

**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-02-16-201618	Folio Number	11-3205-009-0160
Owner	Christa Korray		
Applicant	Same		
Agent	John Morton		
Property Address	1260 NE 99 <sup>th</sup> Street		
Legal Description	EARLETON SHORES PB 43-80 W25FT LOT 3 & E50FT LOT 4 BLK 2 LOT SIZE 75.000 X 109 OR 16767-2861 0495 1	Assessor's Building Value	\$138,866
Property Sq. Ft.	8,175	Building Sq. Ft.	2,494
		Flood Zone	AE9
Zoning	R25	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	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 Regal White color standing seam metal panel roof on a 1950's bungalow. The single story residence is gray in color and presently has a white tile roof.

**Analysis**

The proposed standing seam metal roof is a light color listed as Regal White in the color chart. This color has a reflectance R 72 rating, no matte finish is listed. 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 except for the provision against highly reflective roofs.

The applicant has listed Stone White as an alternative. Stone White has a reflectance rating of R 63 and has been previously approved by this board.

Staff recommends the Stone White color.

## **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 Stone 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 Stone 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.