

Metal Roofs Comments
City of Coral Gables - Planning Department
Emailed Public Comments to
metalroofcomments@coralgables.com

UPDATED
03.19.2008

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	03/19/08	Gary Sample 912 Tangier Street Coral Gables, FL 33134		X	<p>-----Original Message----- From: carioca3@aol.com [mailto:carioca3@aol.com] Sent: Wednesday, March 19, 2008 9:49 AM To: metalroofcomments@coralgables.com Subject: Review of Metal Roofs In Gables</p> <p>I have seen some of the metal roofs that have been installed recently and am also aware of the superior durability benefits of this type of roof; I think they are an excellent option. I live in the North Gables and believe that these roofs should be allowed throughout the city. Given the different metal roof forms now available, I do not think they are incompatible with the existing architecture and I think any esthetic issues can be addressed during the individual permitting process rather than through a blank ban.</p> <p>Gary Sample 912 Tangier Street Coral Gables, FL 33134</p> <hr style="width: 10%; margin-left: 0;"/>
2.	03/12/08	Alfred & Jacinta Cuadrado 3315 Durango Coral Gables, FL		X	<p>-----Original Message----- From: Yorktico@aol.com [mailto:Yorktico@aol.com] Sent: Wednesday, March 12, 2008 9:49 AM To: metalroofcomments@coralgables.com Subject: METAL ROOF ORDINANCE</p> <p>Dear Sir or Madam: As residents of Coral Gables for more than twenty years, we would like to support the metal roof ordinance throughout the City of Coral Gables, without limitation to any specific area. We believe this can enhance the exterior of many homes since many designs that are more modern do not really go well with tile (especially Spanish tile) roofs. Thank you. Alfred & Jacinta Cuadrado</p>

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					3315 Durango Coral Gables, FL
3.	03/12/08	Ray Jourdain, GRI, CRS Lic. RE Broker/Owner UrbaniZa Realty 801 Madrid St. Ste. 203 Coral Gables, FL 33134 Office 305-648-2484 Fax 305-648-3537 www.urbanizarealty.com ray@urbanizarealty.com		X	<p>-----Original Message----- From: Ray Jourdain [mailto:ray@urbanizarealty.com] Sent: Wednesday, March 12, 2008 7:24 AM To: metalroofcomments@coralgables.com Subject: Coral Gables Metal Roofing</p> <p>Dear Commissioners</p> <p>I have been waiting to replace my two roofs at 3700 Ponce De Leon Blvd for your approval of Metal roofing. The existing roofs still have life left in them, but I feel the long term hurricane benefits of metal roofing to be well worth it. I understand the aesthetic issues you deal with regarding them, but the function far outweighs those concerns. We hope to never have to be concerned with a hurricane, but those that have metal roofing over their heads during and after a storm, will be quite fortunate.</p> <p>Please strongly consider full City wide approval!</p> <p>Best, Ray Jourdain, GRI, CRS Lic. RE Broker/Owner UrbaniZa Realty 801 Madrid St. Ste. 203 Coral Gables, FL 33134 Office 305-648-2484 Fax 305-648-3537 www.urbanizarealty.com ray@urbanizarealty.com</p> <p>Grant Gannon, Realtor/Broker Asst. grant@urbanizarealty.com</p>

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					Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
4.	03/11/08	Carmen C. Ferreira, Esq. York Title Company 6262 Bird Road, Suite 2C Miami, FL 33155 PH 305-665-5060 FAX 305-665-2813		X	<p>-----Original Message----- From: Yorktico@aol.com [mailto:Yorktico@aol.com] Sent: Tuesday, March 11, 2008 2:44 PM To: metalroofcomments@coralgables.com Subject: metal roofs</p> <p>Good afternoon: I would like to voice my support of metal roofs throughout the City of Coral Gables. I believe it would be an unfair practice to limit metal roofs to only parts of the city. Even in the north Gables area, which is more "historic", there are many homes that are more modern in architecture and would certainly lend themselves to metal roofing. I personally think this would enhance the properties, and I am a Gables resident (for over 20 years now), and live in an "old Spanish" house. I can certainly understand a restriction for properties which are considered "old Spanish" or "historic landmarks", but I cannot agree with a limitation as to specific areas of the City. Let's be fair to all residents where the architecture of their property would lend itself to metal roofing. Thank you.</p> <p>Carmen C. Ferreira, Esq. York Title Company 6262 Bird Road, Suite 2C Miami, FL 33155 PH 305-665-5060 FAX 305-665-2813</p> <p>----- It's Tax Time! Get tips, forms and advice on AOL Money <http://money.aol.com/tax?NCID=aolprf00030000000001> & Finance.</p> <p>Under Florida Law, e-mail addresses are public records. If you do not want</p>

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					your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
5.	03/11/08	Eloisa C. Rodriguez-Dod 430 Navarre Ave Coral Gables, FL 33134		X	<p>-----Original Message----- From: Eloisa Rodriguez-Dod [mailto:dode@nsu.law.nova.edu] Sent: Tuesday, March 11, 2008 2:36 PM To: metalroofcomments@coralgables.com Subject:</p> <p>I am a resident of Coral Gables and wish to inform the city's Planning & Zoning Board, Board of Architects and City Commission of my support for an ordinance amending the Zoning Code to extend the pilot program for metal roofs on single family homes, which was previously approved for those areas to the south of US1/South Dixie Highway, to those areas of the City north of US1/South Dixie Highway. Such pilot program would include the appropriate review by the City of Coral Gables Board of Architects in order to protect the character of historic homes and neighborhoods. Thank you.</p> <p>Eloisa C. Rodriguez-Dod Professor of Law Academic Director NSU-UB Dual Degree Program Nova Southeastern University Shepard Broad Law Center 3305 College Ave. Ft. Lauderdale, FL 33314 (954)262-6181 <mailto:dode@nsu.law.nova.edu> dode@nsu.law.nova.edu Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.</p>
6.	03/11/08	Leo Bueno LEO BUENO, ATTORNEY, P.A. www.BuenoLaw.com		X	<p>-----Original Message----- From: Leo Bueno [mailto:LeoBueno@USA.net] Sent: Tuesday, March 11, 2008 11:19 AM To: metalroofcomments@coralgables.com</p>

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		305-669-5260 [voice] 305-328-9301 [fax] Leo@BuenoLaw.com			<p>Subject: Can we experiment at least?</p> <p>We would like to get a metal roof in our house. Any chance we could at least experiment in some sections of our City to see how they perform and look.</p> <p>Thanks.</p> <p>=====</p> <p>Leo Bueno LEO BUENO, ATTORNEY, P.A. www.BuenoLaw.com 305-669-5260 [voice] 305-328-9301 [fax] Leo@BuenoLaw.com</p> <p>=====</p>
7.	03/10/08	Thomas R. Mooney cityplan@bellsouth.net			<p>-----Original Message-----</p> <p>From: "Thomas R. Mooney" <cityplan@bellsouth.net> Sent: Mon, 10 Mar 2008 15:49:57 Eastern Daylight Time To: coejack@bellsouth.net, eibi@bellsouth.net, cmoreno@mwbm.com, tkorge@korgelaw.com, jsalman@c3ts.com, Behar Robert <robert@beharfont.com>, patkeon@aol.com Subject: PZB - Coral Gables Metal Roofs</p> <p>Dear Chair and Members of the Planning and Zoning Board,</p> <p>I am writing to you in advance of the March 12, 2008 PZB Meeting. I am a resident of North Gables and I have been active in the issue of allowing metal roofs in Coral Gables.</p> <p>As indicated by the recommendation of City Staff to make permanent the regulations for metal roofs in those areas of the City south of US1, the application of the Ordinance adopted by the City Commission last July has resulted in a very successful integration of metal roofs within the built aesthetic of the City.</p> <p>Although not recommended by City staff, I believe that a similar pilot program for the area of the City north of US1 should be included as part of the Ordinance being transmitted to the City</p>

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					<p>Commission.</p> <p>A pilot program for eligible residences north of US1 is the only tangible way of determining whether metal roofs would actually have any impact on the scale, context and character of north gables. In order to address any concerns with regard to extending a pilot program for metal roofs in the areas of the City north of US1, I have attached a draft of an ordinance that mirrors the ordinance recommended by City Staff, but includes an applicability section pertaining to areas of the City north of US1. This applicability section would create additional limitations that should address the concerns expressed by the City Commission with regard to the context of north gables, but would still allow for an adequate study area.</p> <p>The study of metal roofs in Coral Gables has been going on for almost 2 years. The proposal for a citywide metal roof ordinance has previously received the full support of all of the Development Review Boards (Planning Board, Historic Preservation Board, Board of Architects and Board of Adjustment), the Metal Roof Advisory Committee and the vast plurality of the residents and homeowners who have participated in the public process. This type of diverse and overwhelming support equates to good public policy.</p> <p>The residents of north gables have participated in this long process fairly and in good faith, and deserve the same opportunity as those residents who live south of US1 with regard to a limited pilot program.</p> <p>I appreciate your hard work and your attention to this issue. If you have any questions with regard to the attached ordinance, please feel free to contact me.</p> <p>Sincerely,</p> <p>Thomas R. Mooney 601 Navarre Avenue</p> <p>Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.</p>

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					<p style="text-align: right;">MOONEY OPTION – March 12, 2008</p> <p style="text-align: center;">CITY OF CORAL GABLES, FLORIDA ORDINANCE NO. _____</p> <p style="text-align: center;">AN ORDINANCE OF THE CORAL GABLES CITY COMMISSION AMENDING THE ZONING CODE, ORDINANCE NO. _____, AS AMENDED, TO PERMIT METAL ROOFS IN SPECIFIC AREAS OF THE CITY; PROVIDING A REPEALER PROVISION; A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.</p> <p style="text-align: center;">WHEREAS,</p> <p>NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:</p> <p>SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.</p> <p>SECTION 2. The Zoning Code of the City of Coral Gables is hereby amended to permit metal roofs in a specific areas of the City, as follows: <i>Article 5 – Development Standards. Division 16. Roofs Section 5-1605. Pitched roofs, material.</i> [Amend above Section to read as follows:] <i>"J. Standing seam metal may be used as a roofing material for single-family residences in areas of the City east and/or south of U.S. 1/South Dixie Highway, subject to City Architect review and recommendation and full Board of Architects review and approval, in accordance with Article 5, Division 6 - Design Review Standards, and all of the following: 1. Allowable architectural styles shall be limited to High Modern, Post-War Modern, Ranch or Key West/Florida Vernacular architectural styles, subject to the discretionary review and approval of the full Board of Architects. Architectural styles are as defined in "A Field Guide to American Houses," by</i></p>

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					<p><i>Virginia and Lee McAlester and published by Knopf/New York, as updated.</i></p> <p><i>2. Historically significant structures (as determined by the Historic Preservation Officer) built in the Mediterranean/Mission architectural styles are expressly prohibited from having standing seam metal roofs.</i></p> <p><i>3. Applications for standing seam metal roofs for designated historic landmarks, or for structures within designated historic landmark districts, shall be subject to the review and approval of the Historic Preservation Board, pursuant to existing City provisions and procedures.</i></p> <p><i>4. Allowable colors shall be limited to the following*, subject to the discretionary review and approval of the full Board of Architects:</i> <i>Copper, White 1, White 2, Gray 1, Gray 2 (*Refer to Color Chart entered into the public record for the accurate representation of allowable colors.</i></p> <p><i>5. Metal roofs shall not be painted or re-painted once installed. This provision shall not preclude the initial painting of roofing panels as part of the manufacturing process.</i></p> <p><i>6. The type of roofing material shall be limited to "24-gauge" standing seam metal, as defined in Article 8.</i></p> <p><i>7. Metal roofs intended to replicate or imitate traditionally non-metal roofing, including barrel tile, Spanish-S tile, cedar shakes, or other traditionally non-metal roofs, shall be prohibited.</i></p> <p><i>8. Approved standing seam metal roofs shall be installed pursuant to the manufacturer's guidelines (i.e., pitch, fastening, etc.), and all applicable County, State, and Federal regulations.</i></p> <p><i>9. The use, design, style, installation, pitch, and composition of a standing seam metal roof shall be compatible with the architectural style of the structure, and with the context and character of the surrounding area.</i></p> <p><i>10. Appeals of the decision(s) of the Development Review Official, Board of Architects, and/or Historic Preservation Board may be referred to the City Commission, pursuant to Sections 3-604 and 3-605.</i></p> <p><i>K. Copper may be used as a roofing material for residences subject to approval of design, manner of installation, and conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects."</i></p> <p><i>Article 8 – Definitions.</i> <i>[Amend above Section to read as follows:]</i> <i>"Standing seam metal roof.</i> A type of roofing material characterized by long flat metal panels or sheets that are crimped together along their vertical edges. Allowable standing seam metal roofing in the City shall be a minimum 24-gauge and shall exclude poorer quality products such as 5 v-crimp panels."</p> <p>SECTION 3. The provisions of Section 2 of this Ordinance shall be applicable to eligible single-</p>

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					<p><u>family residences in areas of the City west and/or north of U.S. 1/South Dixie Highway, subject to the following timeframes, locations, procedures and conditions:</u></p> <p><u>A. For eligible single-family residences in areas of the City west and/or north of U.S. 1/South Dixie Highway, permit applications for standing seam metal roofs shall not be permitted for any single family home with a front or street yard facing Coral Way, Alhambra Circle, Granada Boulevard, South Greenway Drive and North Greenway Drive.</u></p> <p><u>B. For eligible single-family residences in areas of the City west and/or north of U.S. 1/South Dixie Highway, permit applications for standing seam metal roofs shall be accepted for a period of thirty (30) days (_____, 2008) from the date of adoption of these regulations, or until a maximum of 15 applications are submitted, whichever occurs first, after which no permit applications for standing seam metal roofs shall be accepted for any single-family residence in areas of the City west and/or north of U.S. 1/South Dixie Highway, unless otherwise provided for by the City Commission.</u></p> <p><u>C. In those areas of the City west and/or north of U.S. 1/South Dixie Highway, no more than one (1) permit application for a standing seam metal roof shall be accepted within a 500 foot radius.</u></p> <p><u>D. Eligible applicants in areas of the City west and/or north of U.S. 1/South Dixie Highway must receive preliminary Board of Architects approval within one hundred twenty (120) days (_____, 2008) from the date of adoption of these regulations.</u></p> <p><u>E. The Board of Architects may require that metal roof applications for eligible single-family residences in areas of the City west and/or north of U.S. 1/South Dixie Highway be submitted at least two (2) weeks in advance of the Board meeting and that additional exhibits, as deemed appropriate, may be required in order to fully evaluate the impact of a metal roof application within the established context of the eligible residence.</u></p> <p><u>F. The City Manager shall return to the City Commission within one hundred and eighty (180) days (_____, 2008) from the date of adoption of these regulations with a "progress report" on metal roofs approved in those areas of the City west and/or north of U.S. 1/South Dixie Highway at which time the City Commission may provide further policy direction.</u></p>

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					<p>SECTION 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.</p> <p>SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.</p> <p>SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or relettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.</p> <p>SECTION 7. This ordinance shall become effective upon the date of its adoption herein.</p>
8.	03/10/08	Robert FineR@gtlaw.com			<p>From: Riel, Eric Sent: Monday, March 10, 2008 11:10 AM To: 'FineR@gtlaw.com'; Lubin, Dona; Riel, Eric Cc: ThomasMooney@miamibeachfl.gov Subject: RE: Planning & Zoning Board meeting</p> <p>All meetings are televised.</p> <p>Eric Riel, Jr. Planning Director City of Coral Gables, Florida eriel@coralgables.com 305.460.5211</p> <p>To assist the Planning Department's customers and provide efficient and cost effective service while promoting "Green" initiatives, the Department encourages the use of video and/or audio conferencing for meetings and appointments with Department personnel. The video call-in conferencing address is "planningvc.coralgables.com." Please contact the Department at planning@coralgables.com in advance to schedule meetings.</p> <p>.....</p> <p>This e-mail is from the Planning Department of the City of Coral Gables, Florida and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone</p>

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					<p>else. The State of Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.</p> <p>From: FineR@gtlaw.com [mailto:FineR@gtlaw.com] Sent: Monday, March 10, 2008 11:07 AM To: dlubin@coralgables.com; eriel@coralgables.com Cc: ThomasMooney@miamibeachfl.gov Subject: Planning & Zoning Board meeting</p> <p>Dona/Eric:</p> <p>Is it planned for Wednesday's PZB meeting to be televised on Gables TV? If not, could it be?</p> <p>Thanks Robert</p> <hr/> <p>Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.</p> <p>The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. To reply to our email administrator directly, please send an email to postmaster@gtlaw.com.</p>

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9.	03/09/08	Catherine Raymond 623 Palermo Ave. Coral Gables, FL 33134 h: 305-774-7056		X	<p>-----Original Message----- From: Catherine Raymond [mailto:crayweb@bellsouth.net] Sent: Sunday, March 09, 2008 10:54 AM To: metalroofcomments@coralgables.com Subject: metal roof comment</p> <p>All homeowners throughout Coral Gables should be allowed to install metal roofs. Metal roofs provide superior hurricane protection at a price comparable to tile roofs. Additionally, metal roofs are available in a variety of styles that are aesthetically compatible with architectural standards in our city.</p> <p>The trial conducted last year should be made permanent and expanded to all neighborhoods within the city.</p> <p>Catherine Raymond 623 Palermo Ave. Coral Gables, FL 33134 h: 305-774-7056</p>
10.	03/07/08	Alvaro Smith 1315 San Ignacio Ave. Coral gables, FL 33146		X	<p>-----Original Message----- From: Alvaro Smith [mailto:alvaros@bellsouth.net] Sent: Friday, March 07, 2008 10:12 AM To: metalroofcomments@coralgables.com Subject: Metal Roofs</p> <p>I would like to express my support for metal roofs in the Coral Gables.</p> <p>I find these roofs to be much safer during hurricanes then the tile roofs which aresomewhat dangerous when the winds blow the tiles off the roof. I also find them tolook good. I have always liked the look of these roofs when I have visited</p>

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11.	03/06/08	Stuart Rich 1222 Aduana Ave. Coral Gables, FL 33146 305-661-8262		X	-----Original Message----- From: Bluskye7@aol.com [mailto:Bluskye7@aol.com] Sent: Thursday, March 06, 2008 8:36 PM To: rivieraneighbors@bellsouth.net Cc: metalroofcomments@coralgables.com Subject: Re: RNA Inquiry: Metal roofs 080305 Anything would be better than those insipid mono color orange/terra cotta barrel tiles that seem to be so popular now. Respectfully, Stuart Rich 1222 Aduana Ave. Coral Gables, FL 33146 305-661-8262
12.	03/06/08	Eric Aserlind 6304 caballero Blvd. Coral Gables, FL 33146		X	-----Original Message----- From: Eric Aserlind [mailto:easerlind@bellsouth.net] Sent: Thursday, March 06, 2008 8:31 AM To: metalroofcomments@coralgables.com Subject: FW: Metal Roofs From: Eric Aserlind [mailto:easerlind@bellsouth.net] Sent: Thursday, March 06, 2008 8:29 AM To: 'rivieraneighbors@bellsouth.net' Cc: 'wwithers@coralgables.com' Subject: Metal Roofs

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					<p>I fully support the approval of metal roofs in all of Coral Gables, with conditions:</p> <ol style="list-style-type: none"> 1. No plain (i.e. unpainted, bare metal). 2. No embossed roofs (roofs that are supposed to simulate the texture of non-metal roofs such as tiles or cedar shakes). 3. Colors should be approved on a case by case basis, in much the same way as exterior paint colors are approved. For example, white would be acceptable because there are so many white tile roofs already in existence. For my house, I would choose a dark brown or some other color that would look like weathered copper. <p>Metal roofs are superior to tile, shingle, or built-up roofs in terms of durability, maintenance, and useful life. I don't know how they withstand hurricane force winds, but I would think that if the underlying roof structure itself is solid, the metal roof would provide fewer surfaces for the wind to get under. I have a metal roof on a cabin in Montana that is subject to 90 mph winds several times a year and have had no problems.</p> <p>Eric Aserlind 6304 Caballero Blvd. Coral Gables, FL 33146</p>
13.	03/06/08	Mrs. R. P. Palacios 5035 Orduna Drive Email- Marilupal@aol.com		X	<p>-----Original Message----- From: Marilupal@aol.com [mailto:Marilupal@aol.com] Sent: Thursday, March 06, 2008 8:17 AM To: metalroofcomments@coralgables.com Subject: metal roofs</p> <p>The metal roofs I have seen have been tastefully incorporated into the design of the home. That should be the overriding concern. I would not like to see a metal roof on a spanish/mediterranean style home!</p> <p>I also understand that they are very hurricane resistant, no flying tiles!</p> <p>I am therefore for the metal roofs.</p>

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14.	03/05/08	Osmundo Sanchez, Jr. 6810 Gratian Street Coral Gables Fl 33146 USA Phones: 305-665-6666 - Mobile 725-8719 Fax 666-5270 Email: Osanjr@aol.com	X		-----Original Message----- From: OSANJR@aol.com [mailto:OSANJR@aol.com] Sent: Wednesday, March 05, 2008 10:59 PM To: metalroofcomments@coralgables.com Subject: Metal roofs Gentlemen, I am opposed to the metal roofs. It creates a mix of roof systems that does not help the uniformity of the city. They are not elegant. The majority of Coral Gables roofs are either concrete tiles or clay tiles, adding another type of roof does not help the excellent environment of the Gables. Thanks to hearing my opinion. Osmundo Sanchez, Jr. 6810 Gratian Street, Coral Gables Fl 33146 USA Phones: 305-665-6666 - Mobile 725-8719 - Fax 666-5270 Email: Osanjr@aol.com
15.	03/05/08	Peggy Mayers Email- peggymayers@hotmail.com	X		-----Original Message----- From: Peggy Mayers [mailto:peggymayers@hotmail.com] Sent: Wednesday, March 05, 2008 9:29 PM To: metalroofcomments@coralgables.com Subject: Metal Roofs Hello, Having been born and raised in Coral Gables. although I do not live there anymore and if I did, I would oppose metal roofs. I think the City Of Coral Gables can do without this type of roofing. I live in Louisiana now, not by choice, but my real home will always be Coral Gables. Please do not let metal roofs come in. It is not in the character of the beautiful city that I know and remember. Regards, Peggy Mayers
16.	03/05/08			X	-----Original Message-----

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Emailed Public Comments to
metalroofcomments@coralgables.com

UPDATED
03.19.2008

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
		Kathleen Smith Zorn Home: (305) 665-6705 Cell: (305) 442-2000 Email- gablesharbour@bellsouth.net			From: Kathleen Smith Zorn [mailto:gablesharbour@bellsouth.net] Sent: Wednesday, March 05, 2008 8:42 PM To: metalroofcomments@coralgables.com Subject: Metal roofs We are in favor of metal roofs. Kathleen Smith Zorn Home: (305) 665-6705 Cell: (305) 442-2000
17.	03/05/08	Sharon Johnnides Email- sharonejay@yahoo.com		X	-----Original Message----- From: sharon johnnides [mailto:sharonejay@yahoo.com] Sent: Wednesday, March 05, 2008 6:31 PM To: metalroofcomments@coralgables.com Subject: my opinion on metal roofs for coral gables I personally have no objections with metal roofs however i believe they should match the architecture of the house (i.e. key west style house). Somehow, i do not see a metal roof on a two story traditional home. sharon johnnides
18.	03/05/08	Susan McGrath susan.mcgrath@soundcomponents.com		X	-----Original Message----- From: Susan McGrath [mailto:susan.mcgrath@soundcomponents.com] Sent: Wednesday, March 05, 2008 10:13 AM To: metalroofcomments@coralgables.com Subject: We need the option I am a 30 year resident and business owner in the city of Coral Gables. Metal roofs are stronger, longer lasting and better looking than tile roofs. The building code can be updated to follow technological improvements and not be stuck in the 1920's. As a longtime home owner, I cannot afford to continue to subsidize shoddy roofer workmanship which gives me a "new roof" that lasts for 6-7 years before beginning to leak. Then the same roofers overcharge for "repairs" and

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					<p>suggest that if more than a certain % is needing repair, then I need a whole new roof.</p> <p>The days of a "quality" tile roof are long gone, and I for one would like the option of properly installed metal roofs. Thank you.</p>
19.	03/05/08	<p>Andres L. Jimenez, MD Phone: 305-243-7780 Fax: 305-243-7790 e-mail: ajimenez2@med.miami.edu</p>		X	<p>-----Original Message----- From: Jimenez, Andres [mailto:AJimenez2@med.miami.edu] Sent: Wednesday, March 05, 2008 9:36 AM To: metalroofcomments@coralgables.com Subject: yes to aesthetic metal roofs</p> <p>I am a resident of Coral Gables since 1978 and as a matter of fact , I was considering replacing my roof with a metal roof. I have a sample of a metal roof "tile" which is shaped just like a clay tile ("barrel tile"), maybe a bit flatter and would not differ in any way from the way mine looks. I observed closely a roof replacement operation in my son's house and the process is very professional. They are supposed to be able to resist winds of up to 150 mph.</p> <p>Thank you Andres L. Jimenez, MD Phone: 305-243-7780 Fax: 305-243-7790 e-mail: <mailto:ajimenez2@med.miami.edu> ajimenez2@med.miami.edu</p>
20.	03/05/08	<p>Jim Zade</p> <p>GECKOGROUPINC 120 Madeira Avenue Coral Gables, Florida 33134 305.443.8482 office 305.443.8481 fax 305.987.7070 cell</p>		X	<p>-----Original Message----- From: Jim Zade [mailto:jzade@bellsouth.net] Sent: Wednesday, March 05, 2008 8:49 AM To: metalroofcomments@coralgables.com Subject:</p> <p>Dear Board Members:</p> <p>As an Architect/Engineer and a Coral Gables resident, I think that metal roofs should be allowed throughout the Gables. Not only they are visually</p>

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					<p>pleasing and fit the Florida architecture, but metal roofs are superior to other roof types in terms of longevity and protection from the elements.</p> <p>Thank you for your continued effort to keep our city beautiful.</p> <p>Jim Zade</p> <p>GECKOGROUPINC 120 Madeira Avenue Coral Gables, Florida 33134 305.443.8482 office 305.443.8481 fax 305.987.7070 cell</p>
21.	3/1/08	Marlin Ebbert 6935 Almansa Street Coral Gables, FL 33146		X	<p>-----Original Message----- From: Marlin Ebbert [mailto:marlinebbert@yahoo.com] Sent: Saturday, March 01, 2008 8:52 AM To: metalroofcomments@coralgables.com Subject: metal roofs</p> <p>I am in favor of allowing metal roofs on new construction and on replacement roofs on a house-by-house basis.</p> <p>I will try to attend the meeting on 3/12/08.</p> <p>Thanks for opening this subject up to the entire community - I feel that there was not proper notification prior to this.</p> <p>Marlin Ebbert 6935 Almansa Street</p>
22.	2/28/08	Robert and Maria Smith 1141 Sunset Rd. Coral Gables, FL 33143		X	<p>-----Original Message----- From: Maria Smith [mailto:pitangaforbirds@yahoo.com] Sent: Friday, February 29, 2008 12:16 PM To: metalroofcomments@coralgables.com Subject: Re: metal roof meeting March 12</p>

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					Victoria Tyler Downey & Steve Ficklin 512 Aragon Avenue Coral Gables FL 33134
24.	2/26/08	Mario B. Portuondo 1524 Mantua Ave Coral Gables, FL 33146		X	-----Original Message----- From: mario portuondo [mailto:mariobportuondo@yahoo.com] Sent: Tuesday, February 26, 2008 5:23 PM To: metalroofcomments@coralgables.com Subject: Fw: metal roof meeting March 12 > _> PETITION/ NOTICE OF SUPPORT > FOR AN ORDINANCE EXTENDING A PILOT PROGRAM FOR METAL ROOFS > IN CORAL GABLES, > FLORIDA > > We, the undersigned, are residents of the City of Coral Gables and wish to inform the city's Planning & Zoning Board, Board of Architects and City Commission of our support for an ordinance amending the Zoning Code to extend the pilot program for metal roofs on single family homes, which was previously approved for those areas to the south of US1/South Dixie Highway, to those areas of the City north of US1/South Dixie Highway. Such pilot program would include the appropriate review by the City of Coral Gables Board of Architects in order to protect the character of historic homes and neighborhoods. > > Name Address Date > Mario B. Portuondo 1524 Mantua Ave Feb 26, 2008
25.	2/25/08	Mary E. Anderson 1526 Trevino Avenue Coral Gables, Fl 33134 Maryeanderson@aol.com		X	-----Original Message----- From: Maryeanderson@aol.com [mailto:Maryeanderson@aol.com] Sent: Monday, February 25, 2008 8:16 PM To: metalroofcomments@coralgables.com Subject: metal roofs support PETITION/ NOTICE OF SUPPORT FOR AN ORDINANCE EXTENDING A PILOT PROGRAM FOR METAL ROOFS IN CORAL GABLES,

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					<p>FLORIDA</p> <p>We, the undersigned, are residents of the City of Coral Gables and wish to inform the city's Planning & Zoning Board, Board of Architects and City Commission of our support for an ordinance amending the Zoning Code to extend the pilot program for metal roofs on single family homes, which was previously approved for those areas to the south of US1/South Dixie Highway, to those areas of the City north of US1/South Dixie Highway. Such pilot program would include the appropriate review by the City of Coral Gables Board of Architects in order to protect the character of historic homes and neighborhoods.</p> <p>Name Address Mary E. Anderson 1526 Trevino Avenue, Coral Gables, Florida 33134 Feb. 26, 2008</p>
26.	2/25/08	Debra and Steven Price DPRICE502@aol.com		X	<p>-----Original Message----- From: DPRICE502@aol.com [mailto:DPRICE502@aol.com] Sent: Monday, February 25, 2008 10:41 AM To: metalroofcomments@coralgables.com Cc: SPrice1337@aol.com Subject: (no subject)</p> <p>We were among the fortunate 21 homeowners approved for a metal roof during the 90 day trial period. Esthetically it has significantly improved the appearance of our contemporary home . We have received countless comments from neighbors and friends on the esthetic improvement to our home and the neighborhood. More importantly it has afforded us the added security of knowing that our roof will be more secure in the upcoming hurricane season. With the continued impending risk of hurricanes in South Florida it is important to extend this option to all homeowners in Coral Gables. I strongly support expanding this option citywide in Coral Gables. I am confident that our highly professional and responsible architectural board will be able insure that metal roofs are approved in architecturally appropriate homes and neighborhoods.</p>

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					Sincerely, Debra and Steven Price
27.	2/22/08	Luis Revuelta lrevuelta@rvlarch.com 2950 S.W. 27TH Ave, Suite 310 Miami, Florida 33133		X	<p>(EMAILED TO ERIEL@CORALGABLES.COM)</p> <p>From: Luis Revuelta [mailto:lrevuelta@rvlarch.com] Sent: Friday, February 22, 2008 8:43 AM To: msalazar-blanco@coralgables.com; cmindreau@coralgables.com; FineR@gtlaw.com; eriel@coralgables.com; dlubin@coralgables.com Cc: Mooney, Thomas; Thomas Mooney; luis@eastshore.net; eddy_llano@msn.com; bherish@hvcmiami.com; s2arch@aol.com; sardarch@aol.com; sousal@sa-inc.us; Luis Revuelta Subject: GALVANIZED METAL ROOF ORDINANCE..... CITY WIDE.</p> <p>Dear Gentlemen; just a few words to thank you for your input yesterday, and the seeming consensus in ratifying your prior recommendation for approval of the Galvanized Metal Roofs Ordinance City wide, to the Planning and Zoning Board and the City Commission, yesterday at your meeting.</p> <p>As you know the Planning and Zoning Staff, along with Robert Fine and Thomas Moone, have been working very hard for practically 2 years, to help draft the Ordinance that has become the "blueprint" that will be used to review and regulate this roofing material, appropriately and contextually.</p> <p>We hope and also support, as I think all of you concluded yesterday in your discussion, this Ordinance is implemented City wide. However first and foremost, it is very important "not to penalize" the area South of US. 1 if a division of political opinions ensue whether or not to implement this Ordinance City wide.</p> <p>The opportunity to make this Ordinance permanent South of US.1, should not be blocked or held up, if in the North, we can not succeed in convincing the political / judicial powers at be, that "at least" a 90, 60, 30 test pilot program should be implemented North of US.1, just as the test was properly and fairly conducted South of US. 1.</p> <p>As you may be aware at this point we have a respectful and philosophical difference of opinion with staff and a great political difference with some members of the City Commission. We strongly believe allowing this brief test period in the North is the "only Architectural logical and</p>

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					<p><u>Politically/Judicially fair approach</u> to gauge and then intelligently decide, the “real” Architectural and Historical impact and not the “perceived” political impact this material will have in North Gables, <u>prior to totally rejecting the option of allowing it.</u></p> <p>As discussed yesterday by you, adding some more stringent requirements to the ones already in place, such like two week submittal period prior to review by a full board, allowing members the opportunity to visit the homes to be reviewed, complete contextual presentation with photos or video to allow members of the Board the opportunity to make a wise and intelligent Architectural decision on the proposed submittal, are all logical and agreeable requests to achieve the proper quality control we all are seeking.</p> <p>Any further suggestions you might have, will certainly be extremely helpful to all of us as I am sure will be to staff.</p> <p>It was not clear to me, after the couple of weeks all of you requested to review the results of the staff presentation on the homes in the South, what the next step is.</p> <p>We would be extremely grateful, if anybody could help us with information as to how and when the next vote/meeting on ratifying the previous letter or recommendation by the Board will take place, and if it is at all possible to include or add to the previous/new document the request/recommendation of the “ 90, 60, 30, Test Pilot Program for the North” ,.</p> <p>Again gentlemen thanks to you and staff for you help and professional opinions.</p> <p>Luis</p>
28.	2/22/08	MIAMIBEACH Thomas R. Mooney, AICP, <i>Design & Preservation Manager</i> PLANNING DEPARTMENT 1700 Convention Center Drive, Miami Beach, FL 33139 Tel: 305-673-7000 ext. 6191 / Fax: 305-673-7559 / www.miamibeachfl.gov		X	(EMAILED TO ERIEL@CORALGABLES.COM) From: Mooney, Thomas [mailto:ThomasMooney@miamibeachfl.gov] Sent: Friday, February 22, 2008 9:13 AM To: Luis Revuelta; Riel, Eric Cc: Robert S. Fine Subject: RE: GALVANIZED METAL ROOF ORDINANCE..... CITY WIDE. Importance: High Hi Eric,

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		<p><i>We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.</i></p> <p>It's easy being Green! Please consider our environment before printing this email.</p>			<p>I understand that for the March 12 PZB there will be an ordinance presented to the Board, which will then be transmitted to the City Commission. Will this ordinance be the same 'City Wide Ordinance endorsed by the PZB last year, or include language for a pilot program north of US1?</p> <p>I think that this is important because after 2 years the residents north of US1 (as well as city staff, the development review boards and the city commission) need to find closure on the issue of whether to extend the pilot program to the north or not. It would only make sense, as well as save the city the cost of advertising twice, to notice a more comprehensive Ordinance for the March 12 PZB and then let the City Commission decide whether to extend a pilot program to the north or not on April 8.</p> <p>Thanks, Tom</p> <p>MIAMIBEACH Thomas R. Mooney, AICP, <i>Design & Preservation Manager</i> PLANNING DEPARTMENT 1700 Convention Center Drive, Miami Beach, FL 33139 Tel: 305-673-7000 ext. 6191 / Fax: 305-673-7559 / www.miamibeachfl.gov</p> <p><i>We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.</i></p> <p>It's easy being Green! Please consider our environment before printing this email.</p>
29.		<p>MIAMIBEACH Thomas R. Mooney, AICP, <i>Design & Preservation Manager</i> PLANNING DEPARTMENT 1700 Convention Center Drive, Miami Beach, FL 33139 Tel: 305-673-7000 ext. 6191 / Fax: 305-673-7559 / www.miamibeachfl.gov</p> <p><i>We are committed to</i></p>		X	<p>-----Original Message----- From: Mooney, Thomas [mailto:ThomasMooney@miamibeachfl.gov <mailto:ThomasMooney@miamibeachfl.gov>] Sent: Friday, February 22, 2008 10:07 AM To: Riel, Eric Subject: RE: GALVANIZED METAL ROOF ORDINANCE..... CITY WIDE.</p> <p>Got it; As to my original inquiry, can the ordinance be amended slightly to include language for a pilot program north of US1? I believe that there is consensus for making permanent the allowance of metal roofs south of US 1. I think that it would only make sense, as well as save the city the time/cost of advertising twice, to notice a slightly broader</p>

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		<p><i>providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.</i></p> <p>It's easy being Green! Please consider our environment before printing this email.</p>			<p>Ordinance for the March 12 PZB and then let the City Commission decide whether to extend a pilot program to the north or not on April 8.</p> <p>-----Original Message----- From: Riel, Eric [mailto:eriel@coralgables.com <mailto:eriel@coralgables.com>] Sent: Friday, February 22, 2008 10:03 AM To: Mooney, Thomas Subject: RE: GALVANIZED METAL ROOF ORDINANCE..... CITY WIDE.</p> <p>An ordinance was included in the CC packet, see City web page for January 8, 2008 CC agenda</p> <p>http://www.coralgables.com/CGWeb/dep_plan_commmemos.htm <http://www.coralgables.com/CGWeb/dep_plan_commmemos.htm></p> <p>Eric Riel, Jr. Planning Director City of Coral Gables, Florida eriel@coralgables.com 305.460.5211</p> <p>-----Original Message----- From: Mooney, Thomas [mailto:ThomasMooney@miamibeachfl.gov <mailto:ThomasMooney@miamibeachfl.gov>] Sent: Friday, February 22, 2008 9:43 AM To: eriel@coralgables.com Subject: RE: GALVANIZED METAL ROOF ORDINANCE..... CITY WIDE.</p> <p>I thought that the presentation to the CC on january 8 was just a progress report? Can you send me a copy of the ordinance that will be noticed for the March 12 PZB agenda?</p> <p>Thanks, Tom</p>

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					<p>-----Original Message----- From: eriel@coralgables.com [mailto:erial@coralgables.com <mailto:erial@coralgables.com>] Sent: Friday, February 22, 2008 9:40 AM To: Mooney, Thomas Subject: RE: GALVANIZED METAL ROOF ORDINANCE..... CITY WIDE.</p> <p>Same ordinance that was presented to the CC in January</p> <p>Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.</p>