



CITY OF WEST PARK CITY COMMISSION MEETING AGENDA

**WEDNESDAY, FEBRUARY 18, 2026
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

1. None.

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. **Law Enforcement Monthly Statistics Report – January 2026**
[WP Monthly Statistics Report - January 2026](#)

9. APPROVAL OF MINUTES

1. None.

10. RESOLUTIONS – CONSENT ITEMS

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, DESIGNATING MCTYRE PARK AS A POINT OF DISTRIBUTION (POD) SITE FOR DISASTER RECOVERY ASSISTANCE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.
(Resolution 2026-17)
[RESO. 2026-17 - West Park - Designating McTyre Park in 2026 as POD Site](#)
[MEMO - Designating McTyre Park as Point of Distribution \(POD\) Site for Disaster Recovery 2026](#)
[List of Broward County and Municipal PODs](#)
2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A MINOR HOME REPAIR PROGRAM GRANT AWARD TO TERESA YESENIA IN THE TOTAL GRANT AWARD AMOUNT OF THREE

THOUSAND DOLLARS (\$3,000.00); PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-20)

[RESO. 2026-20 - West Park - Minor Home Repair Program Award - Teresa Yesenia](#)

[Exhibit A - Minor Home Repair Grant Agreement](#)

[Exhibit B - Minor Home Repair Mortgage Agreement](#)

[Exhibit C - Minor Home Repair Promissory Note](#)

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

(Resolution 2026-21)

[RESO. 2026-21 - West Park - Minor Home Repair Program \(Inez Ellis\)](#)

[Exhibit A - Minor Home Repair Grant Agreement](#)

[Exhibit B - Minor Home Repair Mortgage Agreement](#)

[Exhibit C - Minor Home Repair Promissory Note](#)

11. RESOLUTIONS – NON CONSENT ITEMS

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. FOR MARY SAUNDERS PARK ATHLETIC FIELD IMPROVEMENT, PHASE II; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN ALLOCATION OF FUNDS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-19)

[RESO. 2026-19 - West Park - Issuing Purchase Order MS Park Field Improvements Phase 2 \(Brightview Landscape Svcs\)](#)

[MEMO - ITB 26-0210 Rec of Award Contract for Construction Svcs for Mary Saunders Park Field Improvements Phase 2](#)

[Project Manual - Mary Saunders Field Improvements PH2 with Contract](#)

[Demandstar Ad](#)

[Bid Tabulation Report - Mary Saunders Field Improvements Phase 2](#)

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

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY’S CODE OF ORDINANCES ENTITLED “VARIANCES AND SPECIAL EXCEPTIONS” RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE PERVIOUS AREA FROM 30% TO 20% OF THE PARKING LOT SITES, LOCATED 5212 PEMBROKE ROAD, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-02)

[RESO. 2026-02 - West Park - Gethsemane Missionary Baptist Church - Variance No. 2 - Parking Lots Reduction](#)

[MEMO - Gethsemane Church \(Variance 2\)](#)

[Exhibit A - Gethsemane Application Package](#)

[Exhibit B - Gethsemane Proof of Public Noticing](#)

[Exhibit C - Gethsemane Zoning Map](#)

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A SITE PLAN APPROVAL PURSUANT TO PART II, CHAPTER 20, ARTICLE IV OF THE CITY’S CODE OF ORDINANCES ENTITLED “SITE PLAN PROCEDURE AND REQUIREMENTS” RELATING TO THE CONSTRUCTION OF TWO PARKING LOTS WITH ACCOMPANYING LANDSCAPING TO SERVE AN EXISTING PLACE OF WORSHIP, LOCATED AT 5212 PEMBROKE ROAD, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-03)

[RESO. 2026-03 - West Park - Gethsemane Missionary Baptist Church - Site Plan Approval](#)

[MEMO - Gethsemane Church \(Site Plan Approval\)](#)

[Exhibit A - Gethsemane Application Package](#)

[Exhibit B - Gethsemane Proof of Public Noticing](#)

[Exhibit C - Gethsemane Zoning Map](#)

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY’S CODE OF ORDINANCES ENTITLED “VARIANCES AND SPECIAL EXCEPTIONS” RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED LANDSCAPE BUFFER FROM TEN (10) FEET TO ALLOW FOR FIVE (5) FEET, LOCATED AT 5971 SW 23RD STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. **(Resolution 2026-04)**

[RESO. 2026-04 - West Park - Jamaica House Restaurant - Variance No. 1 - Reduction of Landscape Buffer](#)

[MEMO - Jamaica House Restaurant \(Variance 1\)](#)

[Exhibit A - Jamaica House Application Package](#)

[Exhibit B - Jamaica House Noticing](#)

[Exhibit C - Jamaica House Zoning Map](#)

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY’S CODE OF ORDINANCES ENTITLED “VARIANCES AND SPECIAL EXCEPTIONS” RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED PERVIOUS AREA FROM 30 PERCENT TO ALLOW FOR 10 PERCENT, LOCATED AT 5971 SW 23RD STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-05)

[RESO. 2026-05 - Jamaica House Restaurant - Variance No. 2 - Reduction of Required Pervious Area](#)

[MEMO - Jamaica House Restaurant - \(Variance 2\)](#)

[Exhibit A - Jamaica House Application Package](#)

[Exhibit B - Jamaica House Noticing](#)

[Exhibit C - Jamaica House Zoning Map](#)

5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK,

FLORIDA, APPROVING A SITE PLAN APPROVAL PURSUANT TO PART II, CHAPTER 20, ARTICLE IV OF THE CITY'S CODE OF ORDINANCES ENTITLED "SITE PLAN PROCEDURE AND REQUIREMENTS" RELATED TO CONSTRUCT A PARKING LOT WITH ACCOMPANYING LANDSCAPING TO SERVE AN EXISTING RESTAURANT THAT IS PRESENTLY UNDER RENOVATION, LOCATED AT 5971 SW 23rd STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-06)

[RESO. 2026-06 - West Park - Jamaica House Restaurant - Site Plan Approval](#)

[MEMO - Jamaica House \(Site Plan Approval\)](#)

[Exhibit A - Jamaica House Application Package](#)

[Exhibit B - Jamaica House Noticing](#)

[Exhibit C - Jamaica House Zoning Map](#)

6. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A SITE PLAN APPROVAL PURSUANT TO PART II, CHAPTER 20, ARTICLE IV OF THE CITY'S CODE OF ORDINANCES ENTITLED "SITE PLAN PROCEDURE AND REQUIREMENTS" RELATED TO CONSTRUCTION OF A PARKING LOT FOR TRACTOR TRAILER TRUCK STORAGE WITH ACCOMPANYING LANDSCAPING TO SERVE A TRUCKING BUSINESS, LOCATED AT THE SOUTHEAST CORNER OF SW 21ST STREET AND SW 57TH AVENUE, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-07)

[RESO. 2026-07 - West Park - Lamaz Trucking Inc. - Parking Lot No. 2 - Site Plan Approval](#)

[MEMO - Lamaz Trucking \(Site Plan Approval\)](#)

[Exhibit A - Lamaz Application Package](#)

[Exhibit B - Lamaz Public Noticing](#)

[Exhibit C - Lamaz Zoning Map](#)

7. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" TO ALLOW THE PREVIOUSLY EXISTING USED VEHICLE SALES USE TO CONTINUE AT THE PROPERTY LOCATED AT 2409 SW 59TH TERRACE, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-08)

[RESO. 2026-08 - West Park - Miami Armored - Philip Daskal - Special Exception for Used Vehicle Sales Establishment](#)

[MEMO - Miami Armored \(Special Exception Approval\)](#)

[Exhibit A - Miami Armored Eligibility List](#)

[Exhibit B - Miami Armored Application](#)

[Exhibit C - Miami Armored Noticing](#)

[Exhibit D - Miami Armored Zoning Map](#)

8. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" TO ALLOW FOR A VEHICLE SALES USE (CAR

DEALERSHIP) AT 4183 W HALLANDALE BEACH BLVD, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-09)

[RESO. 2026-09 - West Park - Autolandia LLC - Felix Kaufman - Special Exception for a Vehicle Sales Used Car Dealership](#)

[MEMO - Autolandia \(Special Exception Approval\)](#)

[Exhibit A - Autolandia Eligibility List](#)

[Exhibit B - Autolandia Application Package](#)

[Exhibit C - Autolandia Noticing](#)

[Exhibit D - Autolandia Zoning Map](#)

9. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED PERIPHERAL LANDSCAPE BUFFER TEN (10) FEET FOR A PARKING LOT EXPANSION RELATED TO AN EXISTING PLACE OF WORSHIP, LOCATED AT 3825 SW 41 STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-22)

[RESO. 2026-22 - West Park - Seventh Day Adventist Church - Variance No. 1 - Reduce Landscape Buffer](#)

[MEMO - Seventh Day Adventist Church \(Variance 1\)](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

10. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED TEN (10) FOOT LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL FOR A PARKING LOT EXPANSION FOR AN EXISTING PLACE OF WORSHIP, LOCATED AT 3825 SW 41 STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2026-23)

[RESO. 2026-23 - West Park - Seventh Day Adventist Church - Variance No. 2 - Reduction of Landscape Buffer](#)

[MEMO - Seventh Day Adventist Church \(Variance 2\)](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

11. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED TWENTY-FIVE (25) FOOT LANDSCAPE

BUFFER ADJACENT TO A PARK FOR A PARKING LOT EXPANSION RELATED TO AN EXISTING PLACE OF WORSHIP, LOCATED AT 3825 SW 41 STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-24)

[RESO. 2026-24 - West Park - Seventh Day Adventist Church - Variance No. 3 - Reduction 25-Foot Landscape Buffer](#)

[MEMO - Seventh Day Adventist Church \(Variance 3\)](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

12. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED OVERALL PERVIOUS AREA FROM THE CODE REQUIRED 30% FOR A PARKING LOT EXPANSION RELATED TO AN EXISTING PLACE OF WORSHIP, LOCATED AT 3825 SW 41 STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-25)

[RESO. 2026-25 - West Park - Seventh Day Adventist Church - Variance No. 4 - Reduction of Required Overall Pervious Area](#)

[MEMO - Seventh Day Adventist Church \(Variance 4\)](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

13. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A SITE PLAN PURSUANT TO PART II, CHAPTER 20, ARTICLE IV OF THE CITY'S CODE OF ORDINANCES ENTITLED "SITE PLAN PROCEDURE AND REQUIREMENTS" RELATED TO A PARKING LOT EXPANSION FOR AN EXISTING PLACE OF WORSHIP, LOCATED AT 3825 SW 41 STREET, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2026-26)

[RESO. 2026-26 - West Park - Seventh Day Adventist Church - Site Plan Approval](#)

[MEMO - Seventh Day Adventist Church \(Site Plan Approval\)](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

14. RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED LANDSCAPE BUFFER FROM TEN (10) FEET TO ALLOW FOR A MINIMUM OF SIX (6) FEET ON BOTH THE SOUTH AND WEST SIDES, LOCATED AT 1901, 1955 (1959-1973) SOUTH STATE ROAD 7, WEST PARK,

FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-125)

[RESO. 2025-125 - West Park - Approval of Variance No. 1 - Landscape Buffer Reduction \(Interstate Pembroke LLC\)](#)

[MEMO - Variance 1 - Landscape Buffer](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof Of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

15. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE REQUIRED BUILDING HEIGHT FROM TWENTY-FIVE (25) FEET TO ALLOW FOR A MINIMUM OF TWENTY (20) FEET, LOCATED ON 1901, 1955 (1959-1973) SOUTH STATE ROAD 7, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-126)

[RESO. 2025-126 - West Park - Approval of Variance No. 2 - Reduce Minimum Building Height \(Interstate Pembroke LLC\)](#)

[MEMO - Variance 2 - Minimum Height - West Park Plaza](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof Of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

16. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A VARIANCE PURSUANT TO PART II, CHAPTER 28, ARTICLE II OF THE CITY'S CODE OF ORDINANCES ENTITLED "VARIANCES AND SPECIAL EXCEPTIONS" RELATED TO A LAND DEVELOPMENT PROPOSED SITE PLAN TO REDUCE THE CITY CODE REQUIRED BUILDING FRONTAGE FROM SEVENTY PERCENT (70%) TO SIXTY-FIVE PERCENT (65%), LOCATED ON 1901, 1955 (1959-1973) SOUTH STATE ROAD 7, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-127)

[RESO. 2025-127 - West Park - Approval of Variance No. 3 to Reduce Building Frontage \(Interstate Pembroke LLC\)](#)

[MEMO - Variance 3 - Building Frontage - West Park Plaza](#)

[Exhibit A - Application Package](#)

[Exhibit B - Proof Of Public Noticing](#)

[Exhibit C - City Zoning Map](#)

17. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, APPROVING A SITE PLAN APPROVAL PURSUANT TO PART II, CHAPTER 20, ARTICLE IV OF THE CITY'S CODE OF ORDINANCES ENTITLED "SITE PLAN PROCEDURE AND REQUIREMENTS" RELATED TO CONSTRUCTION OF A COMMERCIAL SHOPPING MALL ON VACANT PROPERTY, LOCATED ON 1901, 1955 (1959-1973) SOUTH STATE ROAD 7, WEST PARK, FLORIDA; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-128)

[RESO. 2025-128 - West Park - Site Plan Approval \(Interstate Pembroke LLC\)](#)
[MEMO - Site Plan Approval - West Park Plaza](#)
[Exhibit A - Application Package](#)
[Exhibit B - Proof Of Public Noticing](#)
[Exhibit C - City Zoning Map](#)

13. ORDINANCES – FIRST READING

1. AN ORDINANCE OF THE CITY OF WEST PARK, FLORIDA, AMENDING THE OPERATING BUDGET FOR FISCAL YEAR 2024-2025 COMMENCING OCTOBER 1, 2024, THROUGH SEPTEMBER 30, 2025, BY ALIGNING REVENUES AND EXPENDITURES THAT WERE ACTUALLY RECEIVED OR SPENT SINCE THE BUDGET WAS ADOPTED; ADDRESSING REVISIONS AND ADDITIONAL EXPENDITURES THAT THE COMMISSION APPROVED FROM THE UNDESIGNATED FUND BALANCE DURING THE FISCAL YEAR; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR AN EFFECTIVE DATE

(Ordinance 2025-06)

[ORD. 2025-06 - West Park - Amending Operating Budget for FY 2024-25](#)

2. AN ORDINANCE AMENDING CHAPTER 42 OF THE CITY OF WEST PARK’S CODE OF ORDINANCES ENTITLED “ZONING”, ARTICLE III ENTITLED “ADMINISTRATION AND ENFORCEMENT”, DIVISION 2 ENTITLED “PERMITS AND CERTIFICATES”, ADDING SECTION 42-87 ENTITLED “VACATION RENTAL REGISTRATION PROGRAM”, TO PROVIDE FOR REGULATIONS AND REGISTRATION REQUIREMENTS FOR VACATION RENTALS WITHIN THE CITY LIMITS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE

(Ordinance 2025-07)

[ORD. 2025-07 - West Park - Amend Ord \(Vacation Rental Registration - Chapter 42 - Section 42-87\)](#)

[MEMO - Text Amendments For Vacation Rentals](#)

[Exhibit 1 - Text Amendment Analysis](#)

3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF WEST PARK’S CODE OF ORDINANCES ENTITLED “ZONING”, ARTICLE V, DIVISION 2, SPECIFICALLY AMENDING SECTION 42-197 ENTITLED “GENERAL PROVISIONS”, TO ESTABLISH REGULATIONS FOR HOME ADDITIONS AND CONVERSIONS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE

(Ordinance 2025-08)

[ORD. 2025-08 - West Park - Amend Ord \(Home Additions\)](#)

[MEMO - Text Amendments For Home Additions](#)

[Exhibit 1 - Text Amendment Analysis](#)

[Exhibit 2 - Related Parking Code Amendments](#)

4. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, AMENDING CHAPTER 42 OF THE CITY OF WEST PARK’S CODE OF ORDINANCES ENTITLED “ZONING”, SPECIFICALLY AMENDING SECTION 42-601(G) OF ARTICLE XI, ENTITLED “OFF STREET PARKING AND LOADING” TO PROVIDE FOR TEMPORARY PARKING STANDARDS AND MAINTENANCE FOR OFF-STREET PARKING; AMENDING SECTION 42-61 ENTITLED “ENFORCEMENT, INTERPRETATION, PURPOSE AND CONFLICT” TO ALLOW REAL PROPERTY OWNERS TO REMOVE VEHICLES AT THE VEHICLE OWNER’S EXPENSE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE

(Ordinance 2025-01)

[ORD. 2025-01 - West Park - Parking in Swales Policy](#)
[Exhibit A - Memorandum for Proposed Policy for Parking in Swale Areas](#)
[Exhibit B - Municipal Government Comparisons Table of Various Policies](#)
[Exhibit C - List of Potential Challenges - Tentative Proposed Parking in Swales Policy](#)
[Exhibit D - Existing City Code Sections](#)
[Exhibit E - Planning and Zoning Advisory Board Review Summary Report](#)

14. ORDINANCES – SECOND READING (PUBLIC HEARING)

1. AN ORDINANCE AMENDING CHAPTER 42 OF THE CITY OF WEST PARK’S CODE OF ORDINANCES ENTITLED “ZONING”, ARTICLE V ENTITLED “DISTRICT REGULATIONS”, DIVISION 3 ENTITLED “COMMERCIAL DISTRICTS”, SPECIFICALLY AMENDING SECTION 42-231 ENTITLED “PERMITTED USES”, TO ADD ADDITIONAL PERMITTED USES FOR MOBILE FOOD, SALES AND SERVICES UNITS; SPECIFICALLY ADDING SECTION 42-241 ENTITLED “MOBILE VENDING” TO PROVIDE REGULATIONS REGARDING MOBILE FOOD, SALES AND SERVICES UNITS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE

(Ordinance 2025-04)

[ORD. 2025-04 - West Park - Proposed Mobile Vending Policy Ordinance](#)
[Exhibit A - February 7, 2024 City Commission Agenda Item](#)
[Exhibit B - May 13, 2024 Planning Board Agenda Item](#)
[Exhibit C - June 12, 2025 Public Workshop Agenda Item](#)
[Exhibit D - City Comparison of Required Fees](#)
[Exhibit 1 - Analysis Of Commission Recommendations](#)
[Exhibit 2 - Text Amendment Analysis](#)

15. CITY MANAGER’S REPORT

1. **Impact of Property Tax Reform Measures & House Joint Resolutions**

[MEMO - Impact of Property Tax Reform Measures House Joint Resolutions](#)
[Exhibit A - BCCMA-BLOC Impact of Property Tax Reform Report](#)

2. **Court Order Regarding Wilferz Company LLC Case No. CACE25015075**

[MEMO - Court Order Regarding Wilferz Company LLC Case No. CACE25015075](#)
[Exhibit A - Court Order - Wilferz Company LLC](#)

Exhibit B - August 6th 2025 Commission Meeting Agenda, Item 10-4 Resolution
Exhibit C - September 17 2025 Commission Meeting Agenda, Item 15-1
Exhibit D - October 1 2025 Commission Meeting Agenda Item 15-1

3. **Monthly Budget Report**

Monthly Budget Report - January 2026

16. OLD BUSINESS

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, TERMINATING THE EXTENDED HOURS LICENSE FOR THE BUSINESS ESTABLISHMENT KNOWN AS “THE PLAYHOUSE”; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-118)

RESO. 2025-118 - West Park - Terminating Extended Hours License for The Playhouse Business

MEMO - Rolling Back Hours of Operation For Playhouse

Exhibit A - Extended Hours Ordinance 2008-03

Exhibit B - Code Section 42-470

Exhibit C - Playhouse Application For Extended Hours

Exhibit D - Extended Hours Licensing Fee Record

Exhibit E (BSO Incident Report)

Exhibit F (Code Enforcement Response)

Exhibit G (Business Tax Receipt Response)

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA AUTHORIZING EACH MEMBER OF THE CITY COMMISSION TO SELECT A MEMBER OF THE CLERGY THAT WOULD PRAY DURING EACH CITY COMMISSION MEETING; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. **(Resolution 2025-133)**

RESO. 2025-133 - West Park - Selection of Clergy to Pray During Commission Meetings

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, REQUIRING SUNSETTING OF ALL ADVISORY COMMITTEE AND ADVISORY BOARD APPOINTMENTS OF THE CITY OF WEST PARK COMMISSION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

(Resolution 2025-134)

RESO. 2025-134 - West Park - Sunsetting All Advisory Committee and Board Appointments

2005-09 - Establishing Education Advisory Committee

2006-16 - Establishing a Charter Review Committee

2006-24 - Establishing Business Advisory Committee

2013-05 - Amendment Ordinance (TLWCD Advisory Board)

2017-05 - Establishing Local Planning Agency and Planning and Zoning Advisory Board

CWP - Advisory Committees List - Updated 10-06-25

17. NEW BUSINESS

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA EXPRESSING INTENT TO AMEND SECTION 2 (7) (B) OF THE CITY CHARTER PERTAINING TO “COMPENSATION; REIMBURSEMENT FOR

EXPENSES” TO SPECIFY THAT MEMBERS OF THE CITY COMMISSION SHALL RECEIVE ACTUAL AND NECESSARY EXPENSES INCURRED IN PERFORMANCE OF DUTIES OF OFFICE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-135)

[RESO. 2025-135 - West Park - Charter Amendment - Section 2 \(7\) \(b\) - Compensation - Reimbursement for Expenses](#)

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, EXPRESSING INTENT TO AMEND SECTION 2 (6)(B) OF THE CITY CHARTER ENTITLED “FORFEITURE OF OFFICE.” TO ADD A CONDITION THAT IF ANY COMMISSION MEMBER VIOLATES AN EXPRESSED PROHIBITION OF THE CHARTER, IT MAY BE GROUNDS FOR FORFEITURE OF OFFICE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-136)

[RESO. 2025-136 - West Park - Charter Amendment - Section 2 \(6\) \(b\) - Forfeiture of Office](#)

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, EXPRESSING INTENT TO AMEND SECTION 3 (2) OF THE CITY CHARTER PERTAINING TO “APPOINTMENT; REMOVAL AND COMPENSATION” OF THE CITY ADMINISTRATOR; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE **(Resolution 2025-137)**

[RESO. 2025-137 - West Park - Charter Amendment - Section 3 \(2\) - Change to City Administrator Appointment, Removal, Compensation](#)

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, EXPRESSING INTENT TO AMEND SECTION 3 (3)(e) OF THE CITY CHARTER PERTAINING TO “POWERS AND DUTIES OF THE ADMINISTRATOR” TO ADD ADDITIONAL LANGUAGE THAT THE PROPOSED ANNUAL BUDGET AND CAPITAL PROGRAM SHALL “IMPLEMENT THE FINAL BUDGET APPROVED BY THE CITY COMMISSION TO ACHIEVE THE GOALS OF THE CITY”; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-138)

[RESO. 2025-138 - West Park - Charter Amendment - Section 3 \(3\)\(e\) - Powers and Duties](#)

5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, EXPRESSING INTENT TO AMEND SECTION 3 (3)(f) OF THE CITY CHARTER PERTAINING TO “POWERS AND DUTIES OF THE ADMINISTRATOR” TO ADD ADDITIONAL LANGUAGE THAT THE CITY MANAGER SHALL “PROVIDE INFORMATION NEEDED BY THE CITY COMMISSION FOR ITS ANNUAL EVALUATION AND PERFORMANCE”; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-139)

[RESO. 2025-139 - West Park - Charter Amendment - Section 3 \(3\)\(e\) - Powers and Duties](#)

6. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, EXPRESSING INTENT TO AMEND SECTION 3 (3) OF THE CITY CHARTER ENTITLED “POWERS AND DUTIES OF THE ADMINISTRATOR” TO ADD ADDITIONAL RESPONSIBILITIES AND DUTIES FOR THE CITY ADMINISTRATOR

TO INCLUDE: MAKING RECOMMENDATIONS TO THE CITY COMMISSION CONCERNING THE AFFAIRS OF THE CITY; FACILITATING THE WORK OF THE CITY COMMISSION IN DEVELOPING POLICIES; PROVIDING STAFF SUPPORT SERVICES FOR THE COMMISSION MEMBERS; ASSISTING THE CITY COMMISSION TO DEVELOP LONG-TERM GOALS FOR THE CITY AND STRATEGIES TO IMPLEMENT GOALS; ENCOURAGE AND PROVIDE STAFF SUPPORT FOR PARTNERSHIPS WITH COMMUNITY ORGANIZATIONS AND FOR REGIONAL AND INTER-GOVERNMENTAL COOPERATION AND EQUITABLE PROGRAMMING; PROMOTE PARTNERSHIPS AMONG THE COMMISSION, STAFF AND COMMUNITY MEMBERS IN DEVELOPING PUBLIC POLICIES AND BUILDING A SENSE OF COMMUNITY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-140)

[RESO. 2025-140 - West Park - Charter Amendment - Section 3 \(3\) - Powers and Duties of the Administrator \(5 responsibilities\)](#)

7. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, EXPRESSING INTENT TO AMEND SECTION 3 (6) OF THE CITY CHARTER PERTAINING TO “CITY CLERK” TO HAVE THE CITY COMMISSION APPOINT A CITY CLERK FOR THE CITY OF WEST PARK AND TO AMEND THE DUTIES OF THE CITY CLERK; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-141)

[RESO. 2025-141 - West Park - Charter Amendment - Section 3 \(6\) - City Clerk](#)

8. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA EXPRESSING INTENT TO ADD A NEW SECTION TO THE CITY CHARTER TO ALLOW THE CITY COMMISSION TO CONDUCT INVESTIGATIONS, SUBPOENA WITNESSES, ADMINISTER OATHS, TAKE TESTIMONY AND REQUIRE THE PRODUCTION OF EVIDENCE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-142)

[RESO. 2025-142 - West Park - Charter Amendment - Add Section for Investigations](#)

9. **Discussion regarding Section 4 - Legislative, Number 1, commissioners meeting procedure - under special meetings it should state “special meetings may be held on the call of the mayor or of any member of the commission whenever practicable upon no less than 12 hours’ notice to each member except as allowed by state law all meetings shall be public; however the commission may recess for purpose of discussing in a closed or executive session limiting this on membership any matter which would tend to defame character or reputation of any person, the general subject matter for consideration is expressed in a motion calling for succession and final action or such motion is not taken by the council until the matters is on the agenda.**

[MEMO - Discussion Regarding Requested Resolution Charter Amendment to Section 4 -](#)

[Legislative](#)

[Exhibit A - Broward County Code of Ordinances Sec. 1.07 ABC](#)

[Exhibit B - Florida Statutes Sec. 286.011](#)

[Exhibit C - Chapter 287 Section 055 \(287.055\) Florida Statutes](#)

10. **Discussion Regarding Requested Resolution Adding Language to the Charter About**

Independent Audits

[MEMO - Discussion Regarding Requested Resolution Adding Language to the Charter About Independent Audits](#)

11. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, AUTHORIZING THE CITY MANAGER TO WAIVE ALL CURRENT AND FUTURE FIELD USAGE FEES FOR CSE ATHLETICS ASSOCIATION INC; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-143)

[RESO. 2025-143 - West Park - Waiving Current and Future Fees for CSE Athletic Association](#)

12. **Discussion Regarding Requested Resolution for all RFQ 25-0513 - Professional Engineering Services County Line Road Improvement Project bidders to come before the Commission**

[MEMO - Discussion Regarding Request for all RFQ \(25-0513 - Professional Engineering Services\) Bidders to Present Before Commission](#)

[Exhibit A - Memo- RFQ 25-0513 Professional Engineering Services “ County Line Rd. Improvements](#)

[Exhibit B - Minutes of RFQ 25-0513 Consultation Evaluation Meeting](#)

[Exhibit C - Chapter 287 Section 055 \(287.055\) Florida Statutes](#)

[Exhibit D - Broward County FL Code of Ordinances - Sec. 1.19\(C\)\(6\)\(a\)](#)

13. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE ATTACHED MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF WEST PARK AND WEST PARK TRADE EXPO LLC FOR THE SPONSORSHIP OF A BUSINESS/TRADE EXPO EVENT AT MCTYRE PARK; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

(Resolution 2025-95)

[RESO. 2025-95 - West Park - Sponsorship of Business of Trade Expo.pdf](#)

[MEMO - Update on Business Trade Expo](#)

[Memorandum Of Understanding For West Park Sponsorship of Business of Trade Expo](#)

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.