



RESOLUTION # 2026-05

A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, APPROVING SPECIAL USE PERMIT #2026-001 FOR THE PROPERTY LOCATED AT 1921 SW 61 COURT, WEST MIAMI, FL 33155, TO ALLOW THE CONSTRUCTION OF A TWO-STORY SINGLE-FAMILY RESIDENCE IN AN R-1 ZONING DISTRICT, PURSUANT TO ZONING ORDINANCE 282, SECTIONS 2B.1 AND 4.17; PROVIDING FOR INCORPORATION OF FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicants, as owners of the property located at 1921 SW 61 Court, submitted an application for Special Use Permit (SUP) # 2026-001 to allow the construction of a two-story single-family residence consisting of approximately 3,669 square feet of living area, on a lot measuring approximately 7,800 square feet, zoned R-1 Single Family Residential; and

WHEREAS, a Public Hearing was held before the Planning and Zoning Board on January 28, 2026, at which time staff presented its analysis and recommendation, and the Board voted to recommend approval (with the condition of prohibiting cooking facilities on the first floor) of the request to the City Commission; and

WHEREAS, a Public Hearing was subsequently held before the City Commission of the City of West Miami on February 4, 2026, to consider the recommendation of the Planning and Zoning Board, review the application, and receive public comment; and

WHEREAS, the City Commission has reviewed the evidence presented, the staff report, and the applicable provisions of Zoning Ordinance 282, and finds that the proposed two-story residence is consistent with the intent and purpose of the R-1 district and compatible with the surrounding neighborhood; and

WHEREAS, the Commission finds that approval of the Special Use Permit as presented is in the best interest of the City and will not be detrimental to the surrounding properties.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as the legislative findings of the City Commission.

Section 2. Approval of Special Use Permit. Special Use Permit SUP 2026-001 for the property located at 1921 SW 61 Court, West Miami, FL 33155 is hereby approved as presented, authorizing a two-story single-family residence in the R-1 zoning district pursuant to Zoning Ordinance 282, Sections 2B.1 and 4.17.

Section 3. Conflicts. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section, or provision of this Resolution is held invalid, the remainder shall not be affected by such invalidity.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

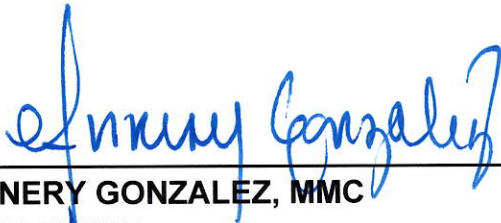
PASSED AND ADOPTED this 4th day of February 2026.

APPROVED:



ERIC DIAZ-PADRON, MAYOR

ATTEST:



ANNERY GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



DEXTER LEHTINEN, CITY ATTORNEY

ROLL CALL VOTE:

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

MAYOR ERIC DIAZ-PADRON	<u>Y</u>
VICE-MAYOR IVAN CHAVEZ, JR.	<u>Y</u>
COMMISSIONER JUAN M. BLANES	<u>Y</u>
COMMISSIONER GUSTAVO J. CEBALLOS	ABSENT
COMMISSIONER LUCIANO SUAREZ	<u>Y</u>

EXHIBITS:

- **Exhibit A:** Legal Description of the Property
- **Exhibit B:** Special Use Permit Application / Site Plan / Elevations (as presented)
- **Exhibit C:** Staff Report / P&Z Recommendation (for reference)



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/28/2026

PROPERTY INFORMATION	
Folio	15-4012-034-0120
Property Address	1921 SW 61 CT WEST MIAMI, FL 33155-0000
Owner	JOHN SERPA & , MONIQUE ORTIZ JTRS
Mailing Address	1921 SW 61 CT MIAMI, FL 33155-2157
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,264 Sq.Ft
Living Area	910 Sq.Ft
Adjusted Area	1,046 Sq.Ft
Lot Size	7,800 Sq.Ft
Year Built	1950



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$392,080	\$338,000	\$304,200	
Building Value	\$106,064	\$109,830	\$106,064	
Extra Feature Value	\$1,576	\$1,598	\$1,621	
Market Value	\$499,720	\$449,428	\$411,885	
Assessed Value	\$178,955	\$173,912	\$168,847	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$128,233	\$123,912	\$118,847	
SCHOOL BOARD				
Exemption Value	\$25,000	\$25,000	\$25,000	
Taxable Value	\$153,955	\$148,912	\$143,847	
CITY				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$128,233	\$123,912	\$118,847	
REGIONAL				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$128,233	\$123,912	\$118,847	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$320,765	\$275,516	\$243,038
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
CRANE-LAESSER SUB PB 51-69	
LOT 1 BLK 2	
LOT SIZE 100.000 X 78	
OR 20370-1629 04/2002 1	
COC 24778-0751 07 2006 1	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2006	\$350,000	24778-0751	Sales which are qualified
01/01/2004	\$0	22988-4000	Sales which are disqualified as a result of examination of the deed
04/01/2004	\$0	22229-1387	Sales which are disqualified as a result of examination of the deed
04/01/2002	\$170,000	20370-1629	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability. see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



Special Use Permit Application
Index Number SUP2026-001
Date of Application 12/3/2025
Rec# 133592

**CITY OF WEST MIAMI
APPLICATION FOR SPECIAL USE PERMIT**

Within the City generally, and within certain zoning districts, certain structures, uses, and/or occupancies specified in this Ordinance are of a nature requiring special and intense review to determine whether or not they should be permitted in specific locations, and if so, the special limitations, conditions, and safeguards which should be applied as reasonably necessary to promote the general purpose of this zoning ordinance, and, in particular to protect the joining properties and neighborhood from avoidable potentially adverse effects. It is further intended that the expertise and judgment of the City Commission be exercised in making such determinations, in accordance with the rules, considerations, and limitations relating to Special Use Permits.

Formal public notice and hearing are mandatory for Special Use Permits.

The City Commission shall be solely responsible for determinations on Application for Special Use Permits. All applications for Special Use Permit shall be referred to the Planning and Zoning Board for recommendations and the City Commission may make further referrals pursuant to Section 2A of this Ordinance.

I/We John Serpa, Marianne Ortiz
hereby apply to the City of West Miami City Commission for approval of a Special Use Permit for property located at: 1921 SW 61st Ct, West Miami, Florida.

(Legal Description of Property)

Lot (s) 1 Block (s) 2

Subdivision "CRANE LAESSER SUBDIVISION"

Plat Book No. 51 Plat Book Page 69

Proposed use (be specific): SINGLE FAMILY HOME

The following is required in support or explanation of this application:

 (a) Statements of ownership and control of the proposed development or activity (attach affidavit disclosing ownership and control, see Page 4 for owner. Tenant to supply separate affidavit).

 (b) Statement describing in detail the character and intended use of the development or activity (attach separate sheet). Two story addition

_____ (c) General location map, showing relation of the site or activity for which special use permit is sought to major streets, schools, existing utilities, shopping areas, important physical features in and adjoining the project or activity and the like.

_____ (d) A site plan containing the title of the project and names of the project planner and developer, date, and north arrow and, based on an exact survey of the property drawn to a scale of sufficient size to show _____ boundaries of the project, any existing streets, water courses, easements, and section lines; _____ exact location of all buildings and structures; _____ Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic _____ off-street parking and off-street loading areas; _____ recreation facilities locations; _____ all screens and buffers; _____ refuse collection areas; and _____ access to utilities and points of utilities hookups.

_____ (e) Tabulations of total gross acreage in the project and the percentages thereof proposed to be devoted to (1) the various permitted uses; and (2) ground coverage by structures, landscaped areas and pavement.

_____ (f) Tabulation showing (1) the derivation of numbers of off-street parking and off-street loading spaces shown in (d) above; and (2) total project density in dwelling units per acre.

_____ (g) If common facilities (such as recreation areas or structures, private streets, common open space, etc.) are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained: Such statements may take the form of proposed deed restrictions, deeds of trust, home owners associations, surety arrangements, or other legal instruments providing adequate guarantees to the City that such common facilities will not become a future liability for the City.

_____ (h) Storm drainage and sanitary sewerage plans.

_____ (i) Architectural definitions for buildings in the development; exact number of commercial and/or dwelling units, sizes and types, together with typical floor plans of each type.

_____ (j) Plans for signs, if any.

_____ (k) Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions of irrigation and future maintenance.

_____ (l) Plans for recreational facilities, if any, including location and general description of buildings for such use.

_____ (m) Such additional data, maps, plans, or statements as may be required for the particular use or activity involved. (attach sheet).

_____ (n) Such additional data as the applicant may believe pertinent to the proper consideration of the site and development plan.

Items (c), (d), (k) and (i) above shall be prepared by a registered surveyor, engineer, architect, landscape architect or certified planner as may be appropriate to the particular item.

DISCLOSURE OF OWNERSHIP

1.- Legal description and street address of subject real property:

1921 SW 61 Court, West Miami, FL. 33155

LEGAL Description: Lot 1, Block 2
CRANE LAESSER SUBDIVISION
PLAT BOOK # 51, PAGE # 69

2.- Owner(s) of subject real property and percentage of ownership.

JOHN SERPA and Monique Ortiz
100%

(Joint ownership with right of survivorship)

3.- Legal description and street address of any real property (a) owned by any party listed in answer to question #2, and (b) located within 500 feet of the subject real property.

None



Owner or Attorney for Owner

STATE OF FLORIDA)

SS

COUNTY OF DADE)



JOHN SERPA, being duly sworn, deposes and says that he is the (Owner) (Attorney for Owner) of the real property described in answer to question #1, above; that he has read the foregoing answers and same are true and complete; and (if acting as attorney for owner) that he has authority to execute this Disclosure of Ownership form on behalf of owner.

SWORN TO AND SUBSCRIBED
before me this 20 day
of October, 2025.




Notary Public State of Florida

My commission expires: 4/5/28

NOTE: Special Use Permit and Special Use Permit for Planned Development applications must be submitted in set as follows:

- One (1) original set of all forms, documents and plans.
- Seven (7) copied sets of all forms, documents and plans.

Special Instructions:


Signature of Owner or Authorized Agent

JOHN SERPA
Name (Please Print)

1921 SW 61 CT
Address

West Miami
City

FL
State

33155
Zip

305 496-7446 / 305 498-2441
Telephone

paudoc13@ad.com
Email

STATE OF FLORIDA)
 SS
COUNTY OF DADE)



JOHN SERPA, being duly sworn, deposes and says that he is the (Owner) (Authorized Agent) of the real property described above; that he has read the foregoing answers and that the same are true and correct, and (if acting as Agent for Owner) that he has authority to execute this Application Form on behalf of the Owner.

SWORN TO AND SUBSCRIBED
before me this 20 day
of October 2025.


Notary Public State of Florida

My commission expires: 4/5/28

October 20, 2025

City of West Miami

Application for Special Use Permit for Plan Development

Character and Intended Use of Development

1921 SW 61 Ct. Miami, FL 33155

The proposed development of 1921 SW 61 Ct. involves the remodeling and vertical expansion of an existing single-family residence. The project will include the construction of a new second floor addition and the renovation of the existing first-floor interior and exterior areas to enhance the home's functionality, aesthetics, and overall livability.

The design will maintain the character and architectural integrity of the surrounding neighborhood while modernizing the structure to meet current building standards and energy efficiency requirements. The second-floor addition will provide additional living space, including new bedrooms, bathrooms, and a multi-purpose area, intended solely for residential use by the property's occupants.

No change in the existing use of the property is proposed. The property will continue to serve as a private single-family dwelling to the current owners. All improvements will comply with applicable zoning regulations, building codes, and design guidelines established by The City of West Miami.

The development aims to enhance the comfort, safety, and long-term usability of the residence, ensuring it remains consistent with the scale, character, and residential nature of the surrounding community.

Boundary Survey and Trees

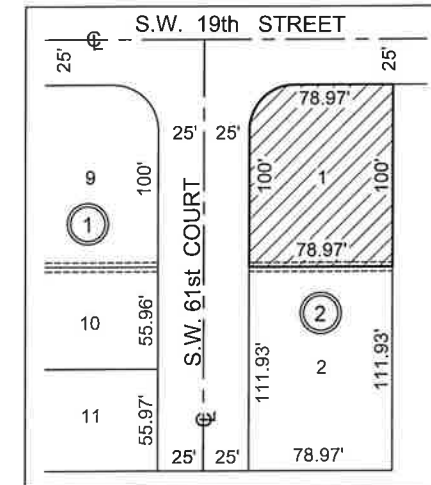
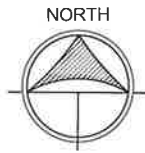
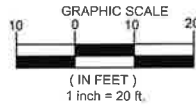
Scale 1"= 20'

Property Address: 1921 S.W. 61st Court, Miami, Florida 33155
 Folio#: 15-4012-034-0120
 Legal Description: Lot 1, Block 2, "CRANE LAESSER SUBDIVISION", according to the plat thereof, as recorded in Plat Book 51, Page 69, of the Public Records of Miami-Dade County, Florida.

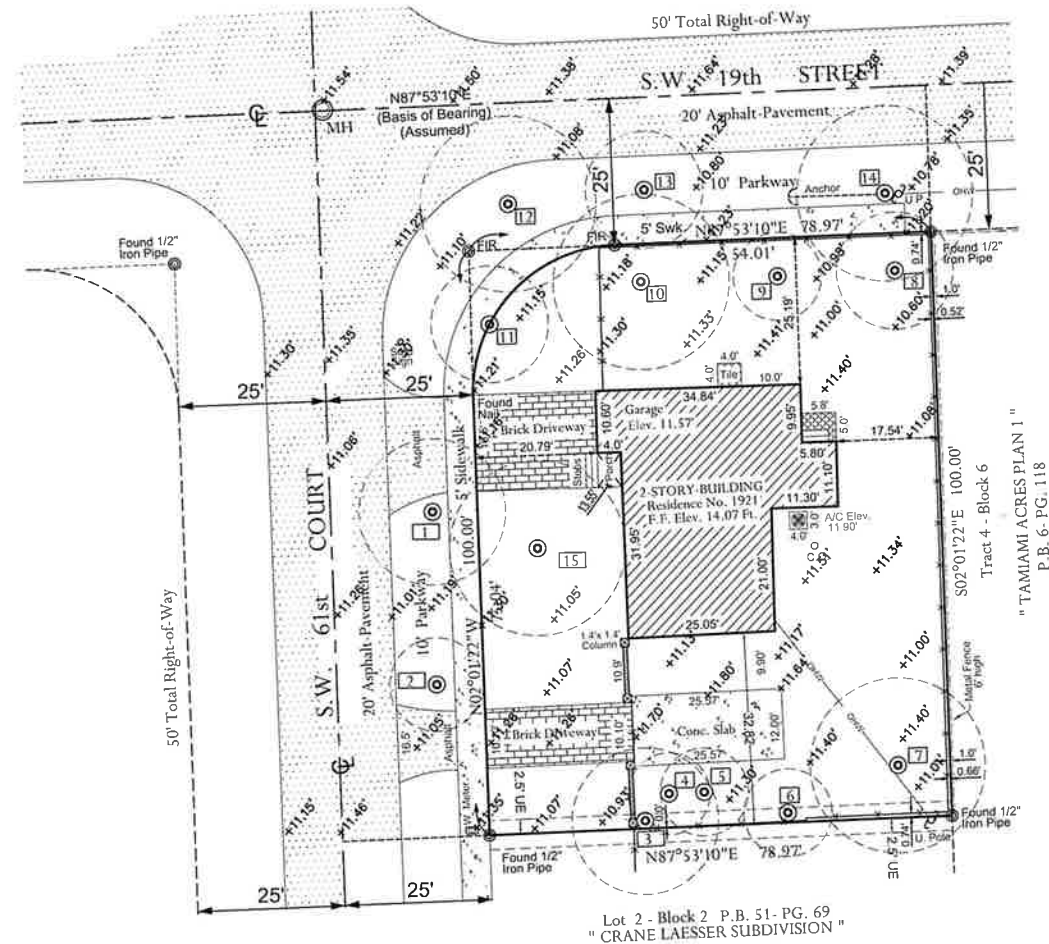
5102 SW 131th AVENUE,
 MIAMI, FLORIDA, 33175

Esteban Ortiz, PLSM
 Land Surveyor & Planner

PH: (786) 541-4455
 EMAIL: Survey.IG@YAHOO.COM



LOCATION MAP
 NTS



SURVEYOR'S REPORT

-THE SUBJECT PROPERTY LIES WITHIN A ZONE DESIGNATED AS X, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 120662 (CITY OF WEST MIAMI) AND PANEL NUMBER 0293-L, AS LAST REVISED IN SEPTEMBER 11, 2009.
 -ELEVATIONS ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.
 BENCH MARK: N3026, Elev.=10.16', NGVD 29
 -THIS IS A SPECIFIC PURPOSE SURVEY. BEFORE ANY CONSTRUCTION THE SETBACKS MUST BE CHECKED

Tree Disposition List

# TREE	Scientist Name	Common Name	DBH (INCH)	HEIGHT (FEET)	CANOPY (FEET)
1	Swietenia macrophylla	Mahogany tree	24	30	25
2	Bucida buceras	Black olive tree	14	20	16
3	Ficus benjamina	Ficus tree	36	30	25
4	Schefflera A.	Umbrella tree	10	16	14
5	Rostynia Regia	Royal Palm	12	20	25
6	Moringa oleifera	Miracle tree	12	20	15
7	Persea americana	Avocado tree	26	30	30
8	Persea americana	Avocado tree	16	30	20
9	Eriobotrya japonica	Loquat tree	8	18	15
10	Mangifera Indica	Mango tree	24	30	30
11	Eucalyptus globulos	Gum tree	18	30	20
12	Swietenia macrophylla	Mahogany tree	20	30	30
13	Swietenia macrophylla	Mahogany tree	16	20	20
14	Ficus benjamina	Ficus tree	40	35	30
15	Bucida buceras	Black olive tree	30	40	30

DATE OF FIELD WORK 06-26-2025
 REVISED ON
 Certified to: John Serpa, Monique Ortiz



LEGEND AND ABBREVIATIONS

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; Cl=Clear; Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation; FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale; OE=Overhead Cables; OH=Over Hang; P=Plat Book; PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning; PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right Of Way; Sec=Section; T=Tangent; S=South; SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement; UP=Utility Pole; UT=Utility; W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; C=Centerline; ---=Chain Link; ---=Concrete Wall; °=Degrees; Δ=Central Angle; Ø=Diameter; ' =Minutes; " =Seconds; ---= Wood Fence

LEGAL NOTES

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property. This Survey is subject to dedications, limitations, restrictions, reservations or easements of rec.; Legal Description provided by client. The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown. This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

ORDER No.
 25-630

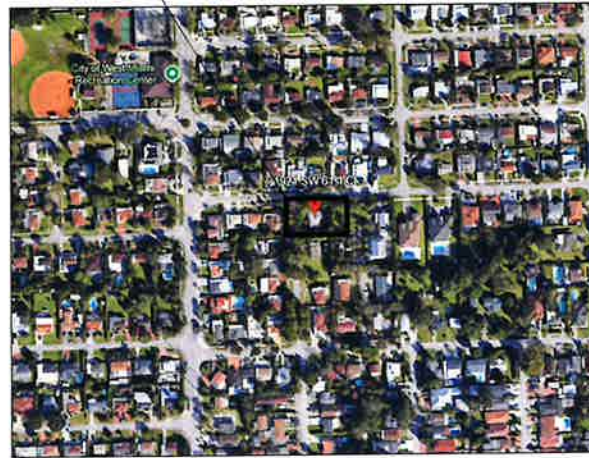
ESTEBAN ORTIZ

ESTEBAN ORTIZ, PLSM 5927
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

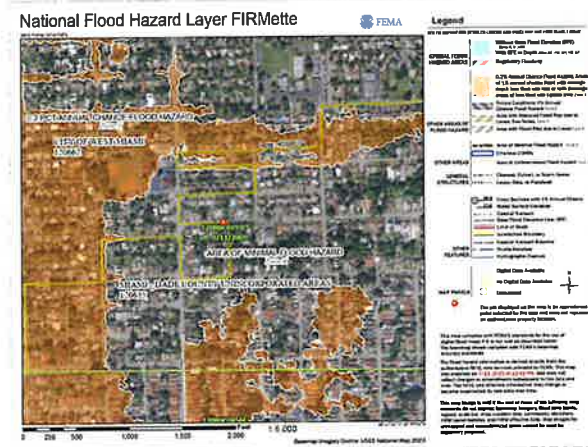
Digitally signed by ESTEBAN ORTIZ
 Date: 2025.06.28 20:12:01 -04'00'

EXISTING SINGLE FAMILY RESIDENCE REMODEL AND SECOND FLOOR ADDITION 1921 SW 61 CT WEST MIAMI, FLORIDA 33155

AREA OF WORK



LOCATION MAP
NTS



DINAMO OFFICE.COM
DESIGN • BUILD
OFFICE

2640 S BAYSHORE DRIVE
BLDG. SUITE 301
MIAMI FLORIDA 33133
LUIS@DINAMO OFFICE.COM
786 563 6819

THE ARCHITECTURAL DESIGN AND
DETAIL DRAWINGS FOR THIS BUILDING
AND / OR OTHER PROJECT ARE THE
LEGAL PROPERTY OF AND ALL RIGHTS
ARE RESERVED BY DINAMO OFFICE LLC.
THEIR USE FOR REPRODUCTION,
CONSTRUCTION OR DISTRIBUTION IS
PROHIBITED UNLESS AUTHORIZED IN
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SERPA RESIDENCE
1921 SW 61 CT WEST MIAMI FL 33155

PROJECT #
68-2501
DATE: 06-11-2025

REVISION DATE

SHEET NO
A-0.0

ZONING LEGEND	
SITE DATA	
EXISTING ZONING CLASSIFICATION	R-1
LAND USE	SINGLE FAMILY RESIDENTIAL
OCCUPANCY CLASSIFICATION	SINGLE FAMILY RESIDENTIAL

BUILDING DISPOSITION	
LOT OCCUPATION	
a. Lot Area	7,800 s.f. (7,887 s.f.)
b. Lot Width	78.97 f.t.
c. Lot Coverage	2.644 (3.6%)

FAR FLOOR AREA RATION	
48% for first 5,000 sq ft & 35% for the next 5,000 sq ft	First floor 2,336 sq ft Second floor 1,858 sq ft

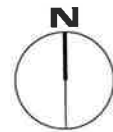
BUILDING SETBACK	
ALLOWED	PROPOSED
a. Front	25'-0"
c. Side (STREET)	15'-0"
d. Side	7'-8"
e. Rear	15'-0"

POOL SETBACK	
ALLOWED	PROPOSED
a. Front	25'-0"
c. Side (STREET)	6'-0" OR FRONT COMBINED
d. Side	6'-0" OR FRONT COMBINED
e. Rear	15'-0"

BUILDING HEIGHT	
a. Principal Building	35 ft. max

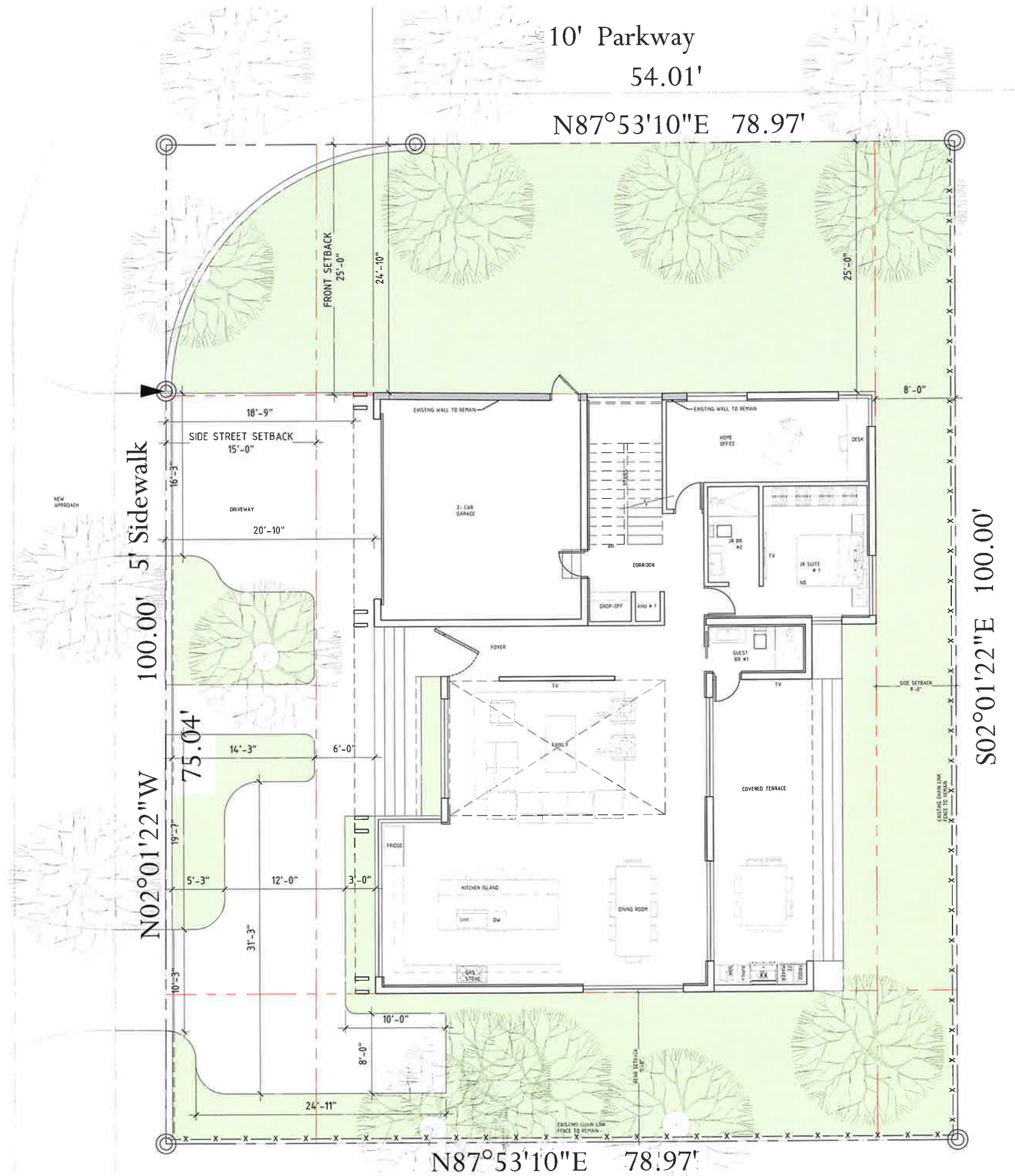
FLOOR AREA	
GARAGE (GROSS)	495 SF
FIRST FLOOR	1,841 SF
SECOND FLOOR	1,858 SF
TOTAL	4,194 SF

AREAS	
IMPERVIOUS	2,883 SF
PERVIOUS	4,695 SF
GREEN SPACE	2,511 SF



A=30
0'

75.04'



do
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JAKE S. BAYBERRY, OWNER
M.L.D. & S.D.T.F. P.C.
MIAMI, FLORIDA 33137

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SEAL

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1921 SW 61 CT WEST MIAMI FL 33155

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REVISION DATE

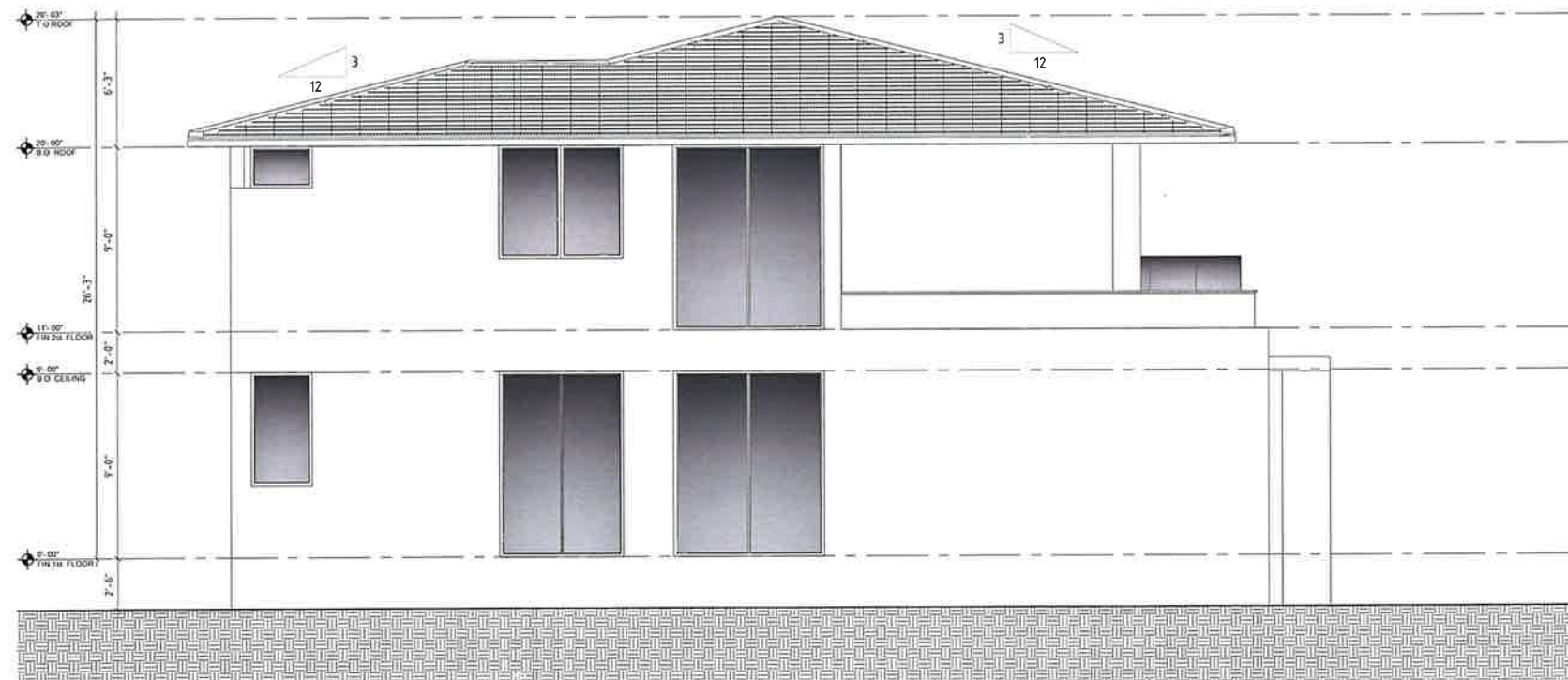
SHEET NO

A-1.0



01 SIDE STREET ELEVATION

SCALE: 1/4" = 1'-0"



02 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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3445 S. BAYSHORE DRIVE
SUITE 101
MIAMI, FLORIDA 33133

LUIS@DINAMO OFFICE.COM
786.553.5299

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SEAL

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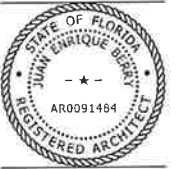
SHEET NO
A-3.0



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 SUITE 304
 MIAMI FLORIDA 33133
 USA
 LUIS@DINAMOOFFICE.COM
 305.463.4379

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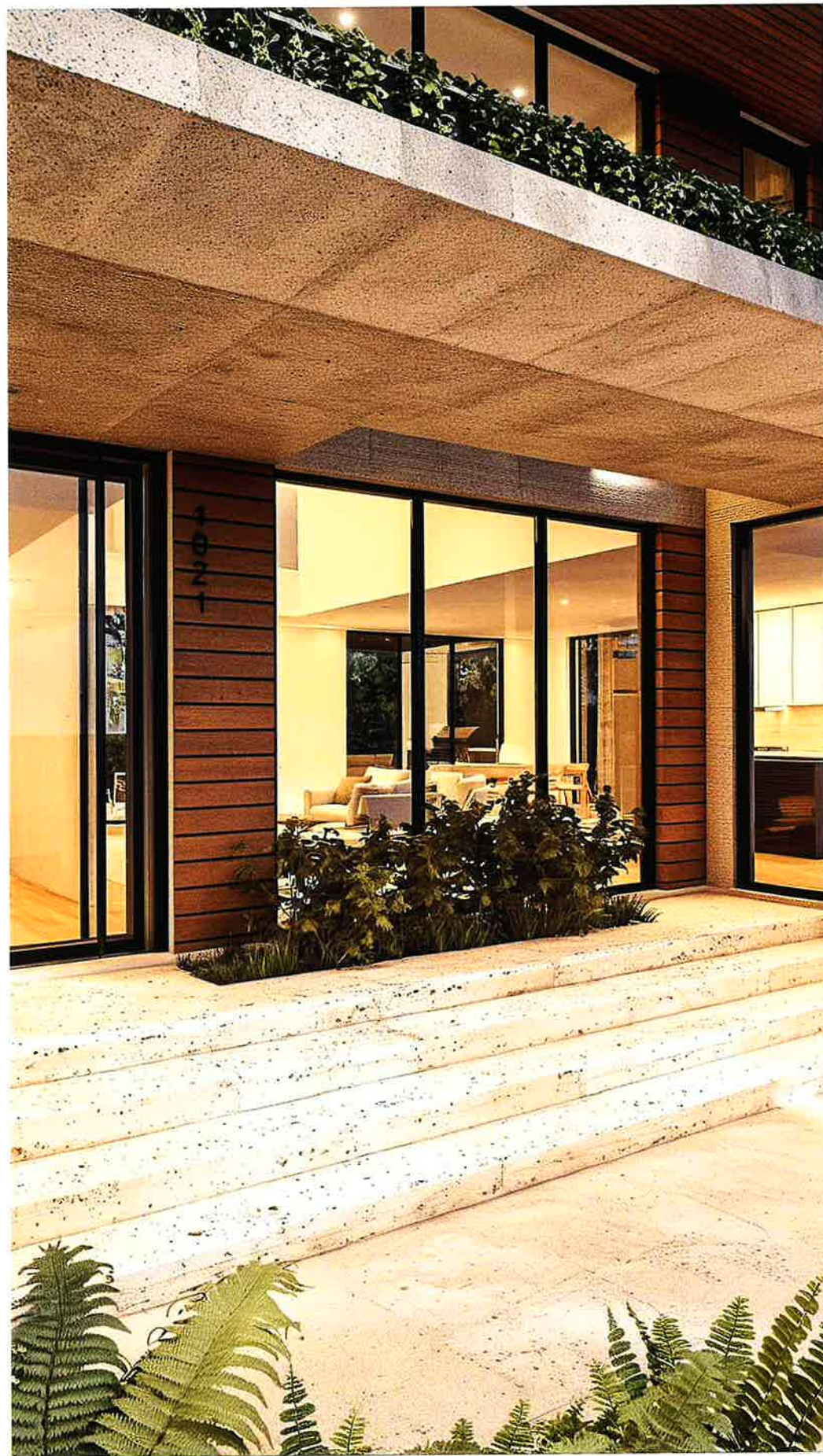
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SERPA RESIDENCE
 1921 SW 61 CT WEST MIAMI FL 33155

PROJECT #
 68_2501
 DATE 06-11-2025

REVISION DATE

SHEET NO
 A-3.0



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OFFICE

DAVE B. BRAYSHORE BRIDE
R.L.D.S. SUITE 1001
MIAMI, FLORIDA 33133
LUIS@DINAMOOFFICE.COM
305.553.5519

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AND FOR RELATED PROJECTS ARE THE
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THEIR USE FOR REPRODUCTION,
MODIFICATION OR OTHER PURPOSES IS
PERMITTED WITHOUT AUTHORIZED IN
WRITING BY DINAMO OFFICE LLC



SEAL

SERPA RESIDENCE
1921 SW 61 CT WEST MIAMI FL 33155

PROJECT #
68.2501
DATE 06-11-2025

REVISION DATE

SHEET NO
A-31



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1/24

SERPA RESIDENCE
1921 SW 61 CT WEST MIAMI FL 33155

PROJECT #
68_2501
DATE: 06-11-2025

REVISION DATE

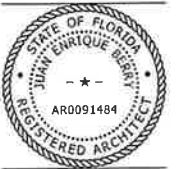
SHEET NO
A-3.2



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SEAL

SERPA RESIDENCE
1921 SW 61 CT WEST MIAMI FL 33155

PROJECT #
68-2501
DATE 06-11-2025

REVISION DATE

SHEET NO
A-3.3



To: Planning & Zoning Chairman & Board Members

Date: January 28, 2026

From: Mercedes Soler, Interim P & Z Director

Re: Special Use Permit
- SUP# 2026-001

Introduction

The applicant, Mr. John Serpa & Ms. Monique Ortiz, requests approval of a Special Use Permit to allow the construction of a two-story single-family residence located at 1921 SW 61 Court. The proposed home would consist of approximately 3,669 square feet of living area with four (4) bedrooms and four and a half (4.5) bathrooms. The subject site measures 7,800 square feet and is a corner lot zoned R-1 Single Family Residential.

Background

The property is currently developed with a single-story residence on a normal shaped corner lot. Pursuant to Zoning Ordinance 282, Sections 2B.1 and 4.17, two-story homes in the R-1 district require a Special Use Permit to ensure that the scale, design, and overall impact are compatible with the surrounding neighborhood.

The applicant proposes a design consistent with current architectural standards for the area, featuring a proportionate and well-scaled building form that complements the existing residential context. While the two-story configuration introduces additional vertical height, the design incorporates architectural elements intended to maintain visual harmony and minimize bulk along the street frontage. The project remains within the maximum allowable height and lot coverage permitted by the R-1 zoning district.

Property Description

- **Property Address:** 1921 SW 61 Court, West Miami, FL 33155
- **Zoning District:** "R-1" Single Family Residential
- **Lot Size:** 7,800 square feet
- **Request:** Special Use Permit to allow the construction of a two-story single-family residence under Zoning Ordinance 282, Sections 2B.1 and 4.17

Recommendations

Based on staff review of the submitted materials and applicable zoning regulations, the proposed two-story single-family residence is consistent with the intent of the R-1 zoning district and aligns with the City's objectives for architectural compatibility within established neighborhoods. The design maintains appropriate scale and visual balance relative to surrounding homes and does not appear to create adverse impacts in terms of height, privacy, or overall neighborhood character.

Staff finds the request appropriate and therefore recommends approval of the Special Use Permit as presented.