



## RESOLUTION# 2024-84

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI RELATING TO ZONING; APPROVING A SPECIAL USE PERMIT APPLICATION (SUP 2024-002) SUBMITTED BY UNIVIDA MEDICAL CENTER FOR THE OPERATION OF AN ADULT DAY CARE CENTER AT 6400 SW 8 STREET, MIAMI, FLORIDA. THE CENTER WILL SERVE BOTH CURRENT AND NEW MEMBERS OF THE ADJACENT MEDICAL FACILITY OWNED BY 6400 PROPERTY LLC. LISTING REQUIREMENTS FOR SPECIAL USE PERMIT THEREOF, AND OTHER TERMS PURSUANT TO ZONING ORDINANCE 282 AND SUBJECT TO APPROVAL FROM ANY OTHER STATE AND FEDERAL AGENCIES; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, owner of 6400 Property, LLC located at 6400 SW 8 Street, Miami, Florida, on behalf of UniVida Medical Center has submitted an application for Special Use Permit 2024-002 together with site plan of a proposed special use as better described in Exhibit A; and

**WHEREAS**, a Public Hearing was held on September 11, 2024, before the Planning and Zoning Board, during which the Board expressed concerns regarding the property and provided relevant suggestions and ideas related to the Special Use request; and

**WHEREAS**, the Special Use Application was reviewed by City staff, who found that it complies with the requirements set forth in the City of West Miami Zoning Ordinance 282 and satisfies all applicable provisions there of; and

**WHEREAS**, the reason for the Special Use request is that the proposed use is not otherwise permitted under the existing zoning regulations.

**WHEREAS**, Applicant presented a proposal to establish an adult day care facility within part of the existing medical center in the City of West Miami area, highlighting that the facility would provide essential elderly care services, effectively serve the community, expand the range of services available to existing patients, and contribute to local employment and economic growth; and

**WHEREAS**, members of the Planning and Zoning Board expressed their concerns if there was a limitation of the patients and members that will be attending the proposed use; and

**WHEREAS**, upon Motion made by member, Diana Rio recommending approval of the application with condition that if the business plan changes primarily from a health facility into a day care it comes back to the board for review along with the conditions stated by staff, the vote was 5 to 0 in favor of the application.

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

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

**Section 2.** In consideration of the foregoing, Application 2024-002 for Special Use Permit by owners of the 6400 Property, LLC. The City Commission conditionally approves the application to establish an adult day care project located at 6400 SW 8 Street, Miami, Florida with the following conditions:

- A. If the business plan changes primarily from a health facility into a day care it comes back to the Planning & Zoning board for review
- B. The hours of operation remain consistent with the Medical Center Monday through Friday 9:00 AM to 5:00 PM (no nighttime hours) Saturday from 8:00 AM to 12:00PM and closed on Sundays
- C. Parking lot lighting shall continue to meet City of West Miami and Miami Dade County off-street parking ordinances. Current lighting on the property shall be checked to meet the ordinances and the restrictions on light spillage to the adjacent residential properties.
- D. Sign permits will be required to go in front of the Planning & Zoning Board for approval prior to any building and electrical permits for installation.

**Section 3.** This Resolution shall take effect immediately upon passage.

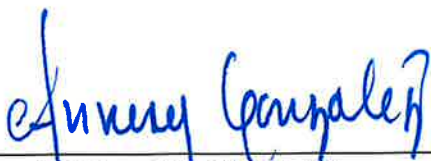
PASSED AND ADOPTED 16<sup>th</sup> day of October 2024.

APPROVED:



**NATALIE MILIAN ORBIS, VICE-MAYOR**

ATTEST:



**ANNERY GONZALEZ, MMC  
CITY CLERK**

APPROVED AS A FORM AND LEGAL SUFFICIENCY:



**DEXTER W. LEHTINEN**  
**CITY ATTORNEY**

ROLL CALL VOTE:

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

<b>MAYOR ERIC DIAZ-PADRON</b>	<b><u>Absent</u></b>
<b>VICE-MAYOR NATALIE MILIAN ORBIS</b>	<b><u>Y</u></b>
<b>COMMISSIONER JUAN M. BLANES</b>	<b><u>Y</u></b>
<b>COMMISSIONER IVAN CHAVEZ, JR.</b>	<b><u>Y</u></b>
<b>COMMISSIONER LUCIANO L. SUAREZ</b>	<b><u>Y</u></b>