

City of West Miami

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



AGENDA REGULAR CITY COMMISSION MEETING

**WEDNESDAY, AUGUST 27, 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) July 9, 2025 Regular Commission Meeting.

5. PUBLIC COMMENTS
 6. REPORT OF THE CITY MANAGER
- A) Budget Workshop - Capital Projects
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, 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.

B) Second Reading; Public Hearing:

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.

C) First 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,” “COMMERCIAL PARKING,” AND “MODERATE DENSITY,” TO THE “CORRIDOR RESIDENTIAL” DESIGNATION; PROVIDING FOR CONFLICT CORRECTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL AND PROVIDING FOR EFFECTIVE DATE.

D) First 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 “CR”, CORRIDOR RESIDENTIAL DISTRICT OF CITY OF WEST MIAMI ZONING ORDINANCE 282, AS AMENDED; ADOPTING A NEW ZONING MAP TO DEPICT THE “CR” DISTRICT DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

E) Public Hearing:

Special Use Permit 2025-001

Applicant: Sunnyside West Miami, LLC.

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

The applicant is requesting for Planned Development order, pursuant to Section 2A and Section 2B, of the City of West Miami land development code, Ordinance 282 as amended where the property is zoned, “Corridor Residential” (“CR”) to permit a unified residential development consisting of 575 residential units, 13,790 square feet of ground floor commercial space mainly along the SW 8 street corridor, a transitional 3-story, 36 unit multi-family building and 29,000 square feet of public open space at the rear property.

F) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, GRANTING A SPECIAL USE PERMIT, INDEX NUMBER 2025-001, TO THE SUNNYSIDE WEST MIAMI PROJECT FOR PROPERTY LOCATED AT 6020 AND 6024 SW 8 STREET, WEST MIAMI, FLORIDA, UNDER THE TERMS AND CONDITIONS SET FORTH IN THE APPLICATION AND SUPPORTING DOCUMENTS; PROVIDING FOR EFFECTIVE DATE.

G) Public Hearing:

Special Use Permit 2025-002

Applicant: CAM Group 17520, LLC., Dixie at 175, LLC., and JD US1Retail 2, LLC.

Property Address: 6200 SW 8 Street West Miami, FL 33144

Applicants request a Special Use Permit for the property at 6200 SW 8 Street, West Miami, Florida 33144. The property is zoned for “C” Commercial/Mixed-Use and the applicant is requesting to allow for an Auto Parts Retail Store. Zoning Ordinance 282 Sec.2A.1 and Sec. 4.32.

- H) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, GRANTING A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 6200 SW 8 STREET, WEST MIAMI, FLORIDA 33144, INDEX NUMBER 2025-002, REQUESTED BY CAM GROUP 17520 LLC, DIXIE AT 175 LLC, AND JD US1RETAIL 2 LLC, TO ALLOW THE ESTABLISHMENT OF AN AUTO PARTS RETAIL STORE (O'REILLY AUTO PARTS) ON A SITE ZONED “C” COMMERCIAL/MIXED-USE PURSUANT TO ZONING ORDINANCE 282 SECTION 2A.1 AND SECTION 4.32; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
- I) First Reading:
- AN ORDINANCE OF THE CITY OF WEST MIAMI, FLORIDA, AMENDING SECTION 5-107 OF THE CITY CODE RELATING TO DEVELOPMENT IMPACT FEES; AMENDING SECTIONS 16-73.1 AND 16-73.2 RELATING TO WATER AND SEWER CONNECTION CHARGES; REPEALING PRIOR IMPACT FEE TABLES; REPEALING CONFLICTING ORDINANCES IN PART; ADOPTING A MASTER FEE SCHEDULE AS THE OFFICIAL IMPACT FEE SCHEDULE OF THE CITY; PROVIDING AUTHORITY TO THE CITY MANAGER TO UPDATE THE MASTER FEE SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
- J) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE PROPOSAL FROM AMI ENGINEERING, LLC. TO DESIGN PLANS FOR A NEW MIAMI-DADE COUNTY STANDARD TRAFFIC CIRCLE AT THE INTERSECTION OF SW 66TH AVENUE AND 22ND STREET FOR THE AMOUNT OF NINETEEN THOUSAND NINE HUNDRED AND TWENTY-FIVE DOLLARS AND ZERO CENTS (\$ 19,925.00); PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)*
- K) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; RELATING TO TRANSPORTATION; APPROVING THE INSTALLATION OF FOUR-WAY-STOP SIGNS AT THE INTERSECTION OF SW 63RD AVENUE AND SW 16TH STREET; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration)*
- L) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE PROPOSAL FROM ALL STAR EXTERIORS TO REPLACE EXISTING SAND ON PLAYGROUND LOCATED AT COOPER PARK AND INSTALL ARTIFICIAL TURF IN THE AMOUNT OF TWENTY-SEVEN THOUSAND DOLLARS AND TWENTY CENTS (\$ 27,000.20); PROVIDING FOR 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; APPROVING THE INSTALLATION OF RUBBERIZED SURFACE BELOW THE EXISTING AND NEWLY INSTALLED EXERCISE EQUIPMENT AREAS AT COOPER PARK FUNDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; AUTHORIZING THE CITY MANAGER TO PROCEED AND COMPLETE THE PROJECT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000); AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration)***
- N) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; RELATING TO PARKS AND RECREATION; APPROVING THE CITY MANAGER TO PURSUE THE ACQUISITION OF PROPERTY LOCATED AT 6250 SW 16TH TERRACE, FOR THE PURPOSE OF EXPANDING PARKS AND OPEN SPACE WITHIN CITY LIMITS; AUTHORIZING THE CITY MANAGER TO APPLY FOR FUNDING THROUGH THE FLORIDA COMMUNITIES TRUST (FCT) PARKS AND OPEN SPACES GRANT PROGRAM; PROVIDING FOR TRANSMITTAL, AN EFFECTIVE DATE, AND ALL OTHER PURPOSES. *(Sponsored by Administration)***
- O) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE COST FOR THE NEW COMMUNITY PATHWAY “PASEO” LOCATED ON SW 65TH AVENUE AND 24TH STREET, TO INCLUDE THE DEMOLITION OF EXISTING SIDEWALK AND CONSTRUCTION OF THE NEW PATHWAY IN THE AMOUNT OF TWENTY-EIGHT THOUSAND FOUR HUNDRED AND FORTY-ONE DOLLARS AND ZERO CENTS (\$ 28,441.00); PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)***
- P) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI APPROVING THE RECOMMENDATION OF THE ART ADVISORY BOARD FOR THE ACQUISITION AND INSTALLATION OF THE ART PIECE ENTITLED “ESCULTURAS DE FLORES” BY ARTIST HAROLD MARIN, TO BE PLACED AT EL PASEO, AT A PURCHASE PRICE OF TEN THOUSAND DOLLARS (\$10,000); PROVIDING FOR AUTHORIZATION; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)***
- Q) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE PROPOSAL FROM PEDRO JIMENEZ, INC. TO INSTALL FENCING FOR LORRAINE PARK IN THE AMOUNT OF EIGHT THOUSAND SEVEN HUNDRED AND ZERO CENTS (\$ 8,700.00); PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)***
- R) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE PROPOSAL FROM 360 REPAIR TECHS, INC. TO INSTALL FENCING FOR DOG PARK IN THE AMOUNT OF TWENTY-TWO THOUSAND DOLLARS AND ZERO CENTS (\$ 22,000.00); PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)***

- S) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, AUTHORIZING THE PURCHASE OF DOG PARK EQUIPMENT AT A COST NOT TO EXCEED ELEVEN THOUSAND DOLLARS (\$11,000.00); PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)*
- T) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, ACCEPTING THE PROPOSALS FROM V & G CONSTRUCTION SOLUTIONS, CORP FOR CITY-WIDE STREET STRIPING FOR A TOTAL AMOUNT OF NINE THOUSAND NINE HUNDRED AND FIFTY DOLLARS AND ZERO CENTS (\$ 9,950.00); PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration)*
- U) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; RELATING TO PROCUREMENT, APPROVING SELECTION OF EXP US SERVICES, INC.; TO DEVELOP AN ACTION PLAN CONSISTING OF A SAFETY ANALYSIS OF ROADWAYS WITHIN THE CITY FUNDED BY THE U.S. DEPARTMENT OF TRANSPORTATION’S (USDOT) FEDERAL HIGHWAY ADMINISTRATION (FHWA); FOR RFP# 2025-20-008 “WEST MIAMI TRANSPORTATION ACTION PLAN”; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH EXP US SERVICES, INC., IN AN AMOUNT, NOT TO EXCEED, ONE HUNDRED TWENTY-EIGHT THOUSAND, DOLLARS AND ZERO CENTS (\$128,000.00) INCLUDING TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00) ALLOCATED FOR A DEMONSTRATION COMPONENT IN FULFILLMENT OF THE GRANT REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.
- V) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, URGING THE FLORIDA LEGISLATURE TO CODESIGNATE THAT PORTION OF STATE ROAD 959/SW 57TH AVENUE FROM SW 8TH STREET TO SW 24TH STREET AS “WAYNE RUSSELL AND JIMMY FABBRICATORE WAY”; ACKNOWLEDGING WAYNE RUSSELL’S RESIDENCE IN THE CITY OF WEST MIAMI AND HIS SERVICE TO THE COMMUNITY AS CO-CHAIR OF THE RED RAIDERS CRIME WATCH; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Diaz-Padron)*
- W) Request for Proclamation declaring the month of September as "Childhood Cancer Awareness Month" in the City of West Miami. *(Sponsored by Vice-Mayor Chavez, Jr.)*

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.