

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

Hearing Date	February 26, 2015	Meeting Time	7:00 P.M.
File Number	PZ-01-15-2015161	Folio Number	11-3205-023-0020
Owner	Dirk & Elizabeth Peterson, 1350 NE 101st Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	None		
Property Address	1350 NE 101st Street		
Legal Description	5 53 42 M SHORES BAY PK ESTS PB 55-83 LOT 2 BLK 1 LOT SIZE 93.170 X 158 OR 20247-0593 03 2002 1	Assessor's Building Value	\$299,315
Property Sq. Ft.	14,720	Building Sq. Ft.	2,869
		Flood Zone	VE11
Zoning	R35	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 3 bed/2 bath	Year Built	1953
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations 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	February 2, 2015

Background

The applicant is proposing to install a Dove Grey colored standing seam metal roof on a 1950's bungalow. The single story residence is white in color with a white barrel tile roof.

Analysis

The Property is located within the VE 11 Flood Zone. The applicable FEMA and Florida Building Code regulations will apply should the improvements become a substantial improvement.

The proposed roof is a medium-dark grey listed as Dove Gray in the color chart. This color has a reflective R28 rating. Black absorbs all light and has a reflective rating of 0; white reflects all light and has a reflective rating of 100.

The Dove Gray has a reflective index that is relatively low in comparison to other available colors and may reduce glare from the reflected sun. Dove Gray has been a popular color choice for metal roofs.

The proposed metal roof and the 50's ranch design of the residence meet the requirements of the zoning code for installation of a metal roof.

There are no metal roofs in the immediate 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 IV, V and VI of Appendix A Zoning, Sec. 400 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 **APPROVAL** of the site plan for a Dove Gray color standing seam metal roof with a finding that it is consistent with Sec. 523.1(6)e and all other 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 Dove Gray color standing seam metal roof.
- 2) Applicant to obtain all required building permits for work already begun or completed.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) 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.