



City of Coral Gables
CITY COMMISSION MEETING
October 14, 2008

ITEM TITLE: 8681-Z

Application No. 8681-Z

Thomas R. Mooney; Applicant has filed an appeal to the Coral Gables City Commission from a decision of the Board of Adjustment at its regular meeting September 8, 2008, wherein it denied an application for a variance pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code." (Board of Adjustment Vote: 3-2). Yeas: Ms. Langer, Mr. Artigues, Mr. Bello. Nays: Dr. Briggle, Mr. Lukacs

SUMMARY OF APPEAL:

The Applicant is appealing the Board of Adjustment decision in regard to the proposed standing seam metal roof for the existing single family residence.

Consider a variance request for a standing seam metal roof for the existing single family residence located at 601 Navarre Avenue, Coral Gables, FL.

BACKGROUND:

Staff Observations:

The Applicant is requesting to install a standing seam metal roof. The "Zoning Code" is specific in the allowable materials which may be used on pitched roofs.

As stated in the "Zoning Code" Section 5-1605, except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, that part of the Industrial District and/or Mixed-Use District abutting South Dixie Highway (U.S. Route 1), and where plastic or glass translucent material is used as permitted elsewhere in this article, pitched roofs shall be constructed of:

- A. Vitrified clay tile.
- B. White concrete tile. The finished surface for white concrete tile shall be a mixture of one (1) part Portland white cement to three (3) parts white silica sand, together with a waterproofing and plasticizer ad-mix. These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile at the time of manufacture.
- C. Colored cement tile, provided the tile is color saturated with the same color intensity throughout and the color is no surface applied, and provided the color meets with approval of the Board of Architects, taken in conjunction with the surrounding areas. Such colored cement tile roofs, which have been installed according to the approved plans,

may be painted or repainted a different color from the original color of the installed tile, subject to approval of the application and the paint specifications by the Board of Architects.

- D. Coral rock slabs laid shingle fashion.
- E. Thick butt variegated colored slate as approved by the Board of Architects.
- F. White Bermuda roof, with a minimum pitch of not less than five (5") inches in twelve (12") inches.
- G. Where there exist a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- H. Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building provided that bomb shelters and/or fallout shelters may be constructed with a flat roof and that the maximum height of such shall not exceed four (4'-0") feet above grade.
- I. Roof tiles with surface applied glaze under the manufacturer's process, provided that the color meets with the approval of the Board of Architects taken in conjunction with the surrounding area and provided further that the tile shall not be painted or repainted.
- J. Copper may be used as a roofing material for residences subject to approval of design, manner of installation, and conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects.

The City Commission has extensively reviewed the installation of standing seam metal roofs. On May 13, 2008, the City Commission was unable to adopt an ordinance amending the "Zoning Code" to permit standing seam metal roofs in the City.

This property is located in the North Gables, which is considered the most dense, historic, urban fabric area in the City, and a metal roof would not be compatible or in harmony with the surrounding properties.

After review of the plans presented, and considering the specific materials allowed for pitched roofs as prescribed in the "Zoning Code," staff feels that the Applicant has failed to demonstrate a hardship and recommends **DENIAL** of Item No. 1.

LEGISLATIVE ACTION:

Date	Resolution/Ordinance No.	Comments
n/a	n/a	n/a

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
September 8, 2008	Board of Adjustment	Denied

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Account No.	Source of Funds
1.	n/a	n/a	n/a
Total:	n/a	APPROVED BY:	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
August 28, 2008	Miami Daily Business Review
Oct. 3, 2008	Miami Daily Business Review

APPROVED BY:

City Clerk	Zoning Official	City Manager
 Walter J. Freeman	 Martha Salazar-Blanco	 David L. Brown

ATTACHMENT(S):

1. Notice of Public Hearing
2. Package