



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 27th 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 Suarez, who moved its adoption. The motion was seconded by Commissioner Blanes. The vote was as follows:

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