

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2025-

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.

WHEREAS, the City of Coral Gables has consistently promoted innovative design that enhances aesthetics, architectural integrity, appearance, safety, and functionality within the built environment, and has established stricter standards to uphold the city's beauty; and,

WHEREAS, Coral Gables has required stricter provisions for construction materials since the City's first Building Code of 1925, including any wooden ceiling joists or rafters must not be less 2" x 6"; and

WHEREAS, Ordinance No. 1219 amended the Zoning Code to require that trussed rafters have a minimum size for upper and lower truss chords of 2" x 6" in 1961; and,

WHEREAS, Staff has drafted a Zoning Code text amendment to require requirements for metal trusses; and,

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on September 17, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the text amendments to the Official Zoning Code, and after due consideration, the Board recommended approval (vote: 6 to 0); and

WHEREAS, the City Commission held a public hearing on October 14, 2025, at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: 5 to 0); 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, and the item was approved on second reading.

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

A. Wood trusses shall meet the following requirements:

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

B. Metal trusses shall meet the following requirements:

1. Trusses shall consist of hot rolled structural steel designed and fabricated in accordance with the American Institute of Steel Construction (AISC) *Steel Construction Manual*.

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 passage and adoption herein.

PASSED AND ADOPTED THIS (DAY) OF (MONTH), A.D., 2025.

APPROVED:

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY