

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-58

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 5, “ARCHITECTURE,” SECTION 5-505, “PITCHED ROOFS, MATERIAL;” TO EXPAND THE ALLOWED ROOF MATERIALS FOR PITCHED ROOFS TO INCLUDE METAL ROOFS, AND ARTICLE 16, PROVIDING FOR A DEFINITION OF “STANDING SEAM METAL ROOF;” PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, the 1929 Coral Gables Corporation Warranty Deed required all buildings to of Spanish, Venetian, Moorish, Italian or similarly harmonious types of architecture and required all pitched roofs to be of tile; and

WHEREAS, the Zoning Code of 1951 specified that all pitched roofs shall be of vitrified clay tile, or white concrete tile, or coral rock slabs laid shingle fashion; and

WHEREAS, the 1965 Zoning Code listed vitrified clay tile, white concrete tile, earth colored cement tile, Coral Rock slabs laid in shingle fashion, thick butt variegated colored slate, and white Bermuda roof as allowed roof material for pitched roofs; and

WHEREAS, in 2007, the City Commission allowed standing seam metal roofs for single-family residences located east/south of US1 for a period of 90 days via Ordinance No. 2007-23; and

WHEREAS, in 2008, the City Commission made a motion to permanently allow metal roofs on single-family houses southeast of US1, but failed on First Reading; and

WHEREAS, the City Commission amended the Zoning Code in 2009 to allow copper roofs in its natural state as a roofing material via Ordinance No. 2009-07; and

WHEREAS, at the request of the City Commission at the June 28, 2022, City Commission meeting, Staff has drafted a Zoning Code text amendment to discuss to allow metal roofs; and

WHEREAS, at the August 4, 2022, Board of Architects meeting, the Board discussed the proposed Zoning Code text amendment to allow 24-standing seam and 5V Crimp metal roofs and recommended: to prohibit within historic districts and on historically significant homes built in the Mediterranean / Mission style; to limit to certain architectural styles, such as High Modern, Post-War Modern, Neo-classical, and Key West / Florida Vernacular; to prohibit the imitation of roof materials; and to limit allowed colors to white, Galvalume, and light shades of grey; and

WHEREAS, after notice was duly published, a public hearing was held before the City Commission on August 24, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on September 14, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 6 to 0) of the text amendment; and

WHEREAS, after notice was duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

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.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows¹.

Article 5. Architecture

Section 5-500. Roofs.

Section 5-505. Pitched roofs, material.

Pitched roofs shall be constructed of:

- A. Vitrified clay tile.
- B. White concrete tile. The finished surface for white concrete tile shall be a mixture of one (1) part Portland white cement to three (3) parts white silica sand, together with a waterproofing and plasticizer ad-mix. These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile at the time of manufacture.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

- C. Colored cement tile, provided the tile is color saturated with the same color intensity throughout and the color is not surface applied, and provided the color meets with approval of the Board of Architects, taken in conjunction with the surrounding areas. Such colored cement tile roofs, which have been installed according to approved plans may be painted or repainted a different color from the original color of the installed tile subject to approval of the application and the paint specifications by the Board of Architects.
- D. Coral rock slabs laid shingle fashion.
- E. Thick butt variegated colored slate as approved by the Board of Architects.
- F. White Bermuda roof, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
- G. Where there exists a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- H. Roofs on accessory buildings shall conform to the roof requirements for the principal building provided, that bomb shelters and/or fallout shelters may be constructed with a flat roof that the maximum height of such shall not exceed four (4) feet above grade.
- I. Roof tiles with surfaces applied glaze under the manufacturer's process, provided, that the color meets with the approval of the Board of Architects taken in conjunction with the surrounding area and provided further that the tile shall not be painted or repainted.
- J. Copper in its natural state and allowed to oxidize and patina may be used as a roofing material for residential uses 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. An approved copper roof must remain in its natural state as a metal, thereby prohibiting painting, coating, surface application, or any other fabrication or manufacturing process that alters its natural metallic state.
- K. Barrel Tile, provided that the tile is three (3) inches in depth and fire clay material.
- L. Standing seam metal may be used on single-family homes with the approval of the full Board of Architects as deemed appropriate for the architectural style and neighborhood character. Metal roofs are prohibited within Historic Districts and shall require the additional approval from the Historic Preservation Board for locally designated and historically significant homes (as determined by the Historic Preservation Officer). Metal roofs shall not imitate other materials and not be painted after installation.

M. Specific exceptions include: Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, the Design & Innovation District Overlay and/or Mixed-Use District abutting South Dixie Highway, and where plastic or glass translucent material is used as permitted elsewhere in this article.

Article 16. Definitions

Standing seam metal roof means a type of roofing material characterized by long flat metal panels or sheets that are crimped together along their vertical edges.

SECTION 3. All Ordinances or parts of Ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. 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.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the "Zoning Code" of the City of Coral Gables, Florida; and that the sections of this "Ordinance" may be changed to "section", "article", or such other appropriate word or phrase in order to accomplish such intentions.


SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its passage and adoption.

PASSED AND ADOPTED THIS ELEVENTH DAY OF OCTOBER, A.D.,
2022.


(Moved: Menendez / Seconded: Anderson)
(Yeas: Menendez, Anderson, Fors, Jr., Mena, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: F-4)

APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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MIRIAM SOLER RAMOS
CITY ATTORNEY