



**City of Coral Gables
CITY COMMISSION MEETING
October 14, 2025**

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 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their September 17, 2025, meeting recommended approval (vote: 6-0).

BRIEF HISTORY:

Planning and Zoning staff has prepared a proposed text amendment to Article 5, "Architecture," Section 5-510, "Trussed Rafters," to provide requirements for metal trusses. The amendment clarifies existing standards for wood trusses and establishes criteria for metal trusses, ensuring both meet the City's longstanding construction requirements for durability and structural integrity. These updates reflect modern building practices while maintaining the City's commitment to resilient, high-quality design.

Planning & Zoning Board

At the September 17, 2025 meeting, the Board discussed the differentiation between wood and metal trusses and noted that the amendment provides clear structural guidance in line with modern construction practices. Following discussion, the Board recommended approval of the application (vote: 6-0).

The Draft Ordinance is provided as Exhibit A.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
9.05.2025	Legal Advertisement for PZB meeting
9.12.2025	Posted PZB agenda and staff report on city web page
10.07.2025	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: None			

EXHIBITS:

- A. Draft Ordinance.
- B. 09 17 25 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt of 09 17 25 PZB Meeting Minutes.