



## RESOLUTION # 2025-53

**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.**

**WHEREAS**, CAM Group 17520 LLC, Dixie at 175 LLC, and JD US1Retail 2 LLC (the "Applicants") submitted an application for a Special Use Permit for the property located at 6200 SW 8 Street, West Miami, Florida 33144, zoned "C" Commercial/Mixed-Use; and

**WHEREAS**, the applicants propose to occupy approximately 7,474 square feet of an existing 13,136 square foot shopping center with an Auto Parts Retail Store, which requires a Special Use Permit under Zoning Ordinance 282, Sections 2A.1 and 4.32; and

**WHEREAS**, the Applicants requested to allow the establishment of an O'Reilly Auto Parts retail store, with assurances that no major auto repairs will occur on-site and that only minor services such as battery installation will be performed; and

**WHEREAS**, the Applicants further committed to façade improvements, landscaping, ADA compliance, and maintaining a tenant mix that includes an existing restaurant and small businesses; and

**WHEREAS**, the Planning & Zoning Board, after proper notice and public hearing held on August 11, 2025, voted unanimously (5-0) to recommend approval of the application with conditions; and

**WHEREAS**, the City Commission of the City of West Miami finds that the proposed use is compatible with surrounding land uses and consistent with the intent and purpose of the City's Zoning Ordinance, provided that conditions are imposed to address access, traffic, safety, and landscaping.

**WHEREAS**, the applicant has confirmed, and staff has acknowledged that the parking arrangement shall allow use of the City-owned parking lot after business hours, with the City of West Miami placing meters on the lot, and the applicant providing a recorded access agreement through their property.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, AS FOLLOWS:**

**Section 1.** The foregoing recitals are true and correct and adopted as part of this Resolution.

**Section 2.** The City Commission hereby approves Special Use Permit 2025-002 for the establishment of an Auto Parts Retail Store at 6200 SW 8 Street, West Miami, Florida 33144, subject to the following conditions:

1. Recording of a perpetual easement or agreement for shared vehicular access to the City-owned parking lot located on SW 9 Street to allow after-hours use with meter parking by the City of West Miami, as provided in the applicant's agreement with staff.
2. Execution of a covenant prohibiting off-street deliveries on SW 62 Avenue.
3. Installation of a curb or buffer between the sidewalk and parking spaces along SW 62 Avenue for pedestrian protection.
4. Replacement of existing palm trees along SW 8 Street with mature specimen Florida native shade trees.
5. All signage for the Auto Parts Retail Store shall require prior review and approval by the Planning & Zoning Board.
6. Company vans shall be restricted to rear parking after 9:30 a.m. daily.
7. All mechanical operations must be conducted indoors; no mechanical work is permitted outside the premises.

**Section 3.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of August, 2025.

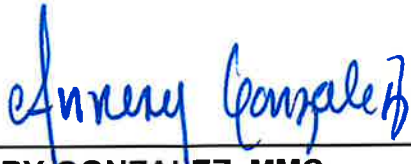
APPROVED:



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IVAN CHAVEZ, JR., VICE-MAYOR

ATTEST:



**ANNERY GONZALEZ, MMC  
CITY CLERK**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



**DEXTER W. LEHTINEN, CITY ATTORNEY**

ROLL CALL:

This Resolution was offered by Commissioner Suarez, who moved its adoption. The motion was seconded by Commissioner Blanes. The vote was as follows:

<b>MAYOR ERIC DIAZ-PADRON</b>	<b><u>ABSENT</u></b>
<b>VICE-MAYOR IVAN CHAVEZ, JR.</b>	<b><u>Y</u></b>
<b>COMMISSIONER JUAN M. BLANES</b>	<b><u>Y</u></b>
<b>COMMISSIONER GUSTAVO J. CEBALLOS</b>	<b><u>Y</u></b>
<b>COMMISSIONER LUCIANO L. SUAREZ</b>	<b><u>Y</u></b>



## RESOLUTION # 2025-54

**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)**

**WHEREAS**, AMI Engineering, Inc. has submitted a proposal for the design of a standard traffic circle at the intersection of SW 66 Avenue and 22 Street; and

**WHEREAS**, the total lump sum cost for the design plans is \$ 19,925.00; and

**WHEREAS**, Chapter 2, Article IV, Section 2-74(b) provides that the Commission, by 4/5 vote, may authorize waiving the requirement and procedure for waiver of purchasing; and

**WHEREAS**, the Administration finds the procurement requirements should be waived due to the fact that AMI Engineering, Inc. is already performing design and civil drawings for street calming Citywide and AMI Engineering, Inc. has vast experience and knowledge of the City's infrastructure; and

**NOW, THEREFORE BE IT RESOLVED** by the City Commission of the City of West Miami as follows:

Section 1: The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made specific part of this Resolution upon adoption thereof.

Section 2: The City Commission hereby accepts the recommendation of Administration to waive procurement requirements of the City of West Miami Code of Ordinances.

Section 3: The City Commission hereby authorizes the City Manager to accept the proposal of AMI Engineering, Inc. in the amount of Nineteen Thousand Nine Hundred and Twenty-Five Dollars and Zero Cents (\$ 19,925.00) for the development of design plans for a traffic circle on 66 Avenue and 22 Street.

Section 5: This Resolution shall become effective upon its adoption.

**PASSED and ADOPTED** this 27<sup>th</sup> day of August 2025.

APPROVED:

  
\_\_\_\_\_  
IVAN CHAVEZ, JR., VICE-MAYOR

ATTEST:

  
\_\_\_\_\_  
ANNERY GONZALEZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
DEXTER W. LEHTINEN, CITY ATTORNEY

ROLL CALL:

This Resolution was offered by Commissioner Blanes, who moved its adoption. The motion was seconded by Commissioner Suarez. The vote was as follows:

<b>MAYOR ERIC DIAZ-PADRON</b>	<b><u>ABSENT</u></b>
<b>VICE-MAYOR IVAN CHAVEZ, JR.</b>	<b><u>Y</u></b>
<b>COMMISSIONER JUAN M. BLANES</b>	<b><u>Y</u></b>
<b>COMMISSIONER GUSTAVO J. CEBALLOS</b>	<b><u>Y</u></b>
<b>COMMISSIONER LUCIANO L. SUAREZ</b>	<b><u>Y</u></b>