

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

Hearing Date	April, 16, 2015	Meeting Time	7:00 P.M.
File Number	PZ-03-15-2015183	Folio Number	11-3206-013-3000
Owner	Oscar Rizzo & Marc Rivera, 107 NE 93rd Street, Miami Shores, FL 33138-2817		
Applicant	Same		
Agent	Cameron Kelts		
Property Address	107 NE 93rd Street		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 15 & 16 BLK 22 LOT SIZE IRREGULAR OR 19308-2970 09 2000 1	Assessor's Building Value	N/A
Property Sq. Ft.	13,619	Building Sq. Ft.	2,170
		Flood Zone	X
Zoning	R20	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 3 bed/21937 bath	Year Built	1937
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	March 26, 2015

**Background**

The applicant is proposing to install a “Terre Cotta” colored standing seam metal roof on a 1930’s bungalow. The single story residence is yellow in color with a white flat cement tile roof.

**Analysis**

The proposed roof is a reddish-brown listed as “Terre Cotta” in the color chart. This color has a reflective R34.8 rating. Black absorbs all light and has a reflective rating of 0; white reflects all light and has a reflective rating of 100.

The “Terre Cotta” has a reflective index that is relatively low in comparison to other available colors and may reduce glare from the reflected sun. This is the first request staff has received for this color

The proposed metal roof and the 30’s ranch design of the residence meet the requirements of the zoning code for installation of a metal roof.

The residence is in an area of similar homes. 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 ‘Terre Cotta’ 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 “Terre Cotta” 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.