

**City of Coral Gables City Commission Meeting
Agenda Item H-4
October 13, 2015
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Jim Cason
Commissioner Pat Keon via Telephone
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick**

City Staff

**City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias**

Public Speaker(s)

Marlin Ebbert, Coral Gables Resident

Agenda Item H-4 [Start: 12:42:06 p.m.]

Discussion on Metal Roofs

Mayor Cason: OK. H-4 – Discussion of metal roofs that's the City Manager.

City Manager Swanson-Rivenbark: This isn't a required vote, this is a discussion and then if you wish for us to begin moving it through the process and that process would be Planning and Zoning Board, we can tell by the indication that you have today.

Mr. Trias: Could I have the PowerPoint please. Thank you Mayor and Commissioners, I cannot think of any other city where I would have the opportunity to talk about just the aesthetics of roofs as a major issue, and I think that we all should be very happy and very proud that that's the case, and I think that is certainly a result of the legacy of George Merrick's vision, the original

vision of the City, where aesthetics were so important. Upon doing a little research for this presentation, I realized that as early as 1928, travel writers was mentioning the fact that one of the great things about the City were the roofs, the tile roofs, how unusual and how special that is. In fact, even in the mid-century, in 1948 when modernism was prevalent vision in terms of architecture the fact that the tile roofs would mellow with age and blend like a rare oriental rug, all those kinds of things have been written about the City; and I think that that narrative about beauty, that fantastic story of the fact that this City cares about aesthetics is what has made the City very special to this day, very special. In 1991, Liz Plazer-Zybert was becoming Dean of the School of Architecture there was a book that was published. I think that the first book that really had all the photographs and the renderings and so on in a comprehensive way of the City; and there she also wrote about the commitment to architectural standards and the fact that, that's what made the City survive the cycles of the economy, the boom and bust cycles of South Florida real estate. Now in terms of the actual regulations, if you go back to the 1925 Code, which was the beginning of the Codes in the City, the Code was very clear. In fact, I really like that Code, because its very thin and very direct and very useful. Its one of those really, really great documents from history. It simply said, that all pitch roofs shall be of tile, that was the rule back in 1925. If we look at the actual deeds that were sold with land by Merrick, he wrote about a specific style of buildings, and he talked about Spanish, Venetian, Moorish, Italian, and other similarly harmonious architecture, and that was Merrick's idea. And later on as time went by through the 1980's and 90's that became what we know as the Mediterranean Architecture, that blending of those styles that Merrick originally provided. All of that is part of the City's history that I think we all should be very proud of. Our task is to work within that context. In the 1951 Zoning Code there was a slightly expansion of the types of roofs, of roof materials that would be allowed. So here in addition to clay tile, concrete tile, or coral rock were also added, so that's pretty much the way it is today, but that dates back to the mid-century. In 1965, the Code was a little bit more specific. It talked about some of the colors, for example, white concrete....colors of cement, coral rock was again described, white Bermuda roofs, a variety of things. As you can see there is some evolution and some more detail, again, thinking in terms of aesthetics. None of this has to do with structural issues or any other issues building code related issues, but it really is that amazing emphasis on aesthetic continued the original vision of Merrick. And then we get

to today. Today, what we know as basically the same requirements for tile and concrete are allowed throughout the City with some exceptions, with some exceptions. And the exceptions are very interesting and that's what's documented in this map. In gray is of course the City; in red its an area where metal roofs were permitted originally by Merrick, which is interesting, but even at the very beginning in some areas, in the industrial that was allowed. And then in the yellow color is the areas where today we allow metal roofs which is areas generally had been annexed into the City. It began as approved developments by the County and then had been annexed a few times, so that's where you would see the metal roofs in the City of Coral Gables. We have researched and documented all of this; staff did this work a few years ago and I can go into as much detail as you would like, but I think probably the most useful image is this map where the current roofs are documented. So as we know, there are some metal roofs in the City and the common theme, the common theme that I would suggest as a way to discuss this issue, is that they tend to be south of U.S.-1. So generally speaking the areas that have been annexed into the City. Some of the areas that originally had this requirement tend to be south of U.S.-1, which is the less historic area of the City, that's for your benefit. I think it's a very interesting story and in terms of your discussion, I think that there probably are three general options that you may have. One is to do nothing and allow metal roofs in the areas that were annexed as we do now and simply maintain the prohibition to the rest of the City. A second option may be to allow metal roofs for new buildings south of U.S.-1, which is generally consistent with the way that some of those buildings exist today, the ones that are in the annexed area. And one last option would be to simply allow metal roofs citywide in new buildings. So with that, I'll be happy to answer any questions and provide guidance.

Mayor Cason: Has anyone been able to develop a metal roof that looks like a barrel tile?

Mr. Trias: Yes – and I have to say that I had a chance to work on a project like that a few years ago and it looked horrible. I would not recommend it.

Mayor Cason: OK.

Commissioner Lago: I appreciate your candor.

Mr. Trias: It was not in this City and it was one of my projects and I'm very unhappy about the results.

Commissioner Slesnick: I'd like to just say a couple of things. No one here was on the City Commission in 2008, when this came up and it was very controversial and Ramon you say in number two, allow metal roofs south of U.S.-1 for new buildings, but you don't have in there in the annexed areas only, because you say this action is consistent with City Commission consideration in 2007 and 2008.

Mr. Trias: Let me clarify that. What I'm saying is, at that time the staff and the Planning and Zoning recommended expanding the metal roofs beyond the annexed areas.

Commissioner Slesnick: But the motion failed.

Mr. Trias: Right.

Commissioner Slesnick: The motion failed so that is not consistent with the City Commission's findings at that time because the motion failed 2 to 3.

Mr. Trias: Right. You are correct.

Commissioner Slesnick: And it was very controversial and I called Maria Anderson, who was Commissioner, last night and she was one of the people that voted, but I would really like to defer all of this until January and maybe start a charrette process, another charrette process for changing some of the Zoning Codes throughout the City as a whole with a lot of public input. When I had the brainstorming session the other night, one of the biggest complaints was that the City is rushing into things and giving them to the Planning and Zoning Department-Board to discuss and then bringing it to the Commission without a lot of public input. When we had the Village of Merrick Park, we had like fifteen public meetings and about five or six of them were attended by 200 or 300 people; and so I got a sense of the residents feel like things are being pushed too quickly through the City without their knowing about it; and that also came up, communication, some people thought we had a very poor communication system and maybe we have until recently with our new City Manager and I'm very glad that people are starting to recognize us. I have a two-page item here without any update. If this was a court case it wouldn't

even be heard, because we don't have any background information and I would like to have the record system, not on paper, but e-mail of all this discussion that occurred back in 2007 and 2008.

Mr. Trias: This is an item just purely for discussion.

Commissioner Slesnick: I know. I know, but if we decide today then we'll go to Planning and Zoning and then we'll be discussing this in December and maybe voting on it without a lot of public input.

Mr. Trias: And I do not recommend to change the rules. My recommendation to you is, I think that the rules we have are consistent with the history of the City and very effective as of today.

Commissioner Slesnick: I like metal roofs and they are appropriate for some buildings and for some styles of homes, but before we start changing our Zoning Code again, I really would like to have more input.

Mr. Trias: Absolutely.

Commissioner Slesnick: Instead of just sending it to Planning and Zoning Board, we will say...that they approve of it probably. That's my opinion. Commissioner Keon, I think you wanted to say something.

Commissioner Keon: I was on the Planning and Zoning Board when the item came to the Planning and Zoning Board for metal roofs and...[inaudible]...in the Planning and Zoning Board as there is at the Commission, but I remember the recommendation of the Planning and Zoning Board was to permit metal roofs and was to go back and look at...and with what type of architecture it would be appropriate to have a metal roof, and once it gets to the Commission they just voted no, and so it never was really allowed to really be discussed to the extent it needed to be discussed. So, I agree with you that there maybe should be more public input and there should be greater discussion about it, but I think that the Commission at that time just kind of caved to some public disagreement over metal roofs without really looking at the whole issue and the whole City and you know the multiple numbers of residents that live in our City of varied age and varying disposition and everything else. So, I think its a good item to talk about

and it's a great item to discuss and I think there are times and places where its appropriate. Now we allow copper roofs, you know, so when we talk about metal roofs the think that people are thinking of are maybe the shiny metal roof. We may determine that they are other kinds of metal roofs now because of technology that simulate a copper roof, that look like other whatever. Things have changes and I think we may need to look at it and there are certain types of style that it may be appropriate and we may decide that it may only be appropriate for new houses that are built in that style and its not a matter of just taking off a tile roof and putting on a metal roof, but its...a different style that is appropriate for a home with a metal roof that the Board of Architects and the Planning Department they can start beginning that recommendation and that discussion. I don't think its appropriate, I don't think it's a good idea to just start with a charrette or just say, what do you think about metal roofs, because I think that, that will be better if we did a real work-up as to what types of homes would be appropriate to have a metal roof, what type of house is not appropriate, they need to look at the materials that are available today that maybe weren't available ten years ago even, to really facilitate a healthy discussion on this issue and maybe again, maybe its only for new home construction. I don't want to see us lose tile roofs in the community, they are...but I think talking about it at that time most of those homes are all red barrel tile roofs and it wasn't until after the 50's or after World War II that we started getting a boom in building and we got white tile, cement tile roofs and the flat tiles and all the other things. So, I think with the change in the times and the change in the types of building materials that are available, I think we need to take a look at it and that the City has grown, I think there are places and homes that it could be appropriate on. So, I think we need to look at all those things and some of the market buying standards and whatever else. So that's my feeling on it. I'd like it to maybe go back to Planning and Zoning, I mean not Planning and Zoning, but actually back to the Building Department to really look at how you would provide the information to the public to have a productive discussion on this whole issue with the types of materials that are available today, styles and wear and on and on and on. I mean there is going to be a call for more contemporary architecture in our City and we are going to have to base where that belongs too and how does that work too and what's the different compatibilities of all of these different issues. So, I think it's a good place to start, I don't think it's a decision that can be made today

and I think I'd rather give direction to go back to Planning and Zoning and the Building Department to look at all those issues.

Mayor Cason: Let me ask Marlin Ebbert, you were the only person who wanted to speak. Do you still want to speak to this? Anyone else if you have a card?- and we will continue our discussion.

Ms. Ebbert: Good afternoon again, Marlin Ebbert, 6935 Almanza Street. But I'm also building a new home at 6510 San Vicente and it is a one story home in a cottage style. After your cottage discussion, I hesitate to call it a cottage because I don't know exactly what a cottage is in Coral Gables, but now when you go before the Board of Architects you have to tell the style of your house and I called Florida Pioneer or Florida Vernacular. My architect the whole time we were designing this kept saying, it's a perfect house for a metal roof, and I kept saying, forget it we are not allowed to have it; and it was one day last spring when I was watching a Commission meeting and I really almost spilled my coffee, when Commission Lago brought up the discussion of metal roofs and I wrote to him immediately and I said, what can I do?- and he said, get your friends to send e-mails and so I thank you all – and I just literally sent out to a bunch of people, what do you think of metal roofs?- write to the Commission. And I didn't have one person of any age, old, young, anything come back and be against them. I think the times have changed and I also think that if we are looking at annexing areas like High Pines, which is just to the west of where I live now and across Sunset, High Pines fifteen years ago was all small cottages. Now homes are being purchased, houses are going down, new houses are going up, and many of them are in the Key West style, and even the cottages in High Pines that people are fixing up, they all are having metal roofs and I think you are going to run into a problem where people across the street from each other, well you can have it and you are not allowed to have it just because of your geography in the same City, and I think that's going to be an issue. I asked one friend to come today, I didn't want to bombard you. I asked Dolly McIntyre to come and she called me this morning and couldn't come and in a way I was pleased because I can say things about Dolly that she would not say about herself...

Vice Mayor Quesada: Good things I hope.

Ms. Ebbert: Good things. You know, I've been a Villager for 27 years. Dolly founded the Villagers 50 years ago, and the Villagers were a group that came about because of Douglas Entrance was going to go down, and a group of women got together and saved it and that was the beginning of the Villagers and its all about historic preservation. She also founded Dade Heritage Trust and I would say she is probably about the most prominent preservationist in our City, and she also served on our Preservation Board for a long time and this is what she wanted me to say this morning. Tin roofs have a place in history and they have a place in Coral Gables if they are of an appropriate material for the particular structure, such as a Key West style home or a Florida Vernacular Cottage. I would suggest that you approve the concept with design review oversight, Dolly McIntyre, 400 Viscaya Avenue. So, I rest my case.

Mayor Cason: Thank you. Ray.

Unidentified Speaker: Good afternoon everybody, City Commission. I live at 1252 Obispo Avenue. Commissioner Slesnick said it correctly that in 2007 or 2008 none of the Commissioners are on this dais anymore, but at that time, yes, I was in the group proposed requesting metal roof to be installed. Anyway, I was in the meeting at Coral Gables Museum regarding windows, doors, etc., and Architect/Professor Jorge Hernandez was there from UM, and we talked about preservation and why metal roofs are not allowed. There was a comment that copper isn't metal and copper roofs are allowed. Its just that back then copper was permitted, everybody knew it was too expensive to install for homeowners, especially for homeowners, so that's why most of the churches kind of buildings have copper roofs and the residences don't. But now a days new technology and new development, we do have metal roofs which are designed from a non-architectural eye and a common, I can tell the difference in aesthetics, whether it is metal or it is made up of other materials. So the aesthetic part is taken care of, I think. Second thing is, as a member of the SIB Board, it is my opinion that metal roofs provide a lot of good for a homeowner. For example, the warranty on the metal roof is much longer than any other material, such as the insurance cost may go down, repair costs are less in metal roofs, and it can sustain the installation of a solar panel more securely in terms of wind factor or something like that. So, I would urge you to consider metal roofs. Now, I also understand that at the time, I had a conversation with the City Architect and then he said that metal roofs are good

for certain size buildings, certain design, it is not for every building. So instead of saying that we do only south of U.S.-1 or this and that, we need to say, there should be some provision for some homeowners who wants it and at the same time if its right.

Mayor Cason: Thank you Ray. Vince.

Commissioner Lago: Thank you. We have discussed this a few times over the last two years and the reason why I brought it up on a few occasions is because, I think that we can compare the discussion of metal roofs with, for example the truck ordinance. The truck ordinance was something that attained unanimous support from the residents in this community and a discussion is a real simple one. I think it's a discussion that needs to be had and it has been had, because in my office I have two sets of documents, three ring binders, that I think one is about ten inches thick and the other one is about six inches thick in regards to metal roofs. I have yet to meet anyone who is opposed to metal roofs in certain specific parameters in the City. It is obvious that as construction involves and as we become more susceptible to storms, to rising sea level, what is the point of having a metal roof?- not only is it to some more aesthetically pleasing, but it is a more sustainable approach to construction. You are talking about the life span of a roof that's probably close to 40 to 50 years, for an individual that has changed a roof we are talking about a 20 to 25 to \$30,000 cost when you could potentially save a ton of money by using a metal roof, and not only that, for individuals who are getting older in age and are in some sort of subsidized income, metal roofs offer an opportunity for maintenance that's standard roofs don't, which if you have a leak in a roof you have to immediately start tearing out as much tile as possible and the cost is significant. When you have a metal roof you can just clip off the metal panels, fix the leak where it may be, or replace that metal panel. I think we need to really look at metal roofs as an option for certain areas in the City. We already have metal roofs, not only the annexed areas, I think you said about 19 or 20 roofs that were permitted during that moratorium period, is that correct?

Mr. Trias: Yes, that's correct.

Commissioner Lago: So we have, for example, adjacent to Emeritus Vice Mayor Kerdyk's house, there is a roof, there is a metal roof right adjacent to his property. The limitations should

be, in my opinion, to certain areas, I think that we should include Mediterranean style homes should not, in my opinion, be allowed to have metal roofs, and also historic residences should not be allowed to have metal roofs.

Vice Mayor Quesada: So Commissioner Lago two quick things.

Commissioner Lago: But if I could just finish on this last point.

Vice Mayor Quesada: Its OK.

Commissioner Lago: In reference to Commissioner Slesnick's comments. I think we have vetted this issue for many, many years, we've discussed it, but I don't have a problem having a public meeting. I already have it on my agenda for the December, Chelsea is going to kill me, but I think its December 3rd Town Hall meeting that I'm going to have, I had one six months ago and now I'm having another Town Hall meeting, which we are going to have an open, again to the public, similar to what Commissioner Slesnick did a week ago, her very successful symposium, and we are going to discuss many different topics from metal roofs to public safety and we are going to discuss the plans and what the City is doing. If people want to come and give our input in regards to metal roofs, you are more than welcome its open to the public, you'll be receiving an invitation via E-NEWS and also through the mail. But if you would like to have some sort of City-run symposium just on metal roofs, I would think it's a great idea. I just don't want to push it too far because, and I'll be honest with you, the reason why I don't want to push too far is because I've spoken to several individuals and they told me, look, we are ready to commence construction or renovation of our existing residence. I live in a residence which is not Mediterranean style, I would have put a metal roof in my house, but they are kind of waiting for the Commission to make a decision. I don't know how my colleagues feel about that.

Vice Mayor Quesada: So just two quick things, well three quick things. First thing is, the truck ordinance was not unanimous obviously...majority, yes referendum, so it wasn't unanimous.

Commissioner Lago: I misspoke, I apologize.

Vice Mayor Quesada: I know. I'm just giving you a hard time and continue to give you a hard time because you have heard someone who's against the metal roofs because I've said it on this

dais that I'm against it, and the reason for that is, I think the policing aspect of it. I haven't been convinced that we can put something out there that will be easily identified in certain situations. I've seen metal roofs that look beautiful and I've seen metal roofs that look horrible and it's a very slippery slope as to what you are going to put in certain locations. I think it has a lot to do with the pitch of the roof, to use a word I don't typically use, construction terminology, but the pitch I think has a lot to do with it. If you have a flat roof and you put a metal roof on it, it looks absolutely horrible and because the aesthetics can go every which way, I think it creates a lot of complications for the type of architecture that we have in the City. I understand your position, I understand Commissioner Keon's position. Commissioner Slesnick hasn't really said her position, but I have a feeling where she is going with it and Ramon from your presentation, the beginning of your presentation made me think, Oh, Ramon has a different opinion to metal roofs than I thought. That's my concern. I'm open to having the conversations, I have that same binder that was delivered to us maybe a year or year and-a-half ago, that was incredibly large. I think there were 800 comments from the residents in there with every different variation of how to proceed on it. So that's my concern. I'm more than willing to have the conversation again, I've no problem. Again, we had conversations about it, I think about a year and-a-half ago, like two years ago, but I think Commissioner Keon brings up a good point that technology has changed and there may be different aspects and different ways to approach it. As I've always said, all the issues up here, I'm willing to have as much discussion as possible. My inclination is against it just because I see it – my fear is unintended consequences and impact affecting differently the types of homes in the neighborhoods and you don't want to hodge-podge, you know, its just got to be done right. I'll be for it if its done right and its very well delineated. There is nothing worse than going before the Board of Architects and saying, Oh, I want to paint my house this shade of beige and they go, no, we don't like that shade. People get very frustrated easily with that kind of process. When we put the colors up online it made it a lot better for residents because there was some expectation. So if there aren't clear expectations to what is allowed and what isn't, which my fear its very hard to define that, we will end up upsetting more people and potentially damaging the look and feel of our residential neighborhoods. So there are a lot of fears that come up in my thoughts.

Commissioner Slesnick: I would just like to say, we own a farmhouse up near Charlottesville, Virginia and its 200 years old and it has a metal roof on it that seems to be original to the house. So as far as sustainability, metal roofs are very easy to maintain, you can go up and weld them if you have some damage or whatever, they weld it and it keeps its shape, but that's a farmhouse and its in the middle of 27 acres in Virginia. So it would look next door to Mediterranean homes that have all barrel tile roofs and a Mediterranean theme, I'm not sure. But Commissioner Keon has a point in that if we have annexations of Little Gables and High Pines, you are going to have a lot more metal roofs down there, but we've already addressed that taking in Snapper Creek and so forth, which has metal roofs. I'm not opposed to metal roofs so much as I am to the process and that I think we have to have more public input into it, either in workshops and more discussion on how people feel.

Mayor Cason: I think that we – I'm in favor or lots of discussion. I think times change, I think there are appropriate places for it, technology is changing. I think there are certain places where certainly we've discussed they are not appropriate. I haven't seen any complaints about the 18 homes, they didn't turn out disastrous and we are getting e-mails, I don't think we probably did at the time. I think the Board of Architects certainly has a roll to play in this and we can look at their advice. I don't like the idea of a charrette on something like this where its mixed in with other things. I think the way to do it is to come up with some proposals as to how the process would work, encourage people to come to the Planning and Zoning, we get from 100 to 200 people to come, discuss it there where we have the expertise. All the knowledge can be brought on one specific issue and then we can see whether there is a chance to move forward. But certainly we need to have the roll of architects and again, we do have metal roofs, its just they happen to be copper.

Commissioner Lago: Just one last thing. In reference to what the Vice Mayor said, two comments. When people discussed the truck ordinance, they really didn't know how it would turn out. I remember when the votes were cast, I guess it wasn't unanimous, but it was pretty persuasive in regards to the numbers. I couldn't believe that that many people were in favor of trucks, again, with limitations – no signage, the truck had to be in working order...

Vice Mayor Quesada: No debris in the bed.

Commissioner Lago: A lot of requirements, but it was healthy to see that we had evolved in that aspect. And in reference to the Vice Mayor's comment about policing, he's spot on, but we do have a policing agency. I think we have one of the most thorough policing agencies in this community – Historic Preservation, Board of Architecture, the Planning and Zoning and the end all, be all is this Commission. Sometimes we all agree and sometimes we don't agree, but we have very, very thorough vetting that's why Coral Gables is what it is. So, I think that we can't go wrong with having a public discussion. I think we should, like the Mayor said, have something a little bit formal so that the last thing I want is to have another discussion in reference to metal roofs and it either doesn't move forward or doesn't get voted on and I think that we owe that to a lot of the residents who have been waiting a long time for this. By the way, this is not something that we are going to have hundreds of people applying for metal roofs, its not going to happen. You are going to have a handful.

Mayor Cason: And we are talking about new development, new development.

Commissioner Slesnick: New houses – only new houses.

Mayor Cason: Only new houses and one of your options was in south of Dixie where they happen to be the ones we have there anyway. So it seems to me that we can't go wrong by bringing this up with specific Planning and Zoning based on guidelines that you come up with suggestions and encourage all the residents that want to opine on this to come out and then we have a very focused discussion with the experts around with facts and data.

Commissioner Lago: Facts of are property values affected?- or let's talk about real...

Vice Mayor Quesada: That's not the only factor.

Commissioner Lago: No, no, I'm not talking about the only factor.

Vice Mayor Quesada: You can't start putting metal roofs in North Gables for example, maybe the property value wouldn't be a factor, it must be the character of the neighborhood.

Commissioner Lago: That's only one of fifteen points just running down the line. Its kind of so people understand, are property values affected?- how does it affect a historic nature of a

property?- how does it affect a property that may not be historic but is Mediterranean in influence?- how does it affect sustainability?- how does it affect the City?- different things, the overall feel of the community. I don't want to just focus on one thing and that is whether its aesthetically pleasing or not because there are a lot of moving parts that invoke this decision.

Mayor Cason: And just like when we have the discussion of pickup trucks, the reason I wanted a referendum was I didn't want us to be aesthetic zcars up here, and I think we don't know where the community stands on this and I think let's have a discussion, you never can go wrong with having a discussion, we'll learn something from it and then we'll have a chance up here having listened to what the community says to decide on whether we want to allow it and where and how and what roll the Board of Architects and all the other elements that go into it. So, I would – we could have a resolution, if that's what we need for you to move forward or consensus.

City Attorney Leen: Consensus – if there is a disagreement then a vote.

Commissioner Lago: I think Commissioner Keon wanted to say something.

Mayor Cason: Commissioner Keon.

Commissioner Keon: I'm sorry, all I would ask is that it would go back to our Planning Department and our staff to really provide the input, to come up with appropriate, what they believe are appropriate...should be metal roofs or not, but that they go back and...with the materials that are available to us today and the various finishes that are available today, what would they propose with what is available to us today and in what areas and if it should be confined to a particular type of, a particular style of home and be that particular style. I want a whole lot of work out of our Planning Department before this goes to Planning and Zoning Board, so that they have all of the information that they need to really have a healthy discussion on this and to be able to have public input so that the public knows that this isn't just put metal roofs wherever you want them if they understand that what we are looking at is in a particular area or in what area is it appropriate and what type of home is it appropriate, when is it appropriate, where is it appropriate, all of those things. So, I really would like to direct staff to go back and take a very hard look at this from really specific guidelines and suggestions that they will propose to the Planning and Zoning Board to begin that discussion.

Mayor Cason: Would you like to make that a resolution so we can move forward?

Commissioner Keon: OK. I would like to move that we direct staff to...

Mayor Cason: Do what you just said.

Commissioner Keon:...whatever I said. To go back and look at the products that are available, how those products can simulate what is actually allowable under our current Code and what should maybe be included in that, where it should be and in what area should it be and what type homes should it be? Should it be related only to single family residential properties as opposed to any other commercial properties that we are building or the multi-family properties?- to what kinds of building sites, in what districts it should be allowed in?- and what type of construction that it is allowed in?- and its not just maybe for renovation, maybe if you renovate your home in this style then maybe you can have a metal roof. Its not just a matter of whether they be in your home and what kind of home is it appropriate, all of those issues. Every one of the issues I want them to research, I want them to look at, and I want them to make a proposal to the Planning and Zoning Board to consider.

Mayor Cason: OK. That's the motion.

Commissioner Keon:...because they are the expertise in those areas, yes.

Mayor Cason: So Commissioner Keon made the motion from South Africa and the Vice Mayor has seconded, that's a record.

City Attorney Leen: We have the whole record so I'm sure that they could do that. Then once they do that they will go to Planning and Zoning or they will come back to you?- what are you asking?

Commissioner Keon: I would have them go to Planning and Zoning, the public process. We can also have a charrette, we can have anyone of us or all of us together can ask for a special meeting or a public meeting on the issue, but I think they should – I would like to see it go to Planning and Zoning only to have it kind of an open discussion with them and probably with the Board of Architects and you may have a combined meeting between the Board of Architects and the

Planning and Zoning Board as to a proposal that would move forward for public discussion and for consideration by the Commission.

Mayor Cason: OK.

City Attorney Leen: Mr. Mayor – if its OK Commissioner, if you want to give comments to the Board of Architects, I'd recommend they be separate, not that you go to the Board of Architects because...

Mayor Cason: This will be the proposals that she'll come up with...if you do the research that we requested if we vote on this and make a recommendation on that whether its together or separate, you'll have your legal reasons.

City Attorney Leen: I would just leave the discretion to staff. We've heard the Commissioner, they'll do everything that you've said and then they'll bring it to the Planning and Zoning Board.

Mayor Cason: Alright, so we have Commissioner Keon...

City Attorney Leen: And the Board of Architects will, is that OK Madam City Manager, Mr. Trias?

Mr. Trias: Mayor, I think yes, and I think that everything that has been requested is a very reasonable subject of research. The only thing that I would caution you is that at the end of the day this is really a policy choice and it has nothing to do, it has nothing to do with the fact that there are some new materials today. For the past 100 years there have been perfectly fine metal roofs. I used to own a house like Commissioner Slesnick from the 30's with a very nice metal roof, historic house; and all I'm saying is that is part of the language of the vernacular architectural of Florida, perfectly appropriate, there is nothing wrong with that. So it's a policy choice and a policy choice could be yes or no, really that's the issue at hand and I don't know what kind of level of data how much can really help you make a better choice. I think the issue is fairly well understood as we know them, we'll collect them, we'll get them back to you, we'll talk to the Planning and Zoning Board, the Board of Architects, everyone you want, but at the end of the day its really a policy choice.

City Attorney Leen: So Mr. Mayor, the procedure would be that they'll work on it, they'll get the Board of Architects thoughts, they'll bring it to Planning and Zoning Board for public hearing, then it would come to you, through the normal process.

Mayor Cason: And we'll encourage the public to show up, make sure they get plenty of knowledge about it, so we'll have their opinions and then it will eventually come to us for a decision as to where, when, or whatever the specifics of it are. So we have Commissioner Keon made the motion, Vice Mayor seconded. City Clerk.

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: Thank you.

[End: 1:24:57 p.m.]