

# MEMORANDUM

## PLANNING AND ZONING DEPARTMENT

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To: West Miami Planning and Zoning Board

From: Juan Pena   
Director of Planning and Zoning

Date: September 18, 2020

Subj. Recommendation on SUPPD 2020-003 RE 1501 SW 66 Avenue

We have reviewed the plans submitted for the property located at 1501 SW 66 Avenue. The proposal for this property is to demolish the existing structure and build a duplex building each side consisting of 1835 square feet with three (3) bedrooms two and a half (2.5) baths, single story for a total of 3,670 square feet which is 34.8% of the allowed lot coverage. The duplex as proposed meets all existing setbacks and lot coverages. The attached landscape plan also meets the requirement for the residential duplex lot.

The property is presently being used as a single family house however the area is zoned for multi-family "R2" duplex. The department recommends proposed construction of a duplex on this property zoned "R2" duplex dwelling. The review of the department also recommends the installation of impact windows on the structure, the installation of cement tile roof or cement barrel tile roof to retain the Mediterranean style and the installation of brick paver, stamped concrete or staggered concrete pattern for the driveway areas as shown on the proposed plans.

All window and column fenestration as shown on the plans shall be required. The department also recommends an exterior maintenance covenant to maintain both sides of the property. If the board is in agreement with the recommendations above we recommend a favorable recommendation for the plans.

Any additional requirements by the Zoning Board will be incorporated.