

City of West Miami

**901 SW 62nd AVE
West Miami, FL 33144
cityofwestmiami.gov**



AGENDA REGULAR CITY COMMISSION MEETING

**WEDNESDAY, NOVEMBER 5, 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) October 1, 2025 Regular Commission Meeting

5. PUBLIC COMMENTS
6. REPORT OF THE CITY MANAGER
7. REPORT OF THE CITY ATTORNEY
8. REPORT OF THE CITY ENGINEER
9. COMMITTEE REPORTS
10. UNFINISHED BUSINESS
11. NEW BUSINESS AGENDA ITEMS

A) Second Reading; Public Hearing:

AN ORDINANCE OF THE CITY OF WEST MIAMI REGARDING RETIREMENT BENEFITS; REPEALING ENTITLEMENT TO HEALTH BENEFITS WHICH IN ADDITION TO THE RETIREMENT BENEFITS OF THE FLORIDA RETIREMENT SYSTEM FOR RETIRED CITY OF WEST MIAMI PERSONNEL WHO HAVE RETIRED UNDER THE FLORIDA RETIREMENT SYSTEM PURSUANT TO THE CITY'S PARTICIPATION IN THE FLORIDA RETIREMENT SYSTEM RETIREMENT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

B) Second Reading; Public Hearing:

AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI RELATING TO DOGS IN PUBLIC PARKS; PERMITTING THE CITY MANAGER TO WAIVE THE PROHIBITION OF DOGS IN PUBLIC PARKS FOR SPECIFIC EVENTS; PROVIDING FOR CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

C) Second Reading; Public Hearing:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; RELATING TO PARKS AND RECREATION DEPARTMENT, ESTABLISHING AND AMENDING PREVIOUS PARK FEES SCHEDULE AND RATES FOR SERVICES, MEMBERSHIP CHARGES, AND RENTAL RATES; ADOPTING THE ESTABLISHED AND AMENDED PARK FEES SCHEDULE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration)*

D) Second Reading; Public Hearing: Ordinance on Comprehensive Plan Amendment

Applicant: Sunnyside West Miami LLC

Property Address: 6020 & 6024 SW 8 Street West Miami, FL 33144

ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI AMENDING THE CITY OF WEST MIAMI COMPREHENSIVE DEVELOPMENT MASTER PLAN TO ESTABLISH THE “CORRIDOR RESIDENTIAL” LAND USE DESIGNATION AND CORRESPONDING REGULATIONS AND AMENDING THE FUTURE LAND USE DESIGNATION FOR THOSE PROPERTIES LOCATED AT 6020 SW 8 STREET AND 6024 SW 8 STREET AND DESIGNATED “COMMERCIAL-MIXED USE,” “HIGH DENSITY,” AND “MODERATE DENSITY,” TO THE “CORRIDOR RESIDENTIAL” DESIGNATION; PROVIDING FOR CONFLICT CORRECTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL AND PROVIDING FOR EFFECTIVE DATE.

E) Second Reading; Public Hearing: Ordinance on Rezoning Request

Applicant: Sunnyside West Miami LLC

Property Address: 6020 & 6024 SW 8 Street West Miami, FL 33144

AN ORDINANCE OF THE CITY OF WEST MIAMI, FLORIDA, CREATING SECTION 3.2 ENTITLED “CORRIDOR RESIDENTIAL” (“CR”) DISTRICT OF THE CITY OF WEST MIAMI ZONING ORDINANCE 282, AS AMENDED; AMENDING THE ZONING MAP FOR THOSE PROPERTIES LOCATED AT 6020 SW 8 STREET AND 6024 SW 8 STREET AND DESIGNATED “COMMERCIAL / MIXED-USE” (“C”), “OFF-STREET PARKING FOR COMMERCIAL” (“R-5”), “MULTIFAMILY / DUPLEX” (“R-2”) AND “SINGLE FAMILY HOUSE” (“R-1”) TO THE “CORRIDOR RESIDENTIAL” (“CR”) DISTRICT ZONING DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

F) Public Hearing:

Special Use Permit 2025-003

Property Address: 1000 SW 59 AVE West Miami, FL 33144

Applicant: Eric Diaz-Padron 1000 SW 59 AVE West Miami, FL 33144

Applicant requests a Special Use Permit for the renovation of the property located at 1000 SW 59 Avenue, West Miami, Florida 33144 providing for a two-story construction of a single-family residence. The two-story single-family home (if allowed) would have 3001 square feet of living area consisting of four (4) bedrooms and two and a half (2.5) bathrooms. The property is an 8,250 square foot corner lot and is zoned as “R-1” Single Family House. Zoning Ordinance 282 (Sec, 2B.1, and Sec. 4.17)

G) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, APPROVING SPECIAL USE PERMIT # 2025-003 FOR THE PROPERTY LOCATED AT 1000 SW 59 AVENUE, WEST MIAMI, FL 33144, TO ALLOW THE CONSTRUCTION OF A TWO-STORY SINGLE-FAMILY RESIDENCE IN AN R-1 ZONING DISTRICT, PURSUANT TO ZONING ORDINANCE 282, SECTIONS 2B.1 AND 4.17; PROVIDING FOR INCORPORATION OF FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- H) Swearing-In of new Police Major Pedro J. Arcia. (Oath administered by Chief of Police Pedro R. Delgado)
- I) Presentation of recognition to Ivan Chavez, Sr., Antonia “Tony” Chavez, Andrea Picado, and Terry Pittser for their outstanding volunteer service at the City of West Miami’s 2025 Halloween Event.
- J) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, FOLLOWING THE RECOMMENDATION OF THE BRANDING BOARD; ADOPTING “CENTRAL BARK” AS THE RECOMMENDED NAME FOR THE NEW DOG PARK LOCATED AT SW 65TH AVENUE AND 12TH STREET; ACKNOWLEDGING ALTERNATIVE OPTIONS OF “WEST WOOF PARK,” “PAW PATCH PARK,” AND “HOUND HAVEN PARK”; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.
- K) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, MODIFYING THE BUDGET APPROVED BY RESOLUTION NO. 2024-82 FOR FISCAL YEAR 2024-2025, BY ADDING SUPPLEMENTAL APPROPRIATIONS TO THE GENERAL FUND, BUILDING FUND, RECREATION FUND, SURTAX FUND, WATER ENTERPRISE FUND, AND EQUITABLE SHARING FUND; PROVIDING FOR AN EFFECTIVE DATE.
- L) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; RELATING TO GRANTS; RETROACTIVELY ACCEPTING A GRANT AWARD TO OCTOBER 2, 2025 FROM THE 2025-2026 GENERAL APPROPRIATIONS ACT (GAA) IN THE AMOUNT OF FIVE HUNDRED THOUSAND DOLLARS (\$500,000) FOR THE CONTINUATION OF DEVELOPING THE MULTI-GENERATIONAL RECREATION CENTER (MGRC) FOR THE COMMUNITY VIA AGREEMENT #HL309; APPROVING THE GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF COMMERCE (COMMERCE); AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT AND OTHER RELATED DOCUMENTS ON BEHALF OF THE CITY RELATED TO THE PROJECT; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration)*
- M) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; RELATING TO GRANTS; ACCEPTING A GRANT AWARD FROM THE 2025-2026 GENERAL APPROPRIATIONS ACT (GAA) IN THE AMOUNT OF TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000) FOR THE PURCHASE OF STRENGTH TRAINING EQUIPMENT AND OTHER FURNISHINGS FOR THE MULTI-GENERATIONAL RECREATION CENTER (MGRC) VIA AGREEMENT #HL305; APPROVING THE GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF COMMERCE (COMMERCE); AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT AND OTHER RELATED DOCUMENTS ON BEHALF OF THE CITY RELATED TO THE PROJECT; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration)*

12. CONSENT AGENDA ITEMS

- A) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE FIRM OF GEMRT FOR THE PURPOSE OF PROVIDING PROFESSIONAL AUDITING SERVICES FOR FISCAL YEARS ENDING SEPTEMBER 30, 2026 THROUGH SEPTEMBER 30, 2028; PROVIDING FOR ANNUAL FEES; PROVIDING FOR AN EFFECTIVE DATE.**

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.