

MIAMI SHORES PLANNING AND ZONING BOARD
Planning and Zoning Department Staff Report

Hearing Date	December 13, 2012	Meeting Time	7:00 P.M.
File Number	PZ-11-12-201239	Folio Number	11-2136-003-0290
Owner	Viviane Sanchez		
Applicant	Same		
Agent	None		
Property Address	41 NW 109 th Street		
Legal Description	MIAMI SHORES EXT PB 43-40 LOT 29 BLK 219 LOT SIZE 75.000 X 122 OR 18222-0733 0798 1 COC 26261-1423 02 2008 3 OR 26935-0093 0609 01		
Property Sq. Ft.	9,150	Building Sq. Ft.	1,849
		Flood Zone	X
Zoning	R15	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 4 bed/1 bath	Year Built	1940
Subject	Pursuant to Articles IV, V and IV of Appendix A Zoning, Special site plan review and approval. Metal roof.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits
Staff Report	David A. Dacquisto, Director of Planning and Zoning	Report Date	November 26, 2012

Background

The applicant is proposing to install a standing seam metal roof on a one story hip roof residence. The existing roof is white concrete tile. The house is white. The large flat roof additions at the rear of the residence were approved in 1972 and will retain the flat roofs.

Analysis

The proposed metal roof is Almond in color with an Initial Reflectivity of .57. The applicant has an optional color, Sandstone with an Initial Reflectivity of .51.

The proposed colors can be compared to Black with an Initial Reflectivity of .07, and Regal White with an Initial Reflectivity of .68.

The bungalow design of the residence is one of the designs that the zoning code finds suitable for a metal roof. The residence is white and will remain white in color.

The Almond metal roof is compatible with the color and design of the residence.

There are no metal roofs in the vicinity.

The proposed metal roof is consistent with the technical provisions of the Zoning Code.

Recommendation

In acting on a site plan, the Planning Board must make a finding that the proposed improvements are harmonious with the community, as required in Articles V and VI of Appendix A Zoning of the Code of Ordinances, and, in that regard, may add further conditions or delete or modify staff recommended conditions, deny the application, or continue the item for future consideration.

Planning and Zoning staff recommends **APPROVAL** of the site plan for a Almond color standing seam metal roof with a finding that it is consistent with the technical provisions of the Code.

Should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Approval is for a Almond color standing seam metal roof.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to meet all applicable code provisions at the time of permitting.
- 4) This zoning permit will lapse and become invalid unless the work for which it was approved is started within one (1) year of the signing of the development order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.