



City of Coral Gables
CITY COMMISSION MEETING
May 5, 2026

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 5, "Architecture," Section 5-500, "Roofs," to clarify roof design standards by incorporating a combination of pitched and flat roof forms and to establish that roof designs proposed as entirely flat require review and approval by the full board of architects; to amend Section 5-502, "Flat Roofs," to clarify the review and approval of trellis structures on roof decks; to remove Sections 5-503 and 5-504 and renumber subsequent sections; to delete outdated parapet height provisions in flood hazard districts; and providing for a repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their April 15, 2026, meeting recommended approval (vote: 6-1).

BRIEF HISTORY:

This Ordinance proposes comprehensive updates to Article 5, "Architecture," Section 5-500, "Roofs," of the City of Coral Gables Zoning Code to modernize roof design standards, improve regulatory clarity, and better align the Code with contemporary architectural practice while maintaining the City's historic architectural character. The proposed amendments:

- Clarify allowable roof forms, including a combination of pitched and flat roof designs;
- Require that roof designs proposed as entirely flat be subject to review and approval by the full Board of Architects;
- Refine standards for flat roof decks, including clarifying treatment of accessory structures such as trellises;
- Remove outdated or redundant provisions
- Strengthen guidance for roof materials and design compatibility through updated review standards.

Specifically, the ordinance clarifies that roofing materials not explicitly listed in the Code may be approved when determined appropriate by the City Architect or Board of Architects, based on architectural compatibility, neighborhood context, and sound design principles. The intent is to preserve Coral Gables' architectural identity while allowing flexibility for contemporary design consistent with high-quality development standards.

These text amendments maintain the City's longstanding emphasis on Mediterranean and compatible architectural styles while recognizing the evolution of modern architecture since the 2007 Zoning Code Rewrite. Roof form remains a key architectural element influencing massing, visual character, and

neighborhood compatibility, and these updates ensure consistent application of design review standards across all roof types.

Planning & Zoning Board

The proposed text amendments were first reviewed by the Planning and Zoning Board at its February 11, 2026, meeting. The Board discussed the intent of the revisions, including the balance between traditional architectural character and contemporary design flexibility, particularly in relation to flat roofs, parapets, and roofing materials. Following discussion, the Board voted to table the item to allow staff to further refine the proposed regulations and address concerns regarding clarity and neighborhood compatibility.

Staff revised the ordinance to incorporate Board feedback by adding a requirement for a contextual architectural analysis for roofing material or system proposals to assess compatibility with surrounding development; simplifying the flat roof provisions by removing Subsections F and G and clarifying that fully flat roof designs require review and approval by the full Board of Architects; and clarifying that roofing tiles may not be painted or altered after installation in a manner that changes their original color.

The revised ordinance was then presented to the Planning and Zoning Board on April 15, 2026. The Board discussed the updated provisions, including design flexibility versus regulatory clarity and the treatment of flat roof forms. After discussion, the Board recommended approval of the ordinance as presented (vote: 6-1).

Following the Board’s recommendation, and at the direction of the City Manager in response to recent resident feedback, an additional modification was incorporated to Section 5-502, “Flat Roofs,” to allow trellis structures on roof decks, limited to a maximum of fifteen percent (15%) of total roof deck area.

The Draft Ordinance is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
01.29.26	Board of Architects	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.30.26	PZB Legal Advertisement.
02.06.26	Staff Report, legal notice and all attachments posted on City web page for February 11, 2026, Planning and Zoning Board Meeting.
04.03.26	PZB Legal Advertisement.
04.10.26	Staff Memorandum, legal notice and all attachments posted on City web page for April 15, 2026, Planning and Zoning Board Meeting.
04.28.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 02 11 26 Planning & Zoning Board Staff Report.
- C. 04 15 26 Planning & Zoning Board Memorandum.
- D. Excerpt of 02 11 26 PZB Meeting Minutes.
- E. Excerpt of 04 15 26 PZB Meeting Minutes.