

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

Hearing Date	May 26, 2016	Meeting Time	7:00 P.M.
File Number	PZ-04-16-201642	Folio Number	11-3205-010-0170
Owner	Robert Netkin		
Applicant	Same		
Agent	Ulises Wiltz		
Property Address	1266 NE 94 <sup>th</sup> Street		
Legal Description	MIAMI SHORES BAY VIEW PB 40-16 LOT 19 & E15FT OF LOT 20 LOT SIZE IRREGULAR OR 18248-4411 0898 1 COC 24677-2618 08 2005 1	Assessor's Building Value	\$296,259
Property Sq. Ft.	12,960	Building Sq. Ft.	4,219
		Flood Zone	AE9
Zoning	R25	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	2 story; 5 bed/4 bath	Year Built	1950
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	May 5, 2016

**Background**

The property is a corner plot.

The applicant is proposing to install a Galvalume - plus color standing seam metal panel roof on a 1950's bungalow. The single story residence is white in color and presently has a terra cotta clay tile roof.

**Analysis**

The proposed standing seam metal roof is a metal color listed as Galvalume - plus in the color chart and has a mill finish. This color has a reflectance R 68 rating and due to the color and reflectivity index may reflect light at a higher rate than other roof colors approved by this board. 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 proposed metal roof has a relatively high Solar Reflectance meaning there will be sun light reflected from the roof.

## **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.

Should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Planning and Zoning Board zoning approval is granted as shown on the plans submitted and made a part of this approval for a Galvalume - plus color standing seam metal roof.
- 2) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 3) Applicant to apply for and obtain all necessary permits and approvals from outside agencies 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.