

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda - Final

Wednesday, February 11, 2026

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

Acting Chairperson Robert Behar
Board Member Ignacio Alvarez
Board Member Alice Bravo
Board Member Alexander Bucelo
Board Member Nestor Menendez
Board Member Felix Pardo
Board Member Gonzalo Sanabria

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, February 11, 2026 commencing at 6 p.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting in person or via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com.

NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day prior to the Planning & Zoning Board meeting. Any emails received after the deadline will not be read or and will not be distributed during the meeting.

The Meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES**

C.-1. [26-1078](#) Planning and Zoning Board Minutes of December 10, 2025.

Attachments: [12 10 25 PZB Minutes](#)

D. CHANGES TO THE AGENDA**E. PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

NEW BUSINESS

- E.-1. [24-7193](#) An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8 "Vacation, abandonment and closure of streets, easements and alleys by private owners and the city; application process," providing for the vacation of the forty-five (45) foot wide alley which is approximately one hundred twenty-five (125) feet in length lying between Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).

Attachments: [02 11 26 - The Mark Alley Vacation- PZB Staff Report](#)
[02 11 26 Attachment A - Applicant Submittal](#)
[02 11 26 Attachment B - 02 11 26 - PZB Mailed Notice](#)
[02 11 26 Attachment C - PowerPoint Presentation](#)

- E.-2. [26-1133](#) 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.

Attachments: [02 11 26 PZB Staff Report - Text Amendment - Appendix A - Bungalow Duplex](#)

Agenda Items E-3 and E-4 are related.

- E.-3. [26-1144](#) An Ordinance of the City Commission of Coral Gables, Florida, approving amendments to the text and maps of the City of Coral Gables Comprehensive Plan pursuant to small-scale amendment procedures (Section 163.3187, Florida Statutes), and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," to 1) modify the required Multi-Family densities and height to allow higher intensity within the "University Station Rapid Transit District Overlay," and to allow Multi-Family High Density within the Mixed-Use Overlay Districts located within the "University Station Rapid Transit District Overlay," 2) include additional properties (6100 Caballero Blvd) within the "University Station Rapid Transit District Overlay" on the Mixed-Use Overlay Districts Map, and 3) amend the Future Land Use Map from "Commercial Low-Rise Intensity" to "Multi Family High Density" for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track "K", Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14; from "Multi Family Low Density" to "Multi Family High Density" for Lots 3&4, Block 5, Riviera Waterways Section; from "Multi Family Duplex Density" to "Multi Family Low Density" for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer Subdivision; from "Commercial Low-Rise Intensity" to "Multi Family Medium Density" for Lot 4, Block 6, Riviera Waterways Section; and from "Multi Family Duplex Density" to "Multi Family Medium Density" for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file)

Attachments: [02 11 26 PZB Staff Report - RT Overlay District MF](#)
[02 11 26 Attachment A - Comprehensive Plan Text Amendments - RT Overlay I](#)
[02 11 26 Attachment B - Zoning Code Text Amendments - RT Overlay District M](#)
[02 11 26 Attachment C - Property Owner Consent Letter](#)
[02 11 26 Attachment D - 02 11 26 PZB Mailed notice - RT Overlay District MF](#)
[02 11 26 Attachment E - PowerPoint Presentation](#)

- E.-4. [26-1145](#) An Ordinance of the City Commission of Coral Gables, Florida providing for map and text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by 1) amending Article 2, "Zoning Districts," Section 2-408, "University Station Rapid Transit District Overlay" to a) include requirements for multi-family development and provide regulations for modification and development agreements within the district; b) add additional properties (6100 Caballero Boulevard) to the boundary of the "University Station Rapid Transit District Overlay", 2) amending Appendix A, "Site Specific Zoning Regulations," to remove inconsistent Site Specifics, 3) amending Article 14, "Process," Section 14-204, "Transfer of Development Rights," to expand Transfer of Development Rights (TDRs) receiving sites within the "University Station Rapid Transit District Overlay," and 4) amend the Zoning Map from "Mixed-Use 1 (MX1)" to "Multi Family 4 (MF4)", for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track "K", Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14, from "Multi Family 3 (MF3)" to "Multi Family 4 (MF4)" for Lots 3&4, Block 5, Riviera Waterways Section; from "Multi Family 1 (MF1)" to "Multi Family 3 (MF3)" for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer Subdivision; from "Mixed-Use 1 (MX1)" to "Multi Family 2 (MF2)" for Lot 4, Block 6, Riviera Waterways Section; and from "Multi Family 1 (MF1)" to "Multi Family 2 (MF2)" for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision; providing for repealer provision, severability clause, codification, and providing for an effective date. (Legal description on file)

Attachments: [02 11 26 PZB Staff Report - RT Overlay District MF](#)
[02 11 26 Attachment A - Comprehensive Plan Text Amendments - RT Overlay](#)
[02 11 26 Attachment B - Zoning Code Text Amendments - RT Overlay District M](#)
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[02 11 26 Attachment E - PowerPoint Presentation](#)

- E.-5. [26-1132](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 5, "Architecture," Section 5-500, "Roofs," to clarify roof design standards including the intent to incorporate a combination of pitched and flat roof forms and to establish that roof designs proposed as entirely flat require review and approval by the Full Board of Architects; to remove Sections 5-503 and 5-504 and renumber subsequent sections; to delete outdated parapet height provisions in flood hazard districts; and providing for a repealer provision, severability clause, codification, and providing for an effective date.

Attachments: [02 11 26 PZB Staff Report - Roofs](#)

F. DISCUSSION ITEMS

G. ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez (Email: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.