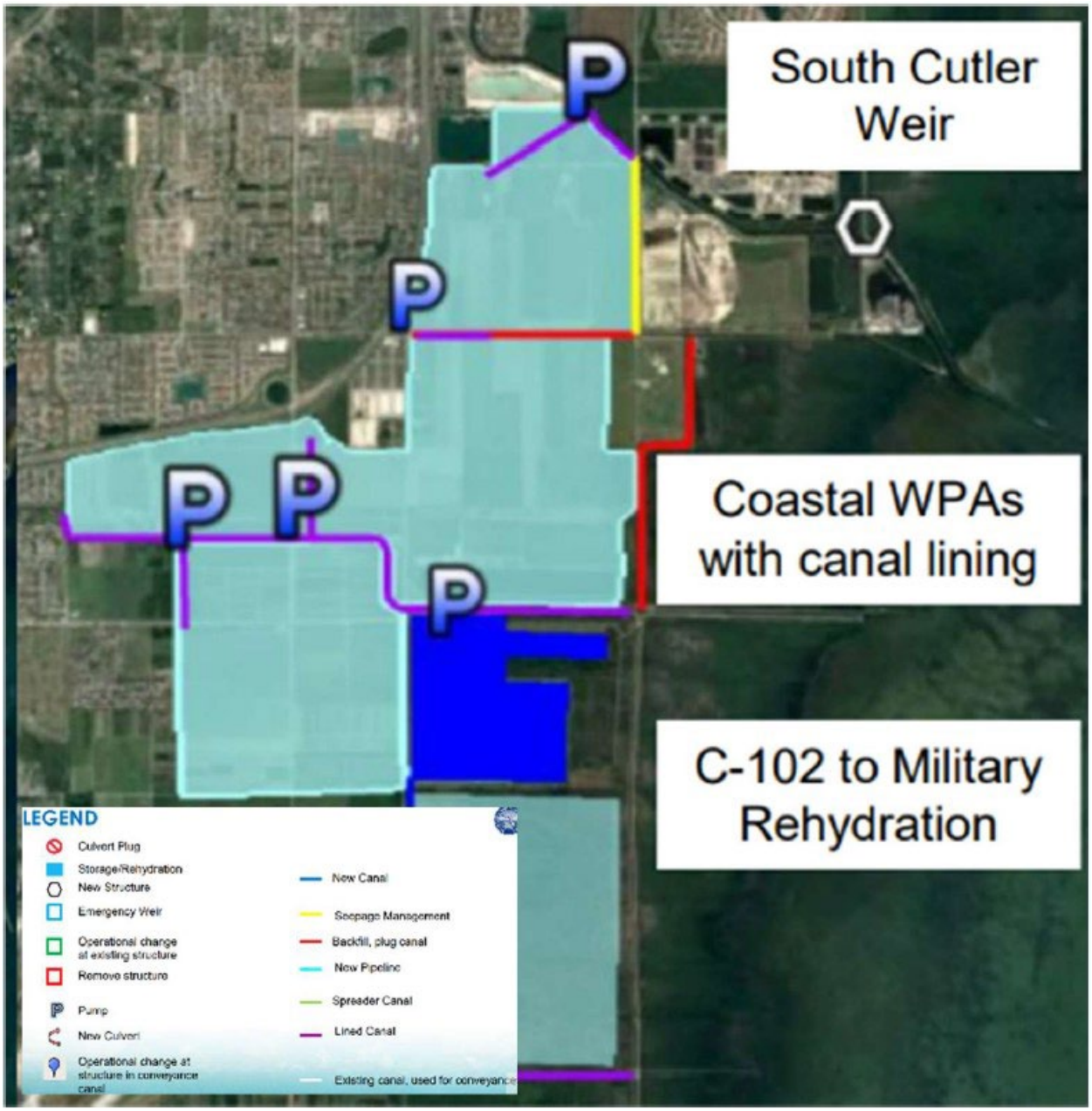
The major roadways that cater to the mobility needs for Commercial Vehicle Storage Area 2 are shown below:

1. SR 25/US 27/Okeechobee Road from Miami-Dade/Broward County line to SR 821 Florida's Turnpike Extension is a state maintained four-lane divided roadway with posted speed limit of 60 mph.
2. SR 997/NW 177/Krome Avenue from SR 25/US 27/Okeechobee Road to SR 90/US 41/SW 8 Street is a state maintained four-lane divided roadway with posted speed limit of 55 mph.

I-75 and Florida's Turnpike provide connectivity for these locations to other regions in the County.

Environmental Considerations

The eastern truck parking area depicted in CDMP Figure 5.1 (see Page 5) is located within an area that has been identified for project features on the preliminary Tentatively Selected Plan (TSP) for the Comprehensive Everglades Restoration Plan (CERP) Biscayne Bay and Southeastern Everglades Ecosystem Restoration (BBSEER) project. Like all CERP projects, BBSEER has followed a multi-year process to arrive at the preliminary Tentatively Selected Plan. The initial multi-agency Project Delivery Team (PDT) meeting was held in September 2020. Since that time, the PDT, as well as technical analysis teams have met continuously to model various project features to address the issues caused by the Central and South Florida (C&SF) water management system. The BBSEER effort seeks to improve the quantity, quality, timing, and distribution of freshwater flows into the natural areas of the Southern Glades, Model Lands, Eastern Panhandle of Everglades National Park, Biscayne Bay, Biscayne National Park, and associated coastal wetlands. The TSP is currently undergoing additional engineering review by the United States Army Corps of Engineers (Corps) and may be further amended. Following the additional engineering review, the Corps is expected to present the preliminary Tentatively Selected Plan at a future milestone meeting for approval by the Deputy Commanding General for Civil and Emergency Operations, Headquarters, U.S. Army Corps of Engineers. From there, it will advance for congressional authorization through a Water Resources Development Act.



Map 1. BBSEER Eastern Project Features from Preliminary Tentatively Selected Plan

<u>Environmental requirements pursuant to Chapter 24 of the Code regarding commercial vehicle storage facilities that would apply in Open Land Subarea 1 and Agriculture where commercial vehicle storage facilities are permitted</u>

- Section 24-43.1(6)(b) of the Code provides that commercial vehicle storage facilities not connected to the public water and sewer systems are allowed provided that a groundwater monitoring plan is approved. Approval of said groundwater monitoring plan is required prior to RER approval of construction plans and/or issuance of a Certificate of Use for the facility.

- Prior to the RER approval of a Certificate of Use, the facility shall obtain an annual operating permit (IW5) pursuant to section 24-18 of the Code.
- Pursuant to section 24-43.1(6)(b) of the Code, a Groundwater Monitoring Plan will be required prior to approval of applicable building permits and certificates of use.
- Fueling, washing, mechanical repairs and maintenance of vehicles, trailers or any other equipment is not allowed. Topping off is not allowed. Hazardous materials shall not be used, generated, stored, disposed of, handled or discharged.
- Pursuant to section 24-48.1(1)(f) of the Code, a Class VI Permit is required for the construction of any surface water management system.

Potable Water Supply and Wastewater Facilities

Open Land Subarea 1 and the agricultural area subject to this amendment are currently located outside the Urban Development Boundary (UDB), where typically no public water and sewer services are provided. Any proposed development outside the UDB shall comply with any applicable Code section, including but not limited to section 24-42.7, section 24-43.2, and section 24-43.1 of the Code. If the application area is moved inside the UDB, any proposed development shall connect to the public water and sanitary sewer systems in accordance with the requirements of Chapter 24 of the Code.

Natural Resources

RER's Natural Resources Division has reviewed the subject application for a text amendment to the Miami Dade County CDMP Land Use Element to authorize, under certain circumstances, container stacking and storage in conjunction with commercial vehicle storage in areas where such commercial vehicle storage is permitted. The application areas associated with the proposed amendment contain wetlands as defined by section 24-5 of the Code. Therefore, pursuant to section 24-48.1(1)(d) of the Code, a Class IV permit is required prior to any work in wetlands within the application areas. Furthermore, plans for commercial vehicle storage must include setbacks specifications and landscape requirements in accordance with section 33 279(5) of the Code.

This application proposes, in part, an amendment to the Land Use Element for Open Land Subarea 1 (Snake Biscayne Canal Basin). Open Land Subarea 1 contains Wetlands of Regional Significance, as depicted on Figure 14 of the Land Use Element. Objective CON-7 of the CDMP has policies for the protection and preservation of the biological and hydrological functions of Wetlands of Regional Significance. Specifically, Policy CON-7A states, *"The degradation or destruction of Wetlands of Regional Significance that may be contained within the areas depicted on Figure 14 in the Land Use Element shall be limited to activities that 1) are necessary to prevent or eliminate a threat to public health, safety or welfare; or 2) are water dependent and no other reasonable alternative exists; or, 3) clearly in the public interest and no other reasonable alternative exists; or 4) are carried out in accordance with an approved basin management plan; or 5) are in areas that have been highly disturbed or degraded and where restoration of a wetland with an equal or greater value in accordance with federal, State and local regulations is feasible. Habitats critical to endangered or threatened species shall not be degraded or destroyed."* Please

be advised, Class IV permit applications within Wetlands of Regional Significance shall be analyzed in accordance with Policy CON-7J.

The subject application areas also contain upland tree resources, which may include specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen and non-specimen size tree resources. Specimen trees are afforded a higher level of protection pursuant to Objective CON-8 of the Conservation, Aquifer Recharge and Drainage (CON) Element of the CDMP and by section 24-49.2(II) of the Code. Future site plan development of the application areas must be consistent with the requirements to preserve specimen trees except in cases where RER has determined that a specimen tree cannot be preserved pursuant to section 24-49.2(4)(II)(2) of the Code. The approval of the subject amendment may not be construed as the sole justification to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to section 24-49.2(4)(II)(2)(b) of the Code.

Pursuant to Policy CON-8I of the CDMP and the prohibited plant species eradication requirements contained in section 24-49.9 of the Code, if exotic pest plants and/or nuisance species exist on the site they shall be removed prior to development or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Moreover, pursuant to section 18A-12 of the Code and the latest version of the Miami-Dade County Landscape Manual, controlled species, including the West Indian mahogany (Swietenia mahagoni) tree, shall not be planted within five hundred (500) feet of native plant communities or any remnant native habitat.

Critical Habitat/Endangered Species

CDMP policy CON-9B states, “All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.” The application areas are located within the U.S. Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat (Eumops floridanus), which may utilize the application areas for foraging, nesting, and roosting. The Miami-Dade County population of Florida bonneted bat is largely urban and known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources.

Prior to any development within the application areas, RER recommends that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151. The applicant is advised to implement wildlife best management practices (BMPs), including the BMPs from the latest Florida Bonneted Bat Consultation Guidelines compiled by the USFWS, to avoid and/or minimize impacts from development to listed species. The applicant shall prepare or revise site plans subject to RER review and approval, as necessary to comply with requirements of chapter 24 of the code and for conformance with provisions of the CDMP, specifically, policy CON-9B.

Environmental Monitoring and Restoration (EMRD)

All construction plans related to the proposed additional use (inclusive of drainage) and dewatering plans require the review and approval from the RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application. For property that is classified as agricultural by the Miami-Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case by case basis to ensure compliance with applicable state law.

Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines

The following goals, objectives, policies, concepts and guidelines of the CDMP are relevant to this application:

CON-7J. In evaluating applications that will result in alterations or adverse impacts to wetlands Miami-Dade County shall consider the applications' consistency with Comprehensive Everglades Restoration Program (CERP) objectives. Applications that are found to be inconsistent with CERP objectives, projects or features shall be denied.

ECO-7A. Miami-Dade County's strategy for meeting countywide employment needs for the next several years should be to emphasize its strengths in international commerce, health services, the visitor industry, and aviation-related activities, and endeavor to expand in the areas of biomedical, film and entertainment, financial services, information technology and telecommunications, while simultaneously promoting the creation and development of small and medium-sized, labor intensive enterprises geared to the socio-economic needs and opportunities of specific neighborhoods and locations meant to serve a diversity of markets.

LU-4B. Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.

APPENDICES

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* Excerpted pages are enclosed herein. The complete application and all related documents are accessible on the Department of Regulatory and Economic Resources website indicated by the link below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/abb51014-8e86-4b62-ae24-53d408318ef1?tab=attachments

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APPENDIX A

Amendment Application

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APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1st Street, 12th Floor
Miami, Florida 33128-1972
(305) 375-2835

2. APPLICANT'S REPRESENTATIVE

Lourdes Gomez, AICP, Director
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1972

By _____ 8/12/2026

3. DESCRIPTION OF REQUESTED CHANGES[1]

1) Amend the interpretive text of the Land Use Element of the County's adopted Comprehensive Development Master Plan (July 2020 edition) as follows:

Open Land

* * *

Open Land Subarea 1 (Snake-Biscayne Canal Basin). This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, outdoor vehicle recreational areas and/or recreational motorsport facilities on the decommissioned Opa-locka West Airport site, subject to Board of County Commission approval for specific uses, nurseries and tree farms, agriculture production1 and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in the portion of Open Land Subarea 1 located east of Okeechobee Road as depicted on Figure 5.2: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided

[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

that such parking and storage uses shall be allowed only on properties ten acres or greater. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; (e) the use will be analyzed in accordance with Policy CON-7J; (f) the use shall not be located within 100 feet of a body of water, canal, or lake as measured from the top of bank or within 25 feet of a wetland that has not otherwise been mitigated or will not otherwise be mitigated pursuant to Chapter 24 of the Code; and (g) truck washing shall be permitted as an ancillary use at commercial vehicle storage facilities provided that the truck washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources; truck washing services shall only be provided for trucks stored at the commercial vehicle storage facilities for at least 4 hours; truck washing shall be conducted only in fully enclosed buildings as approved by the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources; facilities shall allow inspections at any time during operating hours; facilities shall provide secondary containment surrounding all storage tanks; and be subject to required quarterly groundwater quality monitoring. In addition, if a violation of these provisions related to truck parking and truck washing or the operating conditions is found on a property on three separate occasions within a three year period, truck washing shall no longer be permitted on the subject property. The County, by ordinance, shall provide a process to reestablish the use, taking into account any change in ownership, the nature of the violation, and a period of repose for the property. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.

>>Cargo containers (Series 1, ISO) shall be permitted to be stored on the same site with a valid Certificate of Use for commercial vehicle storage provided that said container is fully enclosed and located on a level, impervious surface. Storage of cargo containers and associated equipment areas shall be limited to an area that does not exceed twenty five percent (25%) of the area identified for commercial vehicle storage and shall be identified on a site plan submitted in accordance with County Code. Containers may be stacked, up to four high, when secured with twist locks or other method acceptable to the Department. Loading and unloading of cargo shall be prohibited. Such storage of cargo containers and equipment areas shall comply with all CDMP and County Code requirements for a commercial vehicle storage facility. All equipment used to move cargo containers on the site shall be located on paved impervious surfaces with county-approved drainage systems.<<

Agriculture

The parking and storage of operable, non-disabled commercial motor vehicles >>and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities)<< may be considered for approval on properties ten acres or greater in the area east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1, subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) truck washing, mechanical repair, or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) a vegetative buffer shall be provided along the perimeter of the property to provide visual screening.

>>Cargo containers (Series 1, ISO) shall be permitted to be stored on the same site with a valid Certificate of Use for commercial vehicle storage provided that said container is fully enclosed and located on a level, impervious surface. Storage of cargo containers and associated equipment areas shall be limited to an area that does not exceed twenty percent (20%) of the area identified for commercial vehicle storage and shall be identified on a site plan submitted in accordance with County Code. Containers may be stacked, up to the height otherwise allowable as of right by the Code of Miami-Dade County for a single-family residential structure in the AU zoning district, when secured with twist locks or other method acceptable to the Department. Loading and unloading of cargo shall be prohibited. Such storage of cargo containers and equipment areas shall comply with all CDMP and County Code requirements for a commercial vehicle storage facility. All equipment used to move cargo containers on the site shall be located on paved impervious surfaces with county-approved drainage systems.<<

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Background

This application is presented in response to Resolution No. R-687-25, adopted by the Board of County Commissioners on July 1, 2025, which directs the filing of an application to amend the CDMP in the next available cycle to authorize, under certain circumstances, container stacking and storage in conjunction with commercial vehicle storage in areas where such commercial vehicle storage is permitted. It further directs preparation of appropriate legislation to amend the applicable zoning and environmental County Code provisions to implement the CDMP amendment, if adopted.

In October 2020, the Board adopted amendments to the CDMP that provided for commercial truck parking as an allowable use on ±6,800 acres located outside of the Urban Development Boundary (UDB). These areas included ±242 in the agricultural area and ±6,560 acres in Open Land Subarea 1, as depicted on Figures 5.1 and 5.2 of the CDMP Land Use Element. Additionally, in 2023, the Board approved establishment of the MIA Transport Hub in the area located south of NW 6 Street, east of theoretical NW/SW 139 Avenue, outside of the UDB. The MIA Transport Hub supports logistics and distribution resources and, therefore, allows for the storage and stacking of shipping containers up to six levels in height.

The International Organization for Standardization (ISO) establishes the classification and external dimensions for Series 1 freight containers which have a uniform width of 8' and heights up to 9'-6". Most common lengths are 20 feet or 40 feet. The stated purpose of the amendment directed through Resolution No. R-687-25 is to respond to a need in the truck parking industry to temporarily offload and store cargo containers. To that end, the proposed amendment allows for the storage of shipping containers on sites with a valid Certificate of Use for commercial vehicle storage in the areas depicted on Figures 5.1 and 5.2 of the Land Use Element.

Of significant concern with the introduction of shipping container storage is assurance that such use supplements rather than supplants commercial truck parking uses. The 2020 amendment that provided for commercial truck parking was advanced due to a severe truck parking shortage that was documented in a 2010 report conducted by the Miami-Dade Transportation Planning Organization.[2] The dearth of legal commercial truck parking sites at the time was resulting in illegal parking activity in agricultural and residential areas. Ensuring that adequate land remains available for commercial truck parking is paramount, hence the need for limitations on the site area that can be devoted to container storage.

The proposed allowance of container storage and stacking, up to four high, in conjunction with commercial truck parking in Open Land Subarea 1 is compatible with other uses allowable in that land use category. Uses currently permitted in Open Land Subarea 1 include rural residential at one dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, specified agricultural uses, recreational uses, as well as, outdoor vehicle recreational areas and/or recreational motorsport facilities on the decommissioned Opa-locka West Airport site. Commercial truck parking is allowable on properties ten acres or greater in the area depicted on Figure 5.2 and may include

[2] Miami-Dade Transportation Planning Organization. Comprehensive Parking Study for Freight Transport in Miami-Dade County. 2010.

construction and agricultural equipment and incidental storage of non-disabled passenger automobiles. Rockmining and agriculture are the predominant uses in the area. There are approximately 25 residences in the ±6,560-acre area.

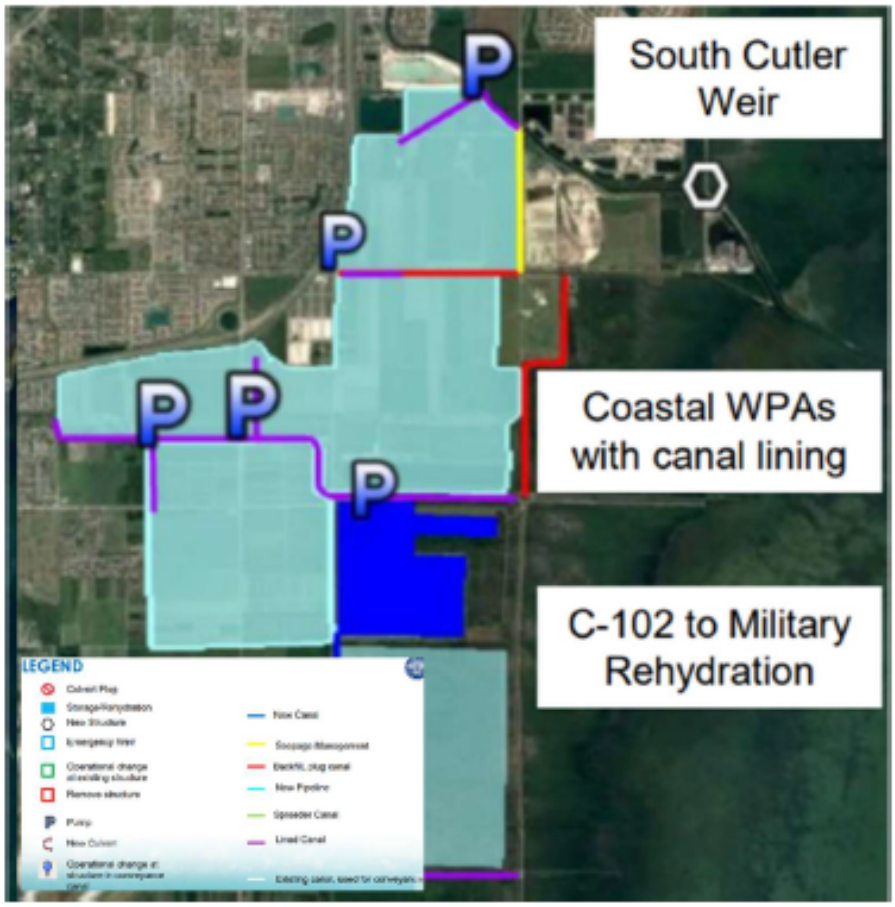
The "Agriculture" land use category generally allows agriculture (including ancillary and supportive uses such as agritourism), residences at a maximum density of one dwelling unit per five acres and uses to support the rural residential community including houses of worship. The area allowed for commercial truck parking facilities includes ±240 acres located one-half mile west of the South Dade Landfill. The proposed allowance of container storage in conjunction with commercial truck parking is also compatible with other uses allowable in the Agriculture land use category. However, container stacking in this area should be limited to align with the allowable height for a residential structure in the AU (Agriculture) zoning district which is 35 feet pursuant to Section 33-283 of the Code.

The proposed amendment requires the storage of cargo containers and equipment areas to comply with all CDMP and County Code requirements for a commercial vehicle storage facility. In both the Open Land and Agriculture land use categories, the commercial truck parking use must: 1) obtain and annual operating permit and be subject to quarterly groundwater monitoring; 2) be stored only on paved impervious surfaces with county-approved drainage systems; 3) not provide mechanical repair or maintenance of any kind; and 4) not store, handle, use, discharge or dispose of liquid wastes or hazardous wastes. In Open Land, the use may not be located within 100 feet of a body of water, canal, or lake as measured from the top of bank or within 25 feet of a wetland that has not otherwise been mitigated or will not otherwise be mitigated; and must be analyzed in accordance with Policy CON-7J for consistency with the Comprehensive Everglades Restoration Plan (CERP) objectives, projects and features. Further, in Open Land, truck washing is only permitted in an enclosed building with 100% recyclable water systems. Truck washing is prohibited in Agriculture. In the Agriculture land use category, commercial truck parking facilities must install a vegetative buffer to provide visual screening. Criteria for approval of commercial vehicle storage projects is contained in Section 33-283.1 of the Miami-Dade County Code (Site plan review for commercial vehicle storage). Updates to Section 33-283.1 will be needed to enable container storage and stacking as an allowable ancillary use in conjunction with a commercial vehicle storage operation. Container storage use will be analyzed at the time of site plan review for conformance with the area requirements outlined in this application.

Section 373.4149, Florida Statutes, requires amendments to local comprehensive plans concerning properties that are located within one mile of the Miami-Dade County Lake Belt Area to be compatible with limestone mining activities. The proposed container storage use was reviewed in accordance with this statutory requirement and found to be compatible with limestone mining activities.

The eastern truck parking area (CDMP Figure 5.1) is located within an area that has been identified for project features on the preliminary Tentatively Selected Plan for the Comprehensive Everglades Restoration Plan (CERP) Biscayne Bay and Southeastern Everglades Ecosystem Restoration (BBSEER) project. Like all CERP projects, BBSEER has followed a multi-year process to arrive at the preliminary Tentatively Selected Plan. The initial multi-agency Project Delivery Team (PDT) meeting was held in September 2020. Since that time, the PDT, as well as technical analysis teams have met continuously to model various project features to address the

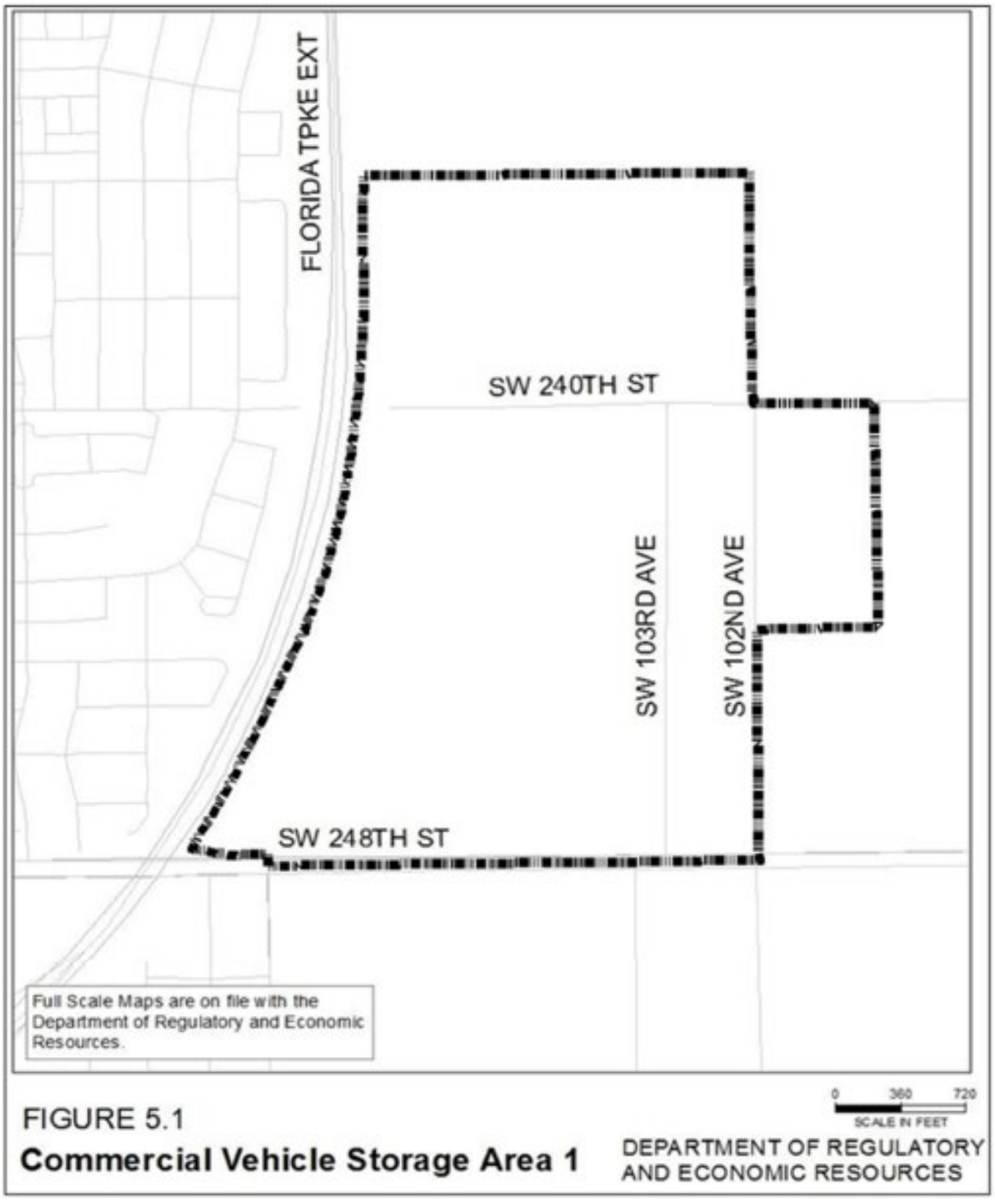
issues caused by the Central and South Florida (C&SF) water management system. This has altered the timing and duration of freshwater flows to Biscayne Bay and transformed the natural estuarine conditions to a declining ecosystem and increased the flow of pollutants/nutrients to the Bay. The BBSEER effort seeks to improve the quantity, quality, timing, and distribution of freshwater flows into the natural areas of the Southern Glades, Model Lands, Eastern Panhandle of Everglades National Park, Biscayne Bay, Biscayne National Park, and associated coastal wetlands. The eastern truck parking area (CDMP Figure 5.1) is identified on the preliminary Tentatively Selected Plan as Water Preserve Area (see figure below). The water preserve areas serve to improve the quality, quantity, and timing of freshwater deliveries to restore the ecological integrity of the estuary. The United States Army Corps of Engineers will present the preliminary Tentatively Selected Plan at a milestone meeting currently scheduled in June 2026 for approval by the Deputy Commanding General for Civil and Emergency Operations, Headquarters, U.S. Army Corps of Engineers. From there, it will advance for congressional authorization through a Water Resources Development Act.



BBSEER Eastern Project Features from Preliminary Tentatively Selected Plan

For the eastern truck parking area (CDMP Figure 5.1), the application includes an allowance for incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve the commercial truck parking facility with the exception that it not include automobile parking as a stand-alone use such as a car rental facility. This language mirrors the allowance already

provided within the northwestern truck parking area (CDMP Figure 5.2) and will provide consistency between the two areas.



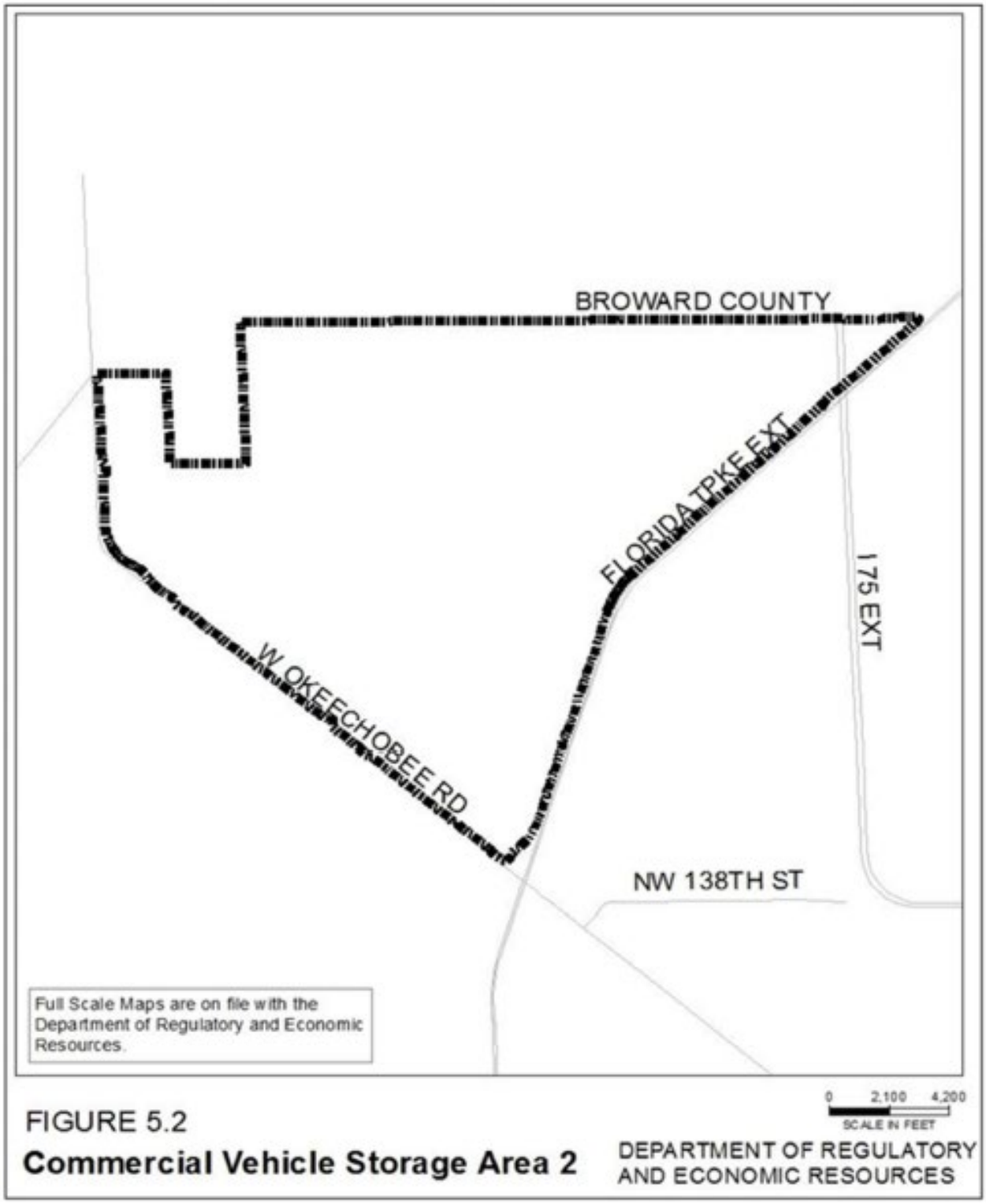


FIGURE 5.2

Commercial Vehicle Storage Area 2

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APPENDIX B

BCC Resolution R-687-25

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OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 11(A)(10)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	July 1, 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 authorize container stacking and storage in conjunction with commercial vehicle storage in authorized locations in Miami-Dade County

Resolution No. R-687-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.

Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001

MEMORANDUM
(Revised)

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

DATE: July 1, 2025

FROM: Cynthia Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(10)

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**

MDC002

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(10)
7-1-25

RESOLUTION NO. R-687-25

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO FILE AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) TO AUTHORIZE CONTAINER STACKING AND STORAGE IN CONJUNCTION WITH COMMERCIAL VEHICLE STORAGE IN AUTHORIZED LOCATIONS IN MIAMI-DADE COUNTY

WHEREAS, trucks and other commercial vehicles play a vital economic role in facilitating the expeditious transport of goods throughout the country; and

WHEREAS, these trucks and commercial vehicles traverse various expressways and major roadways throughout Miami-Dade County; and

WHEREAS, on October 21, 2020, the Board adopted Ordinance No. 20-116, which approved certain amendments to the County's Comprehensive Development Master Plan (CDMP) provided in Evaluation and Appraisal Report-based Application No. 4 from the May 2019 Cycle; and

WHEREAS, among other provisions, that amendment allowed commercial vehicle storage on properties of at least 10 acres in certain areas designated as Open Land Subarea 1 and as Agriculture on the CDMP's Land Use Plan map; and

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

WHEREAS, to further address needs associated with commercial vehicles, on March 16, 2023, the Board adopted another amendment to the CDMP to redesignate certain lands from Open Land to Terminals and to revise the CDMP Land Use Element to create the MIA Transport Hub,

a freight trucking support and commercial motor vehicle storage facility located outside the Urban Development Boundary (UDB) and within a designated Urban Expansion Area (UEA); and

WHEREAS, in addition to demand for commercial vehicle storage areas where trucks are able to be parked, there is also a need for areas in which containers that are transported by these trucks can be offloaded and stacked and stored; and

WHEREAS, the CDMP text does not currently permit container stacking and storage in conjunction with commercial vehicle storage; and

WHEREAS, accordingly, this Board wishes to consider adopting an amendment to the CDMP to permit such container stacking and storage in authorized locations; 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 the Board wishes to do so,

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 file an application to amend the CDMP in the next available cycle to authorize, under certain circumstances, container stacking and storage in conjunction with commercial vehicle storage in areas where such commercial vehicle storage is permitted. In addition, to the extent necessary, the County Mayor or County Mayor's designee shall also prepare appropriate legislation to amend the applicable zoning and environmental County Code provisions necessary to implement the CDMP amendment, if adopted.

The Prime Sponsor of the foregoing resolution is Commissioner Oliver G. Gilbert III. It was offered by Commissioner **Oliver G. Gilbert, III**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 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: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

James Eddie Kirtley

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APPENDIX C

State Land Planning Agency and Other State and Regional Reviewing Agency Comments

ITEMS	PAGE NO.
FloridaCommerce, as the State Land Planning Agency, letter dated November 6, 2026	A-24
South Florida Water Management District email Correspondence dated November 6, 2026	A-28
Florida Department of Environmental Protection email correspondence dated November 4, 2026	A-30
Florida Department of Transportation letter dated October 16, 2026	A-31
Florida Department of Agriculture and Consumer Services email correspondence dated November 9, 2026	A-33
South Florida Regional Planning Council October 26, 2026 Agenda and Memorandum	A-34

* Excerpted pages are enclosed herein. The complete application and all related documents are accessible on the Department of Regulatory and Economic Resources website indicated by the link below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/abb51014-8e86-4b62-ae24-53d408318ef1?tab=attachments

FLORIDACOMMERCE

Ron DeSantis GOVERNOR

November 6, 2026

The Honorable Daniella Levine Cava
Mayor, Miami-Dade County
111 NW 1st Street, 29th Floor
Miami, Florida 33128

Dear Mayor Levine Cava,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for Miami-Dade County (Amendment No. 26-05ESR) received on October 7, 2026. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The local government should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the local government is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the local government. **If the local government receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- The local government shall hold a second public hearing, which shall be a hearing on whether to adopt the comprehensive plan amendment. **If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendment is deemed withdrawn** unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment pursuant to section 163.3184(3)(c)1., F.S. **If the amendment is not adopted at the second public hearing, the amendment shall be formally adopted by the local government within 180 days** after the second public hearing is held **or the amendment is deemed withdrawn.**

- **The adopted amendment must be transmitted to FloridaCommerce within 30 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under section 163.3184(3)(c)2. and 4., F.S., **the amendment effective date** is 31 days after FloridaCommerce notifies the local government that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | X: @FLACommerce

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Amanda Richter, Planning Analyst, by telephone at 850-717-8441 or by email via Amanda.Richter@commerce.fl.gov.

Sincerely,

Yazmin Valdez, Bureau Chief
Bureau of Community Planning and Growth

YV/ar

Enclosure(s): Procedures for Adoption

cc: Jerry Bell, AICP, Assistant Director for Planning, Miami-Dade County
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | X: @FLACommerce

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: South Florida Local Gov Plan
To: Vargas, Rommel (RER)
Subject: RE: Miami-Dade Transmittal Pkg - Standard CDMP20260010 (Cargo Container Storage) - 10-07-26
Date: Friday, November 6, 2026 3:48:54 PM

Good afternoon Mr. Vargas,

The South Florida Water Management District (District) has completed its review of the proposed land use text amendment from the County of Miami-Dade (County). There appear to be no regionally significant water resource issues; therefore, the District forwards no comments at this time on the proposed amendment package.

The District requests that the County forward a copy of the adopted amendment to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov.

Please contact me if you have any questions or need additional information.

Thank you,

Lia Goodman
Policy and Planning Analyst
Resource Coordination Planning
South Florida Water Management District
Office: 561-682-2838 **Email:** lgoodman@sfwmd.gov
3301 Gun Club Road, West Palm Beach, FL 33406

From: Vargas, Rommel (RER) <Rommel.Vargas@miamidade.gov>
Sent: Friday, November 6, 2026 10:03 AM
To: comprehensiveplans@commerce.fl.gov; CompPlans@fdacs.gov; comp.plans@fldoe.org; plan.review <plan.review@floridadep.gov>; compliancepermits@dos.fl.gov; conservationplanningservices <conservationplanningservices@MyFWC.com>; 'Ken.Jeffries@dot.state.fl.us' <Ken.Jeffries@dot.state.fl.us>; South Florida Local Gov Plan <SFLOCALGOVPLAN@sfwmd.gov>; lawrence.ventura@us.af.mil; Nathaly' <nsimon1@dadeschools.net>; Shakira.Trabelsi@dot.state.fl.us
Cc: McCall, James A (RER) <James.McCall@miamidade.gov>; Davis, Rosa (RER) <Rosa.Davis@miamidade.gov>; David, Alex (RER) <Alex.David@miamidade.gov>
Subject: FW: Miami-Dade Transmittal Pkg - Standard CDMP20260010 (Cargo Container Storage) - 10-07-26
Importance: High

[Please remember, this is an external email]

Good morning state agencies,

On October 7, 2026, Miami-Dade County submitted state packages for your review for the **2026 Out of Cycle Application Nos. CDMP20260010 and CDMP20260011 (see attached)**. These two CDMP applications were assigned **26-05ESR and 26-04ESR**, respectively.

Our records indicate that the Planning Division has not yet received any comments from the reviewing state agencies regarding these applications. Could you please provide an update on the status of your review and, if available, forward any comments to us at your earliest convenience? I thank you in advance for your assistance.

Best regards,

Rommel

Rommel O. Vargas, Senior Planner
Department of Regulatory and Economic Resources
Planning Division
111 NW 1 Street, 12th Floor
Miami, Florida 33128
Office: 305-375-2894
https://www.miamidade.gov/planning

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From: McCall, James A (RER) <James.McCall@miamidade.gov>
Sent: Thursday, November 5, 2026 1:30 PM
To: Davis, Rosa (RER) <Rosa.Davis@miamidade.gov>; Vargas, Rommel (RER) <Rommel.Vargas@miamidade.gov>
Cc: David, Alex (RER) <Alex.David@miamidade.gov>
Subject: FW: Miami-Dade Transmittal Pkg - Standard CDMP20260010 (Cargo Container Storage) - 10-07-26

From: Plan Review
To: Bell, Jerry (RER); dcpexter@commerce.fl.gov
Cc: Plan Review
Subject: Miami-Dade County 26-05ESR Proposed
Date: Wednesday, November 4, 2026 5:33:38 PM
Attachments: image001.png

To: Jerry Bell, AICP, Assistant Director for Planning
Re: Miami-Dade County 26-05ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

October 16, 2026

Mr. Jerry Bell, AICP, Assistant Director
Miami-Dade County
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

Subject: Comments for the Miami-Dade County Comprehensive Plan Amendment FDEO #26-05ESR

Dear Mr. Bell:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed subject amendment.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed text amendments would not adversely impact transportation resources and facilities of state importance.

Please transmit a copy of the amendments, along with the supporting data and analysis, to the District upon its adoption. Thank you for coordinating on the review of these proposed amendments with FDOT. If you have any questions, please do not hesitate to contact me by email at Shakira.Trabelsi@dot.state.fl.us or at 305-470-5393.

Sincerely,

Signed by:
Shakira Trabelsi
FECB36FC2E7444C...

Shakira Trabelsi, M.S.
Community Planning Coordinator

Cc: Heidi Solaun-Dominguez, P.E., Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Kenneth Jeffries, Florida Department of Transportation, District 6
Isabel Cosio Carballo, South Florida Regional Planning Council
Kathe Lerch, South Florida Regional Planning Council
Donna Harris, Florida Department of Commerce

From: Vargas, Rommel (RER)
To: Davis, Rosa (RER); David, Alex (RER); McCall, James A (RER)
Subject: FW: Miami-Dade Transmittal Pkg - Standard CDMP20260010 (Cargo Container Storage) - 10-07-26
Date: Monday, November 9, 2026 9:27:28 AM

See below from the Department of Agriculture.

Rommel
Rommel O. Vargas, Senior Planner
Department of Regulatory and Economic Resources
Planning Division
111 NW 1 Street, 12th Floor
Miami, Florida 33128
Office: 305-375-2894
https://www.miamidade.gov/planning

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From: CompPlans <CompPlans@fdacs.gov>
Sent: Monday, November 9, 2026 8:21 AM
To: Vargas, Rommel (RER) <Rommel.Vargas@miamidade.gov>
Subject: RE: Miami-Dade Transmittal Pkg - Standard CDMP20260010 (Cargo Container Storage) - 10-07-26

Good morning,

Our office has no comments.

Thanks,

Lauren Fillyaw
Senior Management Analyst II
Office of Policy and Budget
Florida Department of Agriculture and Consumer Services

(850) 410-2292
Lauren.Fillyaw@fdacs.gov

The Capitol
400 South Monroe Street
Tallahassee, Florida 32399-0800

South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

DRAFT AGENDA

MONDAY, OCTOBER 26, 2026, AT 10:30 AM

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
1 Oakwood Boulevard, Suite 250
Hollywood, FL 33020
954-924-3653

VIRTUAL / PHYSICAL MEETING

Join Zoom Meeting
https://us06web.zoom.us/j/83939890363?pwd=pvxQpvfvIsIzDmWKbKupUxTJwyxguL.1

Meeting ID: 839 3989 0363
Passcode: 396186

I. Pledge of Allegiance and Roll Call

II. Presentation (Time Approximate: 11:15 A.M.

"TOD in South Florida: Today, Tomorrow, and Beyond"
Christina Miskis, MURP, AICP, Principal Planner / Senior Project Manager

III. Action Items

A. Minutes of the Previous Meeting
   A.1 Executive Committee Meeting
   A.2 Council Meeting Minutes
B. Financial Report
C. Consent: Comprehensive Plan Amendment Reviews

Proposed

- Miami-Dade County 26-03ESR
- Miami-Dade County 26-04ESR
- Miami-Dade County 26-05ESR
- Monroe County 26-06ACSC

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org; sfadmin@sfrpc.com

- City of Marathon 26-02ACSC
- City of Parkland 26-01ESR
- City of Parkland 26-02ESR

Public Hearing

Adopted

- Broward County 26-06ESR
- Broward County 26-09ESR, Proposed with 26-06ESR
- City of Coral Gables 26-01ESR
- City of Fort Lauderdale 26-01ESR
- City of Hollywood 26-04ESR
- City of Hollywood 26-06ESR
- Islamorada, Village of Islands 26-02ACSC
- City of Margate 25-01ESR
- Village of Pinecrest 26-01ER
- City of South Miami 25-01ER

*Property Rights Amendment

Public Hearing

D. Regional Issues: Comprehensive Plan Amendment Review
   - Miami-Dade County 25-03ESR (A)

Public Comments

IV. Program Reports and Activities

A. SFRPC Revolving Loan Funds Status Report
B. SFRPC CARES Act RLF Status Report
C. SFRPC/TCRPC Blue Tech Conference
D. Proposed CENSUS 2030 Rules

V. Discussion Items

A. Executive Director's Report
B. Legal Counsel Report
C. Council Members' Report
D. Ex-Officio Report

VI. Announcements and Attachments

A. Attendance Form
B. Upcoming Meetings
   1) Friday, October 30, 2026 (Broward Center for the Performing Arts)
      SFRPC / TCRPC Joint Conference - Topic: Blue Tech Jobs: Policy, Investment, and Workforce Development in Southeast Florida
   2) Monday, November 16, 2026, 10:30 a.m. (SFRPC)
   3) December (Winter Break)
   4) January 25, 2027, 10:30 a.m. (SFRPC)

VII. Adjournment

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020; (2) Phone 954-924-3653; (3) Fax 954-924-3654; or (4) sfadmin@sfrpc.com. If you are hearing or speech impaired, please contact the Agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish).

Agenda packets for upcoming Council meetings will be available at the Council's website, https://sfregionalcouncil.org/meeting-materials/ ten days prior to the meeting.

If you would like to be added to the e-mail list to receive the link to the agenda, please e-mail the Council at sfadmin@sfrpc.com.

SFRPC
South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM #III.C

DATE: OCTOBER 26, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED AMENDMENT CONSENT

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to "assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region."

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council's evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. Approve this report for transmittal to the local governments, with a copy to the State Land Planning Agency.

South Florida Regional Planning Council
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www.sfregionalcouncil.org

PROPOSED AMENDMENTS

- **Miami-Dade County 26-03ESR**
  Proposes an amendment pertaining to October 2025 Cycle Application No. CDMP20250022 to the Miami-Dade County Comprehensive Development Master Plan. The amendment, filed by Midwest REO V, LLC, would amend the Business and Office Land Use Category to allow "Business Support Centers" integrating light industrial uses with commercial and office uses. Eligible properties must contain 5–10 acres, have direct access to a designated Major Roadway, lie within one mile of a designated Terminal area, and meet a 660-foot separation requirement from residentially designated properties. Light industrial uses, including warehouses, logistics facilities, and last-mile fulfillment centers, could occupy up to 90 percent of the total floor area, with at least 10 percent devoted to commercial or office uses. Telecommunications hubs and data centers would be prohibited, and development would require compatible design and appropriate buffering to protect surrounding uses.

- **Miami-Dade County 26-04ESR**
  Proposes amendments to the Comprehensive Development Master Plan related to Application No. CDMP20260011, amending the Water, Sewer, and Solid Waste Element and various policies in the Water and Sewer sub-element of the Comprehensive Development Master Plan and adopting by reference the Miami-Dade County Water Supply Facilities Work Plan, dated May 2026.

- **Miami-Dade County 26-05ESR**
  Proposes an amendment to the Comprehensive Development Master Plan related to Application CDMP20260010, initiated by the County, would amend the Agriculture and Open Land interpretive text to allow cargo container storage and stacking in conjunction with authorized commercial vehicle storage on designated properties of at least 10 acres. Container storage and associated equipment areas would be limited to 25 percent of the commercial vehicle storage area in Open Land and 20 percent in Agriculture, with cargo loading and unloading prohibited. Under the transmitted proposal, containers could be stacked up to six high in Open Land areas, while stacking in Agriculture areas would be limited to the height permitted for single-family residential structures in the Agriculture (AU) zoning district. The amendment would also clarify that incidental temporary parking and storage of passenger automobiles may serve commercial vehicle storage facilities in Agriculture areas. Applicable environmental, drainage, and operating requirements would remain in effect.

- **Monroe County 26-06ACSC**
  Proposes amending the Monroe County Future Land Use Map (FLUM) from Residential High (RH) and Mixed Use/Commercial (MC) to Mixed Use/Commercial (MC) pertaining to seven parcels totaling approximately 6.23 acres of upland. Of that total, 3.65 acres would change from Residential High to Mixed Use/Commercial; the remaining 2.58 acres already have the Mixed Use/Commercial designation. The property is located at 97601 Overseas Highway, and 28, 30, 32, and 34 E. First Street, and 36 E. Second Street, Key Largo. The proposed land use change was not accompanied by a trip generation analysis quantifying its potential impacts on US 1; however, Monroe County staff report that US-1 operates at Level of Service C overall and Level of Service A along the affected segment, which had remaining capacity for 14,748 trips as of May 15, 2026. Subsequent correspondence between FDOT District Six and Monroe County staff indicated that 4,644 trips of reserve capacity