



City Commission

Metal Roofs

Zoning Code Text Amendment Analysis

October 13, 2015

Commitment to a Vision

“Of all the details of the houses, the roof tiles are the most noticeable and the most immediately fascinating... Spanish tile... was the only possible tile for Coral Gables”

~ Travel and Sport in Many Lands, Chapter XXVIII: Miami, the Magic City, and Coral Gables, the Queen of Suburbs. by Percy Marlborough Stewart, London, 1928

Commitment to a Vision

“As you drive through the gateways, past the first buildings to be erected in the Gables, take a look at the roof tiles. Those tiles were made by hand and formed over the thighs of workmen in a Spanish tile yard...

Mellowed with age, softly blended in colors, these roofs, like rare Oriental rugs, are priceless.”

~ Consider Coral Gables by Mary Helm Clarke, 1948

Commitment to a Vision

“The City’s commitment to architectural standards, in spite of the degradations of the post-war years, has allowed the city’s property values to successfully weather South Florida’s history of repetitive boom and bust economic vitality.”

~ City of Coral Gables by Elizabeth Plater-Zyberk, 1991

Historic Development Regulations

“All pitched roofs shall be of tile.”

~ Coral Gables promotional brochure, 1925. Rapid Transit Apartment Sites and a New Fifth Avenue Business District: Biltmore Section and Country Club Section – Part Six

Historic Development Regulations

“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.”

~ Coral Gables Corporation Warranty Deed, 1929
Dade County Deed Book 1304.

Historic Development Regulations

“All pitched roofs shall be of vitrified clay tile, or white concrete tile (607), or coral rock slabs laid shingle fashion.”

~ 1951 Coral Gables Zoning Code, Section 12.(c) Roofs.

Historic Development Regulations

“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...”

~ 1965 Coral Gables Zoning Code, Section 9.06 Roofs.

Zoning Code Regulations

“Except as provided for in this Division, all roofs for single-family residences, townhouses, duplexes, overnight accommodations and uses in a Special Use District shall be constructed of tile, coral rock slabs, slate or copper in its natural state and allowed to oxidize and patina.”

~ 2015 Coral Gables Zoning Code Section 5-1601. Roofs; general.

Permitted Metal Roof Locations

■ Metal Roofs Originally Permitted:

- Industrial Section
- Coconut Grove Warehouse Center
- MacFarlane Homestead
- Golden Gate Section

■ Annexed Areas with Pre-Existing Metal Roofs and Permitted Metal Roofs:

- Coral Waterway
- Hammock Lakes
- Snapper Creek Lakes
- Pine Bay Estates
- King's Bay



Metal Roofs Progress Report

03.12.2008

Approved per site specific standards (annexed area)	5
Approved per 90 day period	16
Denied	2
Deferred	1
Total metal roofs reviewed during 90-day period	24





App. No.	Address (Section)	Reviews			Arch. style	Year built	Prev. roof	Roof color	Roof pitch	Photos of completed metal roofs
		App. Submit	Board of Arch.	Hist. Pres. Board						
11	34662 5485 Hammock Dr (Hammock Lakes)	07.31.07	08.2.07	n/a			Metal	Gray #2	3.5-12	
12	34947 483 Campana Ave (Hammock Oaks Harbor)	09.05.07	09.13.07				Flat Tile	Gray #2		
13	34946 5505 Arbor Lane (Snapper Creek Lakes)	09.05.07	09.13.07	n/a	Floridian	1970	Flat Tile	White #1		

- Approved per site specific standards (annexed area)
- Approved per 90 day period
- Denied
- Deferred

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14	34972 201 Solano Prado (Old Cutler Bay)	09.10.07	09.13.07	n/a			Tile	White #1		
15	35001 5860 Southwest 118 St (Pine Bay Estates)	09.14.07	09.20.07	n/a		1973	Tile	White #1 Regal White		
16	35062 6830 Gratian St (Riviera #13)	09.20.07	09.27.07	n/a				Gray #2		
17	35070 10945 Lakeside Dr (Snapper Creek Lakes)	09.20.07	09.27.07	n/a			Tile	Gray #2	6-12	Application denied 

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18	35101 500 Marquesa (Old Cutler Bay)	09.25.07	09.27.07	n/a		1968	Tile	Gray #2		Application denied 
19	31993 6950 Sunrise Dr (Sunrise Harbour)	09.21.07	09.27.07	n/a			Tile	Gray #2		
20	35220 520 Tibidabo Ave (Biscayne Bay)	10.16.07	10.18.07	n/a	Ranch	1954	Tile	White #1		  








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- Approved per 90 day period
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- Deferred



Metal Roofs Progress Report Tracking Map

Planning Department
March 2008

Legend

-  Metal Roofs North/West Boundary
-  City Limits
-  Metal Roofs allowed per site specifics
-  Approved Metal Roof
-  Denied Metal Roof
-  Deferred Metal Roof
-  Numbers in circles refer to properties listed on the Metal Roofs Progress Report Tracking Chart

0 650 1,300 2,600 3,900 5,200 Feet

