



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**October 13, 2015**

**ITEM TITLE:**

**Discussion Item. Metal Roofs**

**DEPARTMENT HEAD RECOMMENDATION:**

Discussion. No action is requested from the City Commission.

**BRIEF HISTORY:**

At the request of the City Commission, staff has researched the history of regulations and past discussions about the use of metal roofs for houses in the City.

From the time of George Merrick, architectural design has been a fundamental component of the City's identity. The type and appearance of roofs have been regulated over the past 90 years as follows:

1. 1929 Coral Gables Corporation Warranty Deed, Dade County Deed Book 1304.:  
 "All buildings except as hereinafter specified shall be of Spanish, Venetian, Moorish, Italian or other similarly harmonious types of architecture. All pitched roofs shall be of tile."
2. 1951 Coral Gables Zoning Code, Section 12.(c) Roofs.:  
 "All pitched roofs shall be of vitrified clay tile, or white concrete tile (607), or coral rock slabs laid shingle fashion."
3. 1965 Coral Gables Zoning Code, Section 9.06 Roofs.:  
 "Pitched Roofs shall be constructed of:
  - a. Vitrified clay tile.
  - b. White concrete tile.
  - c. Earth colored cement tile...
  - d. Coral Rock slabs laid in shingle fashion.
  - e. Thick butt variegated colored slate
  - f. White Bermuda Roof
  - g. Where there exists a pitched roof of other material that was previously approved, additions to or replacement to said building may use same material
  - h. Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building..."
4. 2007 – 2009 Metal Roof Policies
  - In 2007, the City Commission allowed a trial period for metal roofs in the City of Coral Gables, allowing building permit application for metal roofs on single-family residences for a period of 90 days, from July to October, in the area of the City located southeast of US1. Additional limitations were included such as: allowable and prohibited architectural styles, requirements for designated historic landmarks, allowable metal colors and materials, prohibition of painting metal

roofs, etc. A total of 16 metal roofs were approved during this 90-day trial period.

- On April 8, 2008, after review and a recommendation by the Planning and Zoning Board and the Board of Architects, the City Commission made a motion to permanently allow metal roofs on single-family houses southeast of US1. The motion failed on first reading (vote: 2-3) and therefore did not proceed to second reading.
- In a related matter, copper roofs are a permitted roofing material and on January 27, 2009 the City Commission approved a Zoning Code text amendment via Ordinance No. 2009-07 clarifying that copper roofs shall only be allowed as a roofing material in its natural state.

5. Current 2015 Coral Gables Zoning Code Section 5-1601. Roofs; general.

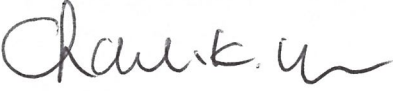


“Except as provided for in this Division, all roofs for single-family residences, townhouses, duplexes, overnight accommodations and uses in a Special Use District shall be constructed of tile, coral rock slabs, slate or copper in its natural state and allowed to oxidize and patina.”

The City Commission should consider the following three options for addressing the use of metal roofs in the City:

1. Do nothing. Keep the existing Zoning Code regulations which prohibit the use of metal roofs for houses in the City. This action is consistent with City policy since 1929.
2. Allow metal roofs south of US1 for new buildings. Amend the Zoning Code to allow for metal roofs on new construction of houses south of US1. This action is consistent with Planning and Zoning Board and City Commission considerations in 2007 and 2008.
3. Allow metal roofs Citywide for new buildings. Amend the Zoning Code to allow for metal roofs throughout the City. This action has not previously been considered in the City of Coral Gables.

Should the Commission decide to pursue zoning code revisions to permit metal roofs in more areas of the City, the next step will be review by the Planning and Zoning Board. At that time, Staff will incorporate public comment letters regarding this issue.

**APPROVED BY:**

Assistant Department Director	City Attorney	City Manager
		

**EXHIBIT(S):**

- A. Metal Roof Powerpoint Presentation 10.13.15