

**Date:** January 25, 2022

**To:** Honorable Chairman Jose “Pepe” Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Status of Commercial Vehicle Parking Enforcement in the Agricultural District

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On July 8, 2021, the Board of County Commissioners (Board) adopted Ordinance No. 21-59, sponsored by Chairman Jose “Pepe” Diaz, which more clearly distinguished between legal and illegal parking and outdoor storage of vehicles and equipment in the Agricultural (AU) Zoning district. The previous regulations on outdoor storage, established in 2019 with the adoption of Ordinance No. 19-101, proved to be insufficient to address the growing problem of illegal parking of Category 3 vehicles (particularly large trucks and other large commercial vehicles) that deteriorates the rural character of agriculturally zoned areas. As commercial vehicle storage has proliferated over recent years, Ordinance No. 21-59 set out to ensure that the parking and storage of large commercial vehicles in the Redland and other agriculturally zoned areas is related to agricultural production and distribution of agricultural products, to ensure that agricultural properties are not illicitly turned into commercial vehicle parking lots, facilitate enforcement against illegal commercial vehicle parking operations, and provide clarity to the public as to the limitations on the parking and storage of commercial vehicles in agriculturally zoned areas. Ordinance No. 21-59 compliments Ordinance No. 21-42, also sponsored by Chairman Diaz and adopted on June 2, 2021, which defined the limited AU-zoned areas where commercial vehicle storage, e.g. truck parking, is allowed pursuant to the County’s Comprehensive Development Master Plan (CDMP). Ordinance No. 21-42 revised and supplemented the regulatory framework for commercial vehicle storage while expanding on allowable areas and improving upon its availability in Miami-Dade County.

Ordinance No. 21-59 was crafted in consultation with the Redland community and the local agricultural industry. The Department of Regulatory and Economic Resources (RER), with support from the County Attorney’s Office (CAO), worked closely with Redland community members and industry stakeholders to assure specific standards were accommodated that would not harm legitimate agricultural operations. Their cooperation and investment of time were instrumental in developing the new legislation. RER held approximately 13 meetings with such stakeholders, including the Agricultural Practices Advisory Board, to find the correct balance and refine the ordinance to offer sufficient enforceability in eliminating illegal operations while also respecting the needs of agricultural producers. Additionally, County staff held numerous internal discussions and meetings to the same end. Finally, RER staff met with Redland community members four times throughout the year 2021 to discuss the regulations that would become Ordinance No. 21-59 and to provide progress reports on enforcement efforts.

RER had been engaged in enforcement efforts against known illegal commercial parking sites based on the prior regulations, and RER reopened cases on those sites upon the passing of Ordinance No. 21-59. As of January 3, 2022, 715 citations have been issued, 222 trucks have been removed, nine tickets have been appealed, and eight properties have reached compliance. Further details on enforcement status are attached. RER is working closely with the CAO to navigate the best avenue for future action on sites that are not yet compliant. While much progress has been made via these hundreds of citations and the achievement of full compliance on some cases, respecting named violators’ due process rights through the code enforcement process necessarily means that some cases may require additional time to resolve. While we are eager to see all properties achieve full compliance, violation of due process could jeopardize enforcement progress altogether. Within those parameters, RER continues to aggressively pursue full compliance and will provide further updates as necessary. Simultaneously, RER strategizes on new opportunities to legally establish additional commercial vehicle storage areas.

Please contact Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources, at (305) 375-2886 or at [lourdes.gomez@miamidade.gov](mailto:lourdes.gomez@miamidade.gov) with any questions or concerns.

Attachment

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and Members, Board of County Commissioners  
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Jess M. McCarty, Executive Assistant County Attorney  
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