

RESOLUTION NO. 2025-R-213

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH MIAMI, FLORIDA, IMPOSING
A TEMPORARY MORATORIUM ON THE ISSUANCE OF
ADMINISTRATIVE VARIANCES FOR THE STORAGE
AND/OR PARKING OF RECREATIONAL VEHICLES IN
THE SINGLE-FAMILY RESIDENTIAL ZONES FOR A
PERIOD OF NINETY (90) DAYS; PROVIDING FOR
EFFECTIVE DATES AND ALL OTHER PURPOSES.**

WHEREAS, the Mayor and City Council of the City of North Miami (“City”) have heard from residents in regard to the parking of recreational vehicles within residential neighborhoods; and

WHEREAS, on October 28, 2025, the City Council conducted a discussion on concerns relating to the storage of recreational vehicles in the City and the illegal use of recreational vehicles as living quarters on sites containing a single-family residence; and

WHEREAS, during the discussion, it was determined that the illegal occupancy of recreational vehicles in this manner constitute a public nuisance and fire hazard as documented by several recent incidents which have been documented in and around the City whereby emergency and fire rescue vehicles responded to extinguish a fire at single-family home and it was discovered that the fire generated from a recreational vehicle stored on the single-family parcel which was being illegally used for human habitation; and

WHEREAS, it is believed that the illegal occupancy of recreational vehicles stored at single-family homes is only the beginning of a trend that could increase as the housing prices continue to increase, as seen in surrounding cities; and

WHEREAS, the City Administration and the City Council are concerned that the illegal rental of these recreational vehicles is contrary to the established “character” of the neighborhoods in which they are located; and

WHEREAS, it is recommended that the City Administration conduct an extensive review of Section 5-1405 of the Land Development Regulations (“LDRs”) and provide recommendations for amendments to the Code which will specifically address the concerns of the City Council; and

WHEREAS, in conjunction with the review to be conducted by the City Administration, it is also appropriate to impose a moratorium on the issuance of administrative variances for the

storage and/or parking of recreational vehicles, due to the potential detrimental impact upon the existing neighborhoods of the City; and

WHEREAS, during the moratorium, the City Council is desirous of developing a new ordinance revising the requirements of Section 1405 of the LDRs regarding the process of obtaining a variance to allow for the parking of recreational vehicles in residential districts; and

WHEREAS, the proposed ordinance should encompass all of the issues, topics, and areas of concern raised by the City Council and the community; and,

WHEREAS, additionally, the City Council is desirous of aggressively enforcing the existing Section 5-1406 of the LDRs, which states that “No recreational vehicle, truck, van, or bus shall be used for human habitation overnight in any area of the city” by utilizing all code compliance mechanisms available; and

WHEREAS, the Mayor and City Council find that a temporary moratorium of ninety (90) days will allow the City sufficient time to study, develop, and create the ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Recitals.** The ‘WHEREAS’ clauses set forth above are incorporated herein by reference.

Section 2. **Moratorium.** That the Mayor and City of the City of North Miami hereby institutes a Moratorium for the issuance of administrative variances for the storage and/or parking of recreational vehicles within all the single-family residential zoning districts of the City.

Section 3. **Duration.** This Moratorium shall take effect upon adoption of this Resolution by the Mayor and City Council and shall terminate ninety (90) days from the effective date of this resolution unless the City Council rescinds or extends the moratorium by a subsequent action.


Section 4. **Recommendation.** During the time of the Moratorium, City Administration is hereby directed to study, develop, and recommend to the City Council a new ordinance regarding recreational vehicles.

Section 5. **Exceptions.** The Mayor and City Council retains the authority to grant exceptions from the administrative variance prohibition established by this Resolution should the City Council determine, upon presentation by an applicant, that the requested variance is unrelated


to the subject, issues, topics, and areas of concern of the moratorium. The City Manager shall place all requests for exemption upon an upcoming City Council regular agenda.

Section 6. **Effective Date.** This Resolution shall be effective upon adoption.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 10th day of November, 2025.


ALIX DESULME, ED.D.
MAYOR

ATTEST:


VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: COUNCILMAN CHARLES

Moved by: Charles

Seconded by: Desulme

Vote:

Mayor Alix Desulme, Ed.D.	<u>X</u>	(Yes)	<u> </u>	(No)
Vice-Mayor Kassandra Timothe, MPA	<u>X</u>	(Yes)	<u> </u>	(No)
Councilman Kevin A. Burns	<u>X</u>	(Yes)	<u> </u>	(No)
Councilwoman Mary Estimé-Irvin	<u>X</u>	(Yes)	<u> </u>	(No)
Councilman Pierre Frantz Charles, M.Ed.	<u>X</u>	(Yes)	<u> </u>	(No)