

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, PROVIDING FOR 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.

WHEREAS, Appendix A of the Official Zoning Code contains Site Specific Zoning Regulations adopted at various times that include building height limitations for “bungalow-type” duplexes expressed as a one (1) story height limitation; and

WHEREAS, a detailed analysis was conducted of all site-specific sections containing the one-story “bungalow-type” height limitation, including:

- Section A-24 | Coga Subdivision: Lots 1-13, Block 3
- Section A-36 | Crafts Section: Lots 1–4, Block 38; Lots 1–11, Block 39
- Section A-80 | Riviera Section Part 3: Blocks 48, 49, 85, 88, 89, 91
- Section A-93 | Singer Subdivision No. 2: Lots 1–4, Block 1; and

WHEREAS, based on a detailed review of all site-specific zoning regulations containing one (1) story “bungalow-type” duplex height limitations, the City Commission finds that a text amendment is necessary only for Section A-36 Crafts Section, as it is the only section where the one-story limitation is inconsistent with existing development, and further finds that all other reviewed sections, including Sections A-24 Coga Subdivision, A-80 Riviera Section Part 3, and A-93 Singer Subdivision No. 2, shall remain unchanged because existing development complies with current height restrictions; and

WHEREAS, the review of site-specific duplex height restrictions found that existing development in Sections A-24 Coga Subdivision, A-80 Riviera Section Part 3, and A-93 Singer Subdivision complies with the one-story “bungalow-type” height limitation; Section A-36 Crafts Section includes a two-story structure constructed in 1981 that exceeds the one-story “bungalow-type” height limitation and the existing MF-1 zoning district density, while all other developed lots comply; and

WHEREAS, the text amendment implements the City Commission’s findings by amending Section A-36 Crafts Section to remove the one-story “bungalow-type” height limitation and apply the maximum building height consistent with the underlying zoning district, while Sections A-24 Coga Subdivision, A-80 Riviera Section Part 3, and A-93 Singer Subdivision No. 2 remain unchanged; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 11, 2026, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 6 to 0) of the text amendment; and

WHEREAS, the City Commission held a public hearing on February 24, 2026, at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: _ to _); and,

WHEREAS, after notice was duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard, and the item was approved on second reading.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended to read as follows¹:

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.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

b. Lots 1 through 11, inclusive, Block 39.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the Code of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ OF ____, A.D., 2026.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY