

OFFICE OF THE MAYOR
MIAMI-DADE COUNTY,
FLORIDA

VETO AND VETO MESSAGE

To: Honorable Chairman Anthony Rodriguez
and Members of the Board of County
Commissioners Miami-Dade County, Florida

From: Daniella Levine Cava, Mayor
Miami-Dade County, Florida



Pursuant to the authority vested in me under the provisions of Section 2.02(D) of the Miami-Dade County Home Rule Charter, I hereby veto Ordinance No. 26-4, which was adopted at the January 22, 2026, Board of County Commissioners meeting:

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230013, LOCATED WEST OF NW 137 AVENUE AND SR-836 INTERCHANGE, AND NORTH SIDE OF THEORETICAL NW 6 STREET, FILED BY KELLY TRACTOR COMPANY IN THE MAY 2023 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

VETO MESSAGE

On January 22, 2026, the Board of County Commissioners approved a Comprehensive Development Master Plan (CDMP) text amendment application for Kelly Tractor. During this hearing, the Board led a robust discussion, that included both the applicants and administration staff, and ultimately secured several additional proffers that improved the applicant's conditions. However, I must veto the final action because

the application (1) did not sufficiently address impacts to wetlands of exceptional environmental value – exactly the type of wetlands that County policies serve to protect; and (2) utilized the text amendment process to circumvent existing Urban Development Boundary (UDB) policies – longstanding, important policies established by this Board to ensure our community grows in smart, responsible ways.

Inadequate Commitments Regarding Environmental Impacts

The Kelly application impacts an area of our County designated “Wetlands of Regional Significance.” This designation recognizes the exceptionally high quality of the area’s wetlands, which serve a critical role in supporting water management and supporting the surrounding habitat and ecosystem. Staff sought to require that impacts to approximately 62 acres of wetlands, already under preservation covenants, be preserved on site, even if consolidated or relocated on a 1-to-1 basis. In addition, the remaining required mitigation (approximately an additional 100 acres of wetlands anticipated to be impacted), was to be prioritized to occur in the North Trail Basin to the maximum extent feasible.

While the Board negotiated an important concession by requiring that any portion of the 62 acres not being mitigated on site be mitigated within Miami-Dade County, the applicant did not commit to prioritizing mitigation in the North Trail Basin. Similarly, the applicant did not commit to mitigating impacts for the remaining approximately 100 acres of wetlands on the site. A mitigation project in Miami-Dade County, provided for by the applicant, and particularly within the North Trail Basin, would better address the significant loss of water management and habitat function in this area.

The County must act to protect significant wetland systems. In addition to providing habitat for wildlife, wetlands provide a critical public health function. They serve to filter water reaching our aquifer, provide flood protection and, in the case of coastal wetlands, protect against storm surge. Beyond those benefits, open spaces such as wetlands, in the aggregate, contribute to the County’s exemplary rating under the national Flood Insurance Program Community Rating System that provides flood insurance savings to our residents.

Use of the Text Amendment Process to Circumvent UDB Policies

Text amendments have historically been brought forward to refine CDMP policies and define general allowances in identified land use categories and mapped areas. This application circumvented existing UDB amendment policies by bringing site specific

urban uses and infrastructure to a site outside the UDB without following the UDB amendment process.

The text amendment process does not include robust growth analysis and planning procedures that surround a traditional map or UDB amendment, which assures that growth outside the UDB occurs with all appropriate commitments in place. The presentation of a text change in this case enabled substantially less specificity and commitment on the future development than an application that followed a UDB amendment process.

These procedures also force applicants to present analysis of their impacts, including future fiscal impacts to the County to provide government services in areas without established infrastructure, which should not later be subsidized through property tax revenue provided by our residents and businesses.

CLOSING

Growth in our community must be carefully balanced with protecting the natural environment that provides the very foundation for our community and prosperity. In this case, the applicants have failed to address the impacts to precisely the type of wetlands the County's UDB policies are intended to guard against. In addition, the application circumvents longstanding, established UDB amendment processes created by the Board to ensure adequate planning for future growth and prevent negative impacts to taxpayers. Because these concerns were not adequately addressed, staff ultimately recommended denial of the application. While the Board secured important proffers during the hearing, I do not believe those protections go far enough.

For these reasons, I must veto Ordinance No. 26-4.