



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



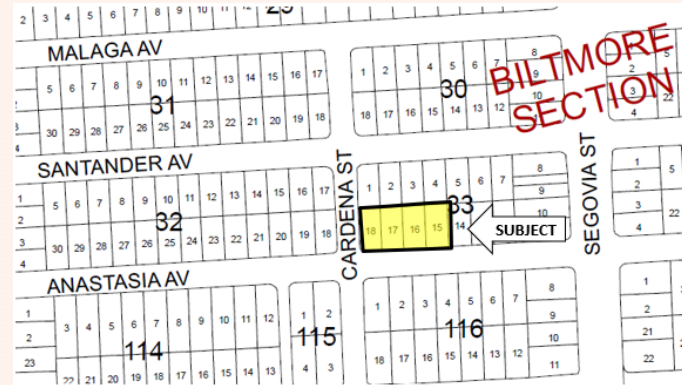
APPLICATION REQUEST

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

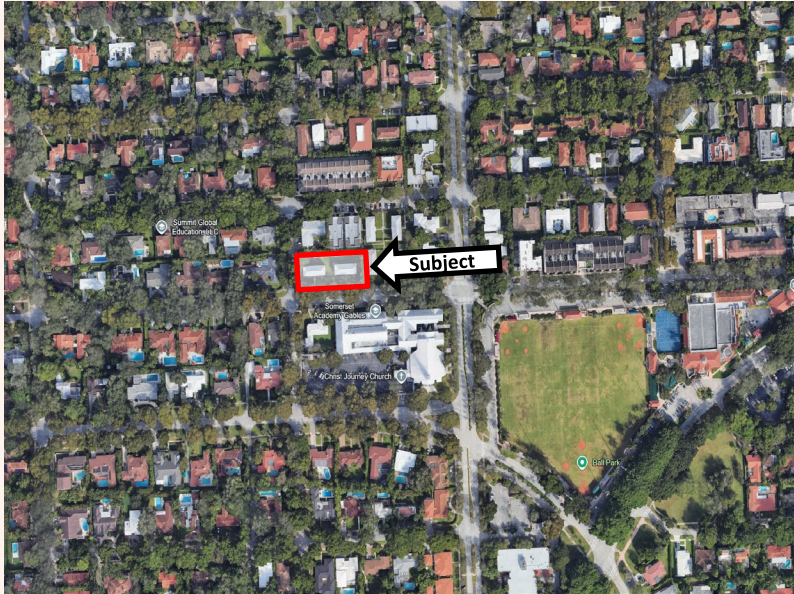
Zoning Map Amendment:
From existing Special Use (S) to a proposed
Multi-Family 3 (MF-3)

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



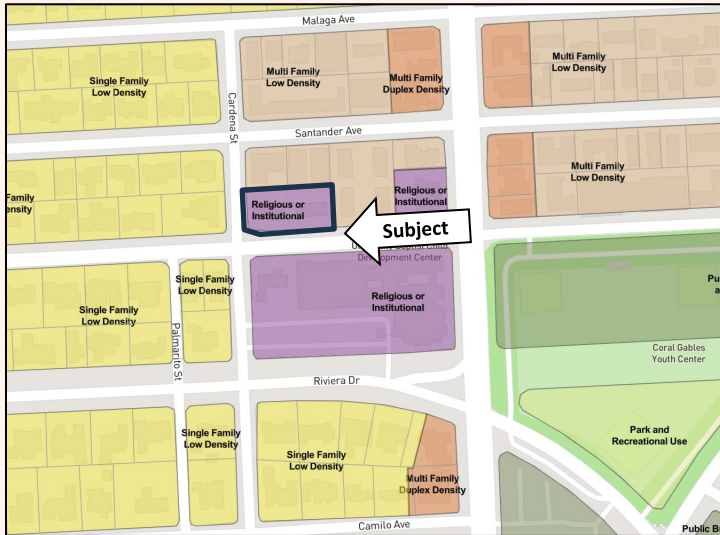
627 - 635 Anastasia Ave | Lots 15-18,
Block 33, Coral Gables Biltmore Section

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 foot 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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