

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-9**  
**August 24, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors**

**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Miriam Ramos**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**Public Speaker(s)**

**Mr. Escarra**

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Agenda Item F-9 [3:52 p.m.]

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, “Architecture,” Section 5-505, “Pitched roofs, material;” to expand the allowed roof materials for pitched roofs to include metal roofs, and Article 16, providing for a definition of “Standing seam metal roof;” providing for severability clause, repealer provision, codification, and providing for an effective date. (Sponsored by Mayor Lago) (Sponsored by Commissioner Anderson)

Mayor Lago: F-9.

City Attorney Ramos: F-9 is an Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, “Architecture,” Section 5-505, “Pitched roofs, material;” to expand the allowed roof materials for pitched roofs to include metal roofs, and Article 16, providing for a definition of “Standing seam metal roof;” providing for  
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severability clause, repealer provision, codification, and providing for an effective date. This is a public hearing item.

Mayor Lago: Ms. Cabrera, good afternoon. Nice to see you.

Development Services Director Cabrera: Good afternoon, thank you. So, we are back with the metal roofs, and I think we finally have something that the Commission will be happy with. Basically, we will require that applications to put a metal roof on your home go to the Board of Architects for approval, that they cannot be approved administratively. They also will not be allowed in the historically designated districts and if it's a historic home, outside of a historic district and they want to put a metal roof they'll have to go to the Board of Architects and to the Historic Preservation Board.

City Manager Iglesias: Let me say also, this is limited to standing seam roofs, which means that those are the roofs that are crimped and have those vertical, those long elements at the top of the roof. You cannot do a metal roof like you do a barn.

Commissioner Anderson: Right. No, no. The standing seam works work so good with solar panels. I do have one question. In areas like the MacFarlane area that's historic, do we have any metal roofs in there now, or is it all shingle?

Development Services Director Cabrera: I don't know if there are any metal roofs there now. I could verify, but this would not allow metal roofs in a historic district.

Commissioner Anderson: Okay. This is a very good first step, and we can explore that if it makes sense in areas like that later on.

City Manager Iglesias: We will also provide a handout indicating the positives and negatives of a metal roof, as far as the weight is concerned.

Commissioner Anderson: Yes, that's true. You have done the most research, aside from me.

Mayor Lago: You know why I'm excited today, because I've been working on this since the moment I got elected; and I'm excited not about only passing this legislation today, as you can tell, I'd like the camera to pan down, all this is research, meetings.

Commissioner Anderson: You can get your exercise here.

Mayor Lago: Years, years of work with staff, with architects, with engineers, working on finding the best solution that again, does not compromise on our values and our quality of life here in the City of Coral Gables. I'm happy to see this come up for a vote, finally, but most importantly I'm happy to get this off my desk, which has been in my library for the last eight years.

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Commissioner Anderson: I think we met with you in 2016.

Mayor Lago: You dragged in here examples of metal roofs that look like tile and a litany of conversations that we had, that was before you were on the Planning and Zoning, but we've been talking about this. I'm happy to co-sponsor this with you and finally get this done.

Commissioner Anderson: Because no one wanted standing seam. I thought I'd try something else.

Mayor Lago: By the way, there are metal roofs already in the City of Coral Gables. The issue is that we have to be very methodical on how we do this to not compromise loads, to not compromise on the structure, to not compromise on – there will not be metal roofs on historic buildings unless they are copper already, that's currently available now. You can put a metal roof on your house right now, its just got to be copper, but the problem is its five times the value, cost, excuse me. So, we are going to require the utmost quality if anybody wants to put a metal roof and we are going to do it the right way without compromising the structural integrity of the building of the structure. Okay.

Commissioner Anderson: A few other last comments.

City Manager Iglesias: The metal roofs will have to go to the Board of Architects, Mayor, and there will be administrative approval, will be by the Board of Architects.

Mayor Lago: I'm going to recycle.

Commissioner Anderson: Well two other two-cent pieces on it for comment. Copper, as you know, is expensive, environmentally its not the wiser choice, and third, its not the best to put solar panels on, so that's why the metal structure proposed here would be best for solar panel installation.

Mayor Lago: Thank you to the Manager and thank you to Suramy for their hard work and guidance. They deserve most of the credit for really pushing this item through. We have a special guest today, Mr. Tony Escarra from our esteemed Commissioner Raquel Regalado's office, who has been here all day. The floor is yours my friend.

Mr. Escarra: Thank you for the opportunity, Mayor. I would like to thank the sponsors of this item on behalf of Commissioner Regalado. Mr. Mayor, I know that you've been working on this for a very long time and your work is very appreciated by the Commissioner. Commissioner Anderson, also thank you for your advocacy on this item. Its an important item for the Commissioner, for all the things that have been mentioned, as well as the insurance implications that it has. As we know, in Tallahassee there's been a lot of conversations about roofing insurance and changing those rules and this would be something that people can use to plan for those problems in the future. So, I'd like to thank you all for your leadership on this, on behalf of Commissioner Regalado.

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Mayor Lago: Thank you. When you look at this, Commissioner, since we are taking this moment, we are crossing a pretty significant step.

Commissioner Anderson: This day would never come.

Mayor Lago: I have the meeting minutes here from 2008, how long we've been discussing this, Planning and Zoning Board meetings where the Mayor, Donald Slesnick was the Mayor, and Kerdyk was on the Commission, Maria Anderson, Commissioner Cabrera, Commissioner Chip Withers.

Commissioner Anderson: I was trying to get it done before I reroofed in 2017-2018, and I couldn't get it done in time. So, on the insurance aspect, one of the two-cent coin I learned during the process, that I researched, after a storm its much quicker to be able to get in metal roofing than it is through the tile, we'd be waiting a long time for tile, but the metal roofing can be produced pretty quickly.

Mayor Lago: Not only that, also it's a great point. There is also the issue of, for example, a standard 30/90 roof with tile, either it be clay or concrete. What do you think Mr. Manager, 20 years max, 25 years?

City Manager Iglesias: With the new protocols, 25-plus.

Mayor Lago: 25. A metal roof could last double that, correct, you think?

City Manager Iglesias: Depends on the rust issue.

Mayor Lago: Yes, all the rust, and the maintenance. But for example, if you have to make a correction on a roof, because there is a leak, now you have to tear away until you find that roof. At least at this point right now you can just take away those panels.

City Manager Iglesias: Recrimp.

Mayor Lago: Recrimp and again, it's a cost-saving opportunity for a lot of people who are living in this community. I think its also more environmentally sustainable, a lot more environmentally sustainable.

City Manager Iglesias: We'll take this point. If the state is serious about roofing, they should adopt the Dade County protocols. We have the best protocols of anywhere.

Mayor Lago: And I'm happy you put that on the record.

City Manager Iglesias: As far as roofing.

Mayor Lago: And I'm happy you put that on the record.

Mr. Escarra: Thank you City Manager, thank you Commissioners.

Commissioner Anderson: Thank you.

Mayor Lago: Send my best to the Commissioner.

Mr. Escarra: Thank you guys very much.

Mayor Lago: Do we have any questions or any concerns, or any public speaking cards, any comments?

City Clerk Urquia: No sir.

Mayor Lago: If not, I'll entertain a motion.

Commissioner Anderson: I'll move it.

Commissioner Menendez: I'll second.

Mayor Lago: Mr. Clerk.

Commissioner Anderson: Yes

Commissioner Fors: Yes

Commissioner Menendez: Yes

Mayor Lago: Yes

(Vote: 4-0)

(Vice Mayor Mena: Absent)

Mayor Lago: Congratulations.