



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
 Application: Zoning Code Text Amendments – Appendix A
 Public Hearing: Planning and Zoning Board
Date & Time: February 11, 2026; 6:00 – 9:00 p.m.
 Location: City Commission Chambers, City Hall
 405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, “Site Specific Zoning Regulations Section,” to amend Section A-36, “Crafts Section,” to modify building height standards for bungalow-type duplexes by removing the one-story limitation and providing that the maximum building height shall be consistent with the underlying zoning district; providing for repealer provision, severability clause, codification, and providing for an effective date.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. BACKGROUND INFORMATION

The proposed text amendment amends the City of Coral Gables Official Zoning Code, Appendix A, Site Specific Zoning Regulations, specifically Section A-36 “Crafts Section,” to modify building height standards for bungalow-type duplexes. Currently, this section limits such duplexes to one (1) story. A comprehensive review of all the site-specific sections containing one-story bungalow-type duplex height limitations was conducted, including Sections A-24 Coga Subdivision, A-28 Coral Bay Section D, A-36 Crafts Section, A-79 Riviera Section Part 2, A-80 Riviera Section Part 3, and A-93 Singer Subdivision No. 2. Based on this detailed analysis, Section A-36 Crafts Section was identified as the only section where the one-story restriction is inconsistent with existing development and underlying zoning standards. Section A-36 includes a two-story structure constructed in 1981, identified with Folio number 03-4117-005-8400, located on the corner of University Drive and San Sebastian Avenue, Lots 1–2, Block 38, that exceeds the one-story limitation and the existing MF-1 zoning district density.

The proposed text amendment removes the one-story bungalow-type restriction for Section A-36 and establishes that maximum building height shall be consistent with the underlying Multi-Family 1 Duplex (MF-1) zoning district. Pursuant to Section 2-102(D)(8) of the MF-1 zoning district, the maximum height for duplexes is two (2) stories: twenty-five (25) feet for portions of the building abutting single-family residential lots, and thirty (30) feet for the remaining portions of the property, measured from finished floor to the top tie-beam, excluding any raised floor up to thirty (30) inches. To the south of the Crafts

Section, the area is zoned Single-Family Residential (SFR) which has a maximum building height of twenty-five (25) feet, while to the north and east, properties are zoned MF-2, MF-3, and MX-1/MX-3, which allow taller structures. This height pattern demonstrates that increasing the Crafts Section maximum to MF-1 standards is consistent with the surrounding neighborhood context.

All other reviewed sections with one-story bungalow-type limitations, including A-24 Coga Subdivision, A-80 Riviera Section Part 3, and A-93 Singer Subdivision, remain unchanged, as existing development complies with current height restrictions. The proposed text amendment is intended to ensure that the zoning code accurately reflects existing development patterns and underlying zoning regulations, while maintaining compatibility with the surrounding neighborhood context. By aligning Section A-36 Crafts Section with MF-1 height standards, the City provides clear, consistent guidance for property owners, designers, and reviewing bodies, while preserving the character and integrity of the neighborhood.

Existing Zoning Map



Section A-36 | Crafts Section: Lots 1–4, Block 38; Lots 1–11, Block 39

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided in ~~strike through~~/underline format.

APPENDIX A. SITE SPECIFIC ZONING REGULATIONS

Section A-36 – Crafts Section.

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes ~~one (1) story in~~ with a maximum building height consistent with the underlying zoning district:

- a. Lots 1 through 4, inclusive, Block 38.
- b. Lots 1 through 11, inclusive, Block 39.

4. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

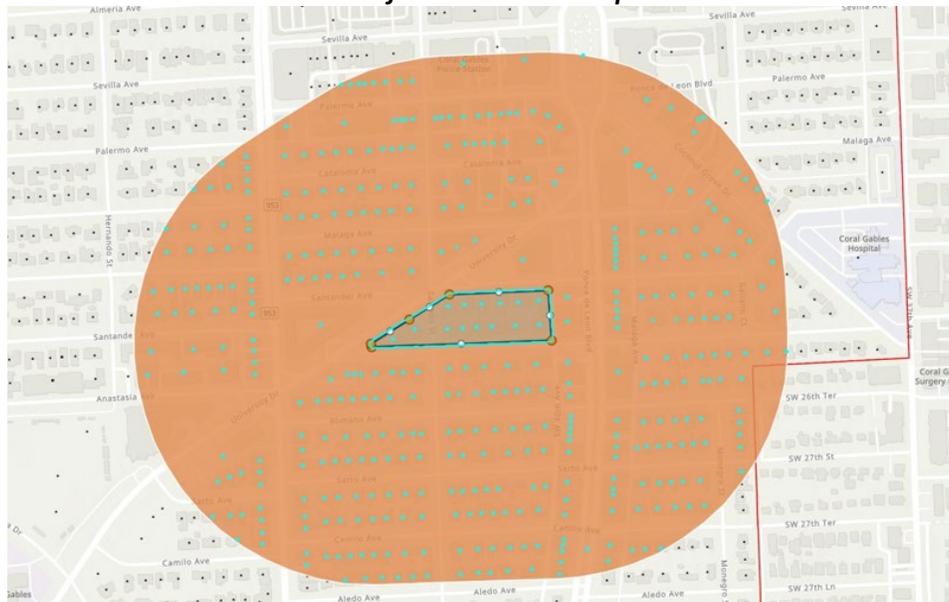
The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	02.11.26
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Public Notification and Comments

Article 15, “Notices,” Section 15-100 of the Zoning Code requires notification be provided to all property owners within a one thousand (1,000) foot radius of the subject property. The notification was sent on January 30, 2026, to notify property owners of the February 11, 2026, Planning and Zoning Board meeting. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed; and provides for an opportunity to submit comments. There were 479 notices mailed. A map of the notice radius is provided below.

Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	01.30.26
Posted agenda and Staff report on City web page/City Hall	02.06.26

5. FINDINGS OF FACT

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land regulations of the Zoning Code unless the text amendment:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The proposed text amendment clarifies building height and design standards for Section A-36 Crafts Section, supporting sound construction practices, compatible development, and long-term building durability.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed text amendment addresses design standards only and does not introduce or modify permitted land uses in any zoning district.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed text amendment does not change allowable density or floor area. It would allow an increase in building height for Section A-36 Crafts Section, consistent with the underlying MF-1 zoning district, which remains within the parameters of the Comprehensive Plan’s future land use designation for the property.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed text amendment does not introduce new land uses or increase allowable density. While the height limit for Section A-36 Crafts Section increases from one to two stories, the amendment affects a limited number of properties and is consistent with the underlying MF-1 zoning district. Therefore, the change is not expected to materially impact public infrastructure or concurrency levels of service.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment is consistent with Comprehensive Plan policies promoting high-quality design, neighborhood compatibility, and effective architectural review.

Staff finds that all five of these criteria are **satisfied**.

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval**.

Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,


Jennifer Garcia, AICP, CNU-A

Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida