

# MEMORANDUM

## PLANNING AND ZONING DEPARTMENT

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To: Planning and Zoning Board

From: Juan Pena  
Director of Planning and Zoning

Date: April 13<sup>th</sup>, 2021

Subj. 6400 SW 8 Street INIVIDA HEALTH CARE CENTER INC. SUP2021-002

Planning and Zoning Review

Present Zoning: Mixed Use corridor

We have reviewed the proposed "Special Use Permit" of a 7,500 square feet medical office facility for the property at 6400 SW 8 Street, the building was previously used as a financial banking facility. The present proposal is to operate medical offices providing three (3) medical office's, ten (10) examination rooms, two (2) therapy, three (3) dental chairs, one (1) lab room, and one (1) reception room with ambulatory care three (3) waiting room, two (2) patient restroom and employee lunch room. There is a main entrance with waiting room chairs. The existing vault rooms are converted to provider work room and storage.

Medical offices are not an allowed "use" as other normally permitted "use" unless it is for the use of a doctor for his practice. Multiple doctors in a large space as at 6400 SW 8 Street requires the review and evaluation by staff, Planning and Zoning Board, the community through public participation and finally the approval by the City Commission at a public hearing for the benefit of the community as a whole.

**Building Density Requirements:**

Units per acre in Commercial Use Area and

|                          |                                   |
|--------------------------|-----------------------------------|
| R5 off street parking=   | 105 units per net acre            |
| Commercial parcel is:    | 19,365 square feet 0.40 per acres |
| F.A.R. 0.40 Commercial   | 7,746 square feet allowed         |
| R5 off-street parcel is: | 27,249 square feet                |
| Parking provided is:     | 60 spaces                         |

Present building scenario has 7,508 square feet. The rear parcel has 60 parking spaces. The code requires one space for every 300 square feet of building on a "single use" in a commercial area and one (1) space for every 200 square feet in a multiple use building. Since the building is used for two uses medical offices and dental offices the parking was calculated for the building parking requirement under the 1/200 square feet. The required parking under this requirement is 37.5 parking spaces, the current building parking lot provides 60 parking spaces for the building. The proposed operation hours are normal workday, the hours of operation as discussed are from 9:00 AM to 5:00 PM, Monday thru Friday and 8:00 AM to 12:00 noon on Saturday closed on Sunday. The

building has plans for the re-distribution of the existing floor plan and the enclosure of the "Drive Thru" as an additional area for the pharmacy, the interior will have renovations to accommodate the "use" for the doctors and ambulatory services. The property owner will replace the existing roof, windows and doors to the property. The present landscape on the property meets the requirements of the zoning ordinance. The applicant is proposing to paint the exterior of the property and remove any items remaining from the previous use as a banking facility. The plans submitted do not show any proposed signage for the building.

**Landscaping:**

Landscaped area is shown at 14% and the required landscape is 10%. The building has a five-foot concrete block (CBS) wall to the south and west perimeter property line to provide protection and visual screen to the duplex and single-family homes to the west and south. Additional quantities of landscaping buffer and size of trees and ground cover will be per Miami-Dade County landscape ordinance.

**Traffic:**

The traffic to this proposed facility has entrances from SW 64 Avenue and SW 9 Street to the rear parking area. There is one exit provided to SW 8 Street from the area of the former drive thru for the banking facility. The traffic entrances do not show any adverse effects to the surrounding roadways. The main entrance and exits parking lot for the building are on SW 64 Avenue for the commercial traffic. The delivery and refuse areas are on the west side of the building where the entrance is from SW 64 Avenue or SW 9 Street as it exists today. The refuse area needs to be constructed of same CBS material as the perimeter walls for the enclosure with decorative metal door.

**Public Works improvements:**

All swales surrounding the proposed project shall have a curb along the edge of road way also all damaged sidewalks and all existing curbs surrounding the development shall be repaired or replaced with new sidewalks and new curbs at applicants' expense.

**Utilities:**

The water system shall remain as is, the "USE" as proposed shall be reviewed and approved by the RER/Derm and Miami Dade Fire Department. Sewer flows from the building do not have a negative impact on the city's sewer system. All calculations will be verified by TY Lin City Engineers and any improvements to the system shall be approved by the City Engineer and borne by the applicant.

**Parking Lot Lighting:**

Lighting shall meet City of West Miami and Miami-Dade County off-street parking ordinance. Current lighting on the property shall be check and upgrade to meet the ordinances and the restrictions on light spillage to the adjacent residential properties.

Any other governmental agencies having jurisdiction shall have the right to review and meet concurrency requirements. Any omission from this review does not relieve the applicant from its responsibility to provide details and pay all associated costs.

The department has reviewed all information submitted and recommends approval with conditions stipulated and any additional conditions by the Planning and Zoning Board.