

City of Coral Gables City Commission Meeting
Agenda Item H-1
March 27, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
Commissioner Michael Mena

City Staff

City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias
Historic Preservation Officer, Dona Spain

Public Speaker(s)

Rhonda Anderson

Agenda Item H-1 [0:00:00 p.m.]

A discussion regarding metal roofs.

Mayor Valdes-Fauli: Okay, metal roofs, Commissioner Quesada.

Commissioner Quesada: This is my item. Thank you so much. On the right -- to your right, you will notice that there is a board next to a TV, and those are some samples of the metal roofs that

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I'm talking about. So, I am in favor of metal roofs. I know we've had some pretty spirited discussions. Thank you so much. If we can get the TV channel to zoom in on that so they could see it, those at home that are watching. So, you know, it's funny. A few years ago, I was completely against metal roofs, because I didn't think it met the aesthetic of the City until a resident, Rhonda Anderson, showed me that these -- the metal roofs, what they look like nowadays and the different types that they have to make them look like any kind of tile you want. I've seen some other larger pictures. I believe Rhonda has emailed them to us in the past. So, I'm sure all of you have seen them in your emails. The last time that this was brought up -- I'm not sure if Commissioner Lago brought it up, if I did or someone else did...

Commissioner Lago: I brought it up.

Commissioner Quesada: We had a long -- a lengthy conversation with Peter Iglesias, Assistant City Manager on this. For those of you on this dais, staff won't come out directly and say this, but they -- I don't think they like this idea. So, I know there's a PowerPoint presentation that they're going to show us on why we shouldn't do it. But they won't say that, but they'll couch it in that format.

Mayor Valdes-Fauli: And I'll -- I'm sorry. Go ahead.

Commissioner Quesada: Yeah. And we'll jump to it in a second.

Planning and Zoning Director Trias: It's just facts, though.

Commissioner Quesada: I'm not done. I'm not done. I know you guys want to set your arguments forward. That's fine. Just let me finish. So, look, I think when you look at the aesthetic of the City, yes, it's very important to us in the City. I'm not trying to stray from that. The types of metal roofs that we've typically seen in the past are the long, white or silver slated styles of roof that are very, you know, typical in a Key West or Keys style home. Obviously, as

you can see, what we have here is different. It may not work in every application. It probably will not work in every application. And, I know there's some engineering issues related to it as well, something related to the weights of roofs and the tiles. And, it may not be appropriate on some existing homes, but what I am suggesting today is -- what I'm looking for today is support or general consensus if there's any kind of desire to move forward, whether it's on new construction or construction where it's engineeringly sound to apply these metal roofs, that I want to at least get our foot in the door, again, if there's that feeling from us today to start moving in that direction. Now, I'll ask Ramon to come up to...

Mayor Valdes-Fauli: Let me say something...

Commissioner Quesada: Yeah.

Mayor Valdes-Fauli: First. And we will hear from Ramon and the engineering or, you know, construction or whatever. But, I am against metal roofs because they're ugly. If we have a house in Coral Gables where the roof looks like that, we're going to -- Code Enforcement is going to cite it and make them pressure clean it. You know, in the Dominican Republic, they have thatch roofs. In other places, they have wooden roofs, in Bavaria, and they look beautiful and they work there. But this is not Coral Gables standard. They're ugly. They look dirty. They look very dirty, and I'm against them.

Commissioner Quesada: They have a number of different colors...

Mayor Valdes-Fauli: Well, the ones that...

Commissioner Quesada: That don't look dirty...

Mayor Valdes-Fauli: Well, I would like to see a different sample...

Commissioner Quesada: As you say.

Mayor Valdes-Fauli: Because that...

Commissioner Quesada: I think...

Mayor Valdes-Fauli: Looks filthy.

Commissioner Quesada: I think one of the most common colors that you'll see in the Gables today as people change their homes...

Commissioner Lago: Is gray.

Commissioner Quesada: And update their homes is gray is by far the most...

Commissioner Lago: My house is gray.

Commissioner Quesada: Common color nowadays.

Mayor Valdes-Fauli: Does it look dirty?

Commissioner Lago: No. Well, by the way, I pressure clean my house...

Commissioner Quesada: I guess it all -- it all depends on the eye of the beholder.

Commissioner Lago: Twice a year.

Unidentified Speaker: It looks great.

Commissioner Lago: Because I'm so manic. And Frank will tell you...

Mayor Valdes-Fauli: Okay.

Commissioner Lago: But, there's -- and if I just may add a few points, because I can't believe that Frank actually brought this up.

Commissioner Quesada: I used to be...

Commissioner Lago: I know.

Commissioner Quesada: I used to be vehemently against it.

Commissioner Lago: I know. That's why I'm saying I can't believe you...

Commissioner Quesada: I've come a long way because...

Mayor Valdes-Fauli: Ramon first.

Commissioner Quesada: Look at the one they just brought in.

Commissioner Lago: I can't believe you actually brought this up. But, I understand -- and just to appease Dona because she's -- smoke's coming out of her ears. Obviously, this application wouldn't occur in, you know, historically significant homes. So, we would refrain from even considering this. We already do have metal roofs in the City of Coral Gables, we do. And by the way, Ramon -- correct me, if I'm wrong -- the Code already allows for metal roofs, but it would have to be a copper roof. So, I've never seen -- except for in Europe -- a hundred percent copper roof, except for maybe some of the commercial applications that you see in downtown, which are...

Vice Mayor Keon: No, there's one on the...

Commissioner Lago: I know...

Vice Mayor Keon: Biltmore golf course.

Commissioner Lago: There is?

Vice Mayor Keon: There's a home. It used to be...

Commissioner Lago: You got to show it to me.

Vice Mayor Keon: Okay. Yeah, there's (INAUDIBLE)...

Commissioner Lago: So, there is already metal roofs -- and by the way, as copper ages...

Vice Mayor Keon: It's pretty.

Commissioner Lago: It doesn't look that nice unless you're up there, you know...

Mayor Valdes-Fauli: I think it looks very nice.

Vice Mayor Keon: It looks beautiful.

Mayor Valdes-Fauli: I don't agree with you.

Commissioner Lago: I'm not a fan.

Mayor Valdes-Fauli: (INAUDIBLE)

Commissioner Lago: I'm not a fan.

Vice Mayor Keon: (INAUDIBLE)

Commissioner Lago: It's me, though.

Vice Mayor Keon: (INAUDIBLE)

Commissioner Lago: It's me, though. It's me.

Mayor Valdes-Fauli: Okay.

Commissioner Quesada: Mr. Mayor, all I'm saying is, when I drive by your house later, your roof better be clean.

Commissioner Lago: It better be clean.

Mayor Valdes-Fauli: It is clean.

Commissioner Lago: If not, we're going to go over there with...

Mayor Valdes-Fauli: It is clean. Ramon.

Commissioner Lago: And two last points.

Mayor Valdes-Fauli: It is clean.

Commissioner Lago: Two last points before Ramon takes over. I understand -- I've had multiple conversations with Peter in regards to load issues. Maybe this is a new construction application, as long as the design specs meet, you know, the NOAs and everything that's required for a metal roof. And I mentioned before already historic. But, I'm just happy to see it brought up again. And, if it's something that we want to potentially explore, I'm all for it.

Mayor Valdes-Fauli: Ramon.

Planning and Zoning Director Trias: Thank you, Mayor. I have a factual presentation. I just have the facts. So, basically...

Commissioner Quesada: Tell us why we shouldn't do it, your factual presentation.

Vice Mayor Keon: Dona said not to.

Planning and Zoning Director Trias: This map right here that you see in yellow is the areas that were annexed that allow metal roofs; in red were the historic areas of the city, the industrial area and so on that allowed metal roofs. So, it is true that metal roofs were allowed. It's also true that if you look at the 1929 regulations, it's very clear that Merrick said that all pitched roofs shall be of tile.

Commissioner Quesada: That's because Merrick never saw this.

Commissioner Lago: Yes, true, true.

Planning and Zoning Director Trias: He never saw it. But it's also true that we allow copper. And, copper was used actually by the Romans in some of the big monuments.

Commissioner Quesada: And it's interesting, if you follow the...

Planning and Zoning Director Trias: In the Pantheon, for example.

Commissioner Quesada: If you follow the ration -- and I'll stop being a pest...

Mayor Valdes-Fauli: Let him...

Commissioner Quesada: In a second. In 1929, we could have added copper because, as you just said, the Romans allowed it. But, we didn't allow it in our Code until your next slide.

Planning and Zoning Director Trias: Yeah, and it...

Mayor Valdes-Fauli: Let him finish. Let him finish.

Planning and Zoning Director Trias: And, the point is that this is an aesthetic choice. In 1929, there were perfectly good metal roofs all over Florida, if you go to Key West and so on. I mean, that's part of the history of the architecture. So, Merrick made a choice, and the choice was basically about aesthetics. Now, that aesthetic choice has some significant consequences in terms of structure. The tile roofs tend to be -- the metal roofs tend to be 75 percent lighter than the tile roofs -- at least 75 percent, sometimes 90 percent. So, Peter can explain to you what that means.

Commissioner Quesada: He already has.

Commissioner Lago: He has, trust me.

Mayor Valdes-Fauli: No, go ahead. Go ahead and then let Peter...

Planning and Zoning Director Trias: So, then what happens is that -- what I have in this presentation is just the simple evolution of the language. In 1951, there's white concrete added to the myriad of options and also coral rock stone. So, as you can see, there's some evolution in terms of the aesthetics. It's basically about aesthetics and keeping the quality of the aesthetics of the...

Commissioner Lago: Did you...

Planning and Zoning Director Trias: City.

Commissioner Lago: Did you just -- Ramon, did you...

Planning and Zoning Director Trias: Yes.

Commissioner Lago: Go back to the previous slide.

Planning and Zoning Director Trias: Yes.

Commissioner Lago: Coral rock slabs laid as shingle fashion?

Planning and Zoning Director Trias: Yeah. It's...

Commissioner Lago: Is there any examples? Because I'd like to see that.

Planning and Zoning Director Trias: I -- maybe Dona can point to some...

Historic Preservation Officer Spain: (INAUDIBLE)

Commissioner Lago: No. That doesn't exist.

Planning and Zoning Director Trias: I...

Commissioner Lago: Okay.

Planning and Zoning Director Trias: I don't think that's going to work very well as a roof.

Commissioner Lago: Yeah.

Planning and Zoning Director Trias: But anyway, I guess the slate -- they were trying to do a South Florida version of slate.

Commissioner Lago: Yeah.

Planning and Zoning Director Trias: Slate works...

Vice Mayor Keon: Was slate -- is slate allowed?

Planning and Zoning Director Trias: Yeah, actually. Later on -- if we look at 1965, slate is included, and the white Bermuda roof is included. There's some -- a lot of white throughout the City, a lot of white roofs that are concrete and so on. So, that's what happens. Now, you go to 2007, which is, I would say, the most recent big discussion about zoning regulations. There was some discussion about allowing metal roofs generally south of US-1. And south of US-1 means the areas that are less historic, basically, and they're the areas where the historic architecture of the city is less prevalent. And that was allowed for a period of 90 days. Then in 2008, there was a motion that failed to allow metal roofs again, too. So, this has been an ongoing discussion for a very, very long time. This Commission has talked about this several times since I've been here, so this is not the first time. So, what happens is that if we look at 2009, is when we get to the copper roof. Now, I did not participate in that discussion, but my opinion will be that this is one

of the historic -- like I said, the Romans used to use copper, so it fits within the historic theme, perhaps, you know. And, the issue with copper is that it does turn green, and that's...

Mayor Valdes-Fauli: That goes very well with the trees.

Commissioner Lago: Yeah, it (INAUDIBLE).

Planning and Zoning Director Trias: And later on, I learned that that has to do with the pollution and acid rain and so on. So, it gets greener in Canada than it does in Florida. So, all of these issues are completely aesthetic to a great extent. So, at this point, the issue is copper is allowed. Otherwise, it's going to be barrel tile or flat tile. Now, the idea of using fake materials or fake-looking materials, that is a very significant, significant issue, and that is not the history of Coral Gables. The history of Coral Gables has tried to have that authentic use of materials, the authenticity of the architecture. I remember once I was working on a fire station and it had this beautiful barrel tile roof in the design. And then the fire chief came to me and said, you know, I have a great idea. I changed it to a metal roof. It's beautiful. You're going to love it. Ever since then, I realized that it doesn't look as good. And, when you go through that experience of seeing the contrast between the real material and the fake material, then you realize why Coral Gables is a great city that everybody wants to imitate and other cities are not quite at the same level. So, that's what I would say about that issue. In terms of metal, metal is perfectly fine, as long as it's used as metal is supposed to be used or as metal is meant to be used in terms of the material. When you begin to do these kinds of applications, I don't think they age well. I don't think they match the neighborhood character, and I think that they would create some issues. So, those are my thoughts.

Mayor Valdes-Fauli: Thank you.

Planning and Zoning Director Trias: The last image, I think, is the same as before, the map. The map shows you the existing areas where metal roofs are allowed.

Mayor Valdes-Fauli: Thank you. Peter, you want to say something? Somebody...

Commissioner Quesada: I think we also have a resident...

Mayor Valdes-Fauli: Yeah, I know, but let -- staff first.

Commissioner Quesada: I don't think Peter wants to say anything.

Mayor Valdes-Fauli: No?

Unidentified Speaker: Peter.

Mayor Valdes-Fauli: I thought you were going to say something about the weight and the safety.

Assistant City Manager Iglesias: From the weight point of view...

Mayor Valdes-Fauli: Yeah.

Assistant City Manager Iglesias: Metal roofs, depending on their standing seam -- these metal roofs weigh probably anywhere from 5 to -- from 5 to 15 percent of what a regular roof weighs. So, what you're taking away, especially in the older homes that don't have trusses, that have a rafter tied every second or third one, you're taking -- for instance, in a 3,000 square foot roof, you're taking away close to 30,000 pounds (INAUDIBLE).

Commissioner Quesada: Let me stop you for a second. You went into a long explanation last time on this. And thank you, and that's why I phrased my question the way I did. I don't -- I guess I'm just trying to speed up to the point here. I think we understand that. We got -- we understand that there are issues with older roofs and the engineering aspect and the weight.

That's why I had said, you know, maybe we start off by new homes or other applications. And, I guess the main question is, assuming we were in favor of it, okay, assuming -- and I'm counting two people up here in favor of it. I don't know about the other one. I'm counting one definitely against. I don't know where the other two are.

Mayor Valdes-Fauli: Who's that?

Commissioner Quesada: You, definitely against. Assuming there was one more elected official up here that was in favor of it, what conditions would you recommend be implemented or what would be the first applications to step into it, assuming that we were to say, yes, we want to move forward with some sort of metal roof?

Assistant City Manager Iglesias: From a strictly structural perspective, what we would do is we would not allow the ballasting effect of any roof...

Commissioner Quesada: I don't -- okay, I'm sorry.

Assistant City Manager Iglesias: Okay.

Commissioner Quesada: English. What does that mean?

Assistant City Manager Iglesias: Okay, what we would not allow you -- when -- after Andrew; all the roofs have a Dade County approval, which means that they should stay on your roof. So, we have -- since Coral Gables has traditionally not allowed shingle roofs or metal roofs, then we allow that ballast, that weight to be deducted from the uplift of the structure.

Commissioner Quesada: Okay.

Assistant City Manager Iglesias: Okay. We've traditionally allowed that because we -- it's an NOA, the roof should stay on. It's been tested. And two is our Zoning Code does not allow the metal roofs, except when copper is used, in which we don't allow a ballast because there is very little ballast.

Commissioner Quesada: Okay.

Assistant City Manager Iglesias: So, what we would have to do is go back to what the County does and other cities do is that they don't -- we zero effect for that weight of that roof.

Commissioner Lago: So, Peter...

Assistant City Manager Iglesias: In other words, the trusses would take the entire load and there would be no ballast. In other words, no additional load that would counteract that uplift force from the hurricane.

Commissioner Lago: I agree with everything you...

Assistant City Manager Iglesias: And it's substantial. It's ten pounds per square foot. It's a substantial load.

Commissioner Lago: I agree with everything you just said, and that's why I would be a proponent of new construction only. But my -- I have another question for you, since you brought it up. What happens like if a person like myself, I just changed my roof five years ago and I want to change it again for whatever reason, and I come to install a copper roof on my house?

Assistant City Manager Iglesias: I would -- what we would do is we would advise you of this. I don't think there's anything from a Code -- Code wise that we could do. But, I would make sure

that I tell all the residents what they're doing because, at this point, you're removing a substantial amount of ballast from your roof, which your roof may be working. And if you remove that ballast, it may not -- you may lose...

Commissioner Lago: No, it'll affect it significantly.

Assistant City Manager Iglesias: If that roof is barely hanging on and you remove the ballast, it won't be hanging on anymore. And so, we want to advise -- so, I think it's our job to advise the residents as to what's happening. And if you want to take that kind of risk, then there's nothing from a Code perspective that we can do if the Board of Architects accepts that.

Mayor Valdes-Fauli: Alright. Thank you, Peter. Any other questions? Thank you. Rhonda Anderson.

Rhonda Anderson: Thank you, Mayor. As was alluded to, there were some photographs that I had shared. And, I know the AV Department had taken the digital form of them, and I was wondering if they would put them up on the screen for you all to see. Save you from having to do the drive that I did. Because, I think it is important that you see it on a residence to be able to see it after it's been up there for a while. Granted, it was a little late in the day when I took this particular photograph, because I went to the barrel tile example first, out in Weston, to see what it looked like. This was over on -- towards the east coast, in Fort Lauderdale.

Mayor Valdes-Fauli: I'm sorry. Could you speak in the microphone?

Ms. Anderson: I went to the Weston address first and took some photographs. This is one further east in Fort Lauderdale, along the ocean area. I encourage you to go take a look at it in person. There's a third photograph of another product that I took from down in Pinecrest. That location is much closer. It's a shake -- another shake example, a little lighter in color, a chestnut color. If I hadn't known driving there that these were metal roofs, I wouldn't have known. I

think that they were -- that's the -- there's a second page to that. It's a little bit closer up. You can still see that big, tall palm tree there to see that it is aging. It does show the type of aging that you would see on any type of a tile roof. I'm in the process -- I'm roofing my house. And for the record, I'm at 2715 Hernando Street. I was a little surprised when I learned that the City no longer allows cement barrel tile roofs, that the only thing that's allowed now is clay. And, I think from our recent experience with the hurricanes, we can see that clay is just not a strong substance. But, the examples that we have here of the metal roofing is substantially stronger. I would call it an alternative material. We've entertained alternative materials before. I think it's something that if it is to be considered by the City, number one's clearly not appropriate for historic structures. I'm suggesting that it not be considered for pre-Andrew properties right now, because the complexities of the engineering are something that's going to be hard to address at this point, and that we look for post-Andrew construction. And on that point, Peter, I do have a question for you based upon what you just said. Is there anything with the post-Andrew code, other than not allowing for that weight ballast that would be of concern?

Assistant City Manager Iglesias: Well, it would be -- anything post-Andrew, we would reduce the capacity by 20 percent by allowing that, so it would be about a 20 percent reduction roof capacity, because we've allowed the ballasts and now it's no longer there.

Ms. Anderson: So, from that...

Assistant City Manager Iglesias: So, we've allowed that weight and now we're taking it off.

Ms. Anderson: So, from a homeowner's standpoint, you might need to do -- well, you already have the strapping because it's post-Andrew.

Assistant City Manager Iglesias: Your trusses are designed for that, so...

Ms. Anderson: Okay.

Assistant City Manager Iglesias: So, you're done.

Ms. Anderson: So, design...

Assistant City Manager Iglesias: The trusses and the strapping -- the trusses, the anchorage, everything is designed for that reduced weight.

Ms. Anderson: Okay. So -- and as far as a couple other points. When I'm buying a home, I look for the value of the home, how long is that roof going to last. These are 50-year roofs. They're basically watertight without the underlayment. They are like tongue and groove in a sense that they interlock, so you have the strength there.

Commissioner Quesada: Yeah. I guess that's something that, I guess, the main...

Commissioner Lago: (INAUDIBLE)

Commissioner Quesada: It's the main point for me, I guess.

Commissioner Lago: Maintenance.

Commissioner Quesada: To me, I guess it was obvious. That's why I didn't bring it up, but I'm glad you bring that up, so thank you. I'm sorry to cut you off, but I think it's...

Ms. Anderson: No.

Commissioner Quesada: An important point to note, for me, is -- and we've all had roof leaks. Maybe not the Vice Mayor's because she lives in a condo. But, remember the times that you used to live in a home...

Vice Mayor Keon: I remember when I lived in a house.

Commissioner Quesada: And the roof leaks...

Vice Mayor Keon: Yes.

Commissioner Quesada: Are the worst thing ever.

Vice Mayor Keon: That's why I moved to a condo.

Commissioner Quesada: They happen at the worst possible time. These roofs, they last 50 years. I mean, unless a tree falls and damages them or there's something with the hurricane that rips -- you're not going to get a leak. That's the biggest aspect to that.

Commissioner Lago: And think about people, for example, like who are retiring and they just installed a new roof and they need that roof to last the next 20 years. This is beyond that.

Commissioner Quesada: Yeah.

Commissioner Lago: And it has limited maintenance.

Commissioner Quesada: Yeah.

Commissioner Lago: If an area -- for some reason, you do encounter a roof (sic); you can remove that piece, fix the roof leak and put that piece right back on...

Ms. Anderson: Right.

Commissioner Lago: Or exchange it if you have some sort of damage or the tree falling or something, who knows.

Commissioner Quesada: Sorry to cut you off, but...

Ms. Anderson: No, that's okay. My last point is sustainability. As you all know, I'm on the Sustainability Committee. This is an issue that we have advocated for, and I think it would eventually help the City's star rating as far as being able to be a more sustainable city in the future. And, when you're looking at the taller buildings that you want to have an aesthetic appearance of barrel tile, but not have the considerations of the higher velocity of winds at 60 feet in the air, this product might be the appropriate thing to use. So, thank you for your time and your interest.

Vice Mayor Keon: Thank you.

Commissioner Lago: Thank you, Rhonda. I appreciate you being here all day. Thank you.

Mayor Valdes-Fauli: Thank you.

Ms. Anderson: Thank you.

Vice Mayor Keon: The one question you asked was that we don't allow white cement barrel tile? Don't we allow that or no?

Planning and Zoning Director Trias: Yes.

Vice Mayor Keon: It doesn't have to be clay.

Planning and Zoning Director Trias: Cement -- I think Rhonda misspoke. Cement is allowed.

Vice Mayor Keon: You're allowed to have the barrel tile...

Planning and Zoning Director Trias: Yes.

Vice Mayor Keon: The cement barrel tile.

Planning and Zoning Director Trias: Now, sometimes, the...

Vice Mayor Keon: The white...

Planning and Zoning Director Trias: Board of Architects may not approve the tile that you are bringing to the meeting. That may be the case.

Vice Mayor Keon: But it is because of the shape of it, as opposed to the fact that it's cement barrel tile.

Planning and Zoning Director Trias: The -- yeah, it's not because of the cement. It has to do with the dimension of the actual...

Vice Mayor Keon: Of the actual thing...

Planning and Zoning Director Trias: Section...

Vice Mayor Keon: Yeah.

Planning and Zoning Director Trias: And the color.

Vice Mayor Keon: Right, right.

Assistant City Manager Iglesias: And, the color has to be integral with the concrete. It cannot be painted on. It has to be integral color.

Mayor Valdes-Fauli: Okay.

Commissioner Lago: And, that's something that we're seeing a lot of, by the way, just so...

Unidentified Speaker: Say that again.

Commissioner Lago: Even though we're not discussing that, that has to be integral. Like the color has to be inside. It has to be basically made with the tile. What ends up happening a lot is you're seeing people...

Commissioner Quesada: Oh.

Commissioner Lago: Painting their roof -- painting...

Commissioner Mena: But that's allowed with repairs...

Commissioner Lago: Excuse me, their tile.

Vice Mayor Keon: You know...

Commissioner Mena: Which is kind of ironic, given what we're talking about.

Commissioner Lago: My neighbor just painted his roof.

Commissioner Mena: What happens is a lot of times...

Commissioner Lago: You're not supposed to.

Commissioner Mena: A lot of times it's an old roof and the tile breaks. They can't find the exact match.

Mayor Valdes-Fauli: Yeah.

Commissioner Mena: And, the person's not looking to replace their whole roof.

Commissioner Lago: No, no. I understand.

Commissioner Mena: So, they'll do that.

Mayor Valdes-Fauli: Alright. The next is Ray...

Commissioner Mena: Which goes out to the point about a 50-year...

Assistant City Manager Iglesias: You can pressure clean the roofs without losing your paint.

Mayor Valdes-Fauli: Ray Aran. Ray?

Commissioner Lago: He left.

Mayor Valdes-Fauli: Oh, he left. Well, alright, the public hearing is closed. And it is not a public hearing.

City Attorney Ramos: It was not a public hearing.

Mayor Valdes-Fauli: But we had...

Commissioner Lago: This is a discussion item.

Mayor Valdes-Fauli: The public, yeah. As I said, I'm opposed to this from an aesthetic point of view. I think they look ugly. They look dirty, and it is not -- we have talked here about trash piles. We have talked about trees. We've talked about architecture. We've talked about zoning and not having Miami 21 type of zoning and structures. And they look cheap. They look fake, and they cheapen our look, and I'm against them.

Commissioner Quesada: Okay.

Mayor Valdes-Fauli: Madam Vice Mayor.

Vice Mayor Keon: I have another -- you know, I -- the issue with the ones that are barreled is the same issue that the Board of Architects often has with the dimensions of some of the barrel tile. It's like that S shape -- I mean, a snake shape, I think they call it. It has a name, whatever that is. What are they?

City Attorney Ramos: S shape.

Vice Mayor Keon: The S. Is that it's -- you know, they're -- it's a shorter -- a low -- in the dimension of the barrel, which I don't -- I mean, I would have the same problem with that as with the other. I don't know if that's -- you know, does this meet the standard for the Board of Architects? Ramon, does that meet the standard for the Board of Architects, that...

Ms. Anderson: It's 2 and 13/16ths height.

Planning and Zoning Director Trias: The standard is 3 inches and...

Commissioner Quesada: But hold on a second. Hold on a second. Because...

Vice Mayor Keon: Okay.

Commissioner Quesada: I'm on the website for the...

Vice Mayor Keon: Okay.

Commissioner Quesada: I just looked up that company.

Vice Mayor Keon: Yeah.

Commissioner Quesada: They have many different options, so don't...

Vice Mayor Keon: But that's what I'm asking you.

Commissioner Quesada: Yeah, don't assume what...

Vice Mayor Keon: No.

Commissioner Quesada: You're seeing is the exhaustive...

Vice Mayor Keon: Right. I...

Commissioner Quesada: Inventory that's available.

Vice Mayor Keon: But is that one...

Planning and Zoning Director Trias: It's close, it's close. It's a little bit less than the 3 inches.

Vice Mayor Keon: Than the 3 inches. So, there's issues -- yeah, but I think those are the -- those types of issues, you know, that those aesthetic issues I think we need to keep in mind as far as, you know, how they actually look. You know, the flat tile in the gray I don't think looks bad. I mean, I don't like it, but that doesn't mean it's not good. I don't -- I just don't like it.

Mayor Valdes-Fauli: It's ugly.

Vice Mayor Keon: I don't like it. I don't like how it looks. But I think...

Mayor Valdes-Fauli: (INAUDIBLE).

Vice Mayor Keon: You know, I think there's certain areas of the City, some of the older areas that are...

Unidentified Speaker: Yeah.

Vice Mayor Keon: Have been determined as being historic, I wouldn't like to see the metal roofs in. You know, I think in, you know, most of the 1950 style ranch-style houses, they're probably -- it's probably fine, you know...

Commissioner Lago: That's my house.

Vice Mayor Keon: As long as -- yeah.

Commissioner Lago: Like my house.

Vice Mayor Keon: But, that's with most of the house -- I mean, the majority of the houses are those...

Commissioner Lago: I would have loved to have put...

Vice Mayor Keon: I mean, I...

Commissioner Lago: It would have been great to put...

Vice Mayor Keon: Yeah. I don't think it's a problem...

Commissioner Lago: Put a metal roof before I penetrated 190 times when I put the solar panels on. That's another discussion to have...

Vice Mayor Keon: But I don't think...

Commissioner Lago: On another day.

Vice Mayor Keon: They look bad and it depends on certain colors and...

Commissioner Lago: (INAUDIBLE).

Vice Mayor Keon: Certain textures and whatever else. I don't -- you know, the fact that it's metal has -- certainly has its advantages for, you know, longevity and everything else.

Commissioner Lago: Sustainability.

Vice Mayor Keon: I mean, the biggest thing about it is I don't like the way it looks, but that doesn't mean that there aren't some out there that look better. And, it doesn't mean that what -- how I think something looks should mean that that's what people can have or not in this city.

Mayor Valdes-Fauli: But that -- I disagree with you.

Vice Mayor Keon: I don't like it.

Mayor Valdes-Fauli: That's part of Coral Gables and what Coral Gables...

Vice Mayor Keon: Yeah.

Mayor Valdes-Fauli: Looks like...

Vice Mayor Keon: I don't care for it.

Mayor Valdes-Fauli: Is part of our...

Vice Mayor Keon: Yeah.

Mayor Valdes-Fauli: Part of our ethics, part of our...

Vice Mayor Keon: But, I think there is enough of -- particularly with the flat shingles, I think there are enough examples or there's enough product out there that you probably could find product that is acceptable or is very attractive. I think you could.

Mayor Valdes-Fauli: I haven't seen it.

Vice Mayor Keon: I don't -- I haven't seen it yet, but I'm sure it's out there. And I'm sure if somebody looks, you know, long enough and hard enough, I think we'll find it. And I think, you know, it's...

Mayor Valdes-Fauli: Why isn't it brought before us?

Vice Mayor Keon: Well, because we asked -- because one person took the initiative to have the discussion and, you know, I applaud her for it. But you know if we want to look at it, I think you can do -- you know, they can do a more exhaustive search of the type of material...

Commissioner Quesada: I will happily...

Vice Mayor Keon: That's out there.

Commissioner Quesada: Make sure that we get an exhaustive list of examples, because...

Vice Mayor Keon: Yeah.

Commissioner Quesada: Mr. Mayor, I think -- you know, I think you've made up your mind before giving it the full shake.

Mayor Valdes-Fauli: No, no, not at all. Not at all. It's just that after...

Commissioner Quesada: I don't think you've seen these in person.

Commissioner Lago: Do a field trip.

Commissioner Quesada: I think what you're envisioning is what we've all typically seen in South Florida, which are the white or the metal, and they're flat and this is different.

Vice Mayor Keon: Yeah.

Commissioner Quesada: Now, you're looking at four samples that, you know, a resident got for us that she didn't have to do, so thank you. I'll get -- I will get us a more comprehensive -- and then maybe what we should do is -- look, when there's a new technology -- and solar panels is the perfect example.

Vice Mayor Keon: You embrace it.

Commissioner Quesada: We should be able to adapt. We shouldn't just close our minds and say -- you know, it's almost like -- I hate -- this is a bad comparison, a bad analogy, I know this. But it's almost like the Second Amendment, you know, the issue that we were dealing with last week. Yeah, see, it's a bad one. I told you it's bad. In a sense that...

Mayor Valdes-Fauli: That's a bad example.

Commissioner Quesada: What I'm saying is technology changes and you've got to be able to sort of adapt, whether you want to embrace it or not. And I think that in 1929 and George Merrick, this kind of thing didn't exist, so I think it's important to...

Commissioner Lago: Do you want to have like maybe a Sunshine meeting? Do you want to...?

Mayor Valdes-Fauli: No. Let's not -- enough Sunshine meetings.

Commissioner Lago: Why? What's wrong? Why?

Vice Mayor Keon: I think you could just look for the product.

Commissioner Lago: I don't understand. Why not? Why not? It's good to have a Sunshine meeting. It's good to have things in the open, in the public and have people come and give...

Commissioner Quesada: Because he doesn't want the metal roofs.

Mayor Valdes-Fauli: No, no. Because the same people are going to appear. Rhonda's going to be here and we're going to be here, and we're going to have an unscheduled meeting...

Commissioner Quesada: No, look. Let's do this...

Mayor Valdes-Fauli: And our time is very valuable.

Commissioner Quesada: Let's do this. Let me get an exhaustive list of samples in here.

Mayor Valdes-Fauli: Good.

Commissioner Quesada: I'll work with Chelsea. I'll get those in here.

Mayor Valdes-Fauli: Good.

Commissioner Quesada: No. I want to get some -- ones that you can touch or feel. And, I'm going to bring in some -- what we allow as well, so we can do an apples to apples comparison. We'll set up -- put it in the conference room. We'll do something -- we'll figure something out...

Mayor Valdes-Fauli: I would like to see that.

Commissioner Quesada: So, we could all go look at it on our -- whatever free time.

Commissioner Lago: You're going to do that -- oh, in your free time. So, you expect everybody to wait on five or six different people to show up.

Commissioner Quesada: No. What I'm saying is...

Commissioner Lago: Do you still want to call a Sunshine meeting or no?

Commissioner Quesada: As -- no, as they come in, I'll have them stored in my office. We'll do something...

Mayor Valdes-Fauli: Yeah.

Commissioner Quesada: So, that everyone -- when you get -- when everyone -- any of us have a chance, we'll pass by and take a look at it.

Mayor Valdes-Fauli: We could put a roof on top of your desk.

Commissioner Quesada: I'll put a roof on top of my desk, exactly. But what I want to do is, once we get that -- I mean, I -- I'm saying this, but I know what the answer's going to be. I want the Board of Architects to look at it as well. And, I know that the leader of the Board of Architects, how he feels about it.

Mayor Valdes-Fauli: Is he for it?

Commissioner Quesada: No. I'm referring to Ramon Trias and how his factual presentation is how they're horrible, which actually bothers me, you know, just aside. It does bother me.

Vice Mayor Keon: He's biased?

Planning and Zoning Director Trias: Mayor...

Commissioner Quesada: So, what I am going to do is I will do that, and I think have the Board of Architects take a look at that and they can opine on it, and then we'll bring it back another day.

Vice Mayor Keon: Right. I think if you speak to like some of the larger home-building organizations, like Lennar and those that have exhaustive...

Mayor Valdes-Fauli: Yeah, they're going to be for it.

Vice Mayor Keon: Information on, you know, different roof styles and, I mean, all of that kind of information, they could probably help you pretty quickly with looking at the material that is available. And I think that, if not now, in the future, there will be material available that looks just like or very similar to what is existing in...

Mayor Valdes-Fauli: I have nothing against...

Vice Mayor Keon: Yeah, and when that day comes...

Mayor Valdes-Fauli: New technology or against (INAUDIBLE), but those are ugly.

Vice Mayor Keon: Yeah, I don't like those.

Mayor Valdes-Fauli: I would like to see...

Vice Mayor Keon: That looks like...

Mayor Valdes-Fauli: Something attractive and then maybe I'll change my mind.

Vice Mayor Keon: Yeah, I don't like those.

Planning and Zoning Director Trias: Mayor, if I could address the issue of the Board of Architects. The Board of Architects did look at it, because the samples were there in the last meeting. They asked me to see if I could remove them from the Commission, because they were such a bad...

Vice Mayor Keon: They were so offensive, huh?

Planning and Zoning Director Trias: Yeah. And that's what I told them.

Mayor Valdes-Fauli: See.

Planning and Zoning Director Trias: And I'm not going to...

Vice Mayor Keon: So offensive.

City Manager Swanson-Rivenbark: I was the one that put them in here.

Planning and Zoning Director Trias: Yeah.

City Manager Swanson-Rivenbark: So...

Planning and Zoning Director Trias: And we did not do it.

Vice Mayor Keon: I'm glad you did not.

Planning and Zoning Director Trias: What I'm saying is...

City Manager Swanson-Rivenbark: Because we wanted you all...

Vice Mayor Keon: (INAUDIBLE)

City Manager Swanson-Rivenbark: To have...

Commissioner Lago: Frank, those are so...

Commissioner Quesada: Offensive.

Commissioner Lago: Offensive...

Commissioner Quesada: Offensive.

Mayor Valdes-Fauli: They are offensive.

Planning and Zoning Director Trias: What I'm...

Commissioner Lago: They're so offensive.

Planning and Zoning Director Trias: What I'm saying is...

Mayor Valdes-Fauli: (INAUDIBLE).

Commissioner Quesada: It infuriates me.

Commissioner Lago: It infuriates me, right.

Mayor Valdes-Fauli: An example...

Commissioner Lago: You know what's offensive...

Commissioner Quesada: That they would act like that...

Mayor Valdes-Fauli: An example of turpitude.

Commissioner Lago: You know what's offensive is that horrible house that my father-in-law has to look at every single time he opens his door on Alhambra on that corner lot that I've brought to your attention that's literally encroaching on the neighbor's setback, falling into the neighbor's setback. This is not offensive, guys. This is just, you know...

Planning and Zoning Director Trias: And, what I would suggest is if you want their input, we could figure out a way to do it in a more productive way.

Mayor Valdes-Fauli: We'd like to see -- I would like to see other examples and maybe there'll be...

Commissioner Lago: More options.

Mayor Valdes-Fauli: More attractive.

Commissioner Lago: There are more options.

Planning and Zoning Director Trias: Sure.

Mayor Valdes-Fauli: That's...

Ms. Anderson: There are more options. And, I did drive by other addresses and some very horrible examples that I would not even provide you the addresses for because why even consider things that don't look good. These are the three addresses that I went to, the ones right down on Pinecrest. Take -- you know, if it's on your way, some time, take a drive by tonight.

Commissioner Lago: Rhonda, and don't you...

Mayor Valdes-Fauli: Sure.

Commissioner Lago: Don't you also agree -- and maybe Commissioner Quesada -- this kind of goes with his conversation and his comments -- that it's also about the application.

Ms. Anderson: Oh, yeah. It depends on where it's put.

Commissioner Lago: It all has to do with the application. You know, you're looking at this -- maybe this wouldn't go well on my house, but it would go well on somebody else's house that has a more of a, you know, Mediterranean feel to it or a more modern feel to it.

Vice Mayor Keon: Or contemporary.

Commissioner Lago: A contemporary feel.

Ms. Anderson: It depends on the architecture. I mean...

Commissioner Lago: Yes.

Ms. Anderson: Yes. No, that's a separate consideration. What looks good on my house is not going to look good on your house maybe. But...

Mayor Valdes-Fauli: Alright.

Ms. Anderson: If you'd like the addresses...

Commissioner Lago: I would.

Mayor Valdes-Fauli: Yeah, yeah.

Ms. Anderson: May I...

Mayor Valdes-Fauli: Bring them.

Commissioner Quesada: And Rhonda, I can't thank you enough...

Mayor Valdes-Fauli: Thank you.

Commissioner Quesada: For going above and beyond and...

Mayor Valdes-Fauli: Now, these are what?

Commissioner Quesada: Trying to help out our city.

Vice Mayor Keon: The homes that have it on. It has...

Commissioner Lago: The metal...

Vice Mayor Keon: The metal tiles.

Ms. Anderson: The three houses that...

Mayor Valdes-Fauli: Okay.

Ms. Anderson: I thought might provide a reasonable example of something to be considered. The first one is in Pinecrest. It's the closest. That's a Gerard product. The rest of these are DECRA. This is the only -- I didn't specify what colors I wanted. I just said send us some samples, please, so we can touch and feel.

Mayor Valdes-Fauli: Okay.

Ms. Anderson: So, there was no preference of style and color that I...

Mayor Valdes-Fauli: Thank you.

Ms. Anderson: Asked them for. Thank you very much.

Mayor Valdes-Fauli: Thank you very much.

Commissioner Lago: Thank you, Rhonda.

Vice Mayor Keon: Thank you.

Mayor Valdes-Fauli: So, we will -- we'll go on, and hopefully, we will see other examples that are more attractive than what I've seen here. But, I realize that beauty is in the eye of the beholder, but I think that's ugly as sin.