



# 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



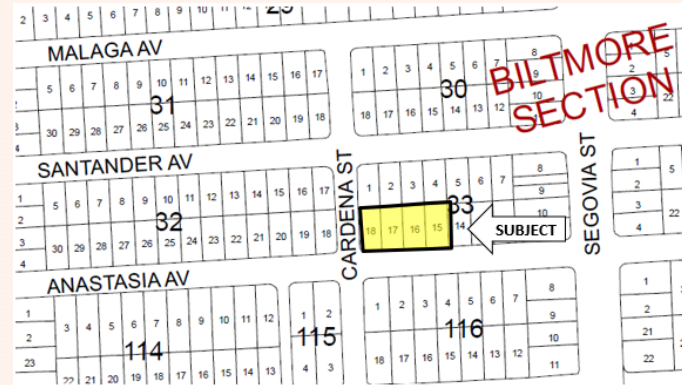
# APPLICATION REQUEST

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

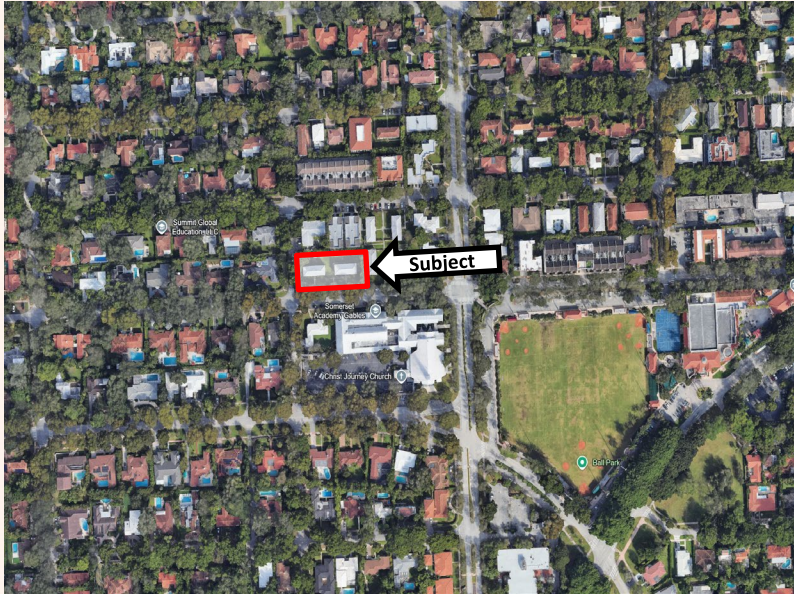
Zoning Map Amendment:  
From existing Special Use (S) to a proposed  
Multi-Family 3 (MF-3)

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

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## 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

|          |                                                     |
|----------|-----------------------------------------------------|
| <b>1</b> | <b>CONCEPTUAL P&amp;Z BOARD REVIEW   8.13.25</b>    |
| <b>2</b> | <b>PLANNING AND ZONING BOARD   9.17.25</b>          |
| <b>3</b> | <b>CITY COMMISSION 1<sup>ST</sup> READING   TBD</b> |
| <b>4</b> | <b>CITY COMMISSION 2<sup>ND</sup> READING   TBD</b> |

# LETTERS TO PROPERTY OWNERS (1,500 FT)



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

# PUBLIC NOTIFICATIONS

|               |                                                                                                |
|---------------|------------------------------------------------------------------------------------------------|
| <b>1 TIME</b> | <b>MAILED NOTIFICATION TO PROPERTY OWNERS<br/>PZB CONCEPTUAL REVIEW   8.13.25</b>              |
| <b>1 TIME</b> | <b>PROPERTY POSTING<br/>PZB CONCEPTUAL REVIEW   8.13.25</b>                                    |
| <b>1 TIME</b> | <b>MAILED NOTIFICATION TO PROPERTY OWNERS<br/>NEIGHBORHOOD PARTICIPATION MEETING   8.13.25</b> |
| <b>1 TIME</b> | <b>MAILED NOTIFICATION TO PROPERTY OWNERS<br/>PZB MEETING   9.2.25</b>                         |
| <b>1 TIME</b> | <b>PROPERTY POSTING<br/>PZB MEETING   9.2.25</b>                                               |
| <b>1 TIME</b> | <b>LEGAL ADVERTISEMENT<br/>PZB MEETING   9.5.25</b>                                            |
| <b>1 TIME</b> | <b>CITY WEBSITE POSTING<br/>PZB MEETING   9.12.25</b>                                          |



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