

City of Coral Gables City Commission Meeting
Agenda Item E-5
June 26, 2007
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Slesnick Donald D. Slesnick, II

Vice Mayor Maria Anderson

Commissioner Rafael "Ralph" Cabrera, Jr.

Commissioner William H. Kerdyk, Jr.

Commissioner Wayne "Chip" Withers

City Staff

City Manager, David Brown

City Attorney, Elizabeth Hernandez

City Clerk, Walter J. Foeman

Deputy City Clerk, Susan Franqui

Eric Riel, Planning Director

Javier Betancourt, Principal Planner

Peter Iglesias, Structural Engineer, Building and Zoning

Carlos Mindreau, City Attorney

Martha Salazar, Zoning Administrator

Public Speaker(s)

Luisa Lorenza, Coral Gables Resident

Luis Revuelta, Coral Gables Architect

Gladys Margarita Diaz, Coral Gables Architect and Real Estate Professional

Major Threlkeld, MET Roofing

Debra Price, Coral Gables Resident

Richard Namon, Coral Gables Resident

Pablo Mila, South Miami Resident

Thomas Mooney, Coral Gables Resident representing other residents

Zeke Guilford, Attorney

Robert Fine, Attorney, Coral Gables Resident

E-5

Ordinance on First Reading. Zoning Code Text Amendment – Metal Roofs. An Ordinance of the Coral Gables City Commission amending the Zoning Code, Ordinance No. 2007-01, as amended, to permit metal roofs city-wide; providing a repealer provision; a savings clause, and a severability clause; and providing for an effective date.

Or

Ordinance on First Reading. Zoning Code Text Amendment – Metal Roofs. An Ordinance of the Coral Gables City Commission amending the Zoning Code. Ordinance No. 2007-01, as amended, to permit metal roofs in a site-specific area or areas of the City; providing a repealer provision; a savings clause, and a severability clause; and providing for an effective date.

3:31 p.m.

Mayor Slesnick: One of these is city-wide, one is a specific area, with a specific recommendation and of course at the Commission's pleasure those can be amended too on first reading. Mr. Riel.

Mr. Riel: Good afternoon. We have a multi-faceted presentation today; we have a PowerPoint, we want to go over some samples of roofing materials and also we have some exhibits. At this point I want to turn it over to Javier Betancourt, Principal Planner, who will go through the PowerPoint. In front of you on the blue sheets of paper are the most updated comments since the packet went out last Thursday.

Mr. Betancourt: Good afternoon Mr. Mayor, Mr. Vice Mayor, Commissioners, you can go ahead and hit the lights. Copies of the cover memo and the PowerPoint presentation are available for the public by the City Clerk. Here to present today is the Zoning Code Text Amendment to permit metal roofs within the City. As discussed earlier, there are two ordinances for consideration, one would amend the Zoning Code to allow metal roofs city-wide, the other one would amend the Zoning Code to allow metal roofs in a specific area in the City, and there is also a resolution for your consideration that would allow for a time certain at second reading at 11:00 a.m. at the meeting of July 17th. I will very quickly go through the exhibits: Exhibits A and B are the draft ordinances for a specific area or for city-wide; Exhibit C is a draft resolution; Exhibit D is an overview of input and recommendations from the Board of Architects at its meeting of June 14, 2007; this PowerPoint is Exhibit E; advertisements is Exhibits F; and the updated summary of public comments is Exhibit G in the back. On June 5th the City Commission requested that the following criteria be included in the Zoning Code Text Amendment to allow metal roofs. I'm not going to read them all, you have them before you and on the screen, but generally speaking you asked that we be more specific in our criteria within the Zoning Code Amendment as opposed to just referencing Article 5 Division 6 of the Zoning Code to include limitations on type of metal, on architectural styles, on colors and things of that nature, and I think we tried to address those in our proposed regulations. Again the two ordinances are to limit metal roofs to a specific area, that is staff recommendation at this time, and those regulations are on page two of your cover memo, and also on Exhibit A of the packet. The second alternative is to allow metal roofs city-wide, it's also in your memo on page three, and included as Exhibit B in your packet. Both ordinances have identical criteria that would govern the use of metal roofs, the only difference is where those criteria would apply – city-wide vs. in the south part of the City, and both ordinances stipulate that we will return in twelve months to with a progress report on metal roof applications. Staff's recommendation on a specific area, and I don't think I mentioned it yet, the specific area we are recommending is indicated on the board

on my right, the green jagged line is staff recommendation basically south of the City of Miami, City of Coral Gables boundary at North Prospect Drive, coming down Old Cutler and crossing over North Kendall. The blue line represents the Board of Architect's recommendation, which is essentially east of U.S.-1. Staff's recommendation for this area is supported by the following: areas generally characterized by newer housing stock, larger building sites, and by architectural styles that are compatible with metal roofs. Area has a large number of annexed areas that contain metal roofs when annexed, we will be going over those in a bit; area contains largest concentration of existing metal roofs essentially within those annexed areas; the area is not considered part of the northern historic Gables which exemplifies the City's single family historic character; the area contains only a small number of historically designated landmarks; area is surrounding by communities that already contain metal roofs such as Coconut Grove to the northern boundary and Pinecrest to the west; and the preference is to start conservatively in a smaller study area that is better adaptable to metal roofs and return in twelve months to help determine whether to expand city-wide. This is basically a copy of staff's recommendation. As you can see the highlighted portion is the only difference between this and the city-wide alternative, which would apply these criteria only to the south part of the City, again this is on page two of the memo. I'll go into these in some detail but also rather quickly, but if you want me to spend more time on one I'll be more than happy to. Staff's recommendation would be to amend the Zoning Code to allow metal roofs as follows: standing seam metal may be used as a roofing material for single family residences in areas of the City, and I'm not going to read all that, but essentially you can see on the map, subject to City Architect review and recommendation, and the full Board of Architect's review and approval in accordance with Article 5 Division 6 and then all of the following. The benefit for the folks at home here is the map we have been discussing, the green line to the south represents staff's recommendation, the blue line represents the Board of Architect's recommendation; and now the criteria: again this criteria is identical for both areas, we would limit the allowable architectural styles to High Modern, Post-War Modern, Ranch or Key West, Florida Vernacular styles, again subject to Board of Architect's review. We would prohibit historically significant structures both at the Mediterranean and Mission styles from having standing seam metal roofs; we again, this is already in the Zoning Code, but we wanted to bring it out to increase the level of comfort, we again state that any historically designated landmarks are those structures that happen to be within a historically land site – historic landmark district have to go before the Historic Preservation Board pursuant to existing regulations. Limit the color to copper, weathered and non-weathered, galvalum which is essentially a natural finish, whites/off-whites, grays, greens, blues, and reds subject to the discretionary review of the Board of Architects, and this is one of those areas where we really need policy input particular with the blues and reds, but all the colors are certainly open to discussion. Type of material will be limited to 24-gauge standing seam metal, we provide a definition of standing seam metal and we will see examples of standing seam later on; this is where we prohibit imitation or replication of metal roofs and again we have some samples of those; use, design, style, installation, pitch, and composition of a standing seam metal roofs shall be compatible with the architectural style of the structure, and with the context and character of the surrounding area, one of the key criteria we have been discussing for a while. Discuss the appeals that are available already exist in the Zoning Code, this; is just

a reiteration of the regulations governing copper which are already in the Zoning Code; copper is essentially is already allowed and will continue to be. Again we are amending the Zoning Code's definition section to include a definition of a standing seam metal roof. After the City Commission's consideration on the 5th we went back to the Board of Architects and we discussed all these issues in terms of architectural style, color, type of metal, definitions of allowable and prohibitive materials and appropriate areas for specific study area. At that meeting the Board of Architect recommended that we draw the lines of the site specific alternative at U.S.-1. At this point I think we are going to go through some examples that you see on the screen; you see examples of metal roofs that currently exist in the City particularly in the annexed areas to the south.

Mr. Riel: As you know, we have gone to the Planning and Zoning Board a number of times; actually as a part of the review when we went back to the Planning and Zoning Board we went on the south end and took photographs and just general locations of metal roofs throughout the southern end of the City, and we just want to go through this; this is Coral Way subdivision and just some examples of standing metal seam roofs in the colors, pass it up there and then we'll..... Hammocks Place subdivision, there are a number of them that we highlighted and they vary in different colors from silver to amber red to an off-white. Just an example of Snapper Creek Lake subdivision, this one shown on the bottom is red and then we have two silver examples.

Commissioner Cabrera: What are you doing with these? – are you going to turn them around for the public to see them.

Mr. Riel: We are going to put them over there. Then Kings Bay subdivision, again just another example of silver and this one's actually a patina or kind of a green, and again the intent is just to show you some metal roofs in the southern part of the City. As Javier indicated we went to the Board of Architects after we got the Commission's input in terms of what you all would like to see in the ordinance, and I need to come around the front here; I'll show the public this. Several times we went to the Board of Architects we've asked them in terms of colors, what you think are the appropriate colors, each time the Board said we think it's a case-by-case review and we'd like to have the flexibility of doing all types of colors. What we did is present them with a color palate; these are actually standing metal examples, if you were to choose which ones you would have in terms of preference tell us. From the red line to the top they basically said those were OK; but from the red to the black they said, I want to quote, it's a special review required, in other words the full Board will still look at it but those are the ones they need to look at more closely; the ones below the red line they said they will not support which are basically the browns.

Commissioner Cabrera: I'm sorry, I was listening to every bit of your presentation but going back to the colors; they will go through the entire – their will be a Board-wide approval process for colors in both of the criteria, above the red and above the black will require full Board approval.

Mr. Riel: Yes.

Vice Mayor Kerdyk: Can I ask a question with regards to that? Is that coming with staff recommendation too? Does he recommend to the Board, hey, I think that this should be approved or not, and then the Board makes the ultimate decision similar to how you have it set up.

Mr. Betancourt: Yes, that's the intent.

Vice Mayor Kerdyk: Every single one of these comes to him, staff makes the recommendation, and then the ultimate decision is made by a full Board of Architects.

Mr. Betancourt: That's correct.

Vice Mayor Kerdyk: OK. There are colors in there that are not neutral and yet the ordinance continually refers to neutral colors.

Mr. Riel: That's one of the first drafts we had had neutral colors....[off-mike/inaudible].. if you try to look for [inaudible] in neutral you won't find one, that's why we put specific colors in there and that's we noted it in the presentation the blues and the reds were put in yellow to highlight the fact that those have been questionable colors that have been voiced to staff, and again I want to say that the position of the Board of Architects is we should not dictate color with the only exceptions being the browns, they felt that those weren't compatible and it should be on a case-by-case basis. Let me go on.....

Commissioner Cabrera: OK, but I want to stay with this color thing for a minute. Why wouldn't you create a neutral patina, I know you say you don't have a definition; I can give you a neutral patina, give me that Board and I'll give you one, it will be like three colors, and then everything else goes through a variant process; you want to put a different color then you go to the Board of Adjustment for a variance.

Mr. Riel: I don't know if it's a variant process because that's a hardship process; I don't think that's the appropriate process, I know it's been suggested that perhaps another Board get involved in a review of those groups, personally I don't think – I think with the City Architect recommending to the Board of Architects in the full Board, because originally the proposal had three of the members of the Board, I'm fairly confident that they can come to a conclusion in terms of colors, but you know colors is a matter of opinion, its context.....

Commissioner Cabrera: If I may correct you, and the City Attorney can correct me, the Board of Adjustment not only looks at hardships, but it also looks at interpretations of the Zoning Code.

City Attorney Hernandez: It looks at interpretations but this is more of a contextual, so we could create standards by which they could review something but it wouldn't be under the hardship.

Mr. Riel: What we found throughout this process, and there have been about twelve meetings on this; there is really no agreement on colors, it's been very, very subjective. I think there has been some agreement in terms of browns; we've heard a lot of objections to reds and the deeper blues; at one time we had neutral as you indicated, but when you look in every dictionary you won't find a neutral color.

Commissioner Cabrera: Mr. Director, but you know what my problem is, that we give this much latitude and I'm sorry to keep bringing back almost like Don Slesnick, bringing back the gray tile roof, I hate to bring back the black building on Alhambra, which I happen to love the color black, I just don't think its appropriate on Alhambra, and it just stands to reason that I continually have reservations with giving this much latitude, and I'm very delighted that we have a capable City Architect and he has shown his capability earlier today with barrel tile roofs, but you know, that hesitancy still exists because of the concern that you've given them way too much, and maybe I'm getting myself in more trouble by saying this.

Commissioner Anderson: And you know it's all subjective because I happen to think that that black building within the context of the street is OK. So I understand your concern, but you got to give some latitude – architects are on professional study for five years that do have some training, I take great pride in having studied it although I don't practice it, so I mean, we can give them parameters, if we continue to bash on them what's the good of it. I think let's just stay focused.

Mayor Slesnick: But Maria, we are sure that you would not have approved the black building.

Commissioner Anderson: I actually probably would have, because I love the Luminaire building, and I think, I've said it so many times, if you look at a street and you set a corner's line or you set a guideline you can plug in an ugly building, you can put in a black building, you can put it next to a historic building, its contextual, and we shouldn't be afraid to look at in context and to me, we can all have different opinions, you don't like it, I like it, but to continually bash it, you just have to set objective guidelines, and lets just go with it and not worry about it.

Commissioner Cabrera: Well, I accept your comments. Let me say two things, number one, I'm not afraid of it, the only thing I fear is my children getting sick, number two, as far as the color selection I believe, that I have a right to state my position as an elected official because you know, the irony is I've had people come to me that are stakeholders in the City and complained to me about something that I had nothing to do with, and at the end of the day the people that get voted in and out of office is this Commission, not Board of Architects that serve for whatever reason they decide to serve on.

Commissioner Anderson: I know, but I'm saying these folks are volunteers that have a profession.

Commissioner Cabrera: And number three, ma'am, I am very focused on everything I do up here. No, you asked me to be more focused; I am focused about every single item that we discuss.

Commissioner Anderson: I haven't, but that's alright, sir.

Commissioner Cabrera: You want me to stop to ask the Clerk to read the record of what you said about being focused, lets do it, Mr. Clerk, did Commissioner Anderson mention in her discussion something about lack of focus or focus?

Commissioner Anderson: It wasn't directed at you, it was saying in general. Let's get back to the topic at hand.

Commissioner Cabrera: It's based upon my topic and this is a serious topic and you've got all these people that have been here since one o'clock and I've been studying this issue and Mr. Fine has given a lot of his time, and Mr. Mooney and others, and I don't want anybody here to think that I take this thing lightly, this is very serious.

Vice Mayor Kerdyk: Can I ask a question on the color scheme? You said there have been issues with the red and blue, but I see in your presentation that you are proffering red and blue as one of these possible selections.

Mr. Riel: We highlighted it and we look for your policy direction in terms of that, it is very subjective. In conclusion we do have examples; this is a metal roof that is a replication of barrel tile.

Vice Mayor Kerdyk: That's a small "S" tile.

Mr. Riel: Same thing just a different type.

Vice Mayor Kerdyk: We are not for that, right?

Mr. Riel: No. These are prohibited. This is a standing seam metal roof.

Vice Mayor Kerdyk: What color is it Eric?

Mr. Riel: [Off mike/inaudible].

Vice Mayor Kerdyk: Thank you. [Laughter].

Commissioner Anderson: You and I agree on that one.

Mayor Slesnick: By the way we borrowed that piece from the Pizza Hut [Laughter].

Mr. Riel: That concludes staff's presentation.

Mayor Slesnick: OK. What we are going to do now – we have a question for you.

Commissioner Cabrera: Mr. Riel, you know one of the things I wrote to the Manager about were three issues, we've already discussed colors, I also talked about pitch, and you addressed pitch but you addressed pitch in a very general manner, was there a reason for that generality?

Mr. Riel: It's kind of a similar issue you brought up when the generators came up; there are many standards in terms of insulation of roofing materials, so my assumption is, and I'm not an expert on this, and would defer to someone in Building and Zoning, but my guess is a _____ heavy metal roof needs to be at a certain pitch, a minimum and a maximum, and that's why we have the language in here, pursuant to manufacturers guidelines, i.e. pitch fastening etc. and all other County and State regulations. None of the meetings that I was at we talked about in terms of pitch in terms of regulations in the criteria

Commissioner Cabrera: OK. What about another comment I addressed with the Manager and that had to do with re-roofing vs. new construction; and what I was trying to define was maybe the criteria needs to be the same, but I would not be adverse to creating a criteria that is more agreeable for a metal roof design on new construction than on a re-roof project. Any thoughts.....

Mr. Riel: One of the first drafts had re-roofs only going to the City Architect and then kind of an appeal provision put in to go to three members of the Board, but I think we decided.....

Mayor Slesnick: But I guess re-roofs would be an easier process, we are talking about re-roofs being a harder process.

Mr. Riel: But I think what we decided ultimately it's the same criteria whether or not it's a re-roof or a new construction that's what this draft reflects.

Commissioner Cabrera: It just leaves, in my opinion at the risk of creating more controversy, it leaves a lot to be desired when you create one ordinance to fit all types of construction both re-roofing and new construction, and of course not being an architect I can't expand any further than that just based upon what I know.

Mayor Slesnick: Let me ask you one quick question before we get to the public, and you can address it in more detail later, but I want to make sure it's on the record. I want to know some people have expressed to me a concern about the oversight that we give in the installation of roofs, especially metal roofs to ensure their proper installation and their anchored properly and so forth; would you just give us a few sentences of who does that, how we do that.

Mr. Riel: My assumption is Building and Zoning, I'll ask Peter to be here.

Mayor Slesnick: This is Peter Iglesias our structural building engineer.

Mr. Iglesias: The inspectors would have to – we really haven't had minor issues as far as standing seam roofs, and that is something we have to train our inspectors on, but they need to be there periodically during the installation to make sure that it is anchored.

Mayor Slesnick: OK. Just to sum up though that the Florida Building Code does address the installation of metal roofs.

Mr. Iglesias: It does and there are currently one hundred and ninety (190) metal roofs that are approved that have Dade County ___ approval; some of them are not applicable not all are standing seam roofs, and not all of them can be used because of load requirements. So part of the application would to make sure that they are structural sound.

Mayor Slesnick: And that would be our responsibility to ensure that the Dade County law and the State of Florida laws are applied to installation.

Mr. Iglesias: Yes, we have a ___ approval and we have the roof tested for structural load capacity, also for water infiltration it cannot be used, if we use them more I think we could provide training for our inspectors to better inspect those. We are basically used to tile roofs right now, which is the traditional model in roofing, but I don't think that's an issue, we have experienced inspectors and we can certainly inspect them for that.

Mayor Slesnick: So that will be our intent, for the public to understand, to train our inspectors to ensure that they know the standards by which they are inspecting installation.

Mr. Iglesias: Definitely, if this is going to pass and we are going to do more of those roofs then we certainly will, and these roofs must have Dade County ___ approval; it must meet the structural criteria and the waterproofing criteria before they can obtain a permit.

Mayor Slesnick: Thank you Peter.

Mr. Iglesias: You're welcome.

Mayor Slesnick: Good to have you up here.

Commissioner Withers: May I ask Eric a question. Eric, two questions timing; from the time someone puts an application in to the time they start to put their roof on, how long is that process?

Mr. Riel: I would have to defer to Building and Zoning, in terms of the permitting time?

Commissioner Withers: Yes. From the Board of Architects – from the time the application is put in to the time it starts.

Mr. Riel: I'll have to defer to.....

Commissioner Withers: Let me just kind of go through a timeline.

Commissioner Cabrera: Wouldn't it be the same timeline as these other roofing materials.

Commissioner Withers: That's what I want to find out.

Mr. Mindreau: The Board of Architects will review a project that is on the first day of the week if it is turned in – if the application is turned in by noon of Monday prior to.....

Commissioner Withers: Let's say two weeks for Board of Architects.

Mr. Mindreau: Unless it has to be posted in which case it takes two weeks, but the Board of Architects is relatively quick to turn around and then it goes through the other departments of the Building and Zoning.

Commissioner Withers: So permitting, is that another.....

Mayor Slesnick: Martha.

Ms. Salazar: For permitting it would take after it comes back from the Board of Architects, I would guess it would take about two weeks because it's a pretty simple permit to process; this would be something that as long as they have other licenses and insurances and everything goes well, I would say about two weeks.

Mayor Slesnick: What I've seen in sometimes when people complain to me or something, I've seen when things move faster when people have qualified people handling their re-roofing project or their building project.

Ms. Salazar: Absolutely.

Commissioner Withers: And another question, Eric, have you ever heard of trying to repaint these roofs?

Mr. Riel: I have not; I don't have background or knowledge of that, I apologize, I'm not metal roof expert.

Commissioner Withers: Well you picked the colors, and the colors are red. My only concern is if this gets some traction and what I'd hate to see is some repainting of these roofs and the subsequent weathering of the roofs. Is there anyway of putting something in the ordinance?

Mr. Riel: May be we'll come back with something on second reading to tighten up the regulations.

Mayor Slesnick: Good. We have one more.

Commissioner Cabrera: Promise this is the last one. Under Mr. Fine's and Mr. Mooney's proposed ordinance for metal roofs, which I've gone through a couple of times, I'm curious, did you apply one of their suggested amendments which was to only apply to new construction on residences built after 1949, are you that specific?

Mr. Riel: No, we were not that specific. I'm curious, is there a particular reason why you may not have.....

Mr. Riel: The fifty year issue vs. historic vs. non-historic has been an issue and has been debated a lot, and in terms of – you could say 1960's there are historic homes that were built in '55 – '60's that are historic. So we feel that a fifty year timeline is not something that was.....

Commissioner Cabrera: I tell you why it caused my eye to look at it and focus on it, it's because under your ordinance you take everything – I'm not saying you take it from there – but you both apply everything else except for the actual calendar year, and I was just curious your rationale for it. Being more definitive helps me with the approval of this.

Mr. Riel: It's just the fifty years, we could have said 1940, we could have said 1930; it's just very – it's not.....I don't know what happened from 1949 to 1950 that.....

Mayor Slesnick: Well the fifty year is the general break point for historic qualifying for the historic preservation consideration.

Commissioner Cabrera: Because again I was.....

Mayor Slesnick: We can take a look at that between now and second reading.

Commissioner Cabrera: Many similarities between the two.

Mayor Slesnick: OK. We are going to go to the public now. I've got the cards here, I'm going to ask you all to stand and be sworn in and then I'm going to call on people for their three minute presentations.

City Clerk Foeman: Would you raise your right hand please. Do you solemnly swear or affirm that the statements that you are about to make here today will be the truth and nothing but the truth?

Public: We do.

Mayor Slesnick: Thank you. Let me suggest again, remember your comments from the first meeting are on the record and part of this hearing, and secondly, that you know from the discussion, you all were here last time, if you are on the record you were here, and from the discussion then and now you kind of know where the issues are, as opposed to going back generally over whether metal roof is good or bad, I think you can see the

Commission is headed in, because of our instruction to staff and their response we are considering either a specific area in the City or city-wide. We are considering – we are concerned about a couple of the colors and is there anything else we are really hung up on? I don't think so. So I'm just going to say if you can direct your attention to some of those areas that may be more profitable for everybody. But Luisa Lorenzo asked if she could go first; Luisa, I'm sorry it took so long – 6820 Portillo Street, Coral Gables.

Ms. Lorenzo: Mr. Mayor, Mr. Vice Mayor, Commissioners, my name is Luisa Lorenzo and I live at 6820 Portillo. My husband and I have been residence of Coral Gables for twenty (20) years and we are eager to install a metal roof on our home. We applaud the City's efforts to facilitate this process but implore upon you to complete the ordinance approval as soon as possible. Like other homeowners we have postponed much needed roof replacement pending an affirmative decision on the city-wide metal roof ordinance. You're vested with the responsibility of preserving the fabric of Coral Gables, but we, the residents, have a great stake on maintaining and enhancing the character of the City as well. In most cases one's home is one's largest investment. As a result we have a mutuality of interest with you in preserving the value of our homes, and the very quality of life that the City provides. From an aesthetic perspective the City's land-use Boards all agree that the proposed ordinance grants the Historic Preservation Board and the Board of Architects the necessary oversight to address issues such as scale, architecture, and context that may arise as a result of your approval today. As additional safeguard this Commission will be afford an opportunity to re-evaluate the impact of the ordinance in twelve months. The risk of a negative impact from the City-wide ordinance is diminished, and the safeguards in place are sufficient to ensure compatibility of the existing neighborhood and a home upgraded with a metal roof. It is unquestionable that there is no material more capable of protecting a structure from wind, rain, hail, fire or rot than a durable and energy efficient roof. A standing seam metal roof is the least costly option over the life of the roof because it is virtually maintenance-free and can last fifty years or more. In many parts of the country appraisers have started to add \$1.45 per square in value if a home has a metal roof. Homes renovated with standing seam metal roofing saw a rate of up to ninety five point five percent (95.5%) cost recouped for homes in the eastern States. The energy tax credit law that took effect in 2006 provides a credit for heat reflective metal roofing, which will save homeowners as much as twenty five (25%) in the south. From January 1, 2006 through December 31, 2007 the Energy Policy Act of 2005 allows for tax credit of up to five hundred dollars (\$500) for homeowners who installed qualified energy efficient metal roofs. By acting now homeowners may be eligible for a five hundred dollar (\$500) credit only available through the end of 2007. Steel roofing is strong and therefore gives higher wind of resistance than other roofing materials. This makes a metal roof highly desirable in a hurricane-prone area such as ours, and it was very appropriate that our speaker today did remind us of that fact. Metal roofs not only provide premium protection, they are also great for the environment. Metal roofs are recyclable and offer significant energy savings. Given the foregoing, metal roofs provide a multitude of economic, environmental, and safety advantages making them a highly attractive option. The City Beautiful is progressive in many ways. Let's demonstrate that going "green" is really a priority in our neighborhood. I urge you to support the City-wide metal roof ordinance. In the alternative, you have the authority to

change the boundary from what is proposed to that of east of U.S.-1, which consist primarily of post-war homes built in the fifties and sixties, exactly what was approved by the Board – or as recommended by the Board of Architects. Thank you for your attention.

Mayor Slesnick: Thank you very much and thank you for staying. Hope you get to your kids.

Mr. Fine: Mr. Mayor, there are a number of people who wish to speak and [Off mike/inaudible].

Mayor Slesnick: I know that, I have that. He's not going to get the forty five (45) minutes though. First of all, since Mr. Fine has asked, I'm going to go to the people who are speaking individually, and then I'm going to go to Mr. Mooney and we will read the names of the people who have yielded their time to Mr. Mooney, and then we are going to let Mr. Guilford and we are going to let Mr. Murai speak because they have an opinion, and then Mr. Fine we are going to let you close since you raised this issue and you get your time. So we are saving the opposing view points for last. Luis Revuelta, 1417 Santa Cruz; welcome back Mr. Revuelta.

Mr. Revuelta: Good afternoon, my name is Luis Revuelta, 1417 Santa Cruz Avenue, Coral Gables, and 45 Castillo. I'm a local architect and have lived in Coral Gables since 1982 for twenty five years; we are in favor of this amendment and would like your support on this issue. We believe it's appropriate, historically authentic and would improve the aesthetic quality of the City. The regulations processes and conditions that have been discussed will provide staff and the Board of Architects and their supervisory layers. [Inaudible].....the architectural negative impact. This amendment will provide owners and architects alike the opportunity to create improvements to most of the non-descript ___ that need to "Mediterraneanize" homes or Spanish "wannabees" as I have called them before, that they really need it. As it is once certain areas of the City that already have metal roofs become incorporated conformity or non-conformity the Zoning Code will result unless the Code gets revised. Think paralysis by analysis should not be an option. We the supporters do not wish anybody to be negatively impacted by this change; on the contrary we believe this will be a positive impact throughout all of the City. I believe rejection of this amendment means rejection of a style that we actually....[inaudible]. Florida Vernacular homes with metal roofs and open porches are substantially more architecturally interesting, charming, and unique in character and as important probably more energy efficient than those built in the fifties, sixties, seventies and eighties than built in this ranch "Mediterraneanize" style. It's a style that's essentially exemplifies and has more relevance and integrity to the South Florida local architecture and history than the current acceptable faux, fake clay tile roofs. I believe there is an architectural double standard when a fake, clay tile roof that is painted brown and orange that will never weather nor look like an authentic clay tile roof is acceptable, but the alternative of a light color standing metal seam roof is denied. It's frustrating to me as an architect to try to understand that; it's an exclusionary rationale based on the belief that only a roofing system can substantially define the character of the City. As it is right now white cement tile roofs depending on in the mornings or afternoons they look already like

metal tile roofs – metal roofs. Communities are not defined by the roofing materials, but by the preservation of homes, civic places, public spaces, vegetation and streetscapes. It is obvious that Merrick found it acceptable to deviate with the implementation of other styles and by doing so he recognized its importance to enhance the marketing and economic success of his venture; property is more important than life investment. Coral Gables commitment to quality and preservation of vegetation, parks, ___, streetscapes, an original 1920's monuments and architecture and public services, very important, plus the potential appreciation of our most important investment, much like Merrick, are precisely the reasons we moved and invested in the City. I believe that we are not in the minority. And in closing, I do not agree primarily people decide to work in Coral Gables because of fake or clay barrel tile roofs; I do not agree that they allow – that not allowing a light color 24-gauge metal system as a roofing material creates any architectural risk for the City. I do not agree it's a cheap system compared to other systems that are approved, it's actually more expensive; I do not agree that it should be a matter of political public policy to dictate the rigidity of architectural design, style and materials for the long term vision and image of the City. I do not agree that this should be an issue limited to only to certain areas of the City; I believe it should be property specific according to the eventual guidelines and immediate context, and unfortunately I do not agree that this should become political architectural decision, sometimes I feel powerless at that point. Thank you.

Commissioner Cabrera: Especially when you are in front of five politicians.

Mr. Revuelta: I'm trying to do the best that I can.

Commissioner Cabrera: I know that. I know that.

Mr. Revuelta: At least four out of five that this is the right decision and there is absolutely no risk, I think, it would enhance the City and stop self-serving comments.

Commissioner Cabrera: I didn't mean my comment out of disrespect.

Mr. Revuelta: Alright.

Mayor Slesnick: Thank you. Ms. Gladys Diaz, 1510 Madrid Street.

Ms. Diaz: I'm Gladys Margarita Diaz Jordan, and I'm a property owner and an architect and I'm in the real estate business. I came here today because I do a lot of historical preservation work; I live in the North Gables, and I have three things to say: One is as an architect and a real estate professional I see the difference in the value between the Old Spanish houses and the Ranch houses. I think that the Ranch houses have a very basic simple Florida style design, very practical that was adapted to our climate. For many years their historic architectural integrity, if you will, have been violated by the Mediterraneanization, you know, the adding of barrel roofs and all this decorative stuff, it's like bad plastic surgery. I feel this is a basic clean simple style that is part of the history of Coral Gables. This City is all about architectural integrity; I'm very proud to be

part of this group, which really believes in that, and I want to support the idea of the metal roofs simply because they are very basic, and they are very simple, and they have a very clean profile, and with the correct colors, and I agree that the blue is a little too much, that you have the opportunity to have a discreet roof system that can work very easily with the aesthetic of the non-Mediterranean Ranch houses. So I think that this would be something for you to consider from an architectural perspective that they are actually a very discreet material and very subtle. So it doesn't call attention to itself. So thank you for letting me speak.

Mayor Slesnick: Thank you very much, appreciate it. Major Threlkeld from MET Roofing.

Major Threlkeld: Good afternoon, my name is Major Threlkeld from MET Roofing, I am not a Coral Gables resident; this is the first time I've been here; what the previous people have said prior to me was very impressive, they are very well versed on metal roofing. That's really all I have to say. If you all have any questions I am an expert on metal roofing, installed hundreds of metal roofs in the South Florida area. So I'm very pro metal roofing obviously, and everything that's just been said they are very well educated on the product. Thank you.

Mayor Slesnick: Thank you. Debra Price of 11085 Marin Street.

Ms. Price: I know there are a lot of people who are going to speak after me that as well as before that I pretty much going to reiterate what I'm going to say, and I just want to tell everybody here that I totally support the amendment; I think it would be a great thing for the City of Coral Gables; I'm committed to keeping the City pure and aesthetic pure, and I think metal roofs are consistent with that goal.

Mayor Slesnick: Thank you very much. Thank you. Luis Espino, 2805 Segovia. Richard Namon of 5555 Oakwood Lane.

Mr. Namon: I'm Richard Namon, 5555 Oakwood Lane. Mr. Mayor, Commissioners, I definitely and happy to say for once I'm here to support something rather than against it. Metal roofs have been used literally for thousands of years and if you look at some of the European cathedrals you'll see metal roofs on them, they hold up pretty well. I think the reason why people have a instinctively dislike as you may recollect seeing metal roofs on barns in the Mid-West where they are galvanized steel, they got rusty, they look rather poor. Through modern technology you have finishes that last at least twenty years and they guarantee finishes for twenty years, some are even offering fifty year guarantees. So that the objections to the rusting metal, or the corroding aluminum no longer exist, and I think that Coral Gables has a history of being looked at is a place whose Building Code allows the best to be built. I don't think anybody can question that the metal roofing is one of the best techniques today. I see it on three and four million dollar homes now they are under construction. My three neighbors that re-roofed after the last hurricanes re-roofed with metal roofs because we are in the South Gables area. I would only say that I

can think of no aesthetic reason that can overcome the safety and the security that the metal roof can afford when it's properly installed. Thank you.

Mayor Slesnick: Thank you, Mr. Namon. Pablo Mila, 5801 S.W. 87th Street, South Miami.

Mr. Mila: I am not a Coral Gables resident, but I am the owner of Caricom Metals.

Mayor Slesnick: We welcome everyone here.

Mr. Mila: I actually was a Coral Gables resident, I lived on Maynada, and I've been in the metal roofing business my whole life so I left Coral Gables to South Miami to build my house with a metal roof.

Mayor Slesnick: Then we don't welcome you if you left. [Laughter].

Mr. Mila: I really came here today to support your many residents that have called me asking me questions and want metal roofs on their house, and came in their support. I know one of the Commissioners had a paint question that I could have answered for him. It's very difficult to repaint a metal roof; the paint system on a metal roof is more sophisticated than the paint on a Mercedes Benz, its squeegee-on in chloral form before it is formed into what you see here, that's why the paint systems last twenty-thirty-forty years-fifty years without waxing like you wax your car; they are extremely sophisticated. To paint a metal roof is also very sophisticated, and there are only two painting companies in the United States that can actually paint a metal roof. That doesn't mean that you can't go out and get some painter to roll-on or spray-on paint on a metal roof; the result is going to be disastrous, nine months, a year from now it would be chalk and fading and cracking and peeling off, and even affecting the original paint causing it to peel off.

Mayor Slesnick: I think that was the concern that was being expressed.

Mr. Mila: Yes, yes.

Commissioner Cabrera: How do you guard against that?

Mr. Mila: Pick the color you like.

Commissioner Cabrera: And stick with it.

Mr. Mila: And stick with it because, and I think part of that is picking neutral colors obviously, but it's very difficult to paint.

Mayor Slesnick: Thank you very much.

Commissioner Cabrera: While he is here and the gentleman from MET, I didn't get a chance to ask either one of you, I'm sure you both have the capacity. Forgive me for asking this because I'm not an expert by any means, but the materials that are used today and the construction that is adopted in the metal roofing business the old issue of noise from rain, that's already been addressed through insulation and other materials that are used to dampen.....

Mr. Mila: In the old days what they used to do and what the noise factor was is that you had a metal roof directly on open framing with no insulation, no ply wood, no thirty pound felt, no versa shield, none of that and you used to hear it; when it rained you used to hear the noise coming down; you would hear noise if you had a tile roof under the same circumstances. But today with everything that we put on it – underneath it, it's virtually not an issue.

Commissioner Cabrera: It's not an issue. I wasn't sure and you gentlemen being experts thought you could lend some.....

Mr. Mila: In regards to the other question as far as your Building Department – the capability of your Building Department that's a non-issue; they would be able to pick that up, there are major manufacturers that would give them classes if they wanted classed if they felt they needed it, but knowing most of your inspectors they don't need classes. It's very specific how it gets attached and that's what makes it so specifically designed for upper wind levels, is that it's specifically attached.

Mayor Slesnick: What concerns some people in our City too is the possibility of seeing – we have a farm house in Virginia, we have a metal roof in Virginia, it's not usually exposed to hurricanes and to be honest, I don't know what would happen if it was, but I think some people do concern themselves with what they have seen with images on television where storms have hit when metal flies chopping things in half as it flies.

Mr. Mila: There's no question, we've re-roofed in the Bahamas and even in Dade County we've re-roofed metal roofs that have blown off that were improperly installed. Just like any product, improperly installed it will not hold on, but I can tell you that metal properly installed will withstand most hurricanes.

Mayor Slesnick: I think what we want to hear is the assuring words that there are installers that we will be overseeing that will properly install for high winds.

Mr. Mila: Right.

Mayor Slesnick: This is also – looking at the metal that we are being shown here, and I'm not an expert like most of us, but isn't this heavier metal that I'm used to in Virginia on the farm house?

Mr. Mila: Your Virginia farm house probably has what called a five eve roof, it's an exposed fastener panel, it's actually a very strong panel, but it's a 26-gauge; its lighter –

the heavier the number the lighter it is. It's probably not attached – well not probably, I'm sure it's not attached to what would be a Metro-Dade product approval and an OA which would be a lot closer clip spacing. If it were a standing seam roof your roofing in Virginia could be attached at 3-4 foot centers; where a house in Dade County in Coral Gables would be the corners, possibly 3-4 inches, and then may be a foot in the seal. So the attachment would be about eight times greater than what your house in Virginia would be.

Mayor Slesnick: Great. That's the kind of thing that's very good for people to hear. Thank you. And you can come back to the Gables when you are ready.

Mr. Lorenzo: Mayor, one question you had I'd like to.....you asked about the damage in the hurricane; prior to the storms we had two or three years ago metal roofs were relatively untested. Well I can tell you that several hundred roofs that I have installed prior to these two storms, we had instances only of three roofs with very, very minor damage. Now, if you compare that to the massive damage that tile roofs and shingle roofs incurred it was just amazing how metal roofs performed. People would say this is what we think is going to happen and they absolutely came through perfect. Unfortunately, those three instances of damage that I had they were installer error, so if my guys had done what they were supposed to have done, I would have been perfect. I can tell you as far as a category 2 came through smelling like a rose.

Mayor Slesnick: Thank you very much. The following people can identify themselves and they have said that they will yield to Mr. Mooney – Susan Kawalerski of 6830 Gratian Street, Susan welcome; Jenny Berge of 1060 Alfonso, welcome to you Jenny; Eloisa Rodriguez-Dod, she had to leave OK; Maria N. Smith of 1141 Sunset Road; Mary E. Anderson of 1526 Trevino, hi Mary, Mary sent me several messages; Monica McDougal of 1532 Trevino, hi Monica; Kristina Lyons of 1423 Mendavia; Miguel Cano of 1526 Trevino, Miguel good to have you here; and now we get to the person who is speaking for these people Mr. Thomas Mooney 601 Navarre, Coral Gables. We've had Mr. Mooney here before; Mr. Mooney has contributed a number of written documents, they are on the record and your latest document is here also, Thomas in great detail, the whole thing. What is your time frame?

Mr. Mooney: Ten to twelve minutes.

Mayor Slesnick: Ten to twelve minutes, I think that you have saved us last week; you can have ten to twelve minutes.

Mr. Mooney: Mr. Mayor, for the sake of expediency residents who have yielded their time to me are all from the north end, and collectively we put together a very brief PowerPoint presentation that we think illustrates the contextual issues that is germane to this discussion. I'd like to show the Commission, it won't take more than ten to twelve minutes; I gave a copy of the disc to the strategic person or I could also use this computer. This basically is an introduction. Thank you for allowing us the time to speak on this matter. As most of you are aware Robert Fine and I had drafted some potential

alternatives to the ordinance that was drafted by staff. Generally speaking, staff has put together a pretty good city-wide ordinance; it's the reason that we put together the ordinance that we did was simply to make it a little tighter and try to address every explicit concern regarding safe-guard procedures that were expressed by the Commission on June 5th. I wasn't at the June 5th meeting but I was able to see it on TV. One thing that I did want to clarify though was with regard to date. We had put in a date of 1945 not because it was a historic date or because it was.....

Commissioner Cabrera: You meant '49?

Mr. Mooney: Yes, there was a slight typo there, it should have been '45, so my apologies there, it should have been 1945, but it's very clear from the previous discussions that most appropriate styles of architecture for these types of roofs were the Post-War types of homes, the Ranch homes, the Key West homes, the Vernacular homes, the Post-War Modern homes – all of those came after 1945 and in order to make the ordinance as tight as possible and have as many safeguards, that's why we inserted that year of construction. Since all the issues regarding sustainability and durability, etc. had been clearly aired out and everybody agreed that the new type of home that this type of roof would be appropriate to would be the Post-War. We addressed what we felt was the defining issue city-wide and that defining issue is neighborhood context in North Gables. The defining issue is will the installation of standing seam metal roofs on post 1945 home jeopardize the monetary value as well as the established scale, character and context of the older section of the City? We believe it won't. This slide right here, I put the title what defines context and this is a slide of a street in unincorporated Dade County that's just north of Mendoza, and you can pretty much tell why its not in Coral Gables, and it doesn't have anything to do with the fact that all the tiles – all the roofs on these homes have tile roofs. It has everything to do with the fact that you don't have a defined streetscape; you don't have well kept yards; you don't have defined tree line streets; you do have refuse containers; you do have cars all over the front yard; things that are not pro Gables – next slide. Roofing materials contribute to but do not define or dictate the overall aesthetic and character of a neighborhood. One only needs to travel a block north of Mendoza to see a stark contrast between unincorporated Dade and Coral Gables, and again this is another street, and you don't really notice the fact that all the roofs are tiled, but you notice everything else about the streetscape – next slide. Although the homes on both sides of the street have tile roofs its easy to see which side is Coral Gables; it's clear that on the right side you can tell exactly which side of the street is on Coral Gables based upon the things that I was talking about that really define neighborhood context and a sense of neighborhood.

Commissioner Kerdyk: Thomas, let me ask you a question. I personally believe that roofing materials do affect, because I can tell you right now fiber glass shingle roofs look substantially different than tile roofs, in my opinion and I could ask a hundred architects and ninety five would concur with me wholeheartedly. So there are some roofing materials that do make a substantial difference.

Mr. Mooney: Yes, I absolutely agree with that and my last comment was that they do contribute to it and actually I didn't get to shingles. In this particular slide the scale and character and context of North Gables is defined by the massing, height, footprint and design of the single family homes, which would include roofs, tree line streets, well maintained homes, yard swales, as well as screened and hidden mechanical devices and trash receptacles and appropriate exterior surface finishes, and colors, and this is a typical street in North Gables. One of the things that your eye really isn't drawn to is the roofs. Now, that has to do with the fact that they are not being the appropriate shingles, but you are really not drawn to tile roofs – next slide. Now, in this particular slide what negatively impacts context and character? – is it the inappropriate roof, this is a good example in unincorporated Dade where you've got a bunch of Post-War homes that have incorporated the shingles or is it the streetscape? – probably a combination of both. Now when you go to the next slide shingles would not be appropriate, however, -- shingles would be inappropriate on most styles of single family homes, but on the right home they can be appropriate. On Zamora Avenue, this is an example from Zamora Avenue; there are three wood frame bungalow homes that exist with shingle roofs. Now those shingles were the original roofs on those homes; they are highly appropriate to this particular style of home, and as you can see by the four pictures, notwithstanding the fact that you do have the three shingles they don't in any way detract from or harm the low scale and historic character of North Gables; you go up and down Zamora it really feels like any other street in the Gables – next queue. Strictly from an aesthetic standpoint the use of standing seam metal roofs on homes built after 1945 with low pitch roofs is no different from using a flat wide tile because the original roof on most if not on all these homes. In fact if today standing seam metal technology was available in the fifties and sixties most architects probably would have utilized those types of roofs on single family homes. In this particular slide you have a home in the Gables on the left side in North Gables, Post-War home, typical non-descript home with a flat tile roof, next to it is a home that's in Key Biscayne that's a similar architectural style, similar scale, similar context, but with a standing seam roof, and what that serves to illustrate is that within that low scale context the standing seam metal roofs really don't have any negative impact.

Commissioner Cabrera: Mr. Mooney, what's the color of the – you really can't distinguish it – what's the color of the home on Key Biscayne?

Mr. Mooney: That's a natural finish standing seam metal roof, and that's something in terms of color I think that the neutral colors are clearly the safest, and one of the things that Robert and I had recommended in our ordinance was that perhaps the Board of Architects be able to explore colors, but clearly if it's something that the City is just embarking on I wouldn't get held up on it. I think the lion-share of the roofs applications you are going to see are probably going to be white or natural finish, that's the ones that I see mostly, and those are the ones that the gentleman said, they don't have to be painted - - next slide. Standing seam metal is not a cheap alternative to flat wide tile or "S" tile; while not as expensive as copper it is more expensive generally speaking than flat tile. A cheap alternative would be what is currently prohibited - shingles, and what would be prohibited by these ordinances which are metal tiles such as Duralock. It's no offense to people that sell or distribute Duralock, but I think in a City like Coral Gables and other

communities have put a high emphasis on design – those types of tiles are not going to be appropriate; the Board of Architects have not recommended those, nor has the Planning Board or your Metal Roof Advisory Committee – next slide. On the right style of home metal roofs are attractive and appropriate when viewed from the street as you can see, and I'm going to show you a series of slides – next slide. This is from Key Biscayne – next slide; all in view from the sidewalk – and if you go to the next slide; these are samples of homes that are – pictures taken of homes that have the same general context, low scale, small lot context as North Gables – next slide. They easily accommodate neutral colored standing seam metal roofs – next slide. They are all appropriate; the roofs that are shown are all very, very appropriate to the architectural style – next slide and next slide. The established identity of single family homes in Coral Gables particularly in the North area is Historic, Mediterranean, Revival, and Mission architecture; however there are a number of homes that were designed and constructed in the Post-War style. Over the years some of these non-descript Post-War homes have been Mediterraneanized some successfully, some not. This is an example of one I think that is unsuccessful because it has all the attributes of a Post-War home in terms of the slump brick, the railing detail, windows and the general scale and massing, and I think that if you look at the roof that is on it now, either a flat wide tile or a standing seam metal would likely be far more appropriate – next slide. Maintaining the original architectural language and design of these non Mediterranean homes actually enhances the Mediterranean theme of Coral Gables as it does not create or further false sense of architectural identity. Real Mediterranean Revival in the City should be just that and should be maintained as that, but when you have homes like these, and these are on South Alhambra, that are clearly designed and constructed in the Post-War style they really should maintain that architectural character – next slide. Neutral color standing seam on a low pitch roofs is not only appropriate to certain styles of homes, but will actually enhance as opposed to harm the successful character of a neighborhood. This is a home that I think a lot of people have seen; it's on the north side of Alhambra, it was in unincorporated Dade County when it had these metal roofs put on before it was annexed into the City, but I think, if you go to the next slide, when you look on South Alhambra east you've got a scale and character that again is the same that you see throughout North Gables – next slide. Here is as you approach the home – next slide. And now you are virtually in front of the home, but you still have the same scale, character, and context, and the metal roof really hasn't screamed or come out, or had any type of negative impact – next slide. Then you have the rest of Alhambra which is all currently tile roofs – next slide. The last couple slides I'm going to show you are of a home that is actually in the northern tip of the City; its opposite Cortez and Valencia Street, and I think some of the Commissioners may have seen this. It's in unincorporated Dade County, but its just opposite the City of Coral Gables and there are sixteen thousand (\$16,000) single family homes in this City, but only a small percentage of the homeowners have expressed an interest to install a metal roof, assuming that all of those limited numbers were approved that would constitute a very limited number of properties north of Sunset, and these limited number of standing seam roofs would provide a good pilot program city-wide north of Sunset – next slide. By allowing standing seam metal roofs only south of Kendall or Sunset or wherever the line would be drawn, there is really no tangible way to confirm that on the right style of architecture standing seam metal is as compatible as flat wide tile in the

older neighborhoods of Coral Gables. The City Commission can review the results of this policy in six to twelve months and the administration can present a mandatory progress reports. As an aside the City of Miami Beach adopted an ordinance allowing metal roofs in certain types of homes without a variance earlier this year, and since adoption only three applications for metal roofs have been made in the City. We actually got more applications when it was more difficult and it required a variance, and we by the way face virtually the same issues that we are dealing with right here in terms of Historic Mediterranean Revival architecture and older homes that were constructed pre-war – and if you go to the last slide. This is the home on Valencia that I was just talking about, its something that if you saw it, it actually fits in very, very well, not just with the architecture style of this home, but within the scale and context of its surroundings. Across the street is Coral Gables and its all tile roofs and it fits like a glove. All the relevant Advisory Boards, Planning and Zoning Board, Historic Preservation Board, the Board of Architects, Metal Roof Advisory Committee are in support of this ordinance as are a number of people who have not only shown up today to speak, but have shown up at all the public hearings. I placed into the record one hundred and twenty eight (128) additional signatures of petitions, and with the types of safeguards and limitations proposed by the City's administration's ordinance city-wide, as well as the one drafted by Robert and I, we feel that this would be good for the City, the support again of your Boards of the people that have spoken over the last few months indicates that the support or endorsement is city-wide, is truly city-wide, its not just one or two residents who want to put on a metal roof they are trying to push this thing through, I think what you are seeing is a very holistic type of endorsement. That concludes the presentation. If you have any questions I'll be glad to answer them.

Mayor Slesnick: Thank you very much Tom, and Tom thank you very much for a very good presentation.

Commissioner Cabrera: Mr. Mooney, real quick – just a couple quick questions. Mr. Mooney, can I refer to your memorandum of June 20th, it's the proposed ordinance for metal roofs in Coral Gables; you are familiar with this, you wrote it. Mr. Mooney, by the way, thank you very much for the presentation. You've got a couple corrections – well you have one correction that we need to make – so in the section that amends – Section 2 which has a series of amendments you're amending built after 1949 to built after 1945.

Mr. Mooney: Yes, yes.

Commissioner Cabrera: The second part that I have is, under item number 7, you say, the proposed metal roof shall be architecturally compatible with the established scale, context, and character of the surrounding area. How do you administer that?

Mr. Mooney: It's something that you'd really need to look at on a case-by-case basis. There is really no hard and fast rule for it, its something that the Board of Architects would have to take into consideration when you make your presentations to the Board of Architects, you are going to have to show the Board of Architects what your home looks like, what the home surrounding looks like, and depending on the pitch of your roof,

landscaping and the surroundings a decision would have to be made whether or not it would be appropriate. I think that the large part of the decision I think would be based upon the style of the home because the low pitched homes, I was saying before and shown in a bunch of the photographs I showed, clearly accommodate a metal roof a lot better than something with say a high pitch roof. There is a home just north of Bird Road near the Biltmore Golf Course that utilized a copper roof, but it's got a very, very high pitch, and it becomes a lot more pronounced. Your typical Ranch home has a much lower pitch, and the impact of metal is probably going to be the same as white tile.

Commissioner Cabrera: I noticed also in the work that you and Mr. Fine did, you really don't address the difference between new construction and re-roofing, was there a thought process in mind when you decided not to differentiate between the two?

Mr. Mooney: No. I think that new construction it should be an option depending upon the architectural style. If somebody is proposing new construction that incorporates very detailed version of a Mediterranean Revival style, a metal roof is probably not going to be appropriate. But if somebody is doing something that may be is an abstract variation of Med Revival or they are doing something that is a little bit more modern or something that is more indicative of a Ranch then metal may be appropriate in that particular instance.

Commissioner Cabrera: So therefore, if I may put some words in your mouth, the ordinance as written by staff would literally ensure that we would not be put in those circumstances.

Mr. Mooney: I don't understand.

Commissioner Cabrera: Well, what you are saying to me is that you are not differentiating between the two; you are adopting the style of architecture and therefore would be consistent with the ordinance, and that would safeguard any kind of differentiation that may occur on new construction.

Mr. Mooney: Yes.

Commissioner Cabrera: OK. Thank you, sir.

Commissioner Withers: I have a question on Miami Beach. If you have a home that has been updated and changed the original character of the style, what do you do?- do you consider that the new style, or do you consider that the old style, how do you treat that?

Mr. Mooney: The way that the Miami Beach ordinance is written is that like the proposed ordinance here it explicitly prohibits the use of standing seam metal on Historic Mediterranean Revival architecture, and we define that in our code. But it says also that constructed and substantially maintained, so if you have like a 1929 Mediterranean Revival home, but in the sixties and seventies they just went to work on it and it doesn't

look a thing like it, then in those particular instances where you could never tell it was a Historic Mediterranean Revival home, metal might work.

Commissioner Withers: Thank you.

Mayor Slesnick: Mr. Zeke Guilford, 400 University.

Mr. Guilford: Good afternoon again Mr. Mayor, Commissioners, for the record Zeke Guilford, 400 University Drive, representing Annie Murai, the owner of property at 200 Solano Prado, and Mr. Murai will speak in a minute. I guess really the major issue I have with this, and then I'll go to the two specific issues, which have already been brought up by this Commission is, we still leave a lot to subjectivity. I had an opportunity to talk to an architect the other day about the Ranch style house whether it applies or doesn't apply, and his answer was I think it should apply on some and not on the others. Who are we to dictate which ones, and it's just going to be which Board is up there. But more particularly what I want to get to is Commissioner Cabrera talked about pitch, and at the last meeting he constantly talked about pitch. I've seen metal roofs on high pitch, as a matter of fact there is one in Key West which is extremely high pitch, and then you go to some that are extremely low pitch; some of the pictures you've seen that was presented before you. Basically what we need is a pitch, and it needs to be in the ordinance, a particular pitch for the roof, because clearly it is not appropriate on every single house in every pitch. Also, Commissioner Withers at the last meeting talked about colors and actually just specifically mentioned white, and here we have multiple colors being presented before you; grays, greens, blues, what happens if you have a variation of those shades of blue, does it just go to the Board of Architects, is that what we are really looking for? I think we need to have a specific color; white or copper. So Mr. Mayor, Commissioners I'll let Mr. Murai finish up, but for those reasons I believe this ordinance should be denied. Thank you.

Commissioner Anderson: Let me ask a procedural question. If we were to put the pitch for the roof with a specific pitch, wouldn't that be better if you put an administrative guideline vs. the ordinance and brought back to us? I'm asking for staff perspective.

Mayor Slesnick: Where's Javier?

Mr. Betancourt: And we've actually had conversations on pitch and really it is more of a technical building and zoning and architectural question, so if I can defer to Carlos.

Mr. Mindreau: Actually the ordinance as it's written includes that it would be installed according to manufacturers recommendations, and specifics of the trade, essentially. There is a variable of pitches that may be allowable, according to some manufacturers allow one; others have a little bit more leniency in the situation. So when you leave it to the trade and the specifics of the trade, as long as they are installed in accordance with the recommendations, the metal roof will develop its full design then it would be beneficial all the benefits will materialize.

Commissioner Anderson: Would that be in the ordinance or would that be as far as objective criteria that we are trying to solve.

Mr. Mindreau: The ordinance actually says.

Commissioner Anderson: Or as per manufacturers.....

Mr. Betancourt: And the ordinance does have specific criteria that essentially references manufacturer's guidelines and applicable State and County regulations.

Mayor Slesnick: I think Mr. Guilford's point though is aesthetics not manufacturers guidelines and he was concerned that if we allow any and all pitches that we are going to end up with steep pitched roofs and streets where it is inappropriate vs. low pitch roofs where it may be appropriate. In all – well I won't say all - I can't say that - but in Mr. Mooney's presentation the majority of homes that we saw that are one story Ranch style non-descript were low pitched roofs, and I guess again we are getting to the point, is it a discretionary thing with the Board of Architects or.....

Commissioner Anderson: I think its something that you really all – I think this is kind of a watershed time especially for the Board of Architects. I don't agree that – that's just me – but there should be steep pitches because then the house becomes about the roof.

Mr. Mindreau: High pitched roofs are more than likely going to be new construction rather than a retro-fit situation, and there is a whole process of approval for those that are already in place. High pitch roofs can also support barrel type roofs or Spanish style. So we already allow those. I've seen standing seam roofs in Coco Plum that are very high pitch and are very beautiful, and somewhat really because of the landscaping of the area sort of innocuous and contributing.

Commissioner Anderson: You answered my question, thank you.

Commissioner Cabrera: You know a gentleman from the trade, thank you Mr. Architect, gentleman from the trade you don't have to come back up here; you can actually answer a yes or no answer. Is it possible to achieve a regulatory guideline that prevents what we are trying to prevent, the high pitch metal that a manufacturer could live with?

Unidentified Speaker: Most panels have a specific pitch designation....[inaudible – off mike].

Commissioner Cabrera: I don't know what that means.

Unidentified Speaker: [Inaudible – off mike].

Commissioner Cabrera: I'm sorry, but that's very interesting.

Mayor Slesnick: We are not going to repeat it so don't.

Commissioner Cabrera: But he answered the question.

Unknown: The quick version - most manufacturers every panel has a minimum pitch requirement, not a maximum pitch requirement.

Commissioner Cabrera: Thank you sir.

Mayor Slesnick: But that then begs the question that was raised and that is that if someone comes in and says OK, the manufacturer allows this pitch, and our ordinance says that pitch is allowed then how do we say no if we think it should be a lower pitch?

Commissioner Anderson: It's kind of hard to – what I'm trying to get it's hard to do, a lot of it is subjective to design, and I think what you have to do is give general guidelines.

Mayor Slesnick: Mr. Andy Murai, 200 Solano Prado.

Mr. Murai: Mr. Mayor, Vice Mayor, I think you know my position regarding metal roofs. I'm even more upset today after seeing the staff recommendation about the demarcation line that they have come up with – south of Kendall. Mr. Kerdyk, you and I talked a lot a few meeting ago here in this room, that staff recommendation would be nothing more than creating all aluminum vanes in Old Cutler Bay. Because basically what you have in there line is the annexed areas Old Cutler Bay, Hammocks Lakes, and Gables By the Sea; the balance is annexed areas. So I'm strongly opposed by creating a city in different areas; if you are going to approve something and if you want to go that route, which I'm opposed to it, should be city-wide. Color should be left to the discretion of the architects; it should narrow the number of colors that you allow to build. Pitch is an important thing. I believe that the City would be better served if you are talking about architectural diversity; it's approving metal roofs on new construction under certain guidelines, and not allowing existing homes that have been built under certain criteria to be re-roofed with metal at this time. I'm not going to take any more of your time. I think that you should consider, you know, metal roofs for new construction; I think you should deny the application as it's written, you know, and especially as to the demarcation line. Thank you very much.

Mayor Slesnick: Thank you Mr. Murai. Javier, on pitch, which has been discussed here several times, can you take a look at that between first and second reading to see if there is anything else you might want to say about it, or suggest that we might want to say about it.

Mr. Betancourt: We will certainly take a look at that and bring that back.

Mayor Slesnick: Also, new construction vs. re-roofing. Mr. Cabrera has mentioned several times and I think has been misunderstood a couple of them that – I think the point is that we might, some of us up here, might like your thinking, or staff's thinking on how do you further refine or re-roof vs. a new construction. Are there any other hoops or

hurdles that a re-roof should go through as opposed to new construction to ensure consistency with what was originally approved to be built?

Vice Mayor Kerdyk: Also, the reds and blues, as far as I'm concerned, don't cut it, as a matter of fact I'd like to go to neutral colors initially, that's my thought process there. I don't see this blue and red phase.

Commissioner Cabrera: Well you heard staff say that they really couldn't define neutral colors.

Vice Mayor Kerdyk: Well, I know that blues and reds are not neutral colors.

Commissioner Cabrera: I hear you; I'm with you.

Commissioner Withers: Could you put that color palate back up again.

Commissioner Cabrera: Aren't there lines of demarcations that were less?

Commissioner Withers: Top two lines or what?

Mayor Slesnick: I mean, it's kind of like in the third line – middle; I cannot imagine that color going on a roof, it looks like someone trying to take the sky.

Commissioner Withers: Which one?

Mayor Slesnick: The third line; it looks like dolphin; it looks like someone celebrating the Miami Dolphins.

Commissioner Withers: OK Don, I want to make sure I understand what you are saying.

Mayor Slesnick: Right there.

Commissioner Cabrera: You know, I agree with everything you all are saying. But here we are once again micro managing this thing. And I know you don't like the fact that the neutrals aren't defined, but I know what neutral is.

Mr. Riel: The alternative is just to go with copper, patina copper, and white.

Commissioner Cabrera: OK.

SPEAKER FROM THE AUDIENCE

Commissioner Cabrera: Excuse ma'am we're here discussing the issue and we've given you an opportunity to present.

Mayor Slesnick: The top two lines cover basically – I don't know about that top left, what is that.

LAUGHTER

Mayor Slesnick: It looks brown from here.

City Manager Brown: No, that's not brown.

Commissioner Cabrera: Why don't we let staff come back between first and second reading.

Mayor Slesnick: I would tend to prefer the top two lines.

Vice Mayor Kerdyk: I would too, maybe without the..... [Inaudible].

Mayor Slesnick: Thank you.

Commissioner Cabrera: No, no, I have one more.

Mayor Slesnick: We have one more presenter too.

Commissioner Cabrera: What about the item that Mr. Mooney and Mr. Fine addressed, because, Tom addressed the ordinance, but I didn't see it so please if you need to correct me, by all means do so. Item number seven when I asked Mr. Mooney how to enforce the proposed metal roof to be architecturally compatible with the established scale, context, and character of the surrounding area. Did you include that as part of the ordinance?

Mr. Betancourt: That is included, yes.

Commissioner Cabrera: You did; I didn't see it.

Mr. Riel: Article 5 Section 6 which is referenced at the top....[inaudible/off-mike]

Mr. Betancourt: Commissioner, I apologize, number 8 – the use, design, style, installation, pitch and composition of a standing seam metal roof shall be compatible with the architectural style and structure and with the context and character of the surrounding area; that's the criteria.

Commissioner Cabrera: I had not seen it that's why I wanted you to clarify that for me.

Commissioner Withers: Let me tell you how I moved on that position a little bit – as you drive through the North Gables and say, there is a vacant lot, someone can put up an ultra modern home right now, and we might just – there are some that the Board of Architects – they can put a dome on it, they can do whatever they want, and that sticks out of that character of that block like a sore thumb. Yet we really haven't addressed that issue of

architecture of a building much less a roof, you see where I'm coming from. So, I'm prepared to move on part of this with my own ideas, but you know, I guess I'm not as concerned about how an architectural feature of a roof is going to adversely affect an area as much as I was simply based on that, you see what I'm talking about?

Commissioner Anderson: I think what Tom talked about was that its – if you go down the street its part of the street.

Commissioner Withers: Yeah, but I'm more concerned about how the whole edifice affects the character of a neighborhood than just a roof. We're here looking at roofs, but maybe we should be looking at – if we are really concerned about maintaining areas maybe we should pull back even further and try to regulate; that's where we are right now is that we are trying to save neighborhoods from roofs and styles of roofs, and if we are really concerned about saving neighborhoods maybe we should look at architecture as a whole as opposed to just roofs of architects.

Commissioner Anderson: But I would say that you don't do it in a vacuum; we could have a workshop with the Board of Architects, because alone in a vacuum design is a very fluid thing, and so I agree there may be things that we could talk about that may be don't fit or whatever, but I think it should be done within the context with the design professionals, and I would support that. I think that would clear the air as far as where this Board is coming from.

Commissioner Withers: Sometimes that ecliptic look just enhances a neighborhood's overall feel.

Commissioner Anderson: You know, the North Gables has – when you walk through the North Gables you get a different rhythm; there are some beautiful historic homes that have been restored, and right next to it is Ranch home, to me it's OK. I may like some houses more than others, but I look at them as having been designed and people who lived in the picked that, and that's where they live, and that's how I look at it. Whether we want to look at explore design principles in general, that's something we can discuss, but it has to be done in the context of the design professionals.

Mayor Slesnick: One of the ways that we have tried to start protecting neighborhoods, and I see Kara is here, that I hope that we are aggressively reaching out to do more historic districts, because back then does place exactly what you are talking about into context. I hope that is an effort that we are making. We don't see historic districts any more, do we? – so I don't know what we've done. I would like, David, to have a report on where we are on historic districts.

Commissioner Cabrera: One quick comment, not about everything we've talked about, something else I've observed, and I would be remiss if I didn't talk about it because I think its part of our responsibility. Mr. Manager, I sense staff's great frustration with this project; I sense it based upon verbal and non-verbal; and while I sense it, and accept I want you to know that I'm not please with it, and I'm disappointed that staff would be

frustrated with what's going on because we are frustrated too to a large degree; I've got three of my colleagues trying to come up with a palate that's neutral, and so I just want you to understand my high level of frustration with the fact that maybe staff is frustrated over this project, and I know for a fact that on both those that are for metal roofs and those that are against metal roofs, they have voiced to me their understanding of staff's frustration. So that needs to cease and desist.

City Manager Brown: Understood.

Commissioner Cabrera: And that's just my call, maybe the rest of my colleagues feel totally different and they are welcome to speak their mind, but my mind is spoken.

Mayor Slesnick: We have one more presenter and that's Mr. Fine, 360 Solano Prado.

Mr. Fine: Good afternoon Commissioners, my name Robert Fine at 360 Solano Prado; I'm here today with my wife Isabel and in the front seat is my daughter, Catherine, who has been here for a number of these hearing, she has had the opportunity to see some Government in progress when school hasn't conflicted, and I think it has been a good lesson to see how things work. My presentation was a little different than what I was going to do because a number of the issues have been covered, and at the same time a couple of questions have come up that maybe I can address very quickly. One issue is the new versus an existing building, and I think the thing to keep in mind is that a lot of people will buy a house and they will re-do an existing building and it won't look like the building that started, and unless it's a protected structure that's fine, it goes to the Board of Architects and they are going to look at it as though it were a brand new house; and they are going to look at it – any re-do, any addition – it should be looked at as a new structure because when its done you have something there that wasn't there before and its got to work, whether it's the roof, the windows, the shutters on the side of the building, its all got to work. So, I think the issue of new versus an existing structure in application is less of a concern because when everybody does their job right from the architect down to the Board of Architects they ought to be looking at a whole structure, however it got there, and its right, and it works, and the parts are right and they work or they don't, and it should be approved or not approved based on that. I think when that happens the way it should, and I think more of them do, that probably alleviates a lot of those issues. The other issue that came up was the issue of slope and pitch on the roof; and slope and pitch on roofs is an issue as much with barrel tile and "S" tile as it is for metal roofs. You see very little slope roofs with "S" tiles just barely making the legal minimum that really don't look like they belong, and I dare say they may look much more offensive than a metal roof that might be at the higher end of the pitch. There is different architecture, there could be some guidelines just for the Board of Architects, but when you see application metal roofs around you really don't see metal roofs that just are really appropriate, and at the same time if you look at new homes, large homes in the south on larger lots you will see a bigger, steeper roof and its more appropriate to the architecture; when you see the smaller homes that Tom showed you its lower profile, its conducive to the architecture. So I would be cautious about being too concerned initially with the slope of the roofs. One thing you have with the Board of Architects it's ability, since it is

subjective, that when they approve a house, if they see it and they are not getting five of these on the same block, that's a little high for that kind of roof, the next house doesn't get that kind of roof any more. It is my design and approvals are a bit of a dynamic process. That said, let me go back to where I was going to start. This all started as you know over a year ago when I applied for a variance for my home in Old Cutler Bay, and ironic though it was, the premise and the biggest concern I had with my house was hurricane resistance, being the water front part of the City, that while the entire City is subject to hurricanes and storms when you are closer to the water you have higher exposure winds, and we had the Director of the Hurricane Center today who expressed his concerns, I thought that was ironic and it made me smile just a little bit as we were going through that. This has been a long process, there have been four or five Planning and Zoning Board meetings, three metal roof workshop meetings, which I think was very valuable to the credit of the City Manager, a couple little starts getting it to this point to the Commission, but we are here now, and I think all these steps have helped add to the knowledge of the issue creating public exposure and some very intelligent questions that in fact have come out of the Commission today. There are a number of significant positives in metal roofs, these include structural wind and hurricane resistance, energy efficiency, you heard you can get Federal tax credits on some metal roofs; a big issue is the ability to replace roofs very quickly if you have a damage in the storm. Two years after Wilma for tile; eight weeks for metal roofs, and as you've seen in the presentations and if you've traveled and looked, on the right homes on the right designs metal can look really good. It should be noted that when I was in the variance process and was at the hearing before the Commission and the Planning and Zoning Board one of my neighbors in opposition made the statement in the record that there was a home in Old Cutler Bay that was being built that was a Florida style house and it could have had a metal roof, but the rule said tile, and they put tile on even though the roof might have looked better with metal they followed the rules; and in the interest that's true they did the rules, but it begs the question, if we are building homes that could look better with a metal roof in a City where architecture is such a big part of what we are, why are we limiting ourselves? – it just seems that we are shooting ourselves in the foot; more important to have metal roofs with the appropriate guidelines so that we can get this quality of architecture. Tom clarified some of the issues in the ordinance for Commissioner Cabrera, we actually can post two ordinances and there is a part in the second one that I think also goes to neighborhood compatibility, and that was when we were looking at the concerns for the North. What we said was when we did site specific, which was really the whole City but at a different standard, everything was the same, but once you got North of the line, in our case it was Sunset, what you had to do was when a house came in for metal roof, just like in zoning of thousand foot circle within a three hundred and seventy five circle because its much more lots, if more than fifty percent (50%) of those homes were pre-1945 or at least one of those homes were historically designated then you had to go to the Historic Preservation Board, and they reviewed it, not for designation because its not a designation, but for the compatibility standards that were written in the ordinance; that would give a second set of eyes from the Board that is in this City, these are the people who are charged with preserving the context of older neighborhoods and structures. Very simple to do there is no real administrative headache because you can go on Miami-Dade property things or Google Earth and you can basically get what you need right there in no

time; if you are concerned three hundred and seventy five feet is not quite big enough, maybe five hundred feet, but at that point you can have very quickly the age of all the houses and say, we are non-historic but we want the – its still an older neighborhood, we want to make sure we take care of, that gives you the opportunity to get them to a Board that current charge is essentially to do that kind of thing.

Vice Mayor Kerdyk: So is that in our ordinance, or is that in your proposal?

Mr. Fine: It's in one of the two proposals we proposed, but any revision of the ordinance you do that would not be a bad idea to put that in there because again, it's very simple and it provides, you know, an additional measure of protection.

Mayor Slesnick: Javier, did you hear Commissioner Kerdyk's desire to see that as an opportunity in the second reading.

Mr. Betancourt: Opportunity for second reading for what again, I'm sorry.

Mayor Slesnick: Consider that provision.

Mr. Fine: Provision that when you're – you want it city-wide or just north of a certain line – an applicant within a three hundred and seventy five foot circle, get more than fifty percent (50%) of the homes, are three hundred forty five (345) to five hundred (500) feet, or if any one home or structure is designated then that application goes to the Historic Preservation Board and the Board of Architects.

Mayor Slesnick: Let me expand the requirement for the Historic Preservation Board that we currently have you write in, OK. Thank you.

Mr. Fine: And then we build the compatibility standards into the ordinance.

Mayor Slesnick: Are you almost through, Robert?

Mr. Fine: I'm just about done. So, in summation there are many reasons to approve metal roofs, and approve them city-wide; there is reason to be cautious about the northern parts, but I think you've seen reasons why its not as a big concern as it might otherwise be in practical application, just given some additional language that may help people that will review that takes care of that, and with that I appreciate the time that the Commission has put into this, that the staff has put into this. I really hope things move forward today, not just for me, but for all these people, and I think it's good for the City, and thank you very much.

Mayor Slesnick: Thank you very much. Thank you all. Thanks everybody. And that is the closing of our public hearing. Let me suggest something; why don't we look at this in the order in which they are given to us. We have already highlighted certain things that we want clarified that will not be major changes, but clarified for the second reading, staff

has noted those. But let me ask if there is someone on the Commission who wishes to move the first choice – the ordinance, which is the city-wide ordinance.

Commissioner Anderson: City-wide – I will move that.

Mayor Slesnick: Ms. Anderson moves the city-wide version; is there a second? Hearing no second, is there someone who wishes to move the second version, which is area specific application to this?

Commissioner Withers: I'll move that with a couple of conditions, Mr. Mayor.

Mayor Slesnick: And what are those?

Commissioner Withers: I would like to do this maybe for a ninety (90) day window and whoever is out there queued up let them get their applications in; and then we freeze it after ninety days; lets see how the process works and then take a look at it then and then re-open it up again.

Vice Mayor Kerdyk: What area are you looking at? I would not be in favor of south of 88th Street, do you have a specific area that you are looking at?

Commissioner Withers: I thought the recommendation was south of U.S.-1.

Vice Mayor Kerdyk: South of U.S., alright.

Commissioner Withers: The reason I say south of U.S.-1 is because I live right there.

LAUGHTER

Commissioner Withers: I don't want anybody to think that I'm making the line of demarcation south of me, where I'd look like I'm adversely affected. So I would want it to include my neighborhood, so if metal roofs are in my neighborhood; you live there too Bill, so; if I go south of 88th I don't want it to seam that I'm trying to geographically omit my area.

Mayor Slesnick: OK. So Mr. Withers has moved that we adopt on first reading the ordinance which would permit the installation – the application for installation – has been described metal roofs south of U.S.-1 or east of U.S.-1 which ever the case may be, and that we open a period of seeking permits for a ninety (90) day period.

Commissioner Withers: This is up for discussion. I want to know how you all feel.

Mayor Slesnick: I'm just re-phrasing what you said.

Commissioner Anderson: The permits in process would be for people north or south only?

Commissioner Withers: I'm sorry.

Commissioner Anderson: The permits in process of people.....

Commissioner Withers: It would be south of U.S.-1.

Vice Mayor Kerdyk: In a neutral color.

Commissioner Anderson: I know that we legally – and I know that's probably not going anywhere else and that's fine, I just have to raise it for the sake of raising it – we could always legally define something, that's within our purview certainly. But I think there's a sense absolute fairness, whether we disagree or not, I think Mr. Murai makes a good point, either you do it all or nothing at all.

Commissioner Withers: That's why I said ninety (90) days.

Commissioner Anderson: But I don't understand it, maybe we can.....

Commissioner Withers: We were going to look at this thing a year from now and decide, the ordinance says.....

Commissioner Anderson: Do you really think its substantially going to change in ninety days for us, I'm not sure.

Commissioner Withers: It might in my mind. It might give me the opportunity to see the process – that's why I was asking what the timeline was of getting this roof on, and I'm assuming, someone said commented that after a hurricane within a couple weeks these roofs are repaired, so I'm assuming if it takes us truly a month or two to move it through the process, within ninety days we will be able to see some results.

Commissioner Cabrera: Is that why you asked? – was it you that asked how long was the permit process?

Commissioner Withers: Yes, yes.

Commissioner Cabrera: Is that the reason you asked it?

Commissioner Withers: Yes, and then I was going to ask how long it took to put a metal roof on, and I just heard that after the hurricane they were up within a month.

Commissioner Cabrera: And what was the answer you received about the permit process? – a month?

Commissioner Withers: Yes.

LAUGHTER

Commissioner Anderson: Would you consider it the end of ninety days the north end as well, is that up for discussion?

Commissioner Withers: Absolutely. I think after that if we want to go out to a hundred and twenty (120) days so we can see what some of these roofs look like.

Mayor Slesnick: Let's not do a hundred and twenty days, let's do six months. I just don't think you are going to.....

Commissioner Withers: Fine, that's what's up for discussion.

Mayor Slesnick: Six months. I just don't think ninety days is going to give us any.....

Commissioner Withers: That's fine.

Mayor Slesnick: Mr. Withers moves the second version of the ordinance which is like the first version except its area specific, and his area that he has proposed, and Mr. Kerdyk has seconded, is east and/or south of U.S.-1, and it is for a hundred and twenty day period – six months – no, a one hundred and eighty day period – six months for us to revisit.....

Commissioner Withers: Let me back up; I wanted to give a window of application and then close the window and do the evaluation shortly thereafter; I wasn't looking at one hundred and twenty days.

Mayor Slesnick: Except what are you going to evaluate after – you won't see anything built at that time.

Commissioner Withers: I understand that; it's going to take time to have to work itself through the process – close the application.

Mayor Slesnick: OK, you are going to close the applications for people who want to get them in, and then we close it.

Commissioner Withers: The people who are queued up right now.

Mayor Slesnick: Come back afterwards when we see what's happening.

Commissioner Withers: Because you know what we might find that – I don't know. I'd love to hear how you all feel about it.

Mayor Slesnick: The seconder asked for neutral colors.

Vice Mayor Kerdyk: Yes.

Commissioner Withers: Well, I don't know – I'm in favor of the first two lines of that palate right now.

Commissioner Cabrera: Which are neutral colors.

Commissioner Withers: I don't know, it seems to be neutral.

Commissioner Cabrera: Mr. Manager, why don't you repeat your comment.

City Manager Brown: Well, I was going to ask a question.

Commissioner Cabrera: No, but you were saying something as I said, please repeat your comment.

City Manager Brown: Yes, it was one hundred and twenty or one hundred and eighty days to receive Board of Architect approval or permit.

Commissioner Withers: The application in.

City Manager Brown: Application in, alright.

Mr. Riel: And I think that's after second reading immediately upon adoption of second reading; ninety days to start – ninety days that the application to and we would report back in terms of.....

Commissioner Withers: I'm assuming that once the application goes in its going to take a week to go to the – I mean two weeks to go to the Board of Architects; then I heard Building Department say within two weeks you'll have a permit, if its approved, unless you have the Historic Preservation Board.

Mr. Riel: And then all the other issues that the Commission asked us to look into we should look at those, it's all a part of second reading?

City Manager Brown: its guidelines, re-roof to ensure consistency guidelines.

Mr. Riel: I just want to be sure.

Vice Mayor Kerdyk: The color of the roof, other than that black on the first two lines is fine – neutral.

Mr. Riel: First two lines.

Mayor Slesnick: First two lines other than the black.

Mr. Riel: And the only other thing since its second reading we do a time certain, we have a resolution attached and we're suggesting 11:00 a.m. on July 17th.

Mayor Slesnick: OK. We have a motion.....

Commissioner Withers: I want to see how Ralph feels about it. It's your opinion.

Commissioner Cabrera: You've heard what my feelings are on all of these issues so let's just vote. I'm not trying to be disrespectful because.....

Commissioner Withers: No, no, I'm just, you know – I know how Maria – I'm pretty clear on how Maria feels.

Commissioner Anderson: Always will be.

Commissioner Cabrera: I tell you what though, I'm going to study it further between first and second reading regardless of the vote that I give today; there are no guarantees with me. I'm only as good as my last vote regardless anyway.

Mayor Slesnick: Motion is made and seconded, and again its for the approval of metal roofs – the installation of metal roofs following the procedure as outlined by the ordinance east and/or south of U.S.-1, that we will open the permitting process starting with the adoption on second ordinance for a period of ninety days, and then close it and those roofs be applied for us to come back later and look to see how those roofs have affected and/or impacted our City.

Vice Mayor Kerdyk: I think we should put a time certain of when we are going to come back in.

Mayor Slesnick: When they are built – they are going to be hard to review it until they are built.

Commissioner Anderson: Realistically are we going to – I'm asking a question out of.....

Vice Mayor Kerdyk: Let me just finish – in my opinion its ninety days and then maybe come back three months thereafter to revisit the situation, so....

Mayor Slesnick: Well, we will revisit it three months thereafter built or not built; we'll see what's happening.

Vice Mayor Kerdyk: And then we can always make it.....

Mayor Slesnick: We may find out that the permit process is screwed up and we want to get back to it sooner than later.

Commissioner Anderson: After sixteen public meeting and all sorts of things I think – and I know you know how I feel and while I'm not supporting you I understand what you are trying to do, and I respect that. I think, there are a lot of people who

live north of Gables that are not going to bother to come back in three months, or six months, or a year; they are going to loose faith in the process where we've had process, I'm just stating it in my terms, my own frustration, that's OK.

Commissioner Withers: And quite frankly, Maria, and I know.....

Commissioner Anderson: And I just want to put it out there.

Commissioner Withers: That's fine, and I respect that, and we saw there was very little support of a city-wide opportunity here; if this is a way for the Commission to feel comfortable with moving forward on metal roofs this seems to be the path of least resistance.

Commissioner Anderson: I understand, I understand, but I just don't think its going to happen.

Commissioner Cabrera: You know you are creating – and I commend you for your recommendation – but you are creating a “haves” and “have nots”.

Commissioner Withers: Explain.

Commissioner Cabrera: Well, if I live north of South Dixie Highway there is just no way in this world that I can put a metal roof, there just isn't; the same goes for Santa Maria Avenue; if I live on Santa Maria Avenue I can have a white picket fence, I can't have one anywhere else. Now there's a reason why we allow white picket fences because we are in the American Pioneer Village and so we give the additional credence to that, but you have the “haves” and the “have nots”.

Commissioner Withers: So are you for a city-wide metal roof? – because, I mean, Maria's motion was.....

Commissioner Anderson: I don't want to read the Commissioner's mind on that one.

Commissioner Withers: I'm asking Ralph.

Commissioner Anderson: But I agree, for me, it creates the “haves” and “have nots”, and I think what you are trying to do is a noble effort, but I think it doesn't.....

Commissioner Withers: I know Maria, but I go back to the fact that there would have been “no haves” at all.

Commissioner Anderson: I know that there is “no haves”, and I know that there are people who have it; it's just essentially the character of the North Gables.

Mayor Slesnick: It's not unusual for us to pilot projects on lots of things and sample projects on lots of things.

Vice Mayor Kerdyk: It might be the whole City next.....

Commissioner Withers: I'm trying to look at a way to move metal roofs forward so we all have a little comfort level at get a second to your motion if it comes up the next time.

Commissioner Cabrera: I think you are trying to make lemonade out of lemons.

Mayor Slesnick: We have a motion and a second, any further discussion.

Mr. Clerk.

Commissioner Withers: Yes

Commissioner Anderson: No

Commissioner Cabrera: No

Vice Mayor Kerdyk: Yes

Mayor Slesnick: Yes

(Vote 3-2)

Mayor Slesnick: We have a resolution before us setting second reading on July 17th at 11:00 a.m.

Commissioner Anderson: It's also a different location.

Mayor Slesnick: Where is it David?

City Manager Brown: It is going to be in the Merrick Room at the Biltmore Hotel.

Mayor Slesnick: It's going to be at the Biltmore Hotel, this room will be closed, 11:00; we have a motion on the resolution.

Commissioner Withers: I'll move it.

Vice Mayor Kerdyk: Second.

Mayor Slesnick: It's been moved by Mr. Withers seconded by Mr. Kerdyk; those in favor say aye.

All: Aye.

Mayor Slesnick: Aye. It passes 3-2.