

MEMORANDUM

Agenda Item No. 11(A)(10)

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

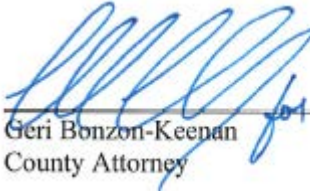
DATE: July 1, 2025

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: 
Glen 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

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