

MEMORANDUM

PLANNING AND ZONING DEPARTMENT

To: West Miami Planning and Zoning Board

From: Juan Pena 
Director of Planning and Zoning

Date: September 18, 2020

Subj. Recommendation on SUPPD 2020-004 RE 6480 SW 20 Terrace

We have reviewed the plans submitted for the property located at 6480 SW 20 Terrace. The property currently has 1706.2 square feet and the proposed two-story addition will add 1,512.8 square feet bringing the total to 3,219 square feet. The plans show a second story with no balconies to the rear of the property and it meets the second story ordinance which does not allow a balcony facing any part of the rear yard, the plans therefore conform to Ordinance 99-01. The proposed improvements will improve the existing house to five bedrooms and five and a half bathrooms as shown on the plans. 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 recommends a favorable recommendation for the plan.

Any additional requirements by the Zoning Board will be incorporated.