

**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:

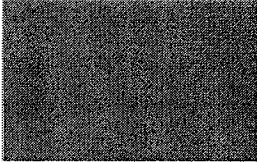
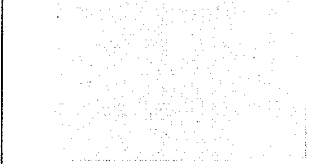
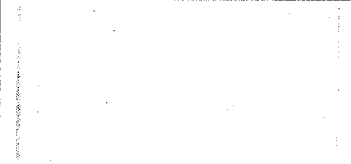
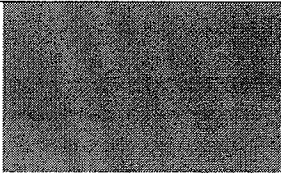
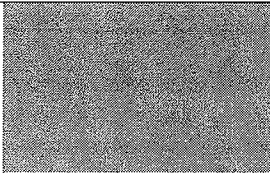
*Article 5 – Development Standards.  
Division 16. Roofs  
Section 5-1605. Pitched roofs, material.*

[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.

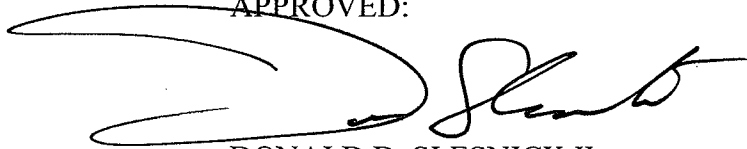
**SECTION 5.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**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.

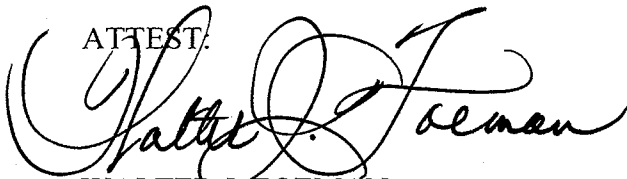
PASSED AND ADOPTED THIS SEVENTEENTH DAY OF JULY, A.D., 2007.  
(Moved: Cabrera/ Seconded: Withers)  
(Yeas: Cabrera, Kerdyk, Withers, Slesnick)  
(Nays: Anderson)  
(Majority (4-1) Vote)  
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

