

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

Hearing Date	July 24, 2014	Meeting Time	7:00 P.M.
File Number	PZ-6-14-2014110	Folio Number	11-3101-033-0570
Owner	Ronald Pipistone, 53 NW 95 th Street, Miami Shores, FL 33150-1709		
Applicant	Same		
Agent	Valmir Agra, 2801 NW 55th Court, #Unit 5W, Fort Lauderdale, FL 33309		
Property Address	53 NW 95 th Street		
Legal Description	MIAMI SHORES SEC 6 PB 10-39 LOT 21 & W1/2 LOT 22 BLK 131 LOT SIZE 75.000 X 143 OR 17001-2764 1195 1	Assessor's Building Value	N/A
Property Sq. Ft.	10,725	Building Sq. Ft.	1,740
		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; 3 bed/2.5 bath	Year Built	1954
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 523.1(6)e and Sec. 600. Site plan review and approval required. Metal roof.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	July 9, 2014

Background

The applicant is proposing to install a Bone White color metal panel roof on a 1950's bungalow. The single story residence is white in color and presently has a white tile roof.

Analysis

The application does not state the type of metal roof. The only metal roof type permitted is a standing seam metal roof.

The proposed roof is a light color listed as Bone White in the color chart. This color has a reflective R71 rating. Black absorbs all light and has a reflective rating of 0; white reflects all light and has a reflective rating of 100.

Sec. 523.1. Construction.

(6) e. 3. The color of the roof shall be subject to approval by the planning board and shall be limited to colors that are not bright or highly reflective and that are harmonious with the exterior color of existing buildings on the plot and the neighborhood in general.

The code prohibits the use of highly reflective metal roofing and the proposed color may be considered highly reflective in comparison to other color options available. In previous

testimony the board has heard that the reflectivity of roofs decreases over time. The proposed Bone White does not change and retains the same reflective R71 rating after 3 years

The proposed metal roof does not meet the requirements of the code for a roof that is not “*bright or highly reflective*” of the zoning code for installation of a metal roof.

There are no metal roofs in the immediate vicinity.

The proposed metal roof is not 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 comply with the regulations and are harmonious with the community, as required in Articles IV, V and VI of Appendix A Zoning, Sec. 400, Sec. 523.1(6)e and Sec. 600 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 **DENIAL** of the site plan for a Bone White color standing seam metal roof with a finding that it is not consistent with Sec. 523.1 (6) e. 3. and all other technical provisions of the Code.

Notwithstanding the recommendation of staff, should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Approval is for a Bone White 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.