



City of Coral Gables
CITY COMMISSION MEETING
October 11, 2022

ITEM TITLE:

Ordinance on Second Reading. 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 5-505, "Pitched roofs, material;" to expand the allowed roof materials for pitched roofs to include metal roofs, and Article 16, providing for a definition of "Standing seam metal roof;" providing for severability, repealer, codification, and for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their September 14, 2022, meeting recommended approval of the proposed text amendment (5-0).

BRIEF HISTORY:

No changes have been made since First Reading.

As requested by the City Commission, a text amendment has been prepared to allow metal roofs throughout Coral Gables.

The City's Zoning Code has prohibited the use of metal roofs for houses since 1929. The only areas of the city that were originally permitted in George Merrick's plan of Coral Gables included the Industrial Section, Coconut Grove Warehouse Center, MacFarlane Homestead, and Golden Gate Section.

In 2007, the City Commission allowed a trial period for metal roofs in the City of Coral Gables, allowing building permit applications for metal roofs on single-family residences for a period of 90 days, from July to October, in the area of the city located southeast of US-1. Additional limitations were included such as: allowable and prohibited architectural styles, requirements for designated historic landmarks, allowable metal colors and materials, prohibition of painting metal roofs, etc. A copy of the ordinance is provided as Exhibit B. A total of 16 metal roofs were approved during this 90-day trial period. However, the City Commission did not permanently allow metal roofs after the trial period.

Board of Architects

The Board of Architects discussed metal roofs on houses at their August 4, 2022, regular meeting. The Board was receptive to permit metal roofs within neighborhoods outside of historic districts and historic Mediterranean-style homes. Members were concerned about allowing any architectural style and recommended limiting to: High Modern, Post-War Modern, Neo-classical, Key West / Florida Vernacular, and include other styles per their discretion. The Board was animatedly opposed to allowing imitation metal roofs (eg: clay tile or slate made of metal, or imitation copper), and recommended

standing seam and 5V-crimp, if approved on a case-by-case basis. Members of the Board also requested to review all new metal roofs to determine if compatible with the existing neighborhood.

The proposed text amendment for metal roofs is summarized below:

- Prohibited within designated Historic Districts
- Require Historic Preservation Board approval for locally designated and historically significant homes
- Limited to standing seam
- No imitation materials allowed (imitation copper, slate, clay tile, etc)
- Not to be painted after installation
- Subject to full Board of Architects review and approval

The annexed areas with pre-existing metal roofs and permitted metal roofs in the city already include many areas south of US-1 such as Coral Waterway, Hammock Lakes, Snapper Creek Lakes, Pine Bay Estates, King’s Baby, and Deering Bay.

The draft Ordinance is provided as Exhibit A. A copy of Ordinance No. 2007-23 and regulations that allowed the trial period of metal roofs in 2007, south of US-1, is provided as Exhibit B.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
08.17.22	City Commission meeting agenda posted on City webpage.
09.02.22	Planning and Zoning Board legal advertisement.
09.09.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.30.22	Legal Advertisement for Second Reading.
10.04.22	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. Ordinance No. 2007-23 – Metal Roofs Trial Period.
- C. 09 14 22 Planning & Zoning Board Staff Report with attachments.
- D. Excerpts from 09 14 22 Planning & Zoning Board Meeting Minutes.