

# City of West Miami

901 SW 62<sup>nd</sup> AVE  
West Miami, FL 33144  
cityofwestmiami.gov



## **AGENDA**

### **REGULAR CITY COMMISSION MEETING**

*Revised 7/7/2025*

**WEDNESDAY, JULY 9, 2025**  
**6:00 PM**

**City Hall, Commission Chambers**  
**901 SW 62 AVE, 2nd Floor**  
**West Miami, FL 33144**

### **CITY COMMISSION**

**Mayor Eric Diaz-Padron**  
**Vice-Mayor Ivan Chavez Jr.**  
**Commissioner Juan M Blanes**  
**Commissioner Gustavo J Ceballos**  
**Commissioner Luciano L Suarez**

**City Manager Edward Silva**  
**City Attorney Dexter W. Lehtinen**  
**City Clerk Annery Gonzalez**

1. **INVOCATION**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATION OF MINUTES FOR APPROVAL**
  - A) June 4, 2025 Regular Commission Meeting.
5. **PUBLIC COMMENTS**
6. **REPORT OF THE CITY MANAGER**
  - A) Presentation by Javier Betancourt, Executive Director of Citizens' Independent Transportation Trust (CITT) on trust's efforts to advance the People's Transportation Plan (PTP).
  - B) Presentation of Financial Statements for Fiscal Year ended 9/30/2024 by City's independent auditors, GEMRT. (Gerry Donates)
  - C) Budget 2025-2026 Workshop Presentation.
7. **REPORT OF THE CITY ATTORNEY**
8. **REPORT OF THE CITY ENGINEER**
9. **COMMITTEE REPORTS**
10. **UNFINISHED BUSINESS**
  - A) Postponed at the June 4, 2025 Commission Meeting:  
 Second Reading; Public Hearing:  
**AN ORDINANCE OF THE CITY OF WEST MIAMI, FLORIDA, AMENDING THE CODE OF ORDINANCES BY MODIFICATION OF CHAPTER 12 "PLANNING AND DEVELOPMENT", ADOPTED ZONING ORDINANCE NO. 282, SECTION 4.3 "C" USE DISTRICTS, SECTION 4.32-4, "LANDSCAPE OPEN SPACE" TO PROVIDE AN OPTIONAL PAY-IN-LIEU TO A CITY-WIDE TREE TRUST FUND WHERE LANDSCAPE REQUIREMENTS CAN NOT BE MET, AND TO ESTABLISH A CITY OF WEST MIAMI TREE TRUST FUND TO DISBURSE COLLECTED FUNDS TO TREE PLANTING IN THE CITY RIGHTS-OF-WAY, PROVIDING FOR PAYMENT SCHEDULES, DEPOSIT ACCOUNTS, EXPIRATION, ENFORCEMENT AND OTHER APPLICABLE REGULATIONS; AND PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; IMPLEMENTATION; AND AN EFFECTIVE DATE.**
11. **NEW BUSINESS AGENDA ITEMS**
  - A) Presentation of Proclamation to Amor Reyes, Honoring Her Years of Service to Education, Her Distinguished Leadership as Principal of Sylvania Heights Elementary School, and Recognizing Her Retirement.

- B) Presentation of Proclamation Celebrating "National Sanitation Workers Week".**
- C) Second Reading; Public Hearing:**  
**AN ORDINANCE OF THE CITY OF WEST MIAMI REGARDING QUASI-JUDICIAL PROCEEDINGS; PROVIDING PROCEDURES FOR DISCLOSING EX PARTE COMMUNICATIONS FROM PARTIES AND PARTY INTERVENORS IN QUASI-JUDICIAL PROCEEDINGS OF THE CITY COMMISSION AND CITY BOARDS IN WHICH THE DECISION MUST BE BASED SOLELY ON SUBSTANTIAL COMPETENT EVIDENCE IN THE HEARING RECORD; AND PROVIDING FOR AN EFFECTIVE DATE.**
- D) First Reading:**  
**AN ORDINANCE OF THE CITY OF WEST MIAMI, FLORIDA, ESTABLISHING STORMWATER-RELATED STANDARDS WITHIN THE CITY OF WEST MIAMI; PROVIDING FOR PURPOSE AND INTENT; PROVIDING DEFINITIONS; ESTABLISHING MINIMUM REQUIREMENTS, DESIGN STANDARDS, AND PROCEDURES TO MANAGE STORMWATER RUNOFF, QUALITY, RETENTION, DETENTION, AND INFILTRATION; PROVIDING REGULATIONS FOR NEW DEVELOPMENT, REDEVELOPMENT, AND CERTAIN EXISTING INFRASTRUCTURE; PROVIDING FOR APPLICABILITY, ENFORCEMENT, AND ADMINISTRATIVE ADJUSTMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.**
- E) First Reading:**  
**A FIRST READING OF AN ORDINANCE OF THE CITY OF WEST MIAMI AMENDING SECTION 11.3 OF ZONING CODE 282 TO REDUCE SWIMMING POOL SETBACKS FROM TEN FEET (10') TO FIVE FEET (5') ON SIDE AND REAR PROPERTY LINES FOR R-1 SINGLE-FAMILY RESIDENTIAL DISTRICTS ONLY MINIMUM OF TWO AND ONE-HALF FEET (2.5') OF PERVIOUS SURFACE; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**
- F) RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO ACCEPT A MITIGATION OFFER IN THE AMOUNT OF ONE HUNDRED SEVENTY THOUSAND DOLLARS (\$170,000.00) FROM MIRTA MARGARITA CONTRERAS NOA & LAURA M. RODRIGUEZ JTRS. ON CODE ENFORCEMENT LIENS FOR CODE VIOLATIONS AT THE PROPERTY LOCATED AT 1060 SW 63 AVE, WEST MIAMI, FL; PROVIDING THAT PAYMENT OF MITIGATION AMOUNT BE PAID WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THIS RESOLUTION AND DEMOLITION OF THE EXISTING STRUCTURES BE COMPLETED WITHIN 120 DAYS OF THIS RESOLUTION; PROVIDING THAT FAILURE TO MEET SAID CONDITIONS SHALL RESULT IN THE LIENS REVERTING TO THE ORIGINAL AMOUNT; PROVIDING FOR AN EFFECTIVE DATE.**
- G) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI REGARDING COMPUTER SOFTWARE TO FACILITATE USE OF PARKS AND RECREATION FACILITIES OF THE CITY; APPROVING A CONTRACT WITH AMELIA TECHNOLOGIES USA INC TO PROVIDE PARKS AND RECREATION MANAGEMENT SOFTWARE, INCLUDING MANAGEMENT AND USE OF THE MULTIGENERATIONAL RECREATION CENTER; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)***

- H) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN THE CITY OF WEST MIAMI AND PETERSON'S HARLEY-DAVIDSON OF MIAMI, LLC FOR THE LEASE OF ONE (1) 2025 HARLEY-DAVIDSON FLHTP ELECTRA GLIDE POLICE MOTORCYCLE FOR A TERM OF THIRTY-SIX (36) MONTHS AT A MONTHLY COST OF \$835.00, PROVIDING FOR AN EFFECTIVE DATE.
- I) RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE PROPOSAL FROM WATERWORKS METROLOGY, LLC. FOR THE PURCHASE OF 100 WATER METERS IN THE AMOUNT OF THIRTY-NINE THOUSAND ONE HUNDRED AND SEVENTY-FIVE DOLLARS AND ZERO CENTS (\$ 39,175.00); PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)*
- J) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, REPEALING AND SUPERSEDING RESOLUTION # 2025-31, AND REDUCING THE WATER CONSUMPTION FEE PORTION OF THE UTILITY BILL FOR ITS RESIDENTS BY SIX (6) PERCENT EFFECTIVE OCTOBER 1, 2025; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE. *(Sponsored by Mayor Diaz-Padron)*
- K) RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE INTERDEPARTMENTAL TRANSFERS BEFORE THE END OF THE FISCAL YEAR 9/30/2025 AS PRESCRIBED BY CHARTER SECTION 5-10 TITLED TRANSFER OF FUNDS BETWEEN DEPARTMENTS.
- L) A RESOLUTION OF THE CITY OF WEST MIAMI, FLORIDA, DETERMNING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2025-2026; SETTING THE DATE, TIME, AND PLACE FOR THE PUBLIC HEARINGS REQUIRED BY STATE LAW; DIRECTING STAFF TO TRANSMIT NECESSARY DOCUMENTATION PURSUANT TO THE REQUIREMENTS OF FLORIDA STATUTES AND THE RULES AND REGULATIONS OF THE DEPARTMENT OF REVENUE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.
- M) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE INTERLOCAL AGREEMENT TO BE INCLUDED IN THE MIAMI-DADE COUNTY CURBSIDE RECYCLING PROGRAM AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)*
- N) RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO EXTEND AND EXCUTE THE AGREEMENT WITH LOOK ADVERTISING, LLC. UNTIL SEPTEMBER 30, 2027, WITH THE OPTION TO RENEW WITH THE CITY COMMISSION'S APPROVAL. THE CONTRACTOR TO PROVIDE THE CITY OF WEST MIAMI ADVERTISEMENT OPPORTUNITY FOR THE CITY AT NO COST TO THE CITY AND PROVIDING FOR AN EFFECTIVE DATE.

- O) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; RELATING TO PARKS AND RECREATION, ACCEPTING THE IMPLEMENTATION OF A GYM MEMBERSHIP FEE AT THE MULTI-GENERATIONAL RECREATION CENTER (MGRC); APPROVING THE ATTACHED FEE STRUCTURE FOR THE MGRC GYM; AUTHORIZING THE CITY MANAGER AND FINANCE DIRECTOR TO ESTABLISH, COLLECT AND MANAGE THIS REVENUE SOURCE; AND PROVIDING AN EFFECTIVE DATE.
- P) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ESTRADA HINOJOSA FOR THE PURPOSE OF SERVING AS MUNICIPAL/FINANCIAL ADVISORS FOR THE CITY OF WEST MIAMI TO COMMENCE ON OCTOBER 1, 2025; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)*

**12. CONSENT AGENDA ITEMS**

**13. GOOD OF THE ORDER**

**14. ADJOURNMENT**

**NOTE:**

- \* ANY PERSON, OR PERSONS, WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL REQUIRE A VERBATIM RECORD OF THE PROCEEDING UPON WHICH THE APPEAL IS BASED. INTERESTED PERSONS SHOULD, THEREFORE, TAKE THE NECESSARY STEPS TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH CONTAINS THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. (F.S.286.0105)
- \* ANY PERSON WISHING TO ADDRESS THE CITY COMMISSION ON ANY ITEM ON THE AGENDA SHALL REGISTER WITH THE CITY CLERK PRIOR TO THE ITEM BEING HEARD. PRIOR TO MAKING A STATEMENT, PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.
- \* ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS FOR PARTICIPATION IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 305 266-1122, WITH REQUESTS FOR AUXILIARY AIDS OR SERVICES AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING.