

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

Hearing Date	January 28, 2016	Meeting Time	7:00 P.M.
File Number	PZ-01-16-2016006	Folio Number	11-3206-013-4960
Owner	Leonard Pearson		
Applicant	Same		
Agent	Victor Leoni		
Property Address	246 NE 103rd Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOT 18 & LOT 19 & W1/2 OF LOT 20 BLK 36 LOT SIZE 125.000 X 114 OR 19341-0189 10 2000 1 COC 22951-3122 12 2004 1	Assessor's Building Value	N/A
Property Sq. Ft.	14,250	Building Sq. Ft.	2,474
		Flood Zone	X
Zoning	R18.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 3 bed/3 bath	Year Built	1925
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
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	January 6, 2016

Background

The property is an interior plot

The applicant is proposing to install a Stone White color standing seam metal panel roof on a 1920'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 Stone White in the color chart. This color has a reflective R 62.5 rating however it has a matte finish to reduce glare. Black absorbs all light and has a reflective 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 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 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.