

GABLES-ESTATES #3

ABLES
ATES

JOURNAL

OLD
TLE R BAY

OPINION

Specialty Plain Siding

M = Mewar Roof F = Fine Residence





1 IN THE CITY OF CORAL GABLES
2 BOARD OF ADJUSTMENT
3 BUILDING AND ZONING DEPARTMENT

4 CASE NO.. 8574-Z
5
6 RE:
7 360 Solano Prado
8 Old Cutler Bay
9 Robert S. Fine - Applicant
10 Robert S. and Isabel Fine - Owners
11 David Johnson - Architect
12
13
14
15
16
17
18 Commission Chambers
19 405 Biltmore Way
20 Coral Gables, Florida
21 Monday, 8:00 a.m.
22 April 3, 2006
23
24
25

1 BOARD MEMBERS PRESENT:
2 CATHERINE FAHRINGER, CHAIRWOMAN
3 SERGIO ARTIGUES
3 DR. JOE BRIGGLE
3 SHARON LANGER
4 TONY BELLO
5
6
7 FROM THE CITY:
8 DENNIS SMITH,
9 ASSISTANT BUILDING & ZONING DIRECTOR
9 MARTHA SALAZAR-BLANCO,
10 BOARD SECRETARY
11
12
13 OTHERS PARTICIPATING:
14 GREENBERG TRAURIG
15 BY: ROBERT S. FINE, ESQ.
16 On behalf of the Owners
17 DAVID JOHNSON, ARCHITECT
18
19
20
21
22
23
24
25

3 1 THEREUPON:

2 The following proceedings were had:
3 * * * * *

4 (Thereupon, all who were to speak were duly
5 sworn.)
6 * * * * *

7 MS. FAHRINGER: 8574-Z, 360 Solano Prado.

8 MR. FINE: Good morning, Members of the
9 Board. My name is Robert Fine, with offices at 1221
10 Brickell Avenue, and this morning I'm representing me,
11 and my wife, in requests for variances at our residence
12 at 360 Solano Prado.

13 The book I handed out is intended to be like
14 this. Basically, as far as my presentation, this
15 isn't, as you know, the best room for PowerPoint, so I
16 thought it best just to give you what's up-there. I'm
17 basically going to be talking through this book, and
18 this lets you follow along with me

19 After the table of contents, under tab one,
20 start in and -- The variances that I've requested --

21 Now, I've taken the liberty of changing the
22 order of the variances I'm going to go through, from
23 what's put in the notice, to deal with the setback and
24 the landscaped open space first, and then the roof
25 issue last.

4 1 MS. FAHRINGER: Mr. Fine, did Mr. Smith get
2 a copy of this?

3 MR. FINE: Yes, he did.

4 MS. SALAZAR-BLANCO: Yes, he did.

5 MR. FINE: Also, before I get started, I'd
6 like to just introduce my architect, David Johnson
7 David's been practicing architecture in South Florida,
8 I believe, for 30 years.

9 MR. JOHNSON: Thirty-three years

10 MR. FINE: Thirty-three years, a lot of it
11 in Coral Gables, this part of the County. He's going
12 to be part of our presentation.

13 Note, for the record, since I'm presenting,
14 but I'm also putting in evidence, I had myself sworn in
15 at the beginning of the meeting. I guess I'm doing a
16 little of both here.

17 MS. FAHRINGER: We need you to sign in
18 MR. JOHNSON: I did sign in, yes, ma'am.

19 MS. FAHRINGER: Thank you.

20 THE WITNESS: Under tab two we've got the
21 project drawings, two of which are shown up here, right
22 now. Right now, this residence exists with this line
23 coming straight across. This garage comes straight out
24 to here. There's an addition. That up here would be
25 the guest room. This gets stretched back a little bit

16 00 10
people are waiting a year, and longer, to
get replacement roof tiles.

7 But I think, as I'm starting to get near a
8 close, it's very, very telling that a few months ago
9 the City Commission passed a resolution saying
10 hurricane shutters no longer have to go to the Board of
11 Architects, it goes to Staff. I think that's a
12 recognition that in a time when hurricane issues are
13 there, in the forefront -- As you've seen in my
14 records, as you've seen on the news, this is coming.
15 Recognizing this is a threat, and things have to be
16 done and dealt with, is appropriate and recognized all
17 the way up to the City Commission.

18 Tab 17 are some letters from my neighbors.
19 I can tell you, that I'm sworn in, that no one -- No
20 one person said no to any letter request. Some of the
21 names we have, some you should recognize, Garcia,
22 Andrade, Murai, Kutner, Colson, Morrison, Mato,
23 Cordoves, Gonzalez, Jimenez, Bauer, Schraeger, she
24 makes a living selling homes in that neighborhood,
25 Solis, Ruiz, Suni, Axelrod, copies of their letters,

23
1 In regards to the setback variance and the
2 landscaping variance, we're recommending approval of
3 those. Those are both, given the shape of the lot,
4 what he has there on the front, it's a very minimal
5 request, so we're recommending approval of those two
6 items.

7 In terms of the metal roofs, number one,
8 Mr. Fine has given us a memorandum of law this morning,
9 that I would like to have the City Attorney review.
10 And he's given us a lot of information in this book,
11 this morning, which we've just received, so I'm going
12 through and trying to understand some of that.

13 The other thing is, I don't know that we've
14 been presented with anything here that specifically
15 says, and I haven't had the opportunity to really study
16 it and look at it, that metal roofs are more hurricane
17 resistant than the tile roofs. I don't have that kind
18 of evidence here. I'd like to take a look at that. So
19 we'd like to defer the metal roof issue until next
20 month.

21 And I don't think it's going to slow down
22 your project. I mean, you've given us a memorandum of
23 law this morning, which we don't have counsel here to
24 get advice on.

25 And the other thing is, what the memorandum

16 00 10
And *the same thing, but they're all in there.*
1, just following up on the memo, as
I said before, the City has granted at least four -- at
least four times relief from this provision of the
Zoning Code. One of them, the grounds were, "I don't
like tiles on my roof. I'm going to put something else
instead for hurricanes." Four times.

8 To the extent Staff wants to say I'm not
9 similarly situated to the annexed areas, I certainly am
10 similarly situated to a different -- Old Cutler Bay and
11 Gables-by-the-Sea.

12 The case law says to grant that and not to
13 grant this would be improper. Although, I think and I
14 hope I conveyed enough on the variance, without that,
15 to support my request for these variances.

16 With that, I've spoken enough. Thank you.

17 MS. FAHRINGER: Thank you, Mr. Fine.

18 Is there anyone who wishes to speak in favor
19 of this application? Is there anyone who wishes to
20 speak in opposition to this application? Hearing none,
21 unless you have something further, Mr. Fine, I will
22 close the public hearing and ask for Staff's report.

23 Mr. Smith.

24 MR. SMITH: Good morning. Forgive me. My
25 allergies are just all over the place today.

24

1 of law seems to say is if we granted similar variances
2 in the past, then we don't have any choice than to
3 grant them again. And our position has always been
4 that we look at each one of these cases on an
5 individual basis. So that's something I would
6 certainly like counsel to look at before we go forward
7 on the metal roof issue.

8 But I don't have any problem with
9 approval -- having you approve the other two issues
10 today, so he can keep going on that. And then we can
11 come back next month on the metal roof issue. I'd
12 appreciate that.

13 MS. FAHRINGER: Thank you, Mr. Smith.
14 Members of the Board.

15 DR. BRIGGLE: I think it's a reasonable
16 request.

17 Mr. Fine, again, Staff hasn't had the
18 opportunity to really look through the information
19 you've provided in the memo.

20 MR. FINE: Well, that's not entirely true.
21 As I was preparing for this, and I had a meeting last
22 week with Staff, with the Zoning Administrator, I
23 showed her -- let her look through an unbound copy of
24 this book.

25 MS. SALAZAR-BLANCO: Right, he just showed

Recent Atlantic Basin Hurricane Frequency Shift

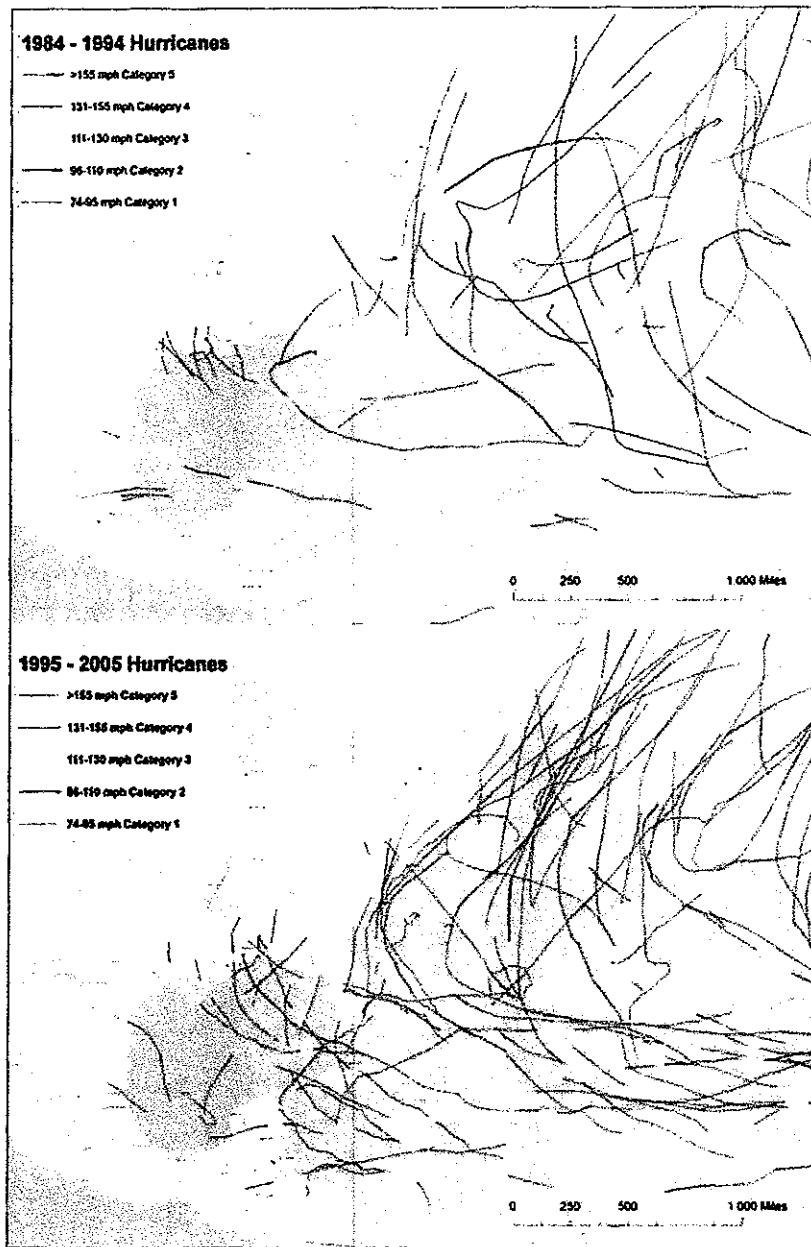
Aon
Reinsurance Services

APPENDIX B: HISTORICAL PHASES AND THEIR IMPACTS

Within the last 55 years of hurricane occurrences, three phases of hurricane frequency have emerged. Upon reviewing historical yearly data, a heightened state of hurricane frequency was in effect during the 1950s into the 1960s. However, coastal building stock was not at the level it is currently. Therefore, even the most damaging hurricanes did not produce the amount of devastation that has been.

experienced during 2004 and 2005. By the 1970s and continuing into the early 1990s, hurricane activity returned to a more normal state, and in some years was below the long-term frequency average. The quieter period lasted through 1994. During this time, however, several very destructive storms made landfall in the United States, including 1992's Hurricane Andrew. A very abrupt shift in hurricane frequency occurred in 1995, when the Atlantic and Caribbean Oceans suddenly became very active. This state continues currently. The last two states – the quiet period and the current active period – are depicted vividly when analyzing the hurricane data over the last 20 years, as shown in the graphics here.

The following pages in this section detail the higher and lower frequency periods in hurricane activity in the Atlantic and Caribbean Oceans as well as some of the notable storms that developed during each period.



Impact Forecasting® is a wholly owned subsidiary of Aon Corporation

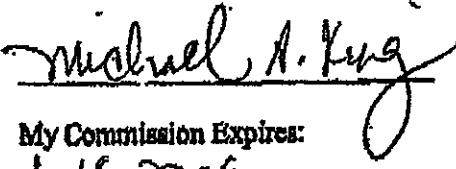
9. As evidence of the durability and hurricane-resistance of Aetcor metal roofing, a copy of the Miami-Dade County Product Control Notice of Approval for the material being proposed for the Fine residence is attached hereto as Exhibit 'A'.

FURTHER AFFIANT SAYETH NAUGHT.



GLENN BURNS

SWORN TO, SUBSCRIBED and ACKNOWLEDGED before me this 27 day of April, 2006.



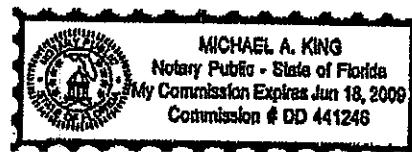
Michael A. King

Notary Public, State of Florida

My Commission Expires:

6-18-2009

[NOTARIAL SEAL]



AFFIDAVIT of GLENN BURNS

STATE OF FLORIDA }
 } SS:
COUNTY OF MIAMI-DADE }

BEFORE ME, the undersigned authority, personally appeared the undersigned Glenn Burns, who being first duly sworn upon oath, deposes and says that:

1. I am employed by Aelcor Metal Products as a sales representative.
2. I hold a current, but inactive Florida Roofer License # CCC 51528.
3. I have been employed by Aelcor since 1982.
4. Since 1990, Aelcor has installed well over 200 metal roofs in Miami-Dade County.
5. Of the roofs referred to in paragraph 4 above, approximately 9 experienced damage during Hurricanes Katrina or Wilma in 2005. This damage consisted of some loss of flashing—there was no loss of roof panels and no loss of watertight integrity in any of our roofs.
6. An advantage of metal roofs is that the manufacturing of the finished materials is not susceptible to shortages in concrete or cement, and the installation of them is not susceptible to shortages of concrete or clay roof tile.
7. Because metal for standing seam metal roofing is readily available, the time period to provide metal roofing either for installation or repair is much shorter than it currently is for tile roofs in Miami-Dade County.
8. As an example, if one of our roofs had been damaged in Hurricane Wilma and required replacement panels, Aelcor would have been able to supply the panels within approximately 8 weeks of their being ordered. We continue to be able to meet this schedule.

Permit No. 06030338
211711026

ARCHITECTURE
PLANNING
INTERIORS

ARCHITECTURE
PLANNING
INTERIORS

4333 Peachtree Lane Blvd
Civic Center, P.O. Box 33146
TEL: (404) 445-3226
FAX: (404) 529-0146
E-Mail: info@4333pc.com

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188702
CONSULTANT

1128 J. Neurosci., November 1, 2006 • 26(44):1126–1135

• 114

MerrickView
An Office Condominium
135 SAN LORENZO AVENUE
135 SAN LORENZO AVENUE

DATE:
07/21/04
REVISIONS:

ARCHITECT REVISED
07/22/2014
ARCHITECT REVISED
01/28/2015
ADLG. DEPT CORR
2/1/2015
GENERAL CORR.
C214-01

PROJECT NO.
D1-136
DRAWN BY:
JLL
CHECKED BY:
R0
SCALE:
AS SHOWN
SHEET NO.

FRONT (SOUTH) ELEVATION.

This is an architectural drawing of a four-story building's front (south) elevation. The building features a grid of windows and doors on each floor. A callout at the top left, labeled 'B', points to a detail of a steel bracket. Another callout at the bottom left, labeled 'A', points to a detail of a steel bracket. A third callout at the bottom center, labeled 'C', points to a detail of a steel bracket. The drawing includes a north arrow and a scale bar of 1/4" = 1'-0".

Annotations in the drawing:

- STAINLESS STEEL
CAGE PRE-ENGINEERED
STEEL BRACKETS (TYPE)
- ALUMINUM
CAGE & STEEL
CAGE BRACKETS
- FRONT (SOUTH) ELEVATION
- SCALE 1/4" = 1'-0"
- THIS DRAWING IS FOR PAVING ONLY

JOAN L. BAILEY & ASSOCIATES

1 THE CITY OF CORAL GABLES
 2 CITY COMMISSION MEETING
 3 405 BILTMORE WAY
 4 CORAL GABLES, FLORIDA 33134
 5 TUESDAY, MAY 23, 2006, 9:00 A.M.

1 IN RE:
 2 AGENDA ITEM NUMBER E-1
 3 APPLICATION NUMBER 8574-Z
 4 APPEAL OF BOARD OF ADJUSTMENT
 5 DECISION OF MAY 1, 2006
 6 ROBERT S. FINE, ESQ. - APPLICANT
 7 ROBERT AND ISABEL FINE - OWNERS

10 CITY COMMISSION:
 11 MAYOR DONALD D. SLESNICK, II
 12 VICE-MAYOR MARIA ANDERSON
 13 COMMISSIONER RAFAEL "RALPH" CABRERA
 14 COMMISSIONER WAYNE "CHIP" WITHERS
 15 COMMISSIONER WILLIAM H. KERDYK, JR.
 16 FROM THE CITY:
 17 DAVID BROWN, CITY MANAGER
 18 ELIZABETH M. HERNANDEZ, CITY ATTORNEY
 19 WALTER J. FOEMAN, CITY CLERK
 20 DENNIS SMITH, ASSISTANT BUILDING & ZONING
 21 DIRECTOR
 22 SUSAN FRANQUI, ASSISTANT CITY CLERK
 23 OTHERS PARTICIPATING:
 24 ROBERT FINE, ESQ. 6
 25 ZEKE GUILFORD, ESQ. 39
 26 ANDRES MURAI 42
 27 ANA SANTISTEBAN 45
 28 IVETTE PANIAGUA 47
 29 EUGENIO SILVA 48
 30 THOMAS MOONEY 49
 31 SERGIO AKSELRAD 54
 32 ANGELA ANDRADE 55
 33 ISABEL FINE 55

1 THEREUPON: 2
 2 The following proceedings were had:
 3 * * * * *
 4 MAYOR SLESNICK: And we're going to move to
 5 E, Public Hearings, and E-1. It's Application Number
 6 8574-Z. Robert Fine, Esquire, has filed an appeal --
 7 Robert Fine has filed an appeal to the Coral Gables
 8 City Commission from a decision of the Board of
 9 Adjustment at its regular meeting of Monday, May 1st,
 10 2006. The Board of Adjustment, at its regular
 11 hearing, passed and adopted Resolution 4756-2B,
 12 approving the following ruling for captioned, all as
 13 outlined under the Applicant's Proposal, as
 14 follows.
 15 I don't know what that means. Maybe
 16 somebody can explain that sentence to me.
 17 Applicant's Proposal: In connection with
 18 the proposed addition and renovation for the
 19 single-family residence at the subject property, the
 20 Applicant requests the following variances pursuant
 21 to the provisions of Number -- our Ordinance Number
 22 1525 as amended and known as the Zoning Code.
 23 One, grant a variance allowing the residence
 24 to have a standing seam metal roof, versus having a
 25 roof constructed of tile, coral rock slabs, slate or

1 copper, as required by Section 14-1 of the Coral 3
 2 Gables Zoning Code.
 3 It is my understanding, is it not true, that
 4 this was denied --
 5 COMMISSIONER CABRERA: That's correct.
 6 MAYOR SLESNICK: -- that this variance was
 7 denied, and we are here on appeal for the denial?
 8 Mr. Manager, I really would like you to work
 9 on the wording of this, for the future. This is very
 10 confusing. It doesn't say what it's supposed to say,
 11 and it doesn't tell us what it says. It says
 12 approving -- a resolution approving this. Well,
 13 that's not what they did at all. They denied it.
 14 So are we all on the same sheet of music?
 15 COMMISSIONER CABRERA: Yes.
 16 MAYOR SLESNICK: We're here on an appeal of
 17 a denial. That's not what it says.
 18 VICE-MAYOR ANDERSON: That's correct.
 19 MR. BROWN: Correct.
 20 MAYOR SLESNICK: That's not what it says.
 21 COMMISSIONER WITHERS: So we either accept
 22 the appeal or deny the appeal.
 23 MAYOR SLESNICK: That's right. We're going
 24 to accept or deny the appeal, but I want to make sure
 25 we all understand, that we cannot understand from

1 this item, what it is that we're here on. We're here 4
 2 on an appeal, appealing the denial of the
 3 application.
 4 MR. FINE: Right.
 5 MR. BROWN: We'll reword those in the future
 6 so they're a little bit more clear.
 7 MAYOR SLESNICK: Thank you.
 8 Now, before we start, however, I would like
 9 to refer -- and those people who are going to testify
 10 on this item, we're going to swear you in. We also
 11 would like you each to take a card. Everyone
 12 speaking on this item will fill out a card, we
 13 request, please, and it asks just for your basic
 14 information that we would ask otherwise, but it does
 15 give you the ground rules on the back.
 16 So let me state specifically, here, that we
 17 will give each side 10 minutes for an initial
 18 presentation, five minutes for cross examination, and
 19 five minutes for closing arguments. If there's a
 20 reason, tell me now that you can't abide by that. If
 21 it's a good reason, we'll consider it. But
 22 otherwise, we'll stick to that, and then speakers
 23 other than those people taking part in the initial
 24 time will be allowed three minutes.
 25 VICE-MAYOR ANDERSON: Mr. Mayor, can I have

COMMISSIONER WITHERS: I know, and I'm
saying -- and I asked you why a copper roof was
permitted, and you said because it ages better.

37

4 That's the only reason it's permitted?

5 MR. SMITH: That's -- and it has a better
6 appearance, you know, than the normal standing seam
7 metal roof. It's a different stylistic appearance.

8 COMMISSIONER WITHERS: I'm not arguing that.
9 I understand. I'm just -- I'm just trying to figure
10 out why our Code allows copper and not metal, and
11 you're telling me it's because it ages better and has
12 a better look to it?

13 MS. HERNANDEZ: Right.

14 MR. SMITH: That's correct.

15 COMMISSIONER WITHERS: Nothing to do with
16 structural? Structurally, it doesn't matter?

17 MR. SMITH: No.

18 COMMISSIONER WITHERS: So it's not a
19 mechanical issue --

20 MR. SMITH: No.

21 COMMISSIONER WITHERS: -- it's just a pure,
22 totally aesthetics issue --

23 MR. SMITH: That's correct.

24 COMMISSIONER WITHERS: -- which is supported
25 by our Board of Architects?

38

1 MR. SMITH: That's correct

2 COMMISSIONER WITHERS: Okay. I don't have
3 any other questions, Mr. Mayor.

4 MAYOR SLESNICK: Thank you, Dennis.

5 COMMISSIONER CABRERA: Could you take a
6 copper roof and paint it white?

7 MR. SMITH: If you had approval from the
8 Board of Architects, technically, you could do that.

9 COMMISSIONER CABRERA: What would that do
10 to the -- what would that do to the mechanical -- not
11 the mechanical, but the chemical aspects of the
12 patina? It would stunt the ability for it to age?

13 MR. SMITH: Yes, it would. That is
14 something that it wouldn't make sense to do, to paint
15 a copper roof.

16 MAYOR SLESNICK: Thank you, Dennis.

17 Thank you. We're going to go now to the --
18 we'll come back -- we're going to go now to the
19 speakers. I'm going to remind you, we'd like you to
20 keep these to three minutes, or we will ask you to
21 keep it to three minutes, less if possible.

22 Mr. Zeke Guilford, 400 University Drive.

23 MR. GUILFORD: Mr. Mayor, I'm actually
24 representing the objectors. There are some people
25 who are in favor. I don't know if you want them to

1 speak first. 39

2 MAYOR SLESNICK: I'm just going to call them
3 as I've got them, on the cards.

4 MR. GUILFORD: Good morning, Mr. Mayor,
5 Commissioners. For the record, my name is Zeke
6 Guilford, with offices at 400 University Drive.
7 I have the great pleasure of representing Andy
8 Murai, the owner of property at 200 Solano Prado,
9 which is the red dot or red square four houses away
10 from Mr. Fine's, and Mr. Murai will be speaking in a
11 couple minutes.

12 What this is, is not neighborhood
13 compatibility. That's for the Board of Architects to
14 determine. In order to grant a variance, you must
15 meet seven criteria, plain and simple. And what I'm
16 going to do is just kind of walk us through those
17 seven items.

18 First, are there special conditions or
19 circumstances that exist which are particular to the
20 land, structure or building involved which are not
21 applicable to other land, structures and buildings in
22 the same zoning district? Well, we don't meet that
23 one, or Mr. Fine does not meet that one, because
24 there's -- he, as he stated, will be the only metal
25 roof in this area. All the other roofs, other than

1 the one he mentioned, are made of tile. In fact,
2 there are some new houses, which Mr. Murai will show
3 you pictures of, that are complying with the tile
4 roofs dictated by our Code.

5 That special conditions or circumstances do
6 not result from the actions of the applicant. Well,
7 the applicant is living in the house now, that has a
8 tile roof. So this is an action by the applicant and
9 not particular to -- or are there are no special
10 circumstances.

11 The granting of the variance will not confer
12 on the applicant -- the granting of the variance
13 requested will not confer on the applicant any
14 special privilege that is denied by this ordinance to
15 other land, buildings or structures in the same
16 zoning district. In fact, it will, because you're
17 granting a metal roof that is not permitted by our
18 ordinance, or for the other houses in the area.

19 The literal interpretation of the provisions
20 of the Zoning Code would deprive the applicant of
21 rights commonly enjoyed by other properties in the
22 same zoning district. Well, it would not, because
23 all the other houses, except for the one Mr. Fine
24 discussed, all have tile roofs.

25 The variance is a minimum variance that will

City of Coral Gables City Commission Meeting

Agenda Item H-1

January 8, 2008

City Commission Chambers

405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Slesnick Donald D. Slesnick, II
Vice Mayor William H. Kerdyk, Jr.
Commissioner Maria Anderson
Commissioner Rafael "Ralph" Cabrera, Jr.
Commissioner Wayne "Chip" Withers

City Staff

City Manager, David Brown
City Attorney, Elizabeth Hernandez
City Clerk, Walter J. Foeman
City Clerk Staff, Billy Urquia
Eric Riel, Planning Director
Carlos Mindreau, City Architect

Public Speaker(s)

Robert De Leo, President of I Metal Roofing
Luis Revuelta, Coral Gables Resident
Andi Murai, Coral Gables Resident
Susan Kawalerski, Coral Gables Resident
Michael Steffens, Coral Gables Resident
Ray Airan, Coral Gables Resident
Richard Namon, Coral Gables Resident
Miguel Cano, Coral Gables Resident
Charles Girtman, Coral Gables Resident

H-1 [Start: 10:28:14 a.m.]

Progress Report on the installation of standing seam metal roofs pursuant to the City Commission approved 90-day time period (07-17-2007 – 10-17-2007).

Mayor Slesnick: We now go to H-1, Progress Report on the installation of standing seam metal roofs; Mr. Brown.

City Manager Brown: Mr. Riel and Mr. Mindreau.

Mr. Riel: Good morning, I have copies of the report, if anybody on the public would like a copy.

Commissioner Withers: I understand.

Commissioner Cabrera: I just don't want it to be the ongoing excuse, and I'm not trying to say that I'm for or against metal roofs, I'm just saying that we need to address this once and for all, because the cost issue is going to be always a consideration, it's just cost prohibitive to put a copper roof and then go and paint it, but it can be done. Thank you, Thank you, Mr. Mayor.

Mayor Slesnick: Luis Revuelta, 1417 Santa Cruz; welcome back Luis.

Mr. Revuelta. Good morning and a Happy New Year to you all and to your families; congratulations to the Mayor for the AA Award, which I understand that you've got; and congratulations to the City Architect for the good job that he is doing in trying to walk on water, which I respect him a lot...

Mayor Slesnick: Luis, too I want you to know that I have a copy of your e-mail that I'll submit to the record.

Mr. Revuelta: OK.

Commissioner Cabrera: Thank you so much, thank you sir.

Mr. Revuelta: I think I sent everybody an e-mail except Maria.

Commissioner Anderson: Because I support... but it's OK.

Mr. Revuelta: I think that we do agree with part of the report that says that it should be maintained in South Gables, but I strongly disagree and was disheartened by the part that talks about North Gables; I actually was surprised because I did not think that the Commission asked staff to actually report or mention anything about North Gables; I thought this was strictly for South Gables; so I was taken a little bit aback when the North Gables issue came up and a strong recommendation not to approve it because I did not think that was part of the request. I think more important to maintain the historic character of North Gables and the City to incentivize owners and buyers of the real 1920 homes to keep them, and preserve them, and restore them, and not to incentivize people to replicate these homes which has been happening over the years, through no fault of anybody here probably, and might be good for Epcot, but I don't think it's good for the Gables, and that's why we ended up with so much of this quasi-Med revival homes that are nothing in particular, and very bothersome to me as an architect; what choices do I have as an architect, that's... to design my house; I find myself in a tight spot here. My wife likes the Gables, so I have to stay in the Gables, but I find myself with very little choices; I love the Gables too, but sometimes I find myself as an architect very frustrated. I did a survey this morning from Eighth Street to Milan, and spent probably an hour counting homes; forty percent (40%) of the homes are 1920s – 1930s Med-Revival homes; real 1920s-1930s. The other sixty percent (60%) are maybe twenty (20) or forty

Mr. De Leo: Well, a couple of them came today to express their opinion as well.

Commissioner Cabrera: Since you are up here and you are a professional in this industry, I just need a point of education, does rust come to play with metal roofs.

Mr. De Leo: The manufacturer gives you twenty (20) years if you are a mile or more, a warranty on the material; if you next to the water it would be aluminum which is for life, so there is no consideration on the rest.

Commissioner Cabrera: So rust is not a consideration.

Mr. De Leo: It is not a problem.

Commissioner Cabrera: Because of the warranty period of twenty (20) years.

Mr. De Leo: And they give you a warranty because the material will last at least twenty years.

Commissioner Cabrera: I didn't know that; thank you sir.

Mr. De Leo: Thank you.

Mayor Slesnick: Well, if you are guaranteed twenty years you still can have rust and discoloration, correct?

Mr. De Leo: Yes.

Mayor Slesnick: OK, you can still have rust and discoloration...

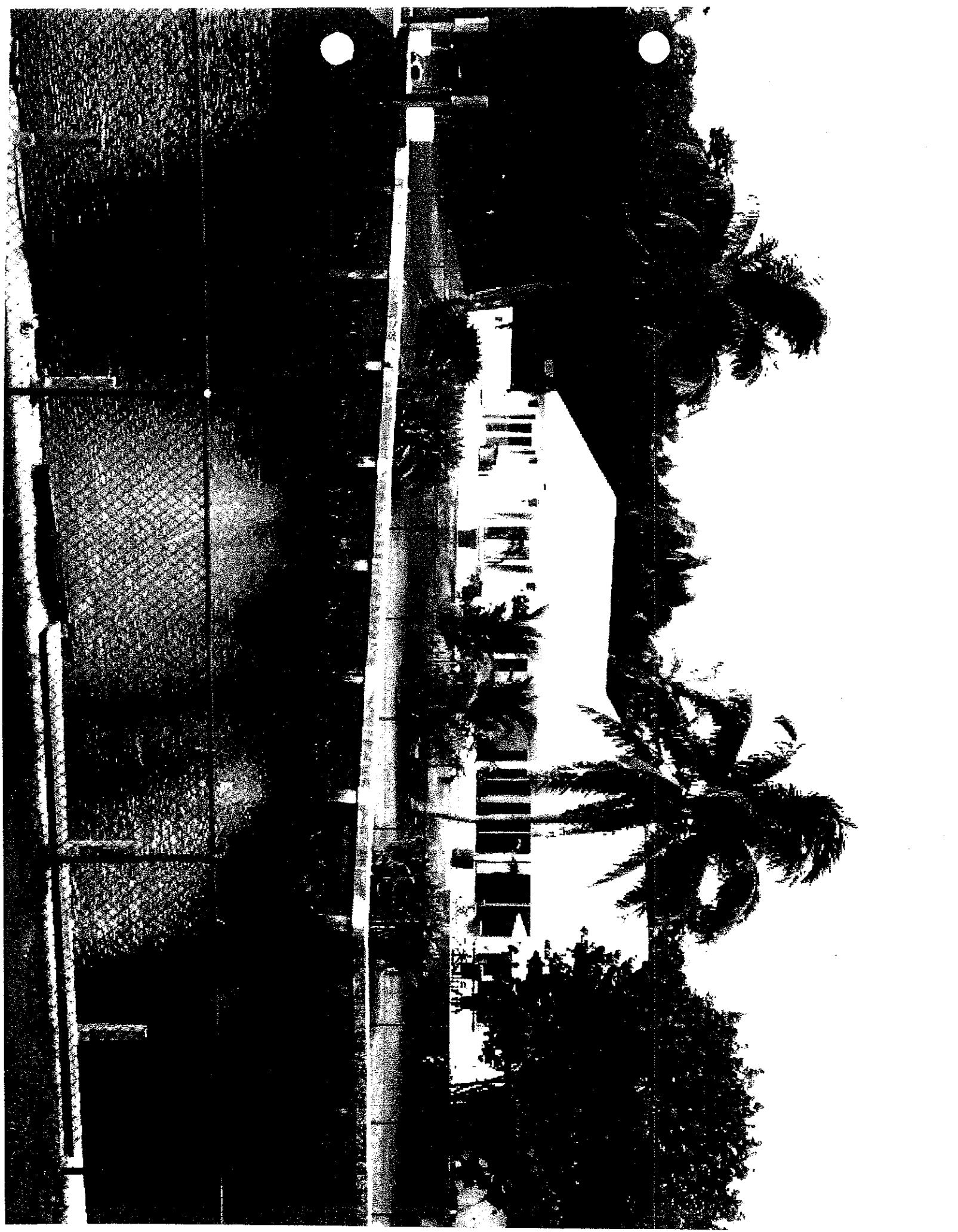
Mr. De Leo: In twenty years...

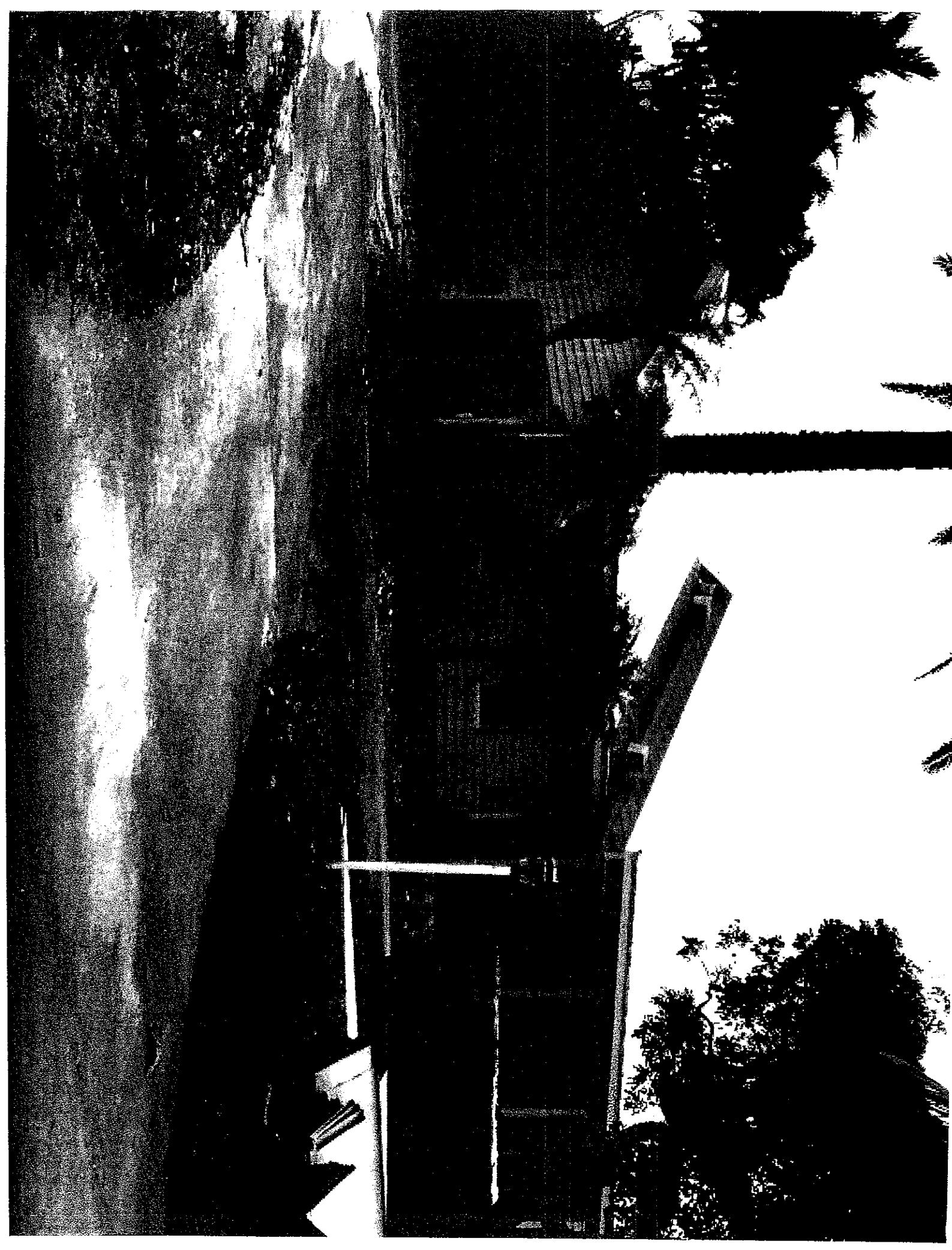
Mayor Slesnick: So the company comes out and pays to help take care of the rust and discoloration during the twenty year period.

Mr. De Leo: Yes.

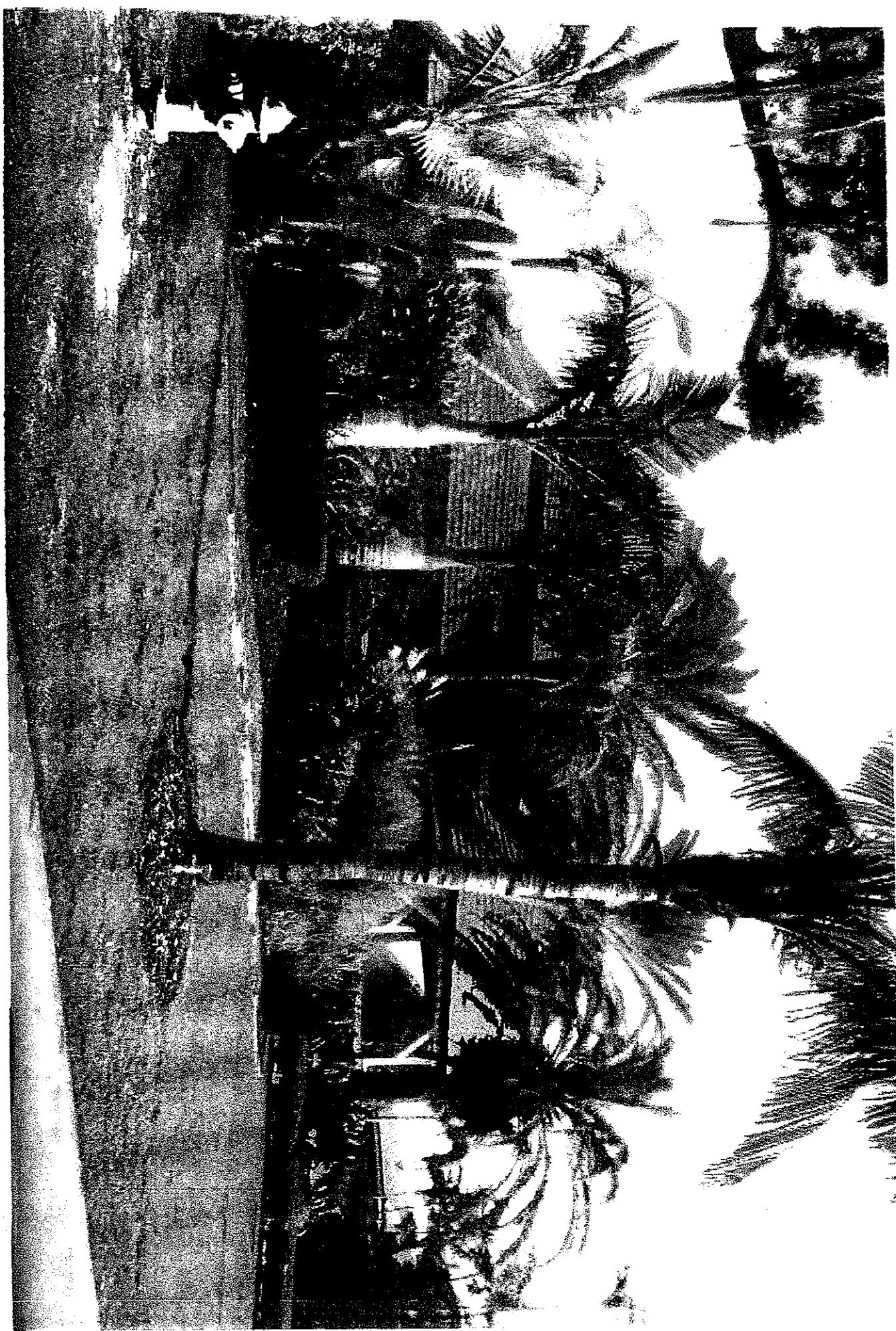
Mayor Slesnick: OK.

Commissioner Cabrera: Before you call the next speaker, can I just make a point to the Manager. Hey, Mr. Manager, regardless of what we do with this subject today, with this pilot program, I really have a strong feeling about copper roofs, and the fact is, and its written by Mr. Mooney and its been discussed by the Commissioners; I think Commissioner Withers was the first one to bring it up when we started this metal roof stuff, when you said you could put a copper roof and then paint it, and you're good to go; I think we are going to have to address that one, OK, and depending upon the direction we take, do you know where I'm coming from with this thing?









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