

# City of West Miami

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



## **AGENDA**

### **SPECIAL CITY COMMISSION MEETING**

**THURSDAY, SEPTEMBER 4, 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. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SPECIAL AGENDA ITEMS

**A) Continued from August 27, 2025 Commission Meeting:**

**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.**

**B) Continued from August 27, 2025 Commission Meeting:**

**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.**

**C) Continued from August 27, 2025 Commission Meeting:**

**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.**

**D) Continued from August 27, 2025 Commission Meeting:**

**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.**

**4. 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.