



City of Coral Gables Planning and Zoning Staff Report

Applicant: The Terraces at Anastasia, LLC

Application: Small Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment
and Zoning Map Amendment

Public Hearing: Planning and Zoning Board

Date & Time: **September 17, 2025; 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The Application requests a Small Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment and a Zoning Map Amendment approval for the subject property located at 627 and 635 Anastasia Avenue, legally described as Lots 15, 16, 17, and 18, Block 33, Coral Gables Biltmore Section, identified by folio numbers 03-4117-008-5210 and 03-4117-008-5220.

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.*

The application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings.

2. APPLICATION SUMMARY

The Terraces at Anastasia, LLC (the "Applicant") represented by Joe Jimenez of JMZ Group, is requesting approval of map amendments for the subject properties located at the northeast corner of Anastasia Avenue and Cardena Street. The subject property consists of two (2) properties of approximately 10,000 square feet each, identified by folio numbers 03-4117-008-5210 and 03-4117-008-5220, for a combined total of 20,000 square feet (0.46 acre). The site is currently developed with two (2) two-story multifamily residential buildings constructed in 1949, containing a total of eight (8) dwelling units. The Applicant acquired the properties in 2025 from the University Baptist Church of Coral Gables.

The subject property is currently designated "Religious or Institutional" in the City's Comprehensive Plan and "Special Use (S)" in the Zoning Code, reflecting prior zoning actions under Ordinance No. 2455 (1983) that

reclassified the property for church-related use. These proposed map amendments would effectively reverse the 1983 reclassification, thereby restoring residential zoning consistent with adjacent multi-family designations. The Applicant requests:

- A Comprehensive Plan Map Amendment to change the Future Land Use designation from “Religious or Institutional” to “Multi-Family Low Density.”
- A Zoning Map Amendment to change the Zoning classification from “Special Use (S)” to “Multi-Family 3 (MF-3).”

These proposed amendments would align the subject property with the adjacent parcels to the north and east, which are designated Multi-Family Low Density in the Comprehensive Plan and zoned MF-3. Contingent upon approval of the proposed map amendments, the Applicant intends to redevelop the subject property with eight (8) new townhomes fronting Anastasia Avenue, with vehicular access provided from Cardena Street to a shared driveway lined with private garages. This configuration is intended to complement the character of Anastasia Avenue, maintain a residential scale, and provide an appropriate transition to surrounding multifamily development.

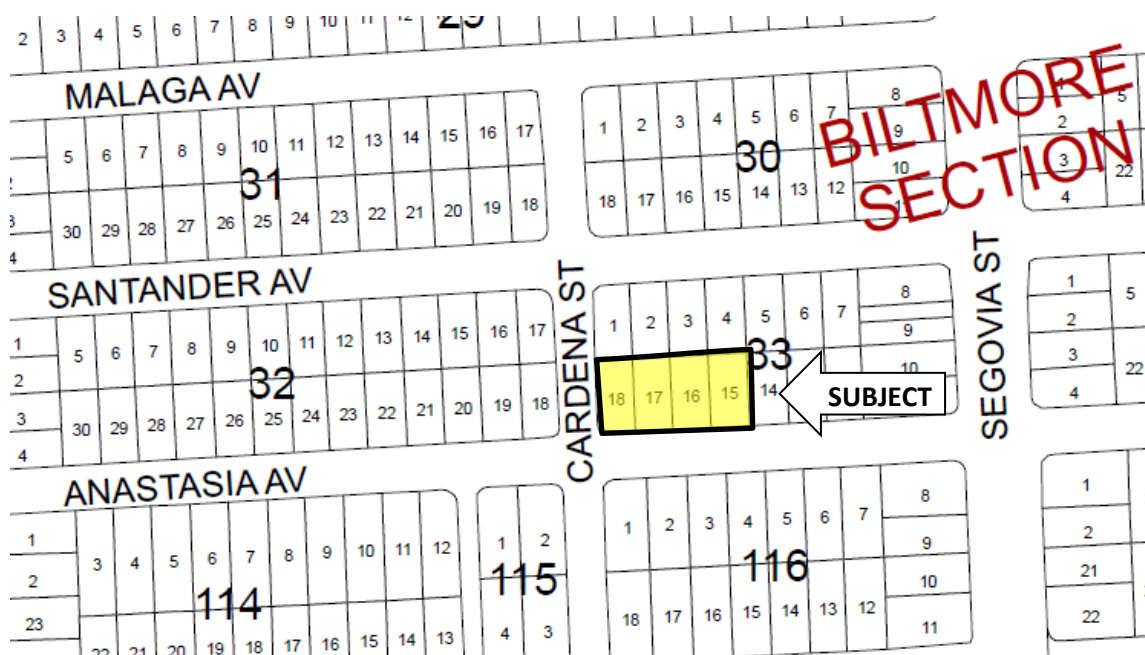
Subject Property Data:

- **Lot Area:** approx. 20,000 square feet (0.46 acre)
- **Existing Use:** two multifamily residential buildings with 8 units
- **Current Future Land Use Map (FLUM):** Religious or Institutional
- **Current Zoning District:** Special Use (S) and MF-3 (627 Anastasia Avenue)
- **Proposed Future Land Use Map (FLUM):** Multi-Family Low Density
- **Proposed Zoning District:** Multi-Family 3 (MF-3)

The application package submitted by the Applicant is provided as Attachment A.

Project Location. Context information exhibited below.

Lot, Subdivision, and Plat Map



Ariel Map



Site Data and Surrounding Uses. The following tables provide the subject property’s designations and surrounding land uses:

Surrounding Land Uses

LOCATION	EXISTING LAND USES	FLUM DESIGNATIONS	ZONING DESIGNATIONS
North	Multi-Family Residential	Multi-Family Low Density	Multi-Family 3 (MF3) District
South	Educational Facility “Somerset Academy Gables”	Religious or Institutional	Special Use (S) District
East	Multi-Family Residential	Multi-Family Low Density	Multi-Family 3 (MF3) District
West	Single Family Residential	Single Family Low Density	Single-Family Residential (SFR) District

Existing Zoning Map



Existing Future Land Use Map (FLUM)



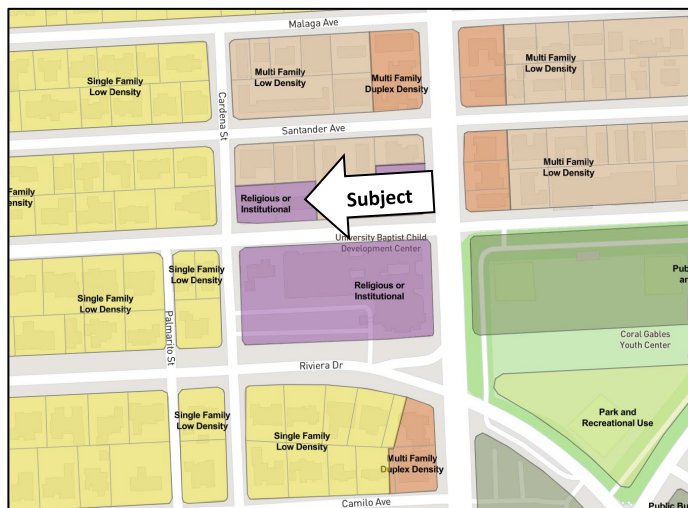
3. FINDINGS OF FACT

A. Comprehensive Plan Map Amendment

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

Lots 15, 16, 17, and 18, Block 33, Coral Gables Biltmore Section, comprising the subject property at 627 and 635 Anastasia Avenue, are currently designated as “Religious or Institutional” on the Comprehensive Plan Future Land Use Map (FLUM). The Applicant proposes to amend the designation to “Multi-Family Low Density.” The requested amendment would restore the residential designation historically associated with the site and align it with the adjacent multi-family properties to the north and east.

Existing FLUM Map



Proposed FLUM Map



Findings of Fact – Future Land Use Map (FLUM) Amendment

Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	Yes. The FLUM amendment advances objectives and policies of the Comprehensive Plan that encourage reinvestment in underutilized sites, maintain residential neighborhoods, and promote a compatible mix of housing types. Restoring the multi-family designation supports infill redevelopment in an established neighborhood and enhances housing options within proximity to the Biltmore area.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes. The proposed Multi-Family Low Density designation is consistent with the pattern of adjacent land use designations and zoning classifications. The change would eliminate the isolated “Religious or Institutional” designation applied under Ordinance No. 2455 (1983) and re-establish a consistent residential land use framework along Anastasia Avenue.

3. Its effect on the level of service of public infrastructure.	Yes. The proposed FLUM amendment would support the continued use of existing public infrastructure. The subject property is located within a developed area served by City utilities, multimodal transportation, and public services. Redevelopment at multi-family scale would not exceed adopted level-of-service standards.
4. Its effect on environmental resources.	Yes. Redevelopment of the site as multi-family residential promotes infill development within the urban core rather than expansion into greenfield areas. The project site is already developed and does not contain environmentally sensitive lands. Future redevelopment will be required to comply with landscape, open space, and sustainability standards.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	Yes. The proposed FLUM amendment would enable construction of new multi-family housing, including townhomes, that diversifies the City's housing stock. While the Applicant has not proposed income-restricted units, the project expands the range of attainable housing types near employment, services, and transit.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	Yes. The FLUM amendment would correct a long-standing inconsistency between the land use designation and the built environment. The subject site has functioned as multi-family residential since 1949, and the proposed amendment restores the intended use while providing compatibility with adjacent properties.

Staff's Findings: Based upon the Findings of Fact provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the proposed future land use map amendment from "Religious or Institutional" to "Multi-Family Low Density" for Lots 15–18, Block 33, Coral Gables Biltmore Section. The amendment is consistent with the Comprehensive Plan, advances its housing and redevelopment objectives, and restores compatibility with the surrounding neighborhood.

B. Zoning Map Amendment

This section of the report presents Staff's evaluation of the Application and Findings of Fact for the requested Zoning Map Amendment. The Applicant is requesting to rezone Lots 15, 16, 17, and 18 from "Special Use (S)" to "Multi-Family 3 (MF-3)," which would unify the zoning across the property and align it with the adjacent MF-3 parcels to the north and east. The requested change would also restore the residential zoning classification historically associated with the site.

Existing Zoning Map



Proposed Zoning Map



Findings of Fact – Zoning Map Amendment

Zoning Code Section 14-212.4 provides review standards for Zoning Code Map amendments:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	Yes. The Zoning Map amendment request is directly related to the proposed Comprehensive Plan Map Amendment from “Religious or Institutional” to “Multi-Family Low Density.” Both the requested FLUM and zoning changes allow residential uses consistent with surrounding MF-3 parcels, supporting multi-family development while preserving the scale and character of the neighborhood.
b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	Yes. The proposed MF-3 zoning conforms to the Multi-Family Low Density Future Land Use designation, which permits residential development at the densities consistent with adjacent properties. The unified MF-3 zoning will allow redevelopment with up to eight (8) residential townhomes, consistent with the property size and the surrounding neighborhood context.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.	Yes. The proposed Zoning Map amendment will not adversely affect public infrastructure. Vehicular access is planned from Cardena Street to a shared driveway with private garages, and the redevelopment will maintain compliance with all public infrastructure requirements, including roadway capacity, drainage, and utility services.
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	Yes. The requested zoning change supports the Comprehensive Plan’s objectives for maintaining residential neighborhoods, promoting compatible redevelopment, and ensuring land use consistency across adjacent properties.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives	

a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by: i. Balancing land uses in a manner that reduces vehicle miles traveled; ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent; iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	Yes. The subject property's redevelopment will provide residential units within walking distance of transit services, including local bus routes, promoting walking and biking and reducing reliance on private vehicles.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	Yes. The subject property consists of existing multifamily buildings from 1949. Redevelopment with eight new construction townhomes will enhance neighborhood character, improve property aesthetics, and contribute to long-term stability and value of the area.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	Yes. The proposed MF-3 zoning supports residential redevelopment that provides additional housing units in a central location, consistent with City objectives for housing diversity and availability.
d. Implement specific objectives and policies of the Comprehensive Plan.	Yes. The proposed zoning amendment implements objectives and policies related to residential land use, compatibility with surrounding properties, and maintaining neighborhood character.
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.	Yes. The proposed redevelopment with townhomes is compatible in scale and design with the surrounding multifamily neighborhood, and will not negatively impact the market value or usability of adjacent properties.

Staff comments. The request to rezone Lots 16, 17, and 18 from "Special Use (S)" to "Multi-Family 3 (MF-3)" is directly related to the proposed FLUM amendment from "Religious or Institutional" to "Multi-Family Low Density." This unified zoning will restore the property's historic residential classification, align with surrounding MF-3 parcels, and allow redevelopment with eight townhomes while preserving the residential scale of Anastasia Avenue.

Staff's Findings: Based upon the Findings of Fact provided herein, Staff finds that the Application satisfies the provisions of the Zoning Code for the requested Zoning Map Amendment. Staff review concludes that the proposed plans and recommended conditions of approval incorporate measures to mitigate potentially negative impacts on neighboring properties.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
2	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
3	Objective MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID.	Complies
4	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.	Complies
5	Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
6	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
7	Objective FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: • Surrounding land use compatibility • Historic resources • Neighborhood identity • Public facilities including roadways • Intensity/density of the use • Access and parking • Landscaping and buffering	Complies
8	Policy FLU-1.10.2. The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.	
9	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
10	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
11	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
12	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
13	Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area.	Complies
14	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
15	Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.	Complies

Staff Comments: The above evaluation indicates that the proposed FLUM and Zoning Map amendments for the Anastasia Avenue project (Lots 15, 16, 17, and 18, Block 33, Coral Gables Biltmore Section) are **consistent** with the Comprehensive Plan’s goals, objectives, and policies as determined by Staff.

Per the Mobility policies, the redevelopment will encourage walking, biking, and public transit use, as the site is located within close proximity to public transit routes. The proposed redevelopment provides residential infill on underutilized lots and includes design elements such as landscaped open space, private garages, and pedestrian-friendly access from Cardena Street, promoting a connected and walkable streetscape.

Regarding Future Land Use goals, objectives, and policies, the project restores a residential designation consistent with surrounding MF-3 parcels and provides eight (8) new townhomes that complement the existing neighborhood scale. This infill redevelopment supports the City’s vision of Coral Gables as a “placemaker” while maintaining compatibility with adjacent properties.

For Design goals and policies, the proposed townhome development reflects the character and scale of Anastasia Avenue, supporting neighborhood identity. Staff concludes that the proposed redevelopment would implement design strategies that enhance streetscape aesthetics, provide pedestrian amenities, and preserve neighborhood character.

Based on the above evaluation, Staff determines that the application is **consistent** with the Comprehensive Plan Goals, Objectives, and Policies.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION

City Review Timeline

The submitted applications have undergone the following City reviews:

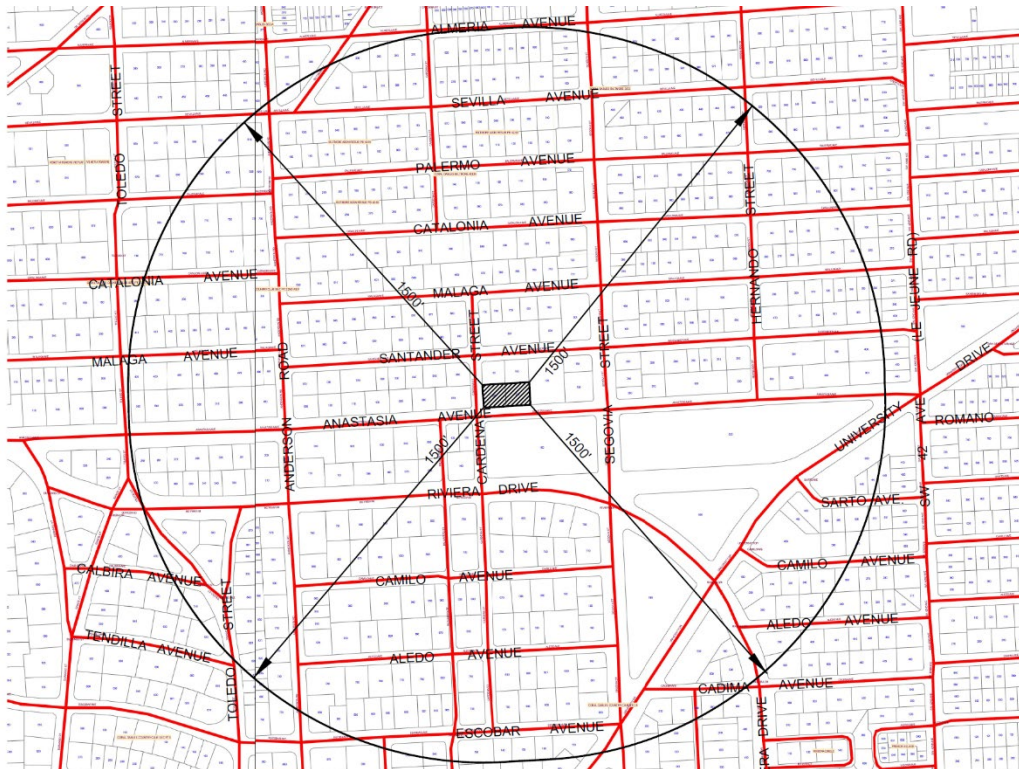
REVIEW COMMITTEES AND BOARDS	DATE
Conceptual Planning and Zoning Board	08.13.25
Planning and Zoning Board	09.17.25
City Commission 1 st Reading	TBD
City Commission 2 nd Reading	TBD

Public Notification and Comments

The Applicant held a neighborhood participation meeting on August 26th, 2025 with notification to all property owners within 1,500 feet radius of the subject property. A copy of the meeting invitation and attendance list is on file with the Planning Division. A summary of the meeting is provided under Attachment A.

Article 15, “Notices,” Section 15-100 of the Zoning Code requires notification be provided to all property owners within 1,500 feet of the property. The notification was sent on September 2, 2025, to notify property owners of the September 17, 2025, Planning and Zoning Board meeting. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed; and provides for an opportunity to submit comments. There were 703 notices mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.

Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Mailed notification for neighborhood participation meeting	08.13.25
Applicant neighborhood meeting	08.26.25
Mailed Notification for PZB meeting	09.02.25
Sign posting of property	09.02.25
Legal advertisement	09.05.25
Posted Staff report on City web page	09.12.25

5. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

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.*

Staff recommends **Approval**.

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.*

Staff recommends **Approval**.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Notice mailed to all property owners within 1,500 feet of the property and legal ad.
- C. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
City of Coral Gables, Florida