

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CORAL GABLES CITY COMMISSION AMENDING THE ZONING CODE, ORDINANCE NO. 2007-01, AS AMENDED, TO PERMIT STANDING SEAM METAL ROOFS IN THE CITY; PROVIDING A REPEALER PROVISION; A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 23, 2006 the City Commission requested that the Planning and Zoning Board provide a recommendation to the Commission on whether the Zoning Code should be amended to allow metal roofs for single family residences within the City; and,

WHEREAS, the issue of whether to allow metal roofs in the City was presented as a discussion item at the July 12, 2006 and September 6, 2006 Planning and Zoning Board meetings and the September 14, 2006 Board of Architects meeting to secure input and policy direction; and,

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on November 8, 2006, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Board was presented with three options for allowing metal roofs in the City, and after due consideration, recommended approval (6-0 vote) of an amendment to allow metal roofs citywide, subject to Board of Architects review and approval; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on December 12, 2006 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission, after due consideration and discussion, deferred the item in order for Staff to draft an alternative option that encompasses the Commission's input and desired elements of all of the recommendations; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on March 13, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission on March 13, 2007, after due consideration and discussion, deferred the item and, pursuant to Staff's recommendation, created a Metal Roofs Advisory Committee composed of one (1) member of the Planning and Zoning Board, two (2) members of the Historic Preservation Board, and two (2) members of the Board of Architects, to garner further public input and forge a final recommendation the City Commission; and

WHEREAS, the Metal Roofs Advisory Committee held three noticed public workshops on April 18, 2007 at Fairchild Tropical Botanic Gardens, on April 25, 2007 at the City of Coral Gables Youth Center, and on May 2, 2007 at the City of Coral Gables City Hall, of which all interested parties were afforded the opportunity to be heard; and

WHEREAS, at its public workshop of May 2, 2007, the Advisory Committee, after due consideration, recommended “the allowance of metal roofs Citywide subject to review and approval of the Board of Architects and/or City Architect, in accordance with existing design review standards in Article 5, Division 6 of the Zoning Code” (vote: 5-0); and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on May 9, 2007, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the Metal Roof Advisory Committee’s recommendation and after due consideration, recommended approval (7-0 vote) of the Advisory Committee’s recommendation, subject to the following:

- A) That the type of metal roof be limited to copper or standing seam metal, and
- B) That the color of a metal roof be limited to copper, patinaed copper, or a neutral color (pursuant to a predetermined Board of Architects color palette); and

WHEREAS, on May 17, 2007, City staff presented the Board of Architects with the Metal Roof Advisory Committee’s recommendation, and the Board expressed support for the Advisory Committee’s recommendation with additional Standards and Criteria for Review of Metal Roofs as proposed by Staff; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on June 5, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with proposed regulations for allowing metal roofs in the City, and after due consideration and discussion, continued the item to allow Staff to complete further research and evaluation; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on June 26, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with proposed regulations for allowing metal roofs in the City, and after due consideration and discussion, approved on First Reading (3-2 vote) an amendment to permit building permit applications for metal roofs as an allowable roofing material for a period of ninety (90) days in areas of the City east and/or south of U.S. 1/South Dixie Highway, subject to various criteria; and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on July 17, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with proposed regulations for

allowing metal roofs in the City, and after due consideration and discussion, approved on Second Reading (4-1 vote) an amendment to permit building permit applications for metal roofs as an allowable roofing material for a period of ninety (90) days in areas of the City east and/or south of U.S. 1/South Dixie Highway, and subject to various criteria; and

WHEREAS, the City Commission desires a progress report on the status of metal roof applications within one hundred and eighty (180) days of the adoption of these provisions; and

WHEREAS, the City presented the required “Progress Report” to the City Commission on January 8, 2008, and City Staff presented a recommendation for future implementation of metal roofs as requested; and,

WHEREAS, the City Commission on January 8, 2008 requested City Staff solicit further input and review for the future allowance of metal roofs, specifically from the Board of Architects and Planning and Zoning Board; and

WHEREAS, City Staff solicited further public input, sent out notices via email and letter form, published notice on the web and via ENEWS, set up a separate email address for public comments, completed a comprehensive video production of completed metal roofs, provided a video and hard copy transcript of the City Commission discussion from the January 8, 2008 meeting, updated the previously prepared “Metal Roofs Progress Report,” and presented all of the above to the Board of Architects on February 21 and March 13, 2008 and March 12, 2008 and the Planning and Zoning Board on March 12, 2008; and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on March 12, 2008, at which hearing all interested parties were afforded the opportunity to be heard and the Board recommended if the City Commission policy direction is to proceed forward with allowing metal roofs, the Board recommended approval (4 – 2 vote) of a Zoning Code text amendment that would allow standing seam metal roofs on single-family residences as follows:

1. Allowance of a ninety (90) days pilot program in the north area of the City east and/or north of U.S. 1/South Dixie Highway.
2. Indefinitely/permanently in the south area of the City east and/or south of U.S. 1/South Dixie Highway.
3. Subject to all the provisions and requirements as previously required for the previous program.

The two (2) Board members not supporting the motion did not support the allowance of metal roofs in the southern portions of the City on an indefinite/permeate basis. See the Planning and Zoning Board verbatim minutes for further clarification; and,

WHEREAS, the Board of Architects on February 21, 2008 and March 13, 2008 discussed metal roofs and the Board at the March 13, 2008 meeting recommended unanimous approval to allow metal roofs on single-family residences citywide indefinitely/permanently subject to various provisions. The Board memorialized its recommendation in a memorandum, dated March 17, 2008, on file in the City; and

WHEREAS, after notice duly published, a public hearing for the purposes of discussion on the reports from the Board of Architects and Planning and Zoning Board on metal

roofs was held before the City Commission on April 8, 2008 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission on April 8, 2008 requested City Staff present all options available to the Commission for the future allowance of metal roofs and the Commission based upon the selected program did not entertain any changes to the metal roof review criteria which were in place during the previous 90 day trail program; and

WHEREAS, after notice duly published, a public hearing for determining the future allowance of metal roofs was held before the City Commission on May 13, 2008 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission recommended on May 13, 2008 to _____
(__-__ vote); and

WHEREAS, the City Commission recommended on May 27, 2008 to _____
(__-__ vote); and

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Zoning Code of the City of Coral Gables is hereby amended to permit standing seam metal roofs in a specific area of the City, as follows:

Article 5 – Development Standards.

Division 16. Roofs

Section 5-1605. Pitched roofs, material.

[Amend above Section to read as follows:]

“J. Standing seam metal may be used as a roofing material for single-family residences in *(insert City Commission selected option)*, subject to City Architect review and recommendation and full Board of Architects review and approval, in accordance with Article 5, Division 6 - Design Review Standards, and all of the following:

1. *Allowable architectural styles shall be limited to High Modern, Post-War Modern, Ranch or Key West/Florida Vernacular architectural styles, subject to the discretionary review and approval of the full Board of Architects. Architectural styles are as defined in “A Field Guide to American Houses,” by Virginia and Lee McAlester and published by Knopf/New York, as updated.*
2. *Historically significant structures (as determined by the Historic Preservation Officer) built in the Mediterranean/Mission architectural styles are expressly prohibited from having standing seam metal roofs.*
3. *Applications for standing seam metal roofs for designated historic landmarks, or for structures within designated historic landmark districts,*

shall be subject to the review and approval of the Historic Preservation Board, pursuant to existing City provisions and procedures.

4. Allowable colors shall be limited to the following*, subject to the discretionary review and approval of the full Board of Architects:

		
Copper	White 1	White 2
		*Refer to Color Chart on file in the Building and Zoning Department.
Gray 1	Gray 2	

5. Metal roofs shall not be painted or re-painted once installed. This provision shall not preclude the initial painting of roofing panels as part of the manufacturing process.
6. The type of roofing material shall be limited to “24-gauge” standing seam metal, as defined in Article 8.
7. Metal roofs intended to replicate or imitate traditionally non-metal roofing, including barrel tile, Spanish-S tile, cedar shakes, or other traditionally non-metal roofs, shall be prohibited.
8. Approved standing seam metal roofs shall be installed pursuant to the manufacturer’s guidelines (i.e., pitch, fastening, etc.), and all applicable County, State, and Federal regulations, as amended.
9. The use, design, style, installation, pitch, and composition of a standing seam metal roof shall be compatible with the architectural style of the structure, and with the context and character of the surrounding area.
10. Appeals of the decision(s) of the Development Review Official, Board of Architects, and/or Historic Preservation Board may be referred to the City Commission, pursuant to Sections 3-604 and 3-605.

Article 8 – Definitions.

[Amend above Section to read as follows:]

“Standing seam metal roof. A type of roofing material characterized by long flat metal panels or sheets that are crimped together along their vertical edges. Allowable standing seam metal roofing in the City shall be a minimum 24-gauge and shall exclude poorer quality products such as 5 v-crimp panels.”

SECTION 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D., 2008.
(Moved: _____ / Seconded: _____)
(_____, _____, _____, _____, _____)
(Vote: ____-____)
(Agenda Item _____)

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

(Map to be inserted based upon City Commission selected option)