627 - 635 Anastasia Ave

The Terraces at Anastasia, LLC

ITEM

SMALL-SCALE COMPREHENSIVE PLAN
FUTURE LAND USE MAP (FLUM) AMENDMENT

AND

ZONING MAP AMENDMENT

CITY OF CORAL GABLES
PLANNING AND ZONING BOARD
SEPTEMBER 17, 2025

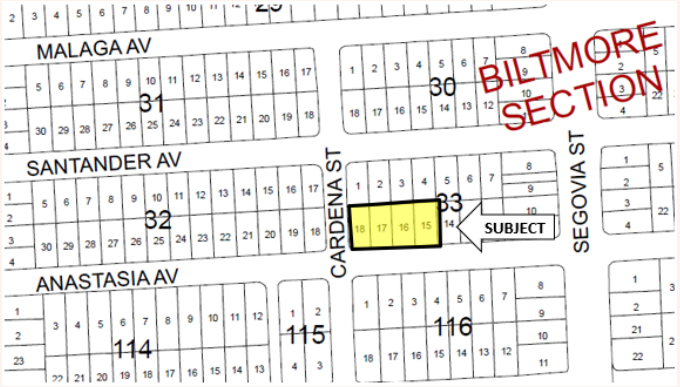
Application Request

Future Land Use Map (FLUM) Amendment:
From existing Religious/Institutional to a proposed Multi-Family Low Density

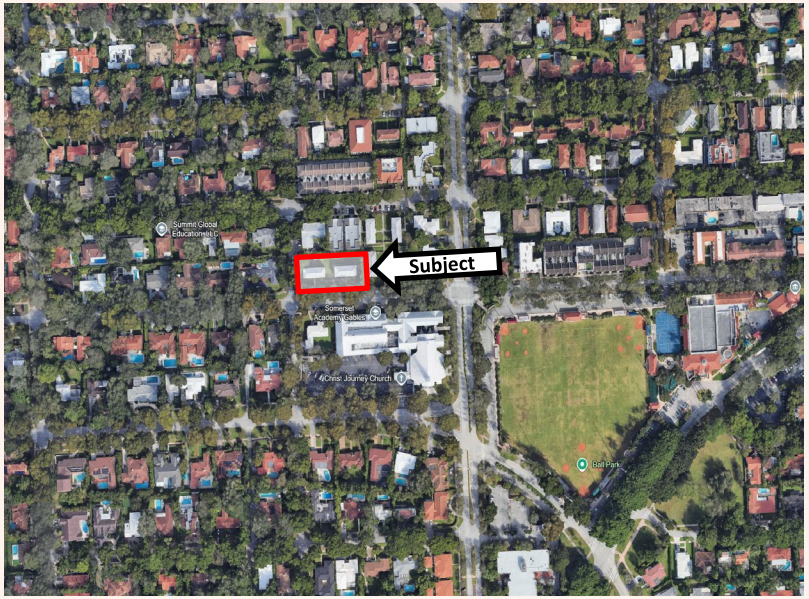
Zoning Map Amendment:
From existing Special Use (S) to a proposed Multi-Family 3 (MF-3)

Subject Properties:
627 - 635 Anastasia Ave | Lots 15–18, Block 33, Coral Gables Biltmore Section

Area:
20,000 square feet (0.46 acre)



Location & Site Context

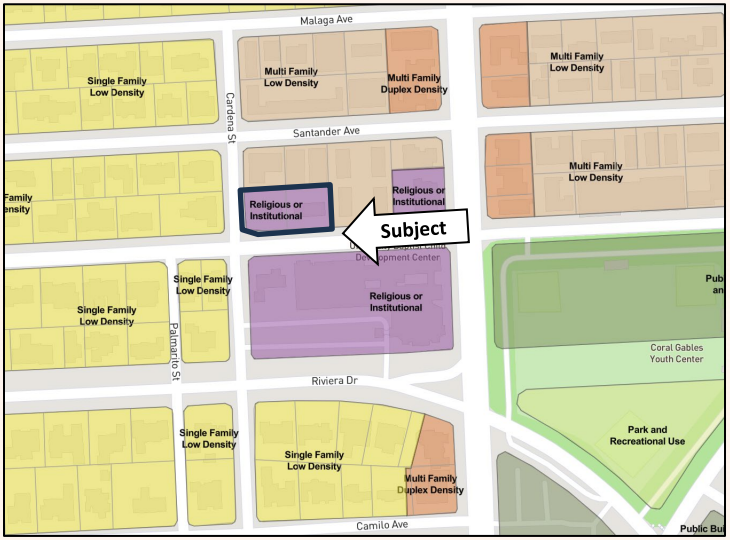


627 - 635 Anastasia Ave | Lots 15–18, Block 33, Coral Gables Biltmore Section

Existing Use:
Developed with two (2) two-story multifamily residential buildings built in 1949 containing eight (8) dwelling units

Future Land Use Map (FLUM) Amendment

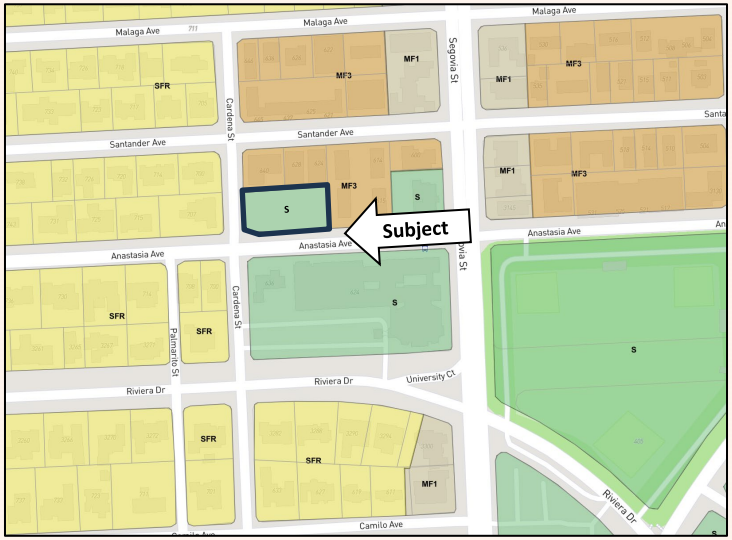
Existing FLUM
Religious or Institutional



Proposed FLUM
Multi-Family Low Density

Zoning Map Amendment

Existing Zoning
Special Use (S) and MF-3
(627 Anastasia Avenue)



Proposed Zoning
Multi-Family 3 (MF-3)

Staff Recommendation

Staff Recommends Approval for:

Future Land Use Map (FLUM) Amendment:
From existing Religious/Institutional to a proposed Multi-Family Low Density

Zoning Map Amendment:
From existing Special Use (S) to a proposed Multi-Family 3 (MF-3)

Findings:
Consistent with Comprehensive Plan, compatible with surrounding uses, supports housing diversity and neighborhood character.

Review Timeline

1	Conceptual P&Z Board Review | 8.13.25
2	Planning and Zoning Board | 9.17.25
3	City Commission 1ST Reading | TBD
4	City Commission 2ND Reading | TBD

Letters to Property Owners (1,500 ft)

There were 703 public notices mailed to all property owners within a 1,500 feet radius of the subject properties.

Public Notifications

1 time	Mailed Notification to Property Owners PZB Conceptual Review | 8.13.25
1 time	Property Posting PZB Conceptual Review | 8.13.25
1 time	Mailed Notification to Property Owners Neighborhood Participation Meeting | 8.13.25
1 time	Mailed Notification to Property Owners PZB Meeting | 9.2.25
1 time	Property Posting PZB Meeting | 9.2.25
1 time	Legal Advertisement PZB Meeting | 9.5.25
1 time	City Website Posting PZB Meeting | 9.12.25

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