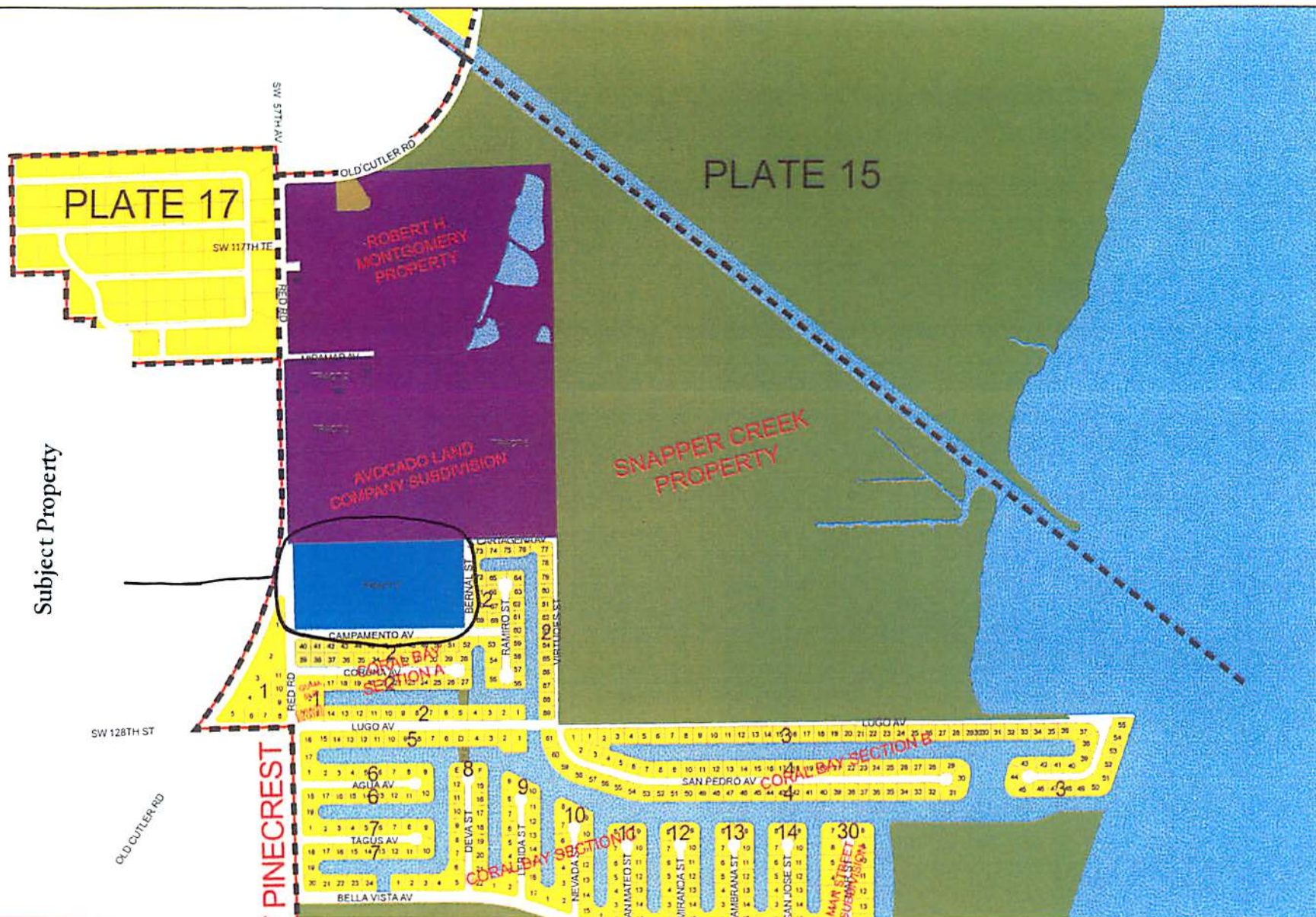


6. Land Use / Zoning Map



0 250 500 750 1,000
Feet

Land Use Classifications

Commercial Use	Residential Use (Multi-Family)	Industrial Use
Low-Rise Intensity (4 Stories; 3.0 F.A.R.)	Duplex Density (9 Units/Acre)	University Use
Mid-Rise Intensity (6 Stories; 3.0 F.A.R.)	Low Density (4 Stories; 20 Units/Acre)	Educational Use
High-Rise Intensity (13 Stories; 3.0 F.A.R.)	Medium Density (6 Stories; 40 Units/Acre)	Hospital Use
Parks and Recreational Use	High Density (13 Stories; 60 Units/Acre)	Religious/Institutional
Open Space	Residential Use (Single-Family)	
Conservation Areas	Low Density (6 Units/Acre)	
Public Buildings and Grounds	High Density (9 Units/Acre)	

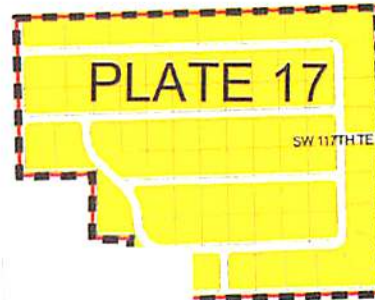
Plate 16 of 18

Land Use Map

City of Coral Gables

Planning Department

January 2007



Subject Property

SW 5TH AV

SW 117TH ST

RED RD

ROBERT H. MONTGOMERY PROPERTY

MIRAMAR AV

TRACT 2

TRACT 3

AVOCADO LAND COMPANY SUBDIVISION

TRACT 7

CAMPAMENTO AV

CORAL BAY SECTION A

COBOL AV

LUGO AV

AGUA AV

TAGUS AV

DEVIA ST

VADA ST

LEIDA ST

TEO ST

DA ST

SW ST

SE ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

PLATE 15

SNAPPER CREEK PROPERTY

SW 128TH ST

OLD CUTLER RD

INECREST

Zoning Districts

- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Special Use District (S)
- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)

Plate 16 of 18

Zoning Map

City of Coral Gables

Planning Department

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0 250 500 750 1,000 Feet