

MEMORANDUM

PLANNING AND ZONING DEPARTMENT

To: Yolanda Aguilar
City Manager

From: Juan Pena 
Director of Planning and Zoning

Date: September 28, 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 running with the land to maintain both sides of the property. The Planning and Zoning Board recommended approval with the condition of revisiting the windows proposed for the project to be all of the same style.

Any additional requirements by the City Commission will be incorporated.