

C7 AF A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE, AND APPROVING A TEMPORARY PILOT FOOD TRUCK PROGRAM LOCATED AT "LIBERTY PLAZA" IN THE COLLINS PARK NEIGHBORHOOD, BEGINNING ON JUNE 26, 2025, AND ENDING ON DECEMBER 31, 2025, AS PART OF THE COLLINS PARK NEIGHBORHOOD ASSOCIATION (CPNA) MASTER SPECIAL EVENT PERMIT, AND ALLOWING THE CPNA TO SELECT THE FOOD TRUCK TO BE LOCATED AT "LIBERTY PLAZA" AND ROTATE THE FOOD TRUCK SELECTION EVERY MONTH, AS NEEDED.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: June 25, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE, AND APPROVING A TEMPORARY PILOT FOOD TRUCK PROGRAM LOCATED AT "LIBERTY PLAZA" IN THE COLLINS PARK NEIGHBORHOOD, BEGINNING ON JUNE 26, 2025, AND ENDING ON DECEMBER 31, 2025, AS PART OF THE COLLINS PARK NEIGHBORHOOD ASSOCIATION (CPNA) MASTER SPECIAL EVENT PERMIT, AND ALLOWING THE CPNA TO SELECT THE FOOD TRUCK TO BE LOCATED AT "LIBERTY PLAZA" AND ROTATE THE FOOD TRUCK SELECTION EVERY MONTH, AS NEEDED.

### **RECOMMENDATION**

The Administration recommends adopting the Resolution.

### **BACKGROUND/HISTORY**

On February 28, 2025, the Collins Park Neighborhood Association (CPNA) shared a letter via the City Clerk (refer to Exhibit A) regarding a proposal to introduce a monthly rotating food truck program in "Liberty Plaza" in the Collins Park neighborhood. The CPNA voted unanimously in support of this initiative at its February 18, 2025, meeting and requested the City consider implementing a food truck rotation on a trial basis.

On March 13, 2025, at the request of Commissioners Alex Fernandez and Laura Dominguez, a referral (item C4 S attached as Exhibit B) was made to the Public Safety Neighborhood and Quality of Life Committee (PSNQLC) to discuss the potential to bring food trucks to the Collins Park neighborhood.

The referral requested the Administration provide its recommendation regarding the CPNA's proposal to introduce a rotating food truck program on trial basis to test the feasibility and impact of the food truck prior to implementing any permanent policy.

### **ANALYSIS**

Section 142-874 of the City Code requires that business be conducted within substantially enclosed, permanent buildings. This code section is cited frequently, and is important for discouraging unwanted outdoor business activities, display of inventory in front of stores, and other unaesthetic outdoor sales activities.

Sec. 142-874. - Required enclosures.

(a) Store enclosures. In all use districts designated in these land development regulations, the

sale, or exposure for sale or rent, of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits, is prohibited, unless such sale, or exposure for sale, is made from a substantially enclosed, permanent building; provided, however, that nothing herein contained shall be deemed applicable to rooftop areas not visible from the right-of-way, filling stations, automobile service stations or repair shops; uses having revocable permits or beach concessions operated or granted by the city, news racks or newspaper stands, or displays at sidewalk cafés as permitted in subsection 82-384, wherever such uses are otherwise permissible.

#### Special Event Permits and Food Trucks:

Currently, the City permits food trucks as part of a special event permit. Food trucks are not permitted as standalone activations.

#### Collins Park Neighborhood Association Master Permit:

The Collins Park Neighborhood Association (CPNA) produces community programming in the Collins Park Neighborhood, specifically Collins Park and “Liberty Plaza,” via their ArtScape program. The ArtScape program provides ten (10) annual diverse live music activations. The concert series takes place on the lawn in Collins Park between the Bass Museum and Collins Avenue or in “Liberty Plaza” between the Miami City Ballet and the Miami Beach Library. These activations are permitted via their master Special Event Permit, which allows CPNA to activate in the locations.

Currently, Miami Beach neighborhood associations and business improvement districts, including Ocean Drive Association and Normandy Fountain Plaza Business Association hold master Special Event Permits which allow them to program events in their respective neighborhoods throughout the fiscal year.

The City currently funds CPNA annually in an amount of \$75,000, which includes funding in-part, five (5) of the ten (10) ArtScape program annual events in the amount of \$25,000 and the annual New Year’s Eve Ode to Joy Celebration in the Collins Park beachfront in an amount of \$50,000.

As part of the CPNA special event master permit, the Association would be able to program a temporary food truck program in their neighborhood. Similarly, as they program ArtScape, and oversee live music programming, CPNA would be able to select the type of cuisine and food trucks as part of a potential temporary pilot program.

At the May 14, 2025 Public Safety and Neighborhood Quality of Life Committee, Staff presented the recommendation to add a temporary pilot food truck program for six (6) months to the CPNA’s special event master permit which would allow the CPNA to oversee the selection of a monthly single food truck and rotate the selection of said food truck on an as needed basis during the run of the pilot program.

#### Pilot Program Details:

Location: “Liberty Plaza,” 2200 Liberty Avenue, Miami Beach, FL 33139

Dates: June 25, 2025, through December 31, 2025

Time: Monday through Friday 11am to 3pm, Saturday and Sunday 5pm to 7pm

On May 23, 2025, staff met with the President of the CPNA to discuss the recommendation of the PSNQLC and the proposed terms were accepted.

Should the Mayor and City Commission accept the PSNQLC’s favorable recommendation to approve a temporary pilot food truck program at “Liberty Plaza” in the Collins Park Neighborhood,

staff would proceed to add the proposed temporary pilot program to the CPNA special event master permit.

**FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

N/A

**CONCLUSION**

Based on the foregoing, the Administration recommends that the Mayor and City Commission accept the recommendation of the Public Safety and Neighborhood Quality of Life Committee to approve a temporary pilot food truck program for six (6) months at “Liberty Plaza” in the Collins Park Neighborhood via the Collins Park Neighborhood Association special event master permit and allow the CPNA to oversee the selection of a monthly single food truck and rotate the selection of said food truck on an as needed basis during the run of the pilot program.

**Applicable Area**

South Beach

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Tourism and Culture

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

Commissioner Laura Dominguez

**Condensed Title**

Accept Rec/Approve Temp Pilot Food Truck Program for Collins Park Neigh Assoc. (AF/LD) TC

**Previous Action (For City Clerk Use Only)**

# MIAMI BEACH

OFFICE OF THE CITY CLERK

LTC # 095-2025

## LETTER TO COMMISSION

TO: Mayor Steven Meiner and Members of the City Commission  
Eric Carpenter, City Manager  
Ricardo J. Dopico, City Attorney  
Joseph M. Centorino, Inspector General

FROM: Rafael E. Granado, City Clerk 

DATE: March 3, 2025

**SUBJECT: Letter From Collins Park Neighborhood Association – Request For Food Truck Initiative**

Please find attached a letter from the Collins Park Neighborhood Association regarding a proposal to introduce a rotating food truck program at Liberty Plaza. The Association voted unanimously in support of this initiative at its February 18th meeting and has requested that the City consider implementing a food truck rotation on a trial basis.

Please review the enclosed letter for further details.



February 28th, 2025

Letter to Commission  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

**Dear Mayor and Commissioners:**

The Collins Park Neighborhood Association held their monthly meeting on February 18th and at that meeting it was voted unanimously to send this letter asking that you consider having a food truck located on Liberty Plaza (our name since the Commission has never officially chosen to actually name this plaza, even after the previous commission was asked to do so). It is our suggestion to have a food truck of the month and rotate it. Have it be there M-F, 11AM to 6PM. This would be a great asset for the artist workforce housing and employees for the Library, Miami City Ballet and the BASS. Other than the gas station and Walgreens, there is no place to buy anything reasonable in this neighborhood. Maybe do it on a trial basis for 6 months or a year.

We know there would be a procedure to facilitate our request and we ask you to initiate that within 30 days. Maybe one of you could place this on the consent agenda?

Thank you,  
Ray Breslin, president and for the BOD, 305-772-5665  
email: [Bresaro@aol.com](mailto:Bresaro@aol.com)

**Executive Board**

President: Ray Breslin (resident and business owner), Vice President: Harvey Burstein (resident), Secretary: Pam Mayer (resident), Treasurer: Debi Quade (realtor/resident)

**Board members:** TJ Black (The Bass), Ron Bloomberg (owner of the Palm Court Bldg.), Bryant Capley (Miami Beach Regional Library), Juan Jose Escalanate, (Miami City Ballet), John Couriel (resident), Laurie Kaufman (resident), Orlando Garcia (resident), Steven Mandell (Marseilles Hotel), Christine Meland (resident), Jeanette Dorfman (Botanical Garden).

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Ricardo J. Dopico, City Attorney  
DATE: March 19, 2025  
TITLE: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE TO DISCUSS POTENTIALLY BRINGING FOOD TRUCKS TO COLLINS PARK.

### **RECOMMENDATION**

Please place on the March 19, 2025 agenda a referral to the Public Safety and Neighborhood Quality of Life Committee to discuss potentially bringing food trucks to Collins Park on a trial basis.

### **BACKGROUND/HISTORY**

### **ANALYSIS**

As fully set forth in LTC No. 095-2025 (attached hereto), the Collins Park Neighborhood Association remitted a letter, dated February 28, 2025, unanimously requesting that the City consider implementing a food truck rotation, on a trial basis, at Liberty Plaza in Collins Park.

Accordingly, we would request that the City Administration be prepared at Committee to provide its recommendation(s) regarding the Collins Park Neighborhood Association's proposal to introduce a rotating food truck program at Liberty Plaza in Collins Park, on a trial basis, in order to test the feasibility and impact of the food trucks prior to implementing any permanent policy.

### **FISCAL IMPACT STATEMENT**

The sponsors of this item request that the Administration be prepared to address the fiscal impact of this proposed measure, if any, at the City Commission meeting.

### **Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

### **FINANCIAL INFORMATION**

### **CONCLUSION**

**Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

City Attorney

**Sponsor(s)**

Commissioner Alex Fernandez  
Commissioner Laura Dominguez

**Co-sponsor(s)**

**Condensed Title**

Ref. to PSNQLC: Collins Park Food Trucks. (Fernandez/Dominguez)

**Previous Action (For City Clerk Use Only)**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE, AND APPROVING A TEMPORARY PILOT FOOD TRUCK PROGRAM LOCATED AT "LIBERTY PLAZA" IN THE COLLINS PARK NEIGHBORHOOD, BEGINNING ON JUNE 26, 2025, AND ENDING ON DECEMBER 31, 2025, AS PART OF THE COLLINS PARK NEIGHBORHOOD ASSOCIATION (CPNA) MASTER SPECIAL EVENT PERMIT, AND ALLOWING THE CPNA TO SELECT THE FOOD TRUCK TO BE LOCATED AT "LIBERTY PLAZA" AND ROTATE THE FOOD TRUCK SELECTION EVERY MONTH, AS NEEDED.**

**WHEREAS**, on February 28, 2025, the Collins Park Neighborhood Association (CPNA) submitted a proposal to the City via letter to the City Clerk seeking to introduce a monthly rotating food truck program in "Liberty Plaza" in the Collins Park neighborhood, following a unanimous vote of support from the Association's membership on February 18, 2025; and

**WHEREAS**, on March 13, 2025, the City Commission referred the item to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC) for discussion and recommendation; and

**WHEREAS**, the referral requested Administration to assess and provide guidance on the feasibility of a trial rotating food truck program, considering existing City Code requirements and potential community benefits; and

**WHEREAS**, Section 142-874 of the City Code generally prohibits the sale of goods from unenclosed, non-permanent structures, but allows exceptions under Special Event Permits; and

**WHEREAS**, the City presently authorizes food trucks only through Special Event Permits and not as stand-alone activations; and

**WHEREAS**, the CPNA holds a master Special Event Permit through which it programs recurring events and musical activations under its "ArtScape" initiative, including at Liberty Plaza and Collins Park, and receives annual City funding to support these cultural events; and

**WHEREAS**, the proposed temporary pilot program would be integrated into CPNA's existing master permit framework and would permit the Association to select and rotate a single food truck on a monthly basis, ensuring a variety of offerings while maintaining oversight and quality standards; and

**WHEREAS**, at the May 14, 2025, PSNQLC meeting, the Committee received staff's recommendation and expressed support for implementing the temporary pilot program at Liberty Plaza, 2200 Liberty Avenue, Miami Beach, Florida for a six-month period; and

**WHEREAS**, on May 23, 2025, CPNA confirmed its agreement with the temporary pilot program terms, beginning June 26, 2025, and ending December 31, 2025, with operating hours of 11:00 a.m. to 3:00 p.m. on weekdays and 5:00 p.m. to 7:00 p.m. on weekends; and

**WHEREAS**, the temporary nature of the pilot program allows for an evaluation of its community impact, operational feasibility, and compliance with neighborhood aesthetics prior to consideration of any permanent program.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby accept the recommendation of the Public Safety and Neighborhood Quality of Life Committee, and approve a temporary pilot food truck program located at "Liberty Plaza" in the Collins Park neighborhood, beginning on June 26, 2025, and ending on December 31, 2025, as part of the Collins Park Neighborhood Association (CPNA) master Special Event Permit, and allowing the CPNA to select the food truck to be located at "Liberty Plaza" and rotate the food truck selection every month, as needed.

**PASSED and ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Steven Meiner, Mayor

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, City Clerk

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

*Nick Allegro* 6/24/25  
for City Attorney *ER* Date