

CITY OF CORAL GABLES

- MEMORANDUM -

TO: Honorable Planning & Zoning Board Members
DATE: April 15, 2026

FROM: Planning & Zoning Staff
SUBJECT: Additional Updates to Article 5, "Architecture," Section 5-500, "Roofs,"

At the February 11, 2026, Planning and Zoning Board meeting, the Board reviewed the proposed Zoning Code text amendments to Article 5, "Architecture," Section 5-500, "Roofs." The proposed amendments were intended to clarify roof design standards, remove outdated provisions, and better align the Zoning Code with contemporary architectural practices and the City's architectural review process. The Board discussed the balance between traditional architectural character and modern design flexibility, including the treatment of flat roofs, parapets, and roofing materials.

Following the February meeting, in March staff coordinated with Planning and Zoning Board Member Felix Pardo and City Architect Juan Riesco to further refine the proposed ordinance based on Board feedback and continued discussion. These minor revisions are intended to strengthen the clarity of the regulations, reinforce compatibility with neighborhood context, and address specific concerns raised by the Board.

Staff has prepared the following additional updates to the proposed Ordinance:

1. **Section 5-501. Roofs; General.** Added a new requirement for a contextual architectural analysis to accompany proposals for roofing materials or systems. This analysis must include drawings, specifications, and supporting documentation as required by the City Architect or Board of Architects and must clearly identify the surrounding built environment and evaluate compatibility with neighborhood character, including architectural style, massing, scale, and materiality.
2. **Section 5-502. Flat Roofs.** Removed Subsections F. and G. to simplify the provisions and address concerns regarding the extent and visibility of flat roof elements within residential building designs.
3. **Section 5-503. Pitched Roofs; Material.** Revised Subsection C to clarify restrictions on roofing color by specifying that tiles shall not be painted or otherwise altered after installation to change their color.

These additional revisions are built upon the previously presented draft ordinance and are intended to provide clearer guidance to property owners, design professionals, and reviewing bodies, while maintaining the City's commitment to high-quality architectural design and neighborhood compatibility. This memorandum supplements the staff recommendation dated February 11, 2026. All prior analysis and findings, including consistency with the Comprehensive Plan, remain applicable.

All new proposed revisions have been incorporated into the current draft provided in **Attachment A**.