

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Thursday, June 20, 2024

8:30 AM

City Hall, Commission Chambers

### **Mayor's Citizens Advisory Council**

*Board Member Alexander Bucelo  
Board Member Rudford Hamon  
Board Member Jeffrey Kurzner  
Board Member Sergio Leymarie  
Board Member Sean McGrover  
Board Member Mary Snow  
Board Member Dorothy Thomson*

**TO JOIN VIA ZOOM:**

<https://coralgables.zoom.us/j/81201547235>

**Meeting ID: 812 0154 7235**

**CALL TO ORDER**

Meeting called to order at 8:36 a.m.

**ROLL CALL**

**Present:** 4 - Board Member Leymarie, Board Member McGrover, Board Member Thomson and Board Member Kurzner

**Absent:** 3 - Board Member Bucelo, Board Member Hamon and Board Member Snow

**APPROVAL OF THE MINUTES**

This was Approved on Consent Agenda

**MEMBERS SHARE INPUT FROM RESIDENTS**

- What is status of median construction on Ponce de Leon Blvd. between 8th street and ChateauBleu Hotel in North Ponce area?
- There are issues with streetlights on Ponce de Leon Blvd. and side streets - Who controls them, city vs. FPL? When will they be completed?
- Granada Golf Course - Lack of shelters during inclement weather.

**UPDATES FROM BOARD MEMBERS ON CURRENT PROJECTS****UPDATE ON CITY INITIATIVES**

- Condominium Board code questions - Douglas Ramirez, Deputy Director for Development Services, present to discuss.
- Identify walkability/sidewalk options for areas surrounding Doctor's Hospital and Coral Gables Senior High - Public Works Director Hermes Diaz and Melissa DeZayas, senior transportation engineer.

City staff present to discuss city initiatives:

Douglas Ramirez, Deputy Director for Development Services – condo board code questions

Discrepancies regarding performance and quality compliance across different condominium associations, i.e. quality of compliance code enforcement, maintenance, and budgeting

From a code inspection perspective, code officers aren't allowed to enter private properties without permission. They are only allowed access to what is visible from the street and waterways. If a neighbor complains, the neighbor can grant Code Enforcement access. State regulations prohibit local municipalities from acting on anonymous complaints unless it's a life safety issue that presents an immediate threat or danger. All other complaints must be attributed. Once case is officially created, then process for compliance begins.

On a county level, many updates have come to condominium boards since 2021 Surfside incident.

Swale areas – There are no regulations from condos to keep cars from parking on swale. Swale areas belong to the city but must be maintained by the property owner.

One solution is to install landscaping to act as parking deterrent but must be done with permit.

Other option is to use no parking signs – This is specific to certain areas, 1/10 of mile from certain critical areas including proximity areas, commercial areas, parks and schools.

HOA task force – Chair Leymarie:

What about a voluntary group of community members to fill in the gaps and create uniform amongst condominium boards? They would offer a range of best practices and resources available to HOAs. How to motivate more condominium boards to take advantage of community resources and be more consistent? Challenge would be to get bottom shelf HOAs to participate.

Member McGrover asks for an estimate of how many code enforcement violations are being seen on a monthly basis. Are majority call-ins from residents or from code enforcement on patrol? Ramirez to provide at a later date.

Mayor Thomson: What is the policy of code enforcement related to what Code Enforcement observes? Is Code Enforcement only allowed to go to sites that are reported to Code Enforcement?

From those that call in a violation, are names held confidentially/anonymously? Code Enforcement is required to ask for the source's name and it is considered a public record. Officers proactively patrol and self-identify violations to best judgment

Life safety matter – These calls can made be made anonymously. The rest are required to self-identify and entered into public record.

Hermes Diaz, Public Works Director and Melissa De Zayas, Sr. Transportation Engineer present to address group.

Streetlight outages should be reported by email to Public Works at [pwdepartment@coralgables.com](mailto:pwdepartment@coralgables.com).

Construction updates:

Median construction completion of Ponce near SW 8th Street is currently out to bid for second time.

Traffic circle design is complete but no bidders and set for advertising to begin construction.

Ponce de Leon median improvement project - phase III including milling, resurfacing and traffic circle - from Antiquera to Menores has not received any bidders. Industrywide staff shortage problem leads to contracts being choosier about which projects to bid on.

Walkability surrounding Coral Gables Senior High: Member Kurzner brings up the ability of students to walk safely to the high school in areas without sidewalks. There are no sidewalks in surrounding homes in the SW quadrant.

Attachments provided by Member Kurzner – Areas highlighted reflect no sidewalks are present.

Shovel ready projects underway - Blue Road – installing sidewalks on eastside of Riviera Country Club to Biltmore Drive, N of Blue Road on Granada to add sidewalk.

Finalizing designs for Pisano Avenue – Sidewalk, milling and resurfacing project

Received a proposal for sidewalks on Campo Sano that go around University Drive and ties to west of the bridge. Doctors Hospital is contributing towards the sidewalk project and the bridge.

Grant applications for more sidewalks are in the works – two locations – for Riviera Drive from Underline to Segovia Street, possibly adding bike lanes. Redesign for Granada Blvd from Ponce to Bird Road.

Mayor Thomson – Has resident feedback been sought in installation of sidewalks near Coral Gables Senior High? Who pays for the sidewalks?

Secured grants are just for planning and design, not for construction to receive feedback from residents and community. Through that process, there will be community meetings to determine feedback.

Shelters on Granada Golf Course: Project established years ago was funded but was canceled due to push back from community who was against project.

## **NEW BUSINESS**

## **ADJOURNMENT**

Adjournment at 9:40 a.m.

**NOTE**