



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment: Metal Roofs**
Public Hearing: Planning and Zoning Board
Date & Time: **September 14, 2022; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Zoning Code Text Amendment as follows:

An Ordinance of the City Commission of Coral Gables, Florida, 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.

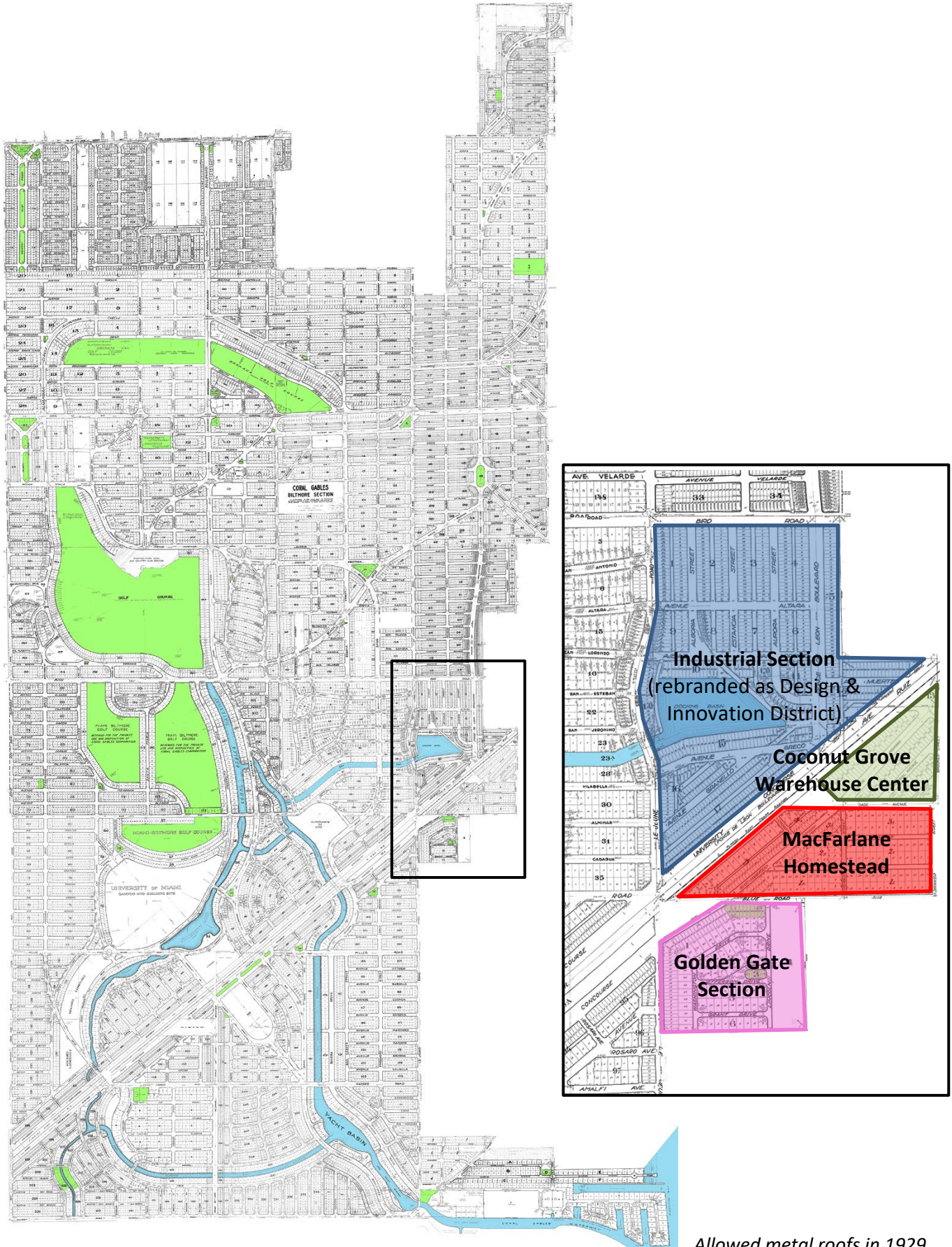
2. APPLICATION SUMMARY

As requested by the City Commission, a text amendment has been prepared to allow metal roofs throughout Coral Gables with the approval of the Board of Architects.

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, 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..."

The City's Zoning Code has prohibited the use of metal roofs for houses since 1929, except in areas of the city that were originally permitted to have metal roofs as specified in George Merrick's plan of Coral Gables. These areas are illustrated below and include: the Industrial Section (now rebranded as the Design & Innovation District), Coconut Grove Warehouse Center, MacFarlane Homestead, and Golden Gate Section.



Allowed metal roofs in 1929

Legislative History

In 2007, the City Commission allowed a trial period for metal roofs in the City of Coral Gables, allowing building permit applications 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 US-1. 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 copy of the ordinance is provided as Attachment B. A total of 16 metal roofs were approved during this 90-day trial period.

On January 8, 2008, a progress report was presented to the City Commission at which point the City Commission requested further public hearings be conducted with the Planning and Zoning Board and Board of Architects for their recommendations. The Planning and Zoning Board, at their meeting held on March 12, 2008, recommended approval (vote: 4-2) to allow metal roofs permanently in the area located southeast of US-1 and to allow for the same ninety (90) day trial period to be conducted for properties located in the area northwest of US-1. On March 13, 2008, the Board of Architects unanimously recommended approval to allow metal roofs on single-family residences citywide on a permanent basis subject to various provisions.

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 2022, as requested by the City Commission, the proposed text amendment expands on the proposed text amendment of 2007/2008 of allowing metal roofs southeast of US-1. The current proposed text amendment will allow metal roofs throughout Coral Gables, with the approval of the Board of Architects.

Annexed Areas

In the past, the City has annexed unincorporated Miami-Dade County neighborhoods with the adoption of Site Specific Regulations to retain the existing provisions that governed the specific area. The annexed areas with pre-existing metal roofs and permitted metal roofs in the city already include many areas south of US-1 such as Coral Waterway, Hammock Lakes, Snapper Creek Lakes, Pine Bay Estates, King's Bay, and Deering Bay.

Board of Architects Recommendation

The Board of Architects discussed metal roofs on houses at their August 4, 2022, regular meeting. The Board was receptive to permitting metal roofs within neighborhoods outside of historic districts and historic Mediterranean-style homes. Members were concerned about allowing any architectural style and recommended limiting to: High Modern, Post-War Modern, Neo-classical, Key West / Florida Vernacular, and include other styles per their discretion. The Board was animatedly opposed to allowing imitation metal roofs (eg: clay tile or slate made of metal, or imitation copper), and recommended standing seam and 5V-crimp, if approved on a case-by-case basis. Members of the Board also requested to review all new metal roofs to determine if compatible with the existing neighborhood.

3. PROPOSED TEXT AMENDMENT

The proposed text amendment for metal roofs is summarized below:

- Prohibited within designated Historic Districts
- Require Historic Preservation Board approval for locally designated and historically significant homes
- Limited to standing seam
- No imitation materials allowed (imitation copper, slate, clay tile, etc)
- Not to be painted after installation
- Subject to full Board of Architects review and approval

The proposed Zoning Code text amendment is provided Attachment A and below in ~~strikethrough~~/underline format.

Article 5. Architecture

Section 5-505. Pitched roofs, material.

Pitched roofs shall be constructed of:

- 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.

4. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	09.14.22
City Commission – 1 st Reading	08.24.22
City Commission – 2 nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	08.02.22
Posted agenda and Staff report on City web page/City Hall	09.09.22

5. FINDINGS OF FACT

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to allow metal roofs has no direct impact on public health, safety, or welfare.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not affect any uses permitted in the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed text amendment does not allow densities or intensities in excess of what are permitted by the future land uses.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed text amendment will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment does not directly conflict with any objective or policy, as the Board of Architects will have the authority to evaluate if the proposed metal roof would be consistent with the established historic and cultural fabric of the City, as outlined in Objective DES-1.1., Policies DES-1.1.1., DES-1.1.2., and DES-1.1.3.; Objective DES-1.2., and Policies DES-1.2.2. and DES-1.2.3.

Staff comments:

The proposed text amendment to the Zoning Code will allow metal roofs throughout the city with the approval of the Board of Architects. The Comprehensive Plan sets a vision to provide quality design principles that serve to encourage and advance creativity in design while preserving and promoting the City’s historic Mediterranean character. The Design Element of the Comprehensive Plan includes multiple Objectives and Policies that promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City, specifically Objective DES-1.1. and Policies DES-1.1.1., DES-1.1.2., and DES-1.1.3. The Comprehensive Plan also aims to preserve the Coral Gables Mediterranean design and architecture, specifically in Objective DES-1.2. and Policies DES-1.2.2. and DES-1.2.3.

The Board of Architects has been a high-quality design reviewing body since Coral Gables was established. As proposed in the text amendment, this Board will have the authority to evaluate and approve metal roofs when appropriate for the architectural style and neighborhood character. This provision fulfills the goals, objectives, and policies of the Comprehensive Plan to promote the design of buildings consistent with the City’s historic Mediterranean appearance. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are **satisfied**.

6. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends **Approval**.

7. ATTACHMENTS

- A. Draft Ordinance with proposed text amendment.
- B. Ordinance No. 2007-23 – Metal Roofs Trial Period.
- C. Legal advertisement published.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
City Planner
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-___

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, 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/denial (vote: _ to _) 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 ~~striketrough~~. 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 adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2022.

(Moved: / Seconded:)

(Yeas:)

(; Vote)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2007-23 (As Amended)

AN ORDINANCE OF THE CORAL GABLES CITY COMMISSION AMENDING THE ZONING CODE, ORDINANCE NO. 2007-01, AS AMENDED, TO PERMIT METAL ROOFS IN A SITE-SPECIFIC AREA OR AREAS OF THE CITY; PROVIDING A REPEALER PROVISION; A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, On May 23, 2006 the City Commission requested that the Planning and Zoning Board provide a recommendation to the Commission on whether the Zoning Code should be amended to allow metal roofs for single family residences within the City; and

WHEREAS, the issue of whether to allow metal roofs in the City was presented as a discussion item at the July 12, 2006 and September 6, 2006 Planning and Zoning Board meetings and the September 14, 2006 Board of Architects meeting to secure input and policy direction; and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on November 8, 2006, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Board was presented with three options for allowing metal roofs in the City, and after due consideration, recommended approval (6-0 vote) of an amendment to allow metal roofs citywide, subject to Board of Architects review and approval; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on December 12, 2006 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission, after due consideration and discussion, deferred the item in order for Staff to draft an alternative option that encompasses the Commission's input and desired elements of all of the recommendations; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on March 13, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission on March 13, 2007, after due consideration and discussion, deferred the item and, pursuant to Staff's recommendation, created a Metal Roofs Advisory Committee composed of one (1) member of the Planning and Zoning Board, two (2) members of the Historic Preservation Board, and two (2) members of the Board of Architects, to garner further public input and forge a final recommendation the City Commission; and

WHEREAS, the Metal Roofs Advisory Committee held three noticed public workshops on April 18, 2007 at Fairchild Tropical Botanic Gardens, on April 25, 2007 at the City of Coral Gables Youth Center, and on May 2, 2007 at the City of Coral Gables City Hall, of which which all interested parties were afforded the opportunity to be heard; and

WHEREAS, at its public workshop of May 2, 2007, the Advisory Committee, after due consideration, recommended "the allowance of metal roofs Citywide subject to review and approval of the Board of Architects and/or City Architect, in accordance with existing design review standards in Article 5, Division 6 of the Zoning Code" (Vote: 5-0); and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on May 9, 2007, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the Metal Roof Advisory Committee's recommendation, and after due consideration, recommended approval (7-0 vote) of the Advisory Committee's recommendation, subject to the following:

- A) That the type of metal roof be limited to copper or standing seam metal, and
- B) That the color of a metal roof be limited to copper, patinaed copper, or a neutral color (pursuant to a predetermined Board of Architects color palette); and

WHEREAS, on May 17, 2007, City staff presented the Board of Architects with the Metal Roof Advisory Committee's recommendation, and the Board expressed support for the Advisory Committee's recommendation with additional Standards and Criteria for Review of Metal Roofs as proposed by Staff; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on June 5, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with proposed regulations for allowing metal roofs in the City, and after due consideration and discussion, continued the item to allow Staff to complete further research and evaluation; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on June 26, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with proposed regulations for allowing metal roofs in the City, and after due consideration and discussion, approved on First Reading (3-2 vote) an amendment to permit building permit applications for metal roofs as an allowable roofing material for a period of ninety (90) days in areas of the City east and/or south of U.S. 1/South Dixie Highway (see attached illustration), subject to various criteria; and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on July 17, 2007 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with proposed regulations for allowing metal roofs in the City, and after due consideration and discussion, approved on Second Reading (4-1 vote) an amendment to permit building permit applications for metal roofs as an allowable roofing material for a period of ninety (90) days in areas of the City east and/or south of U.S. 1/South Dixie Highway (see attached illustration), and subject to various criteria; and

WHEREAS, the City Commission desires a progress report on the status of metal roof applications within one hundred and eighty (180) days of the adoption of these provisions;

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

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 applicability of this Ordinance is subject to the following timeframes:

- A. Permit applications for standing seam metal roofs shall be accepted for a period of ninety (90) days (October 17, 2007) from the date of adoption of these regulations, after which the regulations in Subsection (J) shall be “sunset,” and stricken from the Zoning Code, unless otherwise provided for by the City Commission.
- B. Applicants must receive preliminary Board of Architects approval within one hundred and twenty (120) days (November 17, 2007) from the date of adoption of these regulations.
- C. The City Manager shall return to the City Commission within one hundred and eighty (180) days (January 8, 2008) from the date of adoption of these regulations with a “progress report” on metal roofs, at which time the City Commission may provide further policy direction.

SECTION 3. The Zoning Code of the City of Coral Gables is hereby amended to permit metal roofs in a specific area of the City, as follows:

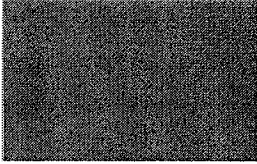
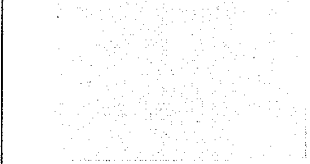
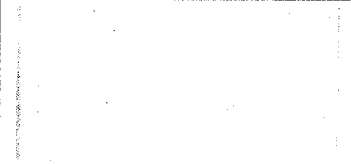
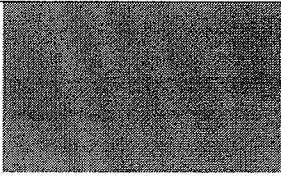
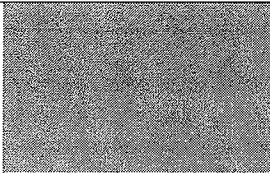
*Article 5 – Development Standards.
Division 16. Roofs
Section 5-1605. Pitched roofs, material.*

[Amend above Section to read as follows:]

“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 Virginia and Lee McAlester and published by Knopf/New York, as updated.*
- 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.
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.
 4. Allowable colors shall be limited to the following*, subject to the discretionary review and approval of the full Board of Architects:

 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.

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.
 6. The type of roofing material shall be limited to "24-gauge" standing seam metal, as defined in Article 8.
 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.
 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.
 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.
 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.
- 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."

Article 8 – Definitions.

[Amend above Section to read as follows:]

"Standing seam metal roof. 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."

SECTION 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

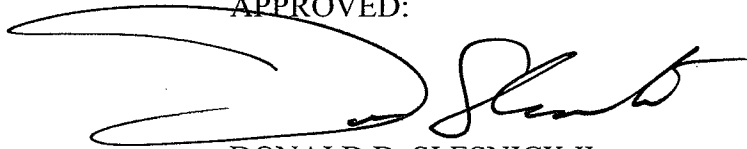
SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

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 re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

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

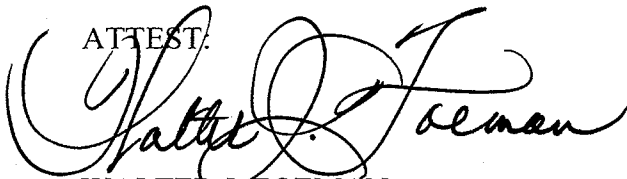
PASSED AND ADOPTED THIS SEVENTEENTH DAY OF JULY, A.D., 2007.
(Moved: Cabrera/ Seconded: Withers)
(Yeas: Cabrera, Kerdyk, Withers, Slesnick)
(Nays: Anderson)
(Majority (4-1) Vote)
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:

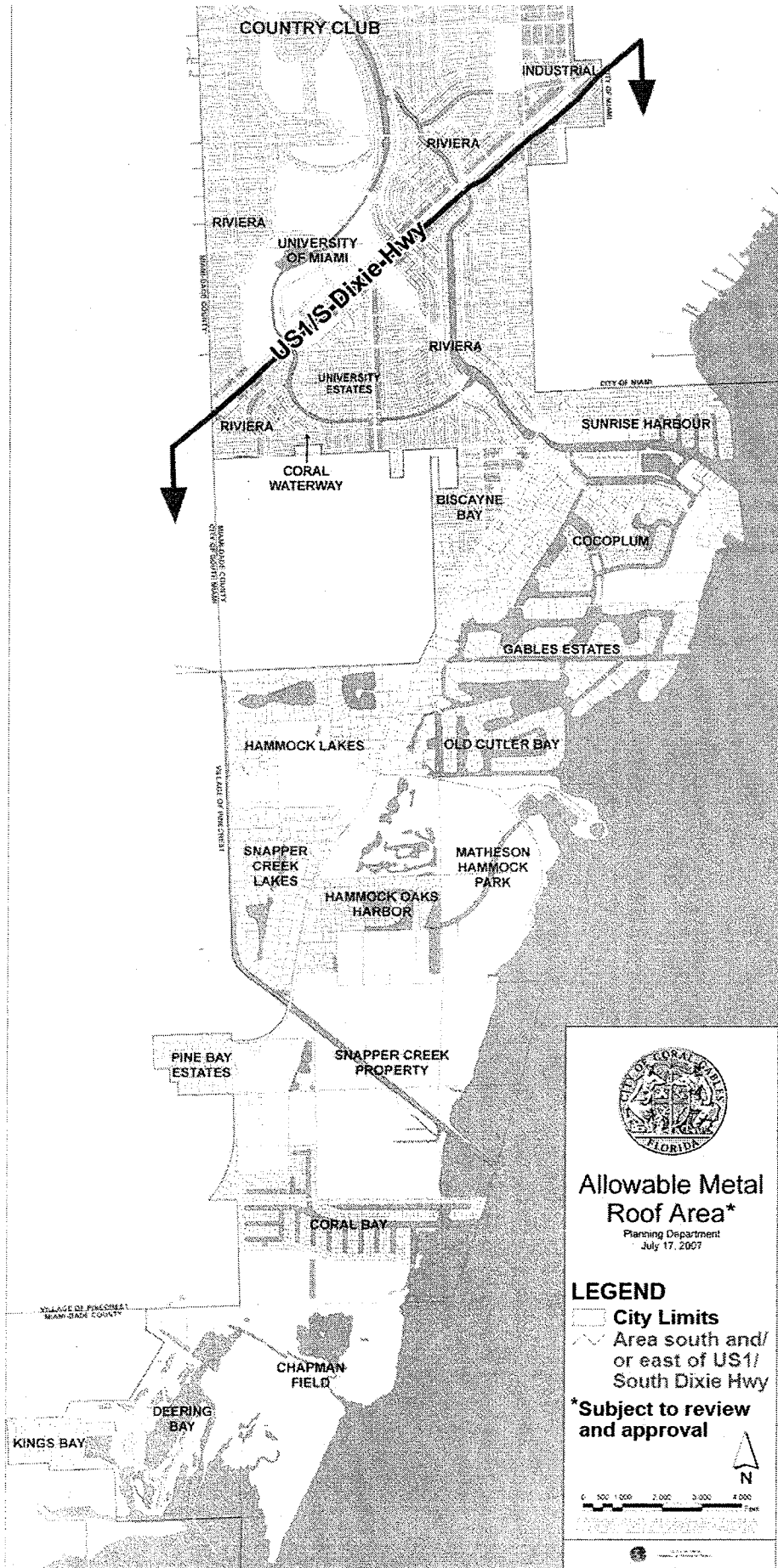


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY



MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - SEPT. 14, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

09/02/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

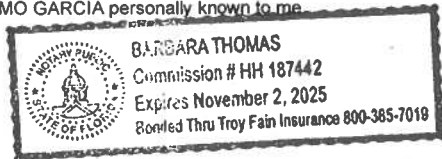
Guillermo Garcia

Sworn to and subscribed before me this
2 day of SEPTEMBER, A.D. 2022

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, September 14, 2022, 6:00 p.m.
Location City Commission Chamber, City Hall
405 Biltmore Way, Coral Gables, FL 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section from Mixed-Use 1 (MX1) District to Mixed-Use 3 (MX3) District (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Zoning District Change)
3. An Ordinance of the City Commission approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Vacation of public alleyway)

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4. A Resolution of the City Commission approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (TDRs)
5. A Resolution of the City Commission approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Mixed Use Site Plan and Cond. Use Review)
6. A Resolution of the City Commission approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Tentative Plat)
7. A Resolution of the City Commission of Coral Gables, Florida amending previously approved Resolution No. 2008-196, which amended Resolution No. 2005-231, pursuant to Zoning Code Section 14-203 to amend the condition regarding illumination on "Parcel 1" legally described as Lots 1-11 and Lots 39-48, Block 16, and "Parcel 2" legally described as Lots 1-5 and west 24 feet of Lot 6 and Lots 43-48, Block 17, Crafts Section, (2701 and 2855 Le Jeune Road), Coral Gables, Florida; and the approval and all other conditions of approval contained in Resolution No. 2008-196 shall remain in effect; and providing for an effective date.
8. An Ordinance of the City Commission of Coral Gables approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the north-south public alleyway lying between lots 9-16 and lots 8 & 17, Block 97, Coral Gables Riviera Section #2, according to the plat thereof recorded in Plat Book 28, Page 18 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access and utility easement, setting forth terms and conditions; providing for an effective date. (LEGAL DESCRIPTION ON FILE)
9. An Ordinance of the City Commission amending the City of Coral Gables Zoning Code, Article 6 "Landscape," Section 6-104 "Landscape Requirements for Public Rights-of-Way: to amend planting height and various other provisions, providing for a repealer provision, severability clause, codification, and providing for an effective date.

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10. 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 clause, repealer provision, codification, and providing for an effective date.
11. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by revising Article 15 "Notices", Section 15-102 "Notice", Subsection C "Mail Notices" providing that when a notice radius extends outside the City limits, notice shall be mailed outside of the City limits only to addresses that are within a five hundred (500) foot radius of the property that is the subject of the application; providing for severability, repealer, codification, and an effective date.
12. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 2, "Zoning Districts," Section 2-102, "Multi-Family 1 Duplex (MF1) District," to modify and clarify provisions related to garages and driveways; providing for a repealer provision, severability clause, codification, and providing for an effective date.
13. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking and Access," Section 10-106, "Visibility Triangle" to modify and clarify provisions related to convex mirror; providing for a repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, September 14, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,
City of Coral Gables, Florida
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