

City of West Miami

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



AGENDA REGULAR CITY COMMISSION MEETING

**WEDNESDAY, FEBRUARY 4, 2026
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) January 14, 2026 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

A) Presentation of Recognition to Employees David Bryant and Edwin Ramos for Thirty (30) Years of Dedicated Service to the City of West Miami and Its Residents.

11. NEW BUSINESS AGENDA ITEMS

A) Public Hearing:
Special Use Permit 2026-001
Applicant: John Serpa & Monique Ortiz
Property Address: 1921 SW 61 Court West Miami, FL 33155

Applicant requests a Special Use Permit for the renovation of the property located at 1921 SW 61 Court, West Miami, Florida 33155 providing for a two-story construction of a single-family residence. The two-story single-family home (if allowed) would have 3,699 square feet of living area consisting of four (4) bedrooms and four and a half (4.5) bathrooms. The property is a 7,800 square foot corner lot and is zoned as "R-1" Single Family House. (Zoning Ordinance 282, Sec.2B.1, & Sec.4.17)

B) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, APPROVING SPECIAL USE PERMIT # 2026-001 FOR THE PROPERTY LOCATED AT 1921 SW 61 COURT, WEST MIAMI, FL 33155, 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.

- C) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA; APPROVING AND ADOPTING THE CITY OF WEST MIAMI'S IDENTIFIED HAZARD MITIGATION PROJECTS AND PRIORITIES AS LISTED FOR THE CITY WITHIN THE 2025 LOCAL MITIGATION STRATEGY (LMS) PROJECT LIST MAINTAINED BY MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO MAINTAIN THE CITY'S PROJECTS IN ACTIVE STATUS AND TO SUPPORT ELIGIBILITY FOR STATE AND FEDERAL HAZARD MITIGATION FUNDING, INCLUDING FEMA PROGRAMS; AND 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.