



**City of Coral Gables
CITY COMMISSION MEETING
April 8, 2008**

ITEM TITLE:

City Commission discussion on the reports from Board of Architects and Planning and Zoning Board on metal roofs.

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

City Staff recommends, if the City Commission direction is to allow standing seam metal roofs indefinitely within the City, a Zoning Code text amendment is necessary that would permit standing seam metal roofs on single-family residences in areas of the City east and/or south of U.S. 1/South Dixie Highway. The Draft Ordinance title is as follows:

“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.”

See Exhibit A for Draft Ordinance.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at the 03.12.08 meeting recommended if the City Commission direction is to allow standing seam metal roofs indefinitely within the City, 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/permanent basis. See the Planning and Zoning Board verbatim minutes for further clarification – Exhibit B.

BOARD OF ARCHITECTS RECOMMENDATION:

City Staff attended two meetings of the Board of Architects (02.21.08 and 03.13.08). The Board at the 03.13.08 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 03.17.08) attached hereto as Exhibit C.

BRIEF HISTORY:

Please refer to Exhibit D, the 03.12.08 Planning Department Staff report for all background information, staff's findings, public notification and interested party comments list.

Planning Staff, pursuant to City Commission direction has provided all of the below listed materials to the Planning and Zoning Board and Board of Architects for review and consideration. In addition, all of the below listed materials (including the video) have been provided to interested parties and is posted on the City web page:

1. Updated Metal Roof Tracking Chart and other associated mapping and photography (Attached to this report).
2. Written comments received (See Exhibit E).
3. Verbatim transcript of 01.08.08 City Commission meeting.
4. Video/audio DVD of the 01.08.08 City Commission meeting.
5. Staff report.
6. Video of installed metal roofs with video of adjoining properties/streetscape (Attached to this report).
7. Board of Architect recommendation.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
01.08.2008	N/A	City Staff presented a progress report of the installation status of metal roofs pursuant to the 90 day program for the southern portions of the City. The City Commission requested further public hearings be conducted with the Planning and Zoning Board and Board of Architects for their recommendations.
07.17.07	Ordinance No. 2007-23	Approved on Second Reading (4-1 vote) an amendment to allow 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.
06.26.07	N/A	Approved Zoning Code text amendment on First Reading (vote: 3-2).
06.05.07	N/A	Continued item (vote: 5-0).
03.13.07	Resolution No. 2007-44	Deferred item; Created the Metal Roofs Advisory Committee (vote: 5-0).
12.12.06	Resolution No. 2006-223	Deferred item (vote: 5-0).
05.23.06	N/A	Requested that the Planning and Zoning Board provide a recommendation on whether to allow metal roofs.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
03.13.08	Board of Architects	City Staff presented the video. The Board recommended unanimously to allow metal roofs on single-family residences Citywide indefinitely subject to various provisions.
03.12.08	Planning and Zoning Board	Board recommended approval (4 – 2 vote). See above recommendation for specific details.

02.21.08	Board of Architects	City Staff presented all background materials for the Board consideration. The Board suggested a memo be written to memorialize the Boards recommendations. Staff requested the Board view the video prior to issuance of its final recommendation.
06.14.07	Board of Architects	Provided input and recommendations regarding additional criteria.
05.17.07	Board of Architects	Expressed support for Metal Roof Advisory Committee recommendation, with additional "Standards and Criteria for Review of Metal Roofs."
05.09.07	Planning and Zoning Board	Recommended approval of Metal Roof Advisory Committee recommendation with additional criteria (vote: 7-0).
05.02.07	Metal Roof Advisory Committee	Recommended allowance of metal roofs Citywide (vote: 5-0).
04.25.07	Metal Roof Advisory Committee	Public workshop held; no action taken.
04.18.07	Metal Roof Advisory Committee	Public workshop held; no action taken.
02.22.07	Board of Architects	Expressed support for allowance of metal roofs Citywide.
02.15.07	Historic Preservation Board	Expressed reservations re: allowance of metal roofs Citywide.
11.08.06	Planning and Zoning Board	Recommended approval of Zoning Code text amendment to allow metal roofs Citywide (vote: 6-0).
09.14.06	Board of Architects	Expressed support for allowance of metal roofs Citywide.
09.06.06	Planning and Zoning Board	Public hearing held; item deferred.
07.12.06	Planning and Zoning Board	Public hearing held; item deferred.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
02.14.08	Published a notice on the Planning Department web page advising of the public hearing dates (Planning and Zoning Board, Boards of Architects and City Commission meetings).
02.20.08	Publish the Board of Architects agenda on the Building and Zoning Department web page.
02.22.08	Email notification to 200+ "interested party" email addresses and/or letters advising of the public hearing opportunities.
02.22.08	Created a separate email address metalroofcomments@coralgables.com .
02.27.08	Posted Planning and Zoning Board agenda on City web page/City Hall.
03.05.08	ENEWS notification advising of the public hearings opportunities.
03.07.08	Posting of all documents (i.e. Staff reports, metal roof progress report, etc.) on the Planning Department web page the Friday prior to each meeting.
03.13.08	Posted the metal roofs video on the City web page.
03.19.08	Posted Board of Architects Recommendation on the City web page.
03.__.08	Published advertisement giving Notice of Public Hearing.
04.04.08	Posted City Commission package on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

EXHIBIT(S):

- A. Draft Ordinance.
- B. 03.12.08 Excerpts of Planning and Zoning Board verbatim minutes with attachments.
- C. 03.17.08 Board of Architect Recommendation (memorandum).
- D. 03.12.08 Planning Department staff report and attachments.
- E. 04.03.08 Final interested party comments.

OTHER EXHIBITS PROVIDED:

Updated Metal Roof Tracking Chart and other associated mapping and photography.
Video of installed metal roofs with video of adjoining properties/streetscape.