



**City of Coral Gables  
CITY COMMISSION MEETING  
February 24, 2026**

**ITEM TITLE:**

**Ordinance on First Reading, Zoning Code Text Amendment.**

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.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their February 11, 2026, meeting recommended approval (vote: 6-0).

**BRIEF HISTORY:**

Planning and Zoning staff has prepared a proposed text amendment that amends the 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 on these eight specified properties on the south side of Santander to one (1) story, when all other duplexes and abutting single-family homes may be at two stories.

The proposed text amendment removes the one-story bungalow-type restriction and establishes that maximum building height shall be consistent with the underlying Multi-Family 1 Duplex (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. To the south of these subject properties, the area is zoned Single-Family Residential (SFR) which has a maximum building height of twenty-five (25) feet and two stories.

The Draft Ordinance is provided as Exhibit A.

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
01.30.26	Legal Advertisement for PZB meeting
02.06.26	Posted PZB agenda and staff report on city web page
02.17.26	City Commission meeting agenda posted on City webpage.

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
<b>Fiscal Impact:</b> None			

**EXHIBITS:**

- A. Draft Ordinance.
- B. 02 11 26 Planning & Zoning Board Staff Report.
- C. Excerpt of 02 11 26 PZB Meeting Minutes.