



**City of Coral Gables
CITY COMMISSION MEETING
October 28, 2025**

ITEM TITLE:

Ordinances on Second Reading. Small Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment and Zoning Map Amendment.

1. An Ordinance of the City Commission of Coral Gables, Florida, amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Religious or Institutional" to "Multi-Family Low Density" for Lots 15, 16, 17, and 18, Block 33, Coral Gables Biltmore Section (627 and 635 Anastasia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida, making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Special Use (S)" to "Multi-Family 3 (MF-3)" for Lots 15, 16, 17, and 18, Block 33, Coral Gables Biltmore Section (627 and 635 Anastasia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their September 17, 2025, meeting recommended approval for both map amendments (vote: 5-1).

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Board/Committee	Dates	Comments (if any)
Conceptual Planning and Zoning Board	8.13.2025	

BRIEF HISTORY:

No changes have been made since First Reading.

The Applicant requests a Small Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment from "Religious or Institutional" to "Multi-Family Low Density" and a Zoning Map Amendment from "Special Use (S)" to "Multi-Family 3 (MF-3)" for the properties located at 627 and 635 Anastasia Avenue, legally described as Lots 15–18, Block 33, Coral Gables Biltmore Section (folio numbers 03-4117-008-5210 and 03-4117-008-5220).

The subject property consists of two (2) parcels of approximately 10,000 square feet each, for a combined total of 20,000 square feet (0.46 acre). The site is currently developed with two two-story multifamily residential buildings constructed in 1949, containing a total of eight dwelling units. The Applicant acquired the properties in 2025 from the University Baptist Church of Coral Gables. The property is currently designated “Religious or Institutional” in the City’s Comprehensive Plan and zoned “Special Use (S),” reflecting prior actions under Ordinance No. 2455 (1983) that reclassified the site for church use. The proposed map amendments would reverse the 1983 reclassification, restoring residential designations consistent with adjacent properties.

The amendments would align the subject property with adjacent parcels to the north and east, which are designated Multi-Family Low Density and zoned MF-3. If approved, the Applicant intends to redevelop the site with eight (8) townhomes fronting Anastasia Avenue, with vehicular access from Cardena Street to a shared driveway lined with private garages.

Subject Property Data:

- Lot Area: approx. 20,000 sq. ft. (0.46 acre)
- Existing Use: two multifamily buildings with 8 units
- Current FLUM: Religious or Institutional
- Current Zoning: Special Use (S)
- Proposed FLUM: Multi-Family Low Density
- Proposed Zoning: Multi-Family 3 (MF-3)

Planning & Zoning Board

At the September 17, 2025, meeting, the Board reviewed the proposed Small Scale Comprehensive Plan Future Land Use Map (FLUM) amendment and corresponding Zoning Map amendment. Board members were advised that the subject property was never designated as single-family (SFR). Members of the Board also expressed the desire of including a site plan with the map amendment application. Staff confirmed that all applicable criteria were satisfied. Following discussion, the Board recommended approval of the application (vote: 5-1). The Board also made a separate recommendation that site plans are desired and should be required for all map amendments moving forward.

The application package submitted by the Applicant is provided as Exhibit A. The Draft Ordinances are provided as Exhibit B - Future Land Use Map (FLUM) Amendment and Exhibit C – Zoning Map Amendment.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
9.02.2025	Mailed Notification for PZB meeting
9.02.2025	Signs Posted for PZB meeting
9.05.2025	Legal Advertisement for PZB meeting
9.05.2025	Email sent to Subscribers for PZB meeting
9.12.2025	Posted PZB agenda and staff report on city web page
9.26.2025	Mailed notices to all property owners within 1,500 feet of the boundary of the subject property for First Reading.
10.07.2025	City Commission meeting agenda posted on City webpage.
10.17.2025	Legal Advertisement for City Commission.
10.21.2025	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

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

EXHIBITS:

- A. Draft Ordinance - Future Land Use Map (FLUM) Amendment.
- B. Draft Ordinance - Zoning Map Amendment.