



City of Coral Gables
CITY COMMISSION MEETING
May 13, 2008 – Time Certain 10:00 a.m.

ITEM TITLE:

Ordinance on First Reading. An Ordinance of the Coral Gables City Commission amending the Zoning Code, Ordinance No. 2007-01, as amended, to permit standing seam metal roofs in the City; providing a repealer provision; a savings clause, and a severability clause; and providing for an effective date. See Exhibit A – Ordinance.

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

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

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at its 03.12.08 meeting recommended approval (4 – 2 vote) of a Zoning Code text amendment that would allow standing seam metal roofs on single-family residences as follows:

1. Allowance of a ninety (90) days pilot program in the north area of the City west and/or north of U.S. 1/South Dixie Highway.
2. Permanently/indefinitely in the south area of the City east and/or south of U.S. 1/South Dixie Highway.
3. That any option be subject to all the provisions and requirements that were adopted for the previous 90 day trial program.

The two (2) Board members that voted against the motion did not support the allowance of metal roofs in the southern portions of the City on an indefinite/permanent basis. See the Planning and Zoning Board verbatim minutes provided as Exhibit B for further clarification.

BOARD OF ARCHITECTS RECOMMENDATION:

City Staff attended two meetings of the Board of Architects (02.21.08 and 03.13.08). The Board at the 03.13.08 meeting unanimously recommended approval to allow metal roofs on single-family residences Citywide indefinitely/permanently subject to various provisions. The Board memorialized its recommendation in a memorandum (dated 03.17.08) provided as Exhibit C.

BRIEF HISTORY:

On 04.08.08, Planning Staff presented the City Commission the following information: updated Metal Roof Tracking Chart and other associated mapping and photography; written comments received; verbatim transcript of 01.08.08 City Commission meeting; video/audio DVD of the 01.08.08 City Commission meeting; Staff report; video of installed metal roofs and adjoining properties/streetscape; Planning and Zoning Board recommendation; and Board of Architects recommendation. All of the above listed materials will be available for City Commission review at the meeting; however they are not attached to this memorandum. All of this information is available on the City web page.

At the 04.08.08 meeting, the Commission requested that Staff present all options available to the

Commission for the future possible allowance of metal roofs. The Commission did not entertain any changes to the metal roof review criteria which were in place during the previous 90 day program.

The option(s) available to the Commission, which includes Staff's recommendation, Option 7, highlighted below, are as follows:

Option number	Program	Future action options	
		A	B*
1	90 day trial program north of U.S. 1	After 90 day trial program, metal roofs would not be permitted	Status report preparation to determine if permanent program should be enacted
2	Additional 90 day trial program south of U.S. 1	After 90 day program, metal roofs would not be permitted	Status report preparation to determine if permanent program should be enacted
3	90 day trial program north of U.S. 1 and an additional 90 day trial program south of U.S. 1	After 90 day program, metal roofs would not be permitted	Status report preparation to determine if permanent program should be enacted
4	90 day trial program north of U.S. 1 and permanent/indefinite allowance south of U.S. 1	After 90 day program north of U.S. 1, metal roofs would not be permitted	Status report preparation to determine if permanent program should be enacted north of U.S. 1
5	Permanent/indefinite allowance north of U.S. 1 and a 90 trail program south of U.S. 1	After additional 90 day program south of U.S. 1, metal roofs would not be permitted	Status report preparation to determine if permanent program should be enacted south of U.S. 1
6	Permanent/indefinite allowance of metal roofs north of U.S. 1	N/A	N/A
7	Permanent/indefinite allowance of metal roofs south of U.S. 1	N/A	N/A
8	Permanent/indefinite allowance of metal roofs citywide	N/A	N/A
9	Status quo (Prohibit metal roofs citywide and allow only copper roofs)	N/A	N/A

*Based upon current time frames for installation of metal roofs, the status report, if required, would be presented in December 2008.

The option(s) selected by the City Commission shall be inserted in the Ordinance (attached as Exhibit A) prior to second and final reading which shall be scheduled for the 05.27.08 meeting.

The Citywide map delineating the U.S 1 boundary is attached as Exhibit E and updated comments received since the 04.08.08 City Commission meeting are attached as Exhibit F.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
04.08.08	N/A	The Commission requested Staff present all options available to the Commission for the possible allowance of metal roofs.
01.08.08	N/A	City Staff presented a progress report of the installation status of metal roofs pursuant to the 90 day program for the southern portion of the City. The City Commission requested further public hearings be conducted with the Planning and Zoning Board and Board of Architects for their recommendations.

07.17.07	Ordinance No. 2007-23	Approved on Second Reading (4-1 vote) an amendment to allow building permit applications for metal roofs as an allowable roofing material for a period of ninety (90) days in areas of the City east and/or south of U.S. 1/South Dixie Highway.
06.26.07	N/A	Approved Zoning Code text amendment on First Reading (vote: 3-2).
06.05.07	N/A	Continued item (vote: 5-0).
03.13.07	Resolution No. 2007-44	Deferred item; Created the Metal Roofs Advisory Committee (vote: 5-0).
12.12.06	Resolution No. 2006-223	Deferred item (vote: 5-0).
05.23.06	N/A	Requested that the Planning and Zoning Board provide a recommendation on whether to allow metal roofs.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
03.13.08	Board of Architects	City Staff presented the video. The Board unanimously recommended approval to allow metal roofs on single-family residences Citywide indefinitely subject to various provisions.
03.12.08	Planning and Zoning Board	Board recommended approval (4 – 2 vote). See above recommendation for specific details.
02.21.08	Board of Architects	City Staff presented all background materials for Board consideration. The Board suggested a memo be written to memorialize the Board's recommendations. Staff requested the Board view the video prior to issuance of its final recommendation.
06.14.07	Board of Architects	Provided input and recommendations regarding additional criteria.
05.17.07	Board of Architects	Expressed support for Metal Roof Advisory Committee recommendation, with additional "Standards and Criteria for Review of Metal Roofs."
05.09.07	Planning and Zoning Board	Recommended approval of Metal Roof Advisory Committee recommendation with additional criteria (vote: 7-0).
05.02.07	Metal Roof Advisory Committee	Recommended allowance of metal roofs Citywide (vote: 5-0).
04.25.07	Metal Roof Advisory Committee	Public workshop held; no action taken.
04.18.07	Metal Roof Advisory Committee	Public workshop held; no action taken.
02.22.07	Board of Architects	Expressed support for allowance of metal roofs Citywide.
02.15.07	Historic Preservation Board	Expressed reservations re: allowance of metal roofs Citywide.
11.08.06	Planning and Zoning Board	Recommended approval of Zoning Code text amendment to allow metal roofs Citywide (vote: 6-0).
09.14.06	Board of Architects	Expressed support for allowance of metal roofs Citywide.
09.06.06	Planning and Zoning Board	Public hearing held; item deferred.

