

1 that's why they're here, right?

2 CHAIRMAN AIZENSTAT: What Board would it

3 be?

4 MR. WITHERS: I don't know. Do we have a

5 City Beauty --

6 MS. BELL-LLEWELLYN: The Landscape

7 Beautification Advisory Board --

8 MR. WITHERS: Yeah.

9 MS. BELL-LLEWELLYN: -- could weigh in.

10 MR. WITHERS: I'm sorry?

11 MS. BELL-LLEWELLYN: We could have the

12 Landscape Beautification Advisory Board weigh

13 in.

14 MR. WITHERS: Why not use them, too? I

15 mean, that's just another set of eyes.

16 MS. MIRO: Okay. So I'll go ahead and make

17 a motion, and the motion would be to defer it

18 back to Staff to capture the comments that

19 we've made here in the conversation, to make

20 sure that we talk about things like

21 compatibility, and just the concerns of the

22 streets, and, again, like she said, would be

23 changing the language and also to incorporate

24 the Landscape Beautification and also bring

25 back some visuals for us to look at, some

1 MS. BELL-LLEWELLYN: I thought this was the

2 simplest thing in the world; why are they even

3 inviting me here?

4 CHAIRMAN AIZENSTAT: Deena, thank you very

5 much for coming.

6 MS. BELL-LLEWELLYN: You're very welcome.

7 Thank you, everyone. We'll see you soon.

8 MR. WITHERS: Thank you.

9 Okay. The next item on the agenda is E-4.

10 MR. CEBALLOS: This is File ID 22-4482, an

11 Ordinance of the City Commission providing for

12 text amendments to the City of Coral Gables

13 Official Zoning Code, Article 5,

14 "Architecture," Section 5-505, "Pitched roofs,

15 material;" to expand the allowed roof materials

16 for pitched roofs to include metal roofs, and

17 Article 16, providing for a definition of

18 "Standing seam metal roof;" providing for

19 severability clause, repeater provision,

20 codification, and providing for an effective

21 date.

22 CHAIRMAN AIZENSTAT: Thank you.

23 MS. GARCIA: So it's a proposed text

24 amendment coming to you straight from the

25 Commission. And just to summarize, if you go

1 examples, and bring it back to us then.

2 CHAIRMAN AIZENSTAT: And incorporate what

3 that Beautification Committee -- to take a look

4 at it, before it comes to us?

5 MS. MIRO: Yeah.

6 MR. WITHERS: I'll second that.

7 CHAIRMAN AIZENSTAT: We have a second. Any

8 discussion? No?

9 Call the roll, please.

10 THE SECRETARY: Venny Torre?

11 MR. TORRE: Yes.

12 THE SECRETARY: Chip Withers?

13 MR. WITHERS: Yes.

14 THE SECRETARY: Claudia Miro?

15 MS. MIRO: Yes.

16 THE SECRETARY: Julio Grabiell?

17 MR. GRABIEL: Yes.

18 THE SECRETARY: Luis Revuelta?

19 MR. REVUELTA: Yes.

20 THE SECRETARY: Eibi Aizenstat?

21 CHAIRMAN AIZENSTAT: Yes.

22 MR. WITHERS: Well, you bit off some gritty

23 thing here, didn't you? You thought you were

24 just going to glide through. You thought you

25 were going to get out of here in five minutes.

1 to Page 4 on your Staff report, there are six

2 bullet points, right. This will be allowing

3 metal roofs -- let me go back, allowing metal

4 roofs -- allowing seam metal roofs throughout

5 all of Coral Gables, but there are six points

6 that you should take into consideration.

7 The first one is to be prohibited in

8 designated Historic Districts. So if you're a

9 Historic District, whether you're contributing

10 or non-contributing, you would not be allowed

11 to request a metal roof for your house. Again,

12 sorry, going back, metal roofs (Unintelligible)

13 and Single-Family houses, okay.

14 The second bullet point is requiring

15 Historic Preservation Board approval for any

16 locally historic designated property or

17 historic based significant homes. So if you

18 have a designated property, you're not within a

19 Historic District, you could be required to go

20 to the Historic Preservation Board for

21 approval, and that's already captured in the

22 Zoning Code, but that's just clarifying for

23 this Text Amendment.

24 The third one is limiting the seam, like I

25 said.

1 The fourth one is, no imitation materials
 2 allowed, as in no imitation --
 3 MR. REVUELTA: I'm sorry?
 4 MS. GARCIA: No imitation materials. So
 5 you can't have a standing seam that's colored
 6 -- copper color. You can't have, you know, a
 7 clay tile that's really metal.
 8 The fifth point is, it can't be painted
 9 after installation.
 10 CHAIRMAN AIZENSTAT: You said, it cannot?
 11 MS. GARCIA: Cannot be painted after
 12 installation.
 13 CHAIRMAN AIZENSTAT: Right.
 14 MS. GARCIA: And the sixth point is very
 15 important, that this would be subject to full
 16 Board of Architects review and approval. So
 17 not panel discussions, that I'm sure that the
 18 architects here are aware of, it would be a
 19 full Board approval.
 20 CHAIRMAN AIZENSTAT: So it has to be a full
 21 Board, not just --
 22 MS. GARCIA: Not the panel, right.
 23 CHAIRMAN AIZENSTAT: Okay.
 24 MR. TORRE: I'm confused. I'm sorry, but I
 25 am confused. I understood that we could do

1 MR. REVUELTA: It's a galvalume
 2 composition.
 3 MR. TORRE: Yeah. I mean, I know what they
 4 are. I just want to make sure that's what
 5 you're allowing, and then the standing seam
 6 is --
 7 MR. WITHERS: Can you paint a copper roof?
 8 I know you wouldn't do it, but you could paint
 9 a copper roof?
 10 MR. REVUELTA: I believe you can. That's
 11 an irony that's --
 12 MS. GARCIA: No, actually, I think there's
 13 language -- I have to check. I believe there's
 14 language about the natural patina, so I don't
 15 think you're allowed to.
 16 MR. TORRE: So who brought this forth at
 17 this point in time? Where is this coming --
 18 MS. GARCIA: The Commission is requesting
 19 it. It went to First Reading, the second to
 20 last meeting, of the Commission for First
 21 Reading, and now it's coming to you guys for
 22 recommendation.
 23 MR. WITHERS: I mean, before, the color
 24 pallet was very limited to three or four
 25 colors, and then the pitch on the roof was

1 copper roofs before.
 2 MS. GARCIA: Yes.
 3 MR. TORRE: Only copper roofs.
 4 MS. GARCIA: Uh-huh.
 5 MR. TORRE: So you're saying you can't
 6 do --
 7 MS. GARCIA: Imitation copper roofs.
 8 MR. TORRE: -- imitation of copper, but
 9 that means that if you're doing an aluminum
 10 roof that's painted any other color, it's
 11 allowed?
 12 MR. WITHERS: I've heard this argument
 13 before.
 14 MR. REVUELTA: Oh, yes, you have.
 15 MR. TORRE: Okay. So you want the roofs
 16 that are painted, not painted later, but
 17 painted, a red painted roof is allowed or a
 18 slate --
 19 MS. GARCIA: The color is reviewed and
 20 approved by the Board of Architects.
 21 MR. TORRE: Understood, but it's an
 22 aluminium roof.
 23 MR. REVUELTA: It's a galvanized steel.
 24 MR. TORRE: Galvanized steel, but these are
 25 just painted --

1 restricted on the -- you know, regular, so it
 2 didn't look good. It was more flat. Is there
 3 a pitch requirement, as far as using metal
 4 roofs --
 5 MS. GARCIA: There's not, not as currently
 6 drafted.
 7 MR. WITHERS: Whatever the Board of
 8 Architects feels is --
 9 MR. TORRE: So here's a question for the
 10 architects. This, to me, means -- is that you
 11 would be bringing in homes of a style that
 12 would merit metal roofs, which would be
 13 vernacular Bermuda style or the Hayman
 14 (phonetic) style. Is that something that we
 15 could promote comfortably in the City, because
 16 that's what's going to happen, right? Who else
 17 is going to put a standing seam, if not a house
 18 that sort of merits that?
 19 This is sort of tending to say, let's open
 20 up that kind of design to happen more often, is
 21 it not?
 22 MR. REVUELTA: I have a long answer to
 23 that.
 24 MR. TORRE: Okay. I want to hear it.
 25 MR. REVUELTA: Because I was involved years

1 ago, when this fine gentleman was a
 2 Commissioner, and I actually -- we almost had
 3 his support on that, but I'm going to let Julio
 4 answer that first, and then I just want to take
 5 about ten minutes --
 6 MR. TORRE: I asked both of the architects.
 7 I knew you guys would take it.
 8 MR. REVUELTA: You can go ahead, because I
 9 have a longer story to tell.
 10 MR. GRABIEL: No, I'll let you tell the
 11 story. I want to hear it.
 12 MR. REVUELTA: It's funny, because when we
 13 were talking about diversity and style and all
 14 of that, I brought up that Merrick had the
 15 wisdom to have different styles, and the only
 16 style that has not been able to prevail, up to
 17 now, and, hopefully, this changes, is the
 18 Florida vernacular art. If there was one
 19 style, which I make this argument with Tom
 20 Muni (phonetic) -- what's the name of the
 21 architect and attorney that actually started
 22 this thing, because he wanted to put a metal
 23 roof -- oh, God --
 24 MR. WITHERS: Michael? No?
 25 MR. REVUELTA: No. He's with Greenberg

1 arguments was that we allowed a cement barrel
 2 tile roof, a thick roof -- that doesn't age,
 3 it's like the same color forever and ever and
 4 ever and say, we're allowing a cement tile roof
 5 and we're not allowing a carefully guided,
 6 regulated standing seam roof with certain
 7 pallet of color, the standing seam height, the
 8 pitch on the roof, if you're next to a historic
 9 house, if you're in a Historic District, if you
 10 go to the Historic Preservation Board, if you
 11 go to the Architectural Board, there's ways to
 12 be able to expand -- Venny, I'm sorry for the
 13 long answer --
 14 MR. TORRE: No, I wanted it.
 15 MR. REVUELTA: -- this style of
 16 architecture in Coral Gables being respectful,
 17 Merrick actually did that already, why not do
 18 it now? Well, at that point, I spent probably
 19 two years with blacktop of my house waiting to
 20 see if a miracle would happen. It didn't. Now
 21 I have flat cement tile, but I am all for it.
 22 I am all for it. I do think that it probably
 23 should be added that at least a five and twelve
 24 slope should be, because, I think, if you start
 25 putting a standing metal roof too flat, then it

1 Traurig.
 2 CHAIRMAN AIZENSTAT: No, it was Robert
 3 Fine.
 4 MR. REVUELTA: Robert Fine. And Robert
 5 Fine told Muni and I --
 6 CHAIRMAN AIZENSTAT: I sat on the --
 7 MR. REVUELTA: -- tried and tried and tried
 8 and failed -- I live one block north of
 9 Granada, and I don't remember who put the line.
 10 I think -- first, it was Coral Way, and then it
 11 was Bird Road. Eventually there was a window
 12 of opportunity open for 90 days for people to
 13 come in and submit for this, and then
 14 eventually it was relegated to the South
 15 Gables, because it was deemed that the South
 16 Gables was compatible with this. And we draft
 17 -- Robert Muni, Robert Fine --
 18 CHAIRMAN AIZENSTAT: Tom Muni wanted to do
 19 it in his house.
 20 MR. REVUELTA: Tom wanted to do it, and he
 21 lives in North Gables. I live in North Gables.
 22 And we failed. We failed -- actually, I think
 23 we had your vote and Maria Anderson was there,
 24 but we failed.
 25 And the argument -- part of the -- one of

1 looks like warehouses. You don't want that.
 2 So I don't know what you think, but other than
 3 adding -- you know, making sure that we're
 4 controlling the color, that the standing seam,
 5 there are certain standards, that the material
 6 is a certain -- that we control -- I don't
 7 know, maybe the study has been done, but
 8 galvalume, and it reflexes heat, it's easy to
 9 repair in case of a hurricane, a lot quicker
 10 than barrel tile, and I think it makes
 11 tremendous amount of sense.
 12 And I kept asking, why is it that we
 13 allow -- the only metal roof that we allow
 14 right now is copper, which happens to be the
 15 greatest conductor of heat and electricity, in
 16 the State where lightning is -- we're the
 17 lightning capital of the world. So it gets
 18 hot, copper does, but we allow copper. Why not
 19 allow this, that I think hopefully we can
 20 approve, because it's energy efficient, it's
 21 easy to repair in case of a hurricane, it
 22 breaks less in a hurricane, and it's got a
 23 whole bunch of qualities that are good.
 24 And then, I think, with all of these
 25 regulations, I think you would be very

1 interesting --

2 CHAIRMAN AIZENSTAT: So before we do that,

3 I would like to open it for public comment. Do

4 we have anybody in the Chambers?

5 MR. WITHERS: I don't think so. Maybe

6 there's --

7 CHAIRMAN AIZENSTAT: Do we have anybody on

8 Zoom?

9 THE SECRETARY: No.

10 CHAIRMAN AIZENSTAT: Anybody on the phone

11 platform?

12 THE SECRETARY: No.

13 CHAIRMAN AIZENSTAT: At this point, I'd

14 like to go ahead and close it for public

15 comment.

16 MS. GARCIA: Mr. Chairman, there was a

17 letter received from the Historic Preservation

18 Association about this item, and I forwarded

19 this to the Board, but we can have that as part

20 of the minutes, as part of the record.

21 MR. WITHERS: And the fact is, if we ever

22 end up annexing the Ponce Davis area, 90

23 percent of the homes down there have metal

24 roofs anyway, so --

25 CHAIRMAN AIZENSTAT: I just want to

1 MR. TORRE: Yeah, I do have a follow-up

2 question for Zoning. So we know that the City

3 allows stucco, painted stucco, easy enough.

4 Siding, wood siding, what is the ruling in the

5 City -- maybe you don't know this answer -- but

6 the correct, in some places, may be to do wood

7 siding. Does the City allow wood siding? And

8 Question Two is, if it's going to have to be

9 siding, is it authentic wood or is there a

10 synthetic wood that can be used, because

11 otherwise what people are doing is, they do the

12 stucco in the fashion to look like siding and

13 it's not? So, again, what I'd prefer is not to

14 start getting things that become, for the sake

15 of having metal roofs, completely off-wall

16 designs that don't make any sense.

17 And I get after the Board of Architects has

18 to review it, but can we become authentic and

19 use siding and what kind of siding?

20 MR. REVUELTA: I think there's detailing

21 that you can add, even, for example, the

22 Florida cottages that you find spread out over

23 the County, that have the coral rock base -- in

24 my particular house, for example, I was going

25 to put a base of actually coral rock or

1 confirm, everybody went ahead and received and

2 has on the record the e-mail from a Mr. Berger?

3 Is that what you're referring to?

4 THE SECRETARY: No, the e-mail I forwarded

5 earlier today, with the two letters attached.

6 CHAIRMAN AIZENSTAT: I only saw that one

7 letter. I apologize for that. But I did print

8 it. Yeah.

9 MR. REVUELTA: I do remember seeing the

10 Historic Preservation Board letter. Is there a

11 way to -- is it too long? Can it be read --

12 MS. GARCIA: Well, it's not the Historic

13 Preservation Board.

14 MR. CEBALLOS: It's the Historic

15 Preservation Association of Coral Gables. It's

16 not a Board of the City.

17 MR. REVUELTA: Okay. Sorry. But that's

18 the letter you're referring to?

19 MS. GARCIA: Yes.

20 CHAIRMAN AIZENSTAT: Okay. Yeah, I did see

21 that. I actually printed it.

22 Okay. So that's entered into the record.

23 MR. REVUELTA: Do you mind if -- and that's

24 in the record, as well.

25 CHAIRMAN AIZENSTAT: Venny?

1 concrete to simulate a coral base and try to

2 turn it into a cottage look. I think it's

3 going to be hard. As a matter of fact, I don't

4 think you can use wood siding, right, in the

5 City of Coral Gables.

6 MR. TORRE: I don't think so, either. I'm

7 not promoting it. I'm just asking the

8 questions.

9 CHAIRMAN AIZENSTAT: All right, but we're

10 here for the --

11 MR. TORRE: No. No. But the thing is, if

12 you open one thing up --

13 CHAIRMAN AIZENSTAT: We're not opening up a

14 Pandora's Box.

15 MR. TORRE: If you're going to do something

16 where the style is -- if the style deserves

17 siding, in some cases, then you can say, no,

18 well, you know, at least let's --

19 MR. REVUELTA: I think the Historic

20 Preservation Board and the architectural review

21 board hopefully will be sensitive to the point

22 that you're bringing, that although we don't

23 allow wood, there are certain details that

24 should go along with the galvalume roof, so

25 this is not just a concrete block square, with

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1 a couple of windows and a metal roof, which I
 2 believe is your concern.
 3 MR. TORRE: That's the problem.
 4 CHAIRMAN AIZENSTAT: Julio, any comments?
 5 MR. GRABIEL: I love metal roofs. Not in a
 6 Mediterranean house, obviously, but if the
 7 style is correct, I think --
 8 CHAIRMAN AIZENSTAT: And that will be up to
 9 the Board of Architects, which is the last
 10 item, which has to go, so it makes sense.
 11 Chip?
 12 MR. WITHERS: Long overdue.
 13 CHAIRMAN AIZENSTAT: Long overdue.
 14 MR. REVUELTA: Yes.
 15 CHAIRMAN AIZENSTAT: Anybody that would
 16 like to make a motion?
 17 MR. GRABIEL: Let Chip make the motion.
 18 MR. WITHERS: I'll move it.
 19 MR. REVUELTA: Can I have the pleasure of
 20 seconding it?
 21 CHAIRMAN AIZENSTAT: We have a second.
 22 Luis, any discussion? No?
 23 Call the roll, please.
 24 THE SECRETARY: Chip Withers?
 25 MR. WITHERS: Yes.

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1 MS. GARCIA: Okay. So if you go to Page 2
 2 of your Staff report, this kind of just lays it
 3 out. If you have a property that's next to the
 4 City boundary, City limits, that's next to the
 5 City of Miami or Unincorporated Miami-Dade or
 6 South Miami, instead of requiring them to mail
 7 a thousand foot or 1,500 foot radius, to
 8 include lots of properties outside that City,
 9 this text amendment is just clarifying that
 10 that would only be a 500-foot radius. So it
 11 wouldn't include the whole 1,500 foot radius.
 12 Because right now the Zoning Code is very
 13 unclear of how to treat properties outside of
 14 the City. This is the attempt to clarify that.
 15 MR. TORRE: Why do we have to give notice
 16 to other jurisdictions?
 17 MR. WITHERS: So they -- I mean, it always
 18 had been the fact of not trying to build a bit
 19 of a wall between municipalities, we share with
 20 them what they're doing -- what we're doing to
 21 them and they should share --
 22 MR. TORRE: So if somebody from Dade County
 23 comes over -- or a group of them come over and
 24 object to a project, you have to take it into
 25 account as a neighbor?

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1 THE SECRETARY: Claudia Miro?
 2 Julio Grabiel?
 3 MR. GRABIEL: Yes.
 4 THE SECRETARY: Luis Revuelta?
 5 MR. REVUELTA: Yes.
 6 THE SECRETARY: Venny Torre?
 7 MR. TORRE: Yeah.
 8 THE SECRETARY: Eibi Aizenstat?
 9 CHAIRMAN AIZENSTAT: Yes.
 10 Next we have Item E-5. Mr. Ceballos,
 11 please.
 12 MR. CEBALLOS: File ID 22-4331, an
 13 Ordinance of the City Commission of Coral
 14 Gables, Florida, providing for a text amendment
 15 to the City of Coral Gables Official Zoning
 16 Code by revising Article 15, "Notices," Section
 17 15-102 "Notice", Subsection C "Mail Notices"
 18 providing that when a notice radius extends
 19 outside of the City limits, notice shall be
 20 mailed outside of the City limits only to
 21 addresses that are within a 500-foot radius of
 22 the property that is subject of the
 23 application, providing for severability,
 24 repeater, codification, and an effective date.
 25 CHAIRMAN AIZENSTAT: Thank you.

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1 MR. WITHERS: Well, it started -- I don't
 2 know when it started, but when the Bakery
 3 Center was first built, there was a big issue
 4 with the City really not knowing what was
 5 happening in South Miami, when we're literally
 6 right across the street.
 7 CHAIRMAN AIZENSTAT: I remember that.
 8 MR. WITHERS: So it was just a reach out.
 9 Do we have to notify other municipalities
 10 of what we're doing or do we just notify the
 11 neighbors?
 12 MS. GARCIA: The neighbors, property owners.
 13 CHAIRMAN AIZENSTAT: Before we continue,
 14 Jill we don't have anybody in Chambers. So,
 15 no. Anybody on Zoom?
 16 THE SECRETARY: No.
 17 CHAIRMAN AIZENSTAT: Phone platform? No?
 18 I'll go ahead and close the public comment.
 19 Chip?
 20 MR. WITHERS: Do I have to repeat exactly
 21 what I said?
 22 CHAIRMAN AIZENSTAT: No. No. No. It's on
 23 the record.
 24 MS. GARCIA: And to your point, there's
 25 actually policies and objectives in the Comp