

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY COMMISSION 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.

WHEREAS, an application was submitted requesting an amendment of the Future Land Use Map of the City of Coral Gables Comprehensive Plan 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; and

WHEREAS, the proposed amendment to the Future Land Use map is being submitted in accordance with the procedures set forth in Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small-Scale Amendment procedures (ss. 163.3187, Florida Statutes); and

WHEREAS, the proposed Future Land Use Map amendment is being submitted concurrently with a proposed Zoning Map amendment; and

WHEREAS, Staff finds that the procedures for reviewing and recommending a proposed amendment to the Future Land Use Map are provided in the Zoning Code pursuant to Article 14, Section 14-213, and that the proposed Future Land Use Map amendment meets all applicable criteria and standards; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on September 17, 2025, at which hearing all interested persons were afforded the opportunity to be heard and this application for a Future Land Use Map amendment was recommended for approved (vote: 5 -1); and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on October 14, 2025, at which hearing all interested persons were afforded the opportunity to be heard and this application was approved on first reading (vote: 5 to 0); and

WHEREAS, after notice of public hearing duly published, the City Commission held a public hearing, at which hearing all interested persons were afforded an opportunity to be heard and this application for an amendment to the Future Land Use Map was approved on Second Reading; **and**

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Future Land Use Map pursuant to Florida Statutes and including careful consideration of written and oral comments by members of the public;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The City of Coral Gables’ request 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;

SECTION 3. All Ordinances or parts of Ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

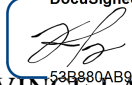
SECTION 5. Pursuant to Section 163.3187(5)(c), Florida Statutes, the effective date of the small-scale comprehensive plan amendment approved by this ordinance shall be thirty-one (31) days after adoption by the Commission, if the amendment is not timely challenged.

SECTION 6. This Ordinance shall become effective upon the date of its passage and adoption herein.

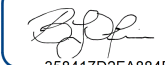
PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF OCTOBER,
A.D., 2025.

(Moved: Anderson / Seconded: Fernandez)
(Yeas: Anderson, Castro, Fernandez, Lara, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: E-3)

APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY