



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Zoning Code Text Amendments – Roof Trusses
Public Hearing: Planning and Zoning Board
Date & Time: September 17, 2025; 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 is requesting review and consideration of the following:

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 5-510, "Trussed Rafters," to provide requirements for metal trusses; providing for repealer provision, severability clause, codification, and providing for an effective date.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. BACKGROUND INFORMATION

The City of Coral Gables has a long-standing tradition of upholding high architectural and construction standards to preserve its distinctive aesthetic and structural integrity. Since the adoption of the City's first Building Code in 1925, construction regulations have included strict material and dimensional requirements to ensure durability and aesthetics. Among these early provisions was a requirement that wooden ceiling joists or rafters be no less than 2 inches by 6 inches. In 1961, Ordinance No. 1219 further reinforced these standards by amending the Zoning Code to specify that trussed rafters must maintain a minimum size for upper and lower truss chords of 2 inches by 6 inches.

As construction methods and materials have evolved, the City recognizes the increasing use of metal trusses in modern building practices. The amendment clarifies existing standards for wood trusses and formally establishes acceptable criteria for metal trusses, eliminating ambiguity in the Zoning Code. This amendment ensures that both wood and metal trusses meet the City's rigorous construction standards, maintaining structural resilience while accommodating contemporary building materials. These changes align with accepted industry practices, promote structural integrity, and support the City's commitment to resilient building design.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided in ~~striketrough~~/underline format.

ARTICLE 2. ARCHITECTURE

Section 5-510. ~~Trussed rafters.~~ Roof trusses.

A. Wood trusses shall meet the following requirements:

1. The minimum size for upper and lower wood truss ~~ends~~ chords in all buildings shall be nominal two (2) inches by six (6) inches.

B. Metal trusses shall meet the following requirements:

1. Trusses may consist of hot rolled steel.

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	09.17.25
City Commission – 1 st Reading	TBD
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	09.05.25
Posted agenda and Staff report on City web page/City Hall	09.12.25

5. FINDINGS OF FACT

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The proposed amendment enhances public health, safety, and welfare by ensuring that all roof trusses, regardless of material, meet a consistent and structurally sound standard. By establishing minimum material requirements for metal trusses, the amendment reduces the risk of structural failure. These provisions contribute to the overall stability and durability of structures in Coral Gables, thereby protecting residents, property owners, and the general public.
b. Does not permit uses the Comprehensive Plan prohibits in the	The proposed amendment does not introduce or permit any uses that are inconsistent with the Comprehensive Plan. It refines existing construction standards to ensure structural

area affected by the text amendment.	integrity and safety across all building types.
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 amendment does not impact the density or intensity of development, as it solely addresses construction material standards for roof trusses. The amendment does not alter allowable building heights, floor area ratios, or other factors that influence density and intensity.
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 amendment will not negatively impact the level of service for public infrastructure subject to concurrency requirements. The amendment strictly pertains to construction material standards for roof trusses and does not affect infrastructure elements.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment aligns with the objectives and policies of the Comprehensive Plan by enhancing building safety and structural integrity without introducing conflicts with existing policies. The amendment supports the City's commitment to high-quality design, resilience, and public safety by promoting construction practices that enhance the longevity and safety of buildings.

Staff finds that all five of these criteria are **satisfied**.

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval**.

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,



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for Planning and Zoning
City of Coral Gables, Florida