



CITY OF WEST PARK CITY COMMISSION MEETING AGENDA

**WEDNESDAY, APRIL 2, 2025
7:00 PM
COMMISSION CHAMBER, CITY HALL
1965 SOUTH STATE ROAD 7, WEST PARK, FL 33023**

www.cityofwestpark.org

Phone: 954-989-2688 Fax: 954-989-2684

**Mayor Felicia M Brunson
Vice Mayor Joy B Smith
Commissioner Cristina R Eveillard
Commissioner Brandon Smith
Commissioner Dr. Katrina Touchstone**

**W. Ajibola Balogun, City Manager
Burnadette Norris-Weeks, City Attorney
Alexandra B. Grant, City Clerk**

City of West Park Ordinance No. 2012-05 requires all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay an annual fee of \$100.00 per **Resolution No. 2012-43**. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence “City” action. “City” action is broadly described to include the ranking and selection of professional consultants and virtually all legislative, quasi-judicial and administrative action.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. PRESENTATIONS**
- 6. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**
- 7. ADVISORY BOARD PRESENTATIONS**
 1. None.
- 8. BROWARD SHERIFF'S OFFICE UPDATES – POLICE / FIRE DEPARTMENT**
 1. None.
- 9. APPROVAL OF MINUTES**
 1. **January 15, 2025 - Regular Meeting Minutes**
[January 15, 2025 - Regular Meeting Minutes](#)
- 10. RESOLUTIONS – CONSENT ITEMS**
 1. None.
- 11. RESOLUTIONS – NON CONSENT ITEMS**
 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WEST PARK AND KINETIC LIFESTYLE HOMES INC., RELATING TO TRANSFER, DEVELOPMENT AND USE OF LOTS FOR AFFORDABLE HOUSING; AUTHORIZING THE CITY ADMINISTRATOR’S EXECUTION OF THE ATTACHED DEVELOPMENT AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE
(Resolution 2025-06)
[RESO. 2025-06 - West Park - Approving Development Agreement with Kinetic Lifestyle Homes Inc.](#)
[Exhibit A - Project Timeline - Kinetic Homes Development Agreement](#)

Exhibit B - Prior Development Agreement Term
Exhibit C - Housing Presentation
Exhibit D - Development Agreement (Kinetic Homes Development Agreement)
Exhibit E - List of Interested Homeowners
MEMO - Kinetic Homes Development Agreement

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, RATIFYING THE EXECUTION OF THE AFRICAN AMERICAN CULTURAL AND HISTORICAL (AACH) GRANT PROGRAM AGREEMENT WITH THE FLORIDA DEPARTMENT OF STATE FOR THE MCTYRE PARK CULTURAL AMPHITHEATRE; PROVIDING FOR AN ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-25)

RESO. 2025-25 - West Park - Ratifying Execution of AACH with the FL Dept. of State - McTyre Park Amphitheatre
MEMO - Ratifying the Execution of the African American Cultural & Historical Grant Agreement for Amphitheater
Exhibit A - Reso. #2021-150 - Submitting AACH Grant Application
Exhibit B - AACH Grant Application Ranking List
Exhibit C - FL Department of State Grant Agreement
Exhibit D - Agreement with Broward County for CDBG 47th Year for McTyre Park Cultural Facility

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, AUTHORIZING THE EXECUTION OF THE GRANT FUNDING AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR THE PROVISION OF A COMPREHENSIVE VULNERABILITY ASSESSMENT PURSUANT TO SECTION 380.093, FLORIDA STATUTES, IN THE AMOUNT OF TWO HUNDRED THOUSAND DOLLARS (\$200,000.00); PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-26)

RESO. 2025-26 - West Park - Executing Agreement with FDEP - Comprehensive Vulnerability Study
MEMO - Agreement with FDEP - Comprehensive Vulnerability Assessment Grant
Exhibit A - Reso. 2024-72 - Authorization to Submit Resilient Florida Grant Application
Exhibit B - Notice of Award - FL Dept. of Environmental Protection (FDEP)
Exhibit C - FDEP Grant Agreement 25PLN28 - Comprehensive Vulnerability Assessment

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE PROVISION OF A COMPREHENSIVE VULNERABILITY ASSESSMENT; PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2025-27)

RESO. 2025-27 - West Park - Executing Agreement with Kimley Horn Inc. - Comprehensive Vulnerability Assessment
MEMO - Recommendation of Award for RFP-25-0304 Vulnerability Assessment Study
Exhibit 1 - Kimley-Horn Submittal for West Park VA (Short)
Exhibit 2 - RFP 25-0304 City of West Park VA Study
Exhibit 3 - RFP 25-0304 Opening Report - VA Study

5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, RATIFYING PAYMENT OF THE BUILDING CODE COMPLIANCE FEE IN THE AMOUNT OF THIRTY-EIGHT THOUSAND FIVE HUNDRED TWELVE DOLLARS AND FIFTY CENTS (\$38,512.50) TO MIAMI-DADE COUNTY SCHOOL BOARD FOR CONSTRUCTION PLAN REVIEW SERVICES RELATED TO THE MCTYRE PARK AMPHITHEATRE AND THE AMPHITHEATRE RESTROOM BUILDING; PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE
(Resolution 2025-28)
RESO. 2025-28 - West Park - Ratifying Approval of Building Code Compliance Fee - McTyre Park
MEMO - Ratifying Payment To Miami-Dade School Board
Exhibit A - 3-5-25 Agenda Item (Resolution Ratifying Payment To Miami Dade School Board)
Exhibit B - Miami Dade School Board Plan Review Instructions (Resolution Ratifying Payment To Miami Dade School Board)
Exhibit C - Broward County E-Mail (Resolution Ratifying Payment To Miami Dade School Board)
6. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED THIRD AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE CITY OF WEST PARK FOR A SURTAX-FUNDED MUNICIPAL TRANSPORTATION PROJECT REGARDING NO. 003 ON SW 48TH AVENUE BETWEEN COUNTY LINE ROAD AND PEMBROKE ROAD (WPRK-003); PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE
(Resolution 2025-29)
RESO. 2025-29 - West Park - Executing Amendment to Surtax Interlocal Agreement with Broward County
MEMO - Third Amendment to ILA with Broward County - SW 48 Ave Complete Street Project
Exhibit A - WPRK-003 Third Amendment
Exhibit B - Reso. 2024-79 - West Park - Second Amendment Agreement with Broward County - Surtax Project WPRK 003 - SW 48 Ave.
7. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL FROM CRAVEN, THOMPSON & ASSOCIATES, INC. FOR BROWARD COUNTY STIPULATED ENGINEER OF RECORD (EOR) POST DESIGN SERVICES ASSOCIATED WITH THE SW 48TH AVENUE COMPLETE STREET IMPROVEMENT PROJECT; PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE
(Resolution 2025-30)
RESO. 2025-30 - West Park - Accepting Proposal from Craven Thompson Associates, Inc.
MEMO - Recommendation of Award Memo for EOR Post Design for SW 48th Ave.
Exhibit A - Craven Thompson - SW 48 Ave Post Design Services
Exhibit B - WPRK-003 - Third Amendment Agreement with Broward County
8. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WEST PARK

AND R.J. BEHAR & COMPANY, INC. FOR PROFESSIONAL CONSTRUCTION ENGINEERING INSPECTION (CEI) AND ADMINISTRATION SERVICES TO THE SW 48TH AVENUE COMPLETE STREET IMPROVEMENT PROJECT, IN THE AMOUNT OF TWO HUNDRED SIXTY-TWO THOUSAND SIX HUNDRED FORTY DOLLARS AND FIFTY-ONE CENTS (\$262,640.51); PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-31)

RESO. 2025-31 - West Park - Authorizing Professional Services Agreement with R.J. Behar - CEI and Administration Services

MEMO - Recommendation of Award - RFQ 24-1108 CEI Svcs -SW 48th Ave.

Exhibit A - RJ Behar - RFQ 24-1108 - CEI for SW 48 Ave. Improvement

Exhibit B - RFQ 24-1108 - CEI Services SW 48 Ave. Improvement

Exhibit C - RFQ 24-1108 - Submittal Report - CEI Services - SW 48 Ave Improvement

Exhibit D - CEI Selection Committee Tally Sheet - SW 48 Ave. RFQ 24-1108

Exhibit E - WPRK-003 Third Amendment Agreement

9. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA AUTHORIZING THE MAYOR AND OTHER NECESSARY CITY OFFICIALS TO EXECUTE THE ATTACHED CONSTRUCTION AGREEMENT BETWEEN THE CITY OF WEST PARK AND FG CONSTRUCTION, LLC FOR CONSTRUCTION SERVICES OF THE SW 48TH AVENUE COMPLETE STREET IMPROVEMENT PROJECT; PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-32)

RESO. 2025-32 - West Park - Executing Agreement with FG Construction, LLC - SW 48 Ave. Improvement

MEMO - Rec of Award - SW 48 Ave Complete Street (WPRK-003)

Exhibit A - ITB 25-0207 - Project Manual - SW 48th Ave Complete Street Improvement

Exhibit B - ITB 250207 - Notice to Bidders - SW 48 Ave Complete Street Improvement

Exhibit C - Bid Opening Report - ITB 25-0207 - SW 48 Avenue Improvement

Exhibit D - Bid Tabs - 25-0207

Exhibit E - WPRK-003 Third Amendment - ILA with Broward County

10. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, RESCINDING PRIOR GRANT AWARDS TO CERTAIN GRANT RECIPIENTS AND REALLOCATE PREVIOUSLY AUTHORIZED FUNDING IN THE AMOUNT OF FIVE THOUSAND FOUR HUNDRED DOLLARS (\$5,400.00) TO ASSIST CURRENT MINOR HOME REPAIR PROGRAM APPLICANTS ON THE CITY'S PROGRAM WAITING LIST; PROVIDING ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2025-33)

RESO. 2025-33 - West Park - Rescinding of Prior Grant Awards

MEMO - Rescinding Resolution Approving Minor Home Repair Grant Awards

Exhibit A - Signed Refusal Letter - Rosemene Destina

Exhibit B - Approved Resolution 2024-16

11. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, RESCINDING RESOLUTION NUMBER 2023-96; AND AUTHORIZING THE CITY ADMINISTRATOR TO REALLOCATE PREVIOUSLY AUTHORIZED FUNDING OF THREE THOUSAND DOLLARS (\$3,000) TO ASSIST CURRENT MINOR

HOME REPAIR PROGRAM APPLICANTS; PROVIDING FOR AN EFFECTIVE DATE
(Resolution 2025-34)

RESO. 2025-34 - West Park - Rescinding Reso. No. 2023-96 - Minor Home Repair Grant Award

MEMO - Resolution Rescinding Resolution 2023-96

Exhibit A - Signed Refusal Letter - Celesten Rodgers

Exhibit B - Resolution 2023-96

12. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A MINOR HOME REPAIR PROGRAM GRANT AWARD TO BLONEVA WOODS IN THE TOTAL GRANT AWARD AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00); PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-35)

RESO. 2025-35 - West Park - Approving Minor Home Repair Program Grant Award to Bloneva Woods

MEMO - Authorizing the Execution of Minor Home Repair Program Grant Award to Bloneva Woods

Exhibit A - Grant Agreement (Minor Home Repair Award - Bloneva Woods

Exhibit B - Mortgage Agreement (Minor Home Repair Award - Bloneva Woods

Exhibit C - Promissory Note (Minor Home Repair Award - Bloneva Woods

13. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A MINOR HOME REPAIR PROGRAM GRANT AWARD TO YVES BAZILE IN THE TOTAL GRANT AWARD AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00); PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-36)

RESO. 2025-36 - West Park - Approving a Minor Home Repair Program Grant Award to Yves Bazile

MEMO - Authorizing the Execution of Minor Home Repair Program Grant Award to Yves Bazile

Exhibit A - Grant Agreement - Minor Home Repair Award - Yves Bazile

Exhibit B - Mortgage Agreement - Minor Home Repair Award - Yves Bazile

Exhibit C - Promissory Note - Minor Home Repair Award - Yves Bazile

14. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA SCHEDULING A PUBLIC WORKSHOP FOR WEDNESDAY, APRIL 23, 2025, AT 6:00 P.M. IN THE CITY HALL CHAMBERS; PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-37)

RESO. 2025-37 - West Park - Scheduling a Public Workshop on Wednesday, April 23, 2025

MEMO - Scheduling A Public Workshop for Wednesday, April 23, 2025 Regarding Proposed Text Amendments

12. QUASI-JUDICIAL ITEMS – RESOLUTIONS – (PUBLIC HEARING)

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, CONSIDERING A PETITION FOR A SPECIAL EXCEPTION PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY’S CODE OF ORDINANCES ENTITLED “VARIANCES AND SPECIAL EXCEPTIONS” RELATED TO AN AUTOMOBILE SALES ESTABLISHMENT TO OPERATE ON PROPERTY LOCATED ON 2401 SOUTH STATE ROAD 7, WEST PARK, FLORIDA; PROVIDING FOR

**ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE
(Resolution 2025-38)**

RESO. 2025-38 - West Park - Approving Special Exception - Rolling Cars LLC.

MEMO - Special Exception Request from Rolling Cars LLC.

Exhibit A - Application (Special Exception Request from Rolling Cars LLC)

Exhibit B - Public Noticing (Special Exception Request from Rolling Cars LLC)

Exhibit C - Zoning Map (Special Exception Request from Rolling Cars LLC)

Exhibit D - Tenant Eligibility List (Special Exception Request from Rolling Cars LLC)

2401 S State Road 7 - NOCI

Buy Your Car Easy.com, LLC

13. ORDINANCES – FIRST READING

1. None.

14. ORDINANCES – SECOND READING (PUBLIC HEARING)

1. None.

15. CITY MANAGER’S REPORT

1. **Update on Complaint Regarding Site Inspection Visit to 129 Ronald Road**
MEMO - Update on Complaint Regarding Site Inspection Visit to 129 Ronald Road
Staff Observations - 129 Ronald Road
Permit History - 129 Ronald Road
2. **Draft Policy for Pioneer Wall Recognition**
MEMO - Draft Policy for Pioneer Wall Recognition
Exhibit A - Sample of a Possible Pioneer Nomination Policy and Procedure
Exhibit B - City Ordinance 2018-01 Pertaining to Naming and Renaming of Streets and Public Facilities
Exhibit C - West Park Pioneer Nomination Form
3. **Tentative Proposed Policy for Parking in Swale Areas**
MEMO - Tentative Proposed Policy for Parking in Swale Areas
Exhibit A - Comparison Chart with Each City's Swale Area Parking Policy
Exhibit B - Referenced Section of the City's Code of Ordinances
4. **Proposed FY 2025-26 Budget Hearing Schedule & Adjustment to Tentative Meeting Calendar**
MEMO - Proposed FY2025 Budget Hearing Schedule - Adjustment to Tentative Meeting Calendar
Exhibit A - Email from Broward County Property Appraiser Office

16. OLD BUSINESS

1. None.

17. NEW BUSINESS

1. **Discussion regarding future date for a workshop on FEMA mapping and planning**
2. **Discussion Regarding Review of the Ordinance for the Utilization of the Swale**

3. **Discussion Regarding Initiatives Residents Want Back**
4. **Discussion Regarding Invitation to all our Legislative Elected Officials to a Workshop for Proper Legislative Planning**
5. **Discussion to have a future date for a Workshop for the Charter**
6. **Discussion Regarding Feedback from the MLK Event and to Provide Feedback to the MLK Committee, Inc.**
7. **Discussion Review of the Non-Conforming Use of the Playhouse Property**
8. **Discussion Regarding Conversation with the West Park Bucs**
9. **Discussion Regarding Parliamentary Procedure**
10. **Discussion Regarding to Resume Miami Gardens HOA at McTyre Park**
11. **Discussion Regarding Adjournment Procedure**
12. **Discussion Regarding Requirement in the Charter to Call Emergency Meeting**
18. **FUTURE AGENDA ITEMS**
19. **COMMISSION MEMBERS' COMMENTS / REPORTS**
20. **FOR THE GOOD OF THE ORDER**
21. **ADJOURNMENT**

RULES OF PROCEDURE

WHO MAY SPEAK

Meetings of the City Commission are open to the public. They are not, however, public forums. Any resident who wishes to address the Commission on any subject within the scope of the Commission's authority may do so, providing it is accomplished in an orderly manner and in accordance with the procedures outlined below.

SPEAKING ON ITEMS ON THE AGENDA

- **Consent Agenda Items** - These are items, which the Commission does not need to discuss individually, and which are voted on as a group. Any Commissioner who wishes to discuss any individual item on the consent agenda may request the Mayor to pull such item from the consent agenda. Those items pulled will be discussed and voted upon individually.
- **Regular Agenda Items** - These are items, which the Commission will discuss individually in the order listed on the agenda. By majority vote, the City Commission may permit any person to be heard on an item at a non-public hearing.
- **Public Hearing Items** - This portion of the agenda is to obtain input from the public on some ordinances, resolutions and zoning applications. The chair will permit any person to be heard on the item during formal public hearings.

SPEAKING ON SUBJECTS NOT ON THE AGENDA

Any resident may address the Commission on any items pertaining to City business during the Opportunity For The Public To Address the Commission portion of the agenda. Persons wishing to speak must sign in with the City Clerk before the start of the meeting.

ADDRESSING THE COMMISSION, MANNER & TIME

By majority vote the City Commission may invite citizen discussion on any agenda item. In every case where a citizen is recognized by the Mayor to discuss an agenda item, the citizen shall step to the podium/microphone, state his or her name and address for the benefit of the city clerk, identify any group or organization he or she represents and shall then succinctly state his or her position regarding the item before the city commission. Any question, which shall be related to the business of the City and deemed appropriate by the Mayor, shall be directed to the Mayor and the Mayor shall then re-direct the question to the appropriate Commissioner or City staff to answer the citizen question which shall be related to the business of the City.

All comments or questions of the public are to be directed to the Mayor as presiding officer only. There shall be no cross conversations or questions of any other persons. **The length of time each individual may speak should be limited in the interest of order and conduct of the business at hand.** Comments to the Commission by individual citizens shall be limited to **three (3) minutes** during the citizens request period. The City Clerk shall be charged with the responsibility of notifying each citizen thirty (30) seconds before said time shall elapse and when said time limit has expired.

APPEALS

If a person decides to appeal any decision made by the board, agency, or commission with respect to

any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

DECORUM

If a member of the audience becomes unruly, the Mayor has the right to require the person to leave the room. If a crowd becomes unruly, the mayor may recess or adjourn the meeting. Please turn off all cell phones and pagers.

CONTACT INFORMATION

If anyone has questions or comments about anything on the meeting agenda, please contact the City Administrator at 954-989-2688.

AMERICANS WITH DISABILITY ACT

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact the City Clerk no later than three (3) days prior to the meeting at (954)-989-2688 for assistance.