

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2025-

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.

WHEREAS, an application was submitted requesting a Zoning Map amendment 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;

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

WHEREAS, the proposed amendment to the Zoning Map is being submitted in accordance with the procedures set forth in Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments”;

WHEREAS, Staff finds that the procedures for reviewing and recommending a proposed map amendment are outlined in Zoning Code Article 14, “Process,” Section 14-212, and that the proposed zoning map amendment complies with those established criteria and standards;

WHEREAS, the subject property is currently zoned “Special Use (S)” under the Coral Gables Zoning Code, reflecting prior zoning actions under Ordinance No. 2455 (1983) that reclassified the property for church-related use;

WHEREAS, the subject property is currently developed with two (2) two-story multifamily residential buildings containing eight (8) dwelling units, acquired by The Terraces at Anastasia, LLC in 2025 from the University Baptist Church of Coral Gables, and the proposed Zoning Map Amendment would restore residential zoning consistent with adjacent multifamily parcels;

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 Zoning Map amendment was recommended for approved (vote: 5 - 1);

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);

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 change of zoning was approved on second reading;

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the zoning 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 for an amendment to the Zoning Map 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;

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 All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS (DAY) OF (MONTH), A.D., 2025.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY