

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

Hearing Date	March 24, 2016	Meeting Time	7:00 P.M.
File Number	PZ-02-16-201617	Folio Number	11-3205-018-0400
Owner	Claudio Gonzalez		
Applicant	Same		
Agent	Daniel Crespo		
Property Address	1178 NE 98th Street		
Legal Description	REV PL MIAMI SHORES SEC 8 PB 43-69 LOT 23 BLK 180 LOT SIZE IRREGULAR OR 18996-2775 02 2000 1 COC 23649-2439 07 2005 1	Assessor's Building Value	N/A
Property Sq. Ft.	10,781	Building Sq. Ft.	1,726
		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; 2 bed/2 bath	Year Built	1951
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 MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	February 29, 2016

Background

The property is an interior plot

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

Analysis

The proposed standing seam metal roof is a flat light color listed as Bone White in the color chart and has a matte finish. This color has a reflectance R 67 rating however it has a matte finish to reduce glare. Black absorbs all light and has a reflectance rating of 0; white reflects all light and has a reflective rating of 100.

There are no metal roofs in the immediate vicinity.

The Planning and Zoning Board has been keeping the Solar Reflectance of roofs it is approving to under R 68.

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 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 approval of the site plan for a Bone White color standing seam metal roof with a finding that it is consistent with the technical provisions of the Code subject to the following conditions.

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.