

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Agenda - Final Revised

Tuesday, November 18, 2025

8:00 AM

City Hall, Commission Chambers

City Commission

*Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez
Commissioner Richard D. Lara*

*Peter J. Iglesias, P.E., City Manager
Cristina M. Suárez, City Attorney
Billy Y. Urquia, City Clerk*

The City of Coral Gables will be holding its Regular Meeting on November 18, 2025 commencing at 8:00 a.m. Members of the public may participate in person, but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at (<https://zoom.us/j/3054466800>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 3054466800. To speak prior to the City Commission taking action on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your Hand" by pressing *9. The public may comment on an item on the agenda using the City's already-established e-comment function which may be found on the City's website at: www.coralgables.com/commissionmeetings) once the meeting's agenda is published or by sending an email to cityclerk@coralgables.com prior to the start of the meeting. The Meeting will also be broadcasted live for members of the public to view on the City's website www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

CALL TO ORDER**INVOCATION**

Rev. Roger Tobin - St. Philip's Episcopal Church

PLEDGE OF ALLEGIANCE**MERRICK MOMENT****A. PRESENTATIONS AND PROTOCOL DOCUMENTS**

Presentation and Protocol Documents will be heard from 8:00am to 9:00 a.m.

The Commission will take a break and reconvene the meeting at approximately 1:00 p.m.

- A.-1. [25-1058](#) Presentation of a Certificate of Recognition to Dr. Josephine Johnson - Professor Emeritus of the University of Miami School of Communication.
- A.-2. [25-1022](#) Presentation of a Proclamation declaring November 17, 2025 as "World Prematurity Day" in Coral Gables.

Agenda Item A-3 has been deferred to the December 9, 2025 City Commission Meeting

- A.-3. [25-9809](#) Presentation of a Proclamation declaring November 18, 2025 as "Actors' Playhouse Day" in Coral Gables.
- A.-4. [25-9833](#) Presentation of a Proclamation declaring November 19, 2025 as "Hippolito Day" in Coral Gables.
- A.-5. [25-9743](#) Presentation of a Proclamation declaring November 2025 as "Epilepsy Awareness Month" in Coral Gables.

Time Certain 2:00pm (Agenda Items A-6, F-1 and F-6 are related)

- A.-6. [25-1021](#) Presentation of a Proclamation declaring November 29, 2025 as "Small Business Saturday" in Coral Gables.

B. APPROVAL OF MINUTES

- B.-1. [25-1016](#) Regular City Commission Meeting of October 14, 2025.

C. PUBLIC COMMENTS

During this portion of the meeting, an individual may address the City Commission on an item that is on the agenda or on a matter which is not on the agenda, but within the scope of the City Commission's jurisdiction. If the individual wishes to address the City Commission on an item that is on the agenda, the individual shall not be given an opportunity to speak again once the item is called. An individual who wishes to speak during a public hearing where the City Commission is sitting in a quasi-judicial capacity, must speak during the public hearing for that item.

Individuals who speak during the open public comment portion of the meeting shall be given three (3) minutes during which to address the City Commission. At the conclusion of one (1) hour, if the open public comment section of the meeting has not ended, it shall end automatically, in order to proceed with the rest of the agenda.

D. CONSENT AGENDA

All items listed within this section entitled "Consent Agenda" are considered to be self-explanatory and are not expected to require additional review or discussion, unless a member of the City Commission or a citizen, if approved by the chairperson, so requests, in which case, the item will be removed from the Consent Agenda and considered along with the regular order of business. Items placed on the Consent Agenda shall conform to the limitations of Section 2-79 of the City Code. Hearing no objections to the items listed under the "Consent Agenda", a vote on the adoption of the Consent Agenda will be taken.

D.-1. [25-1000](#)

A Resolution of the City Commission approving a Sixth Amendment to Lease between the City of Coral Gables and 338 Minorca Law Center, LLC for the property located at 338 Minorca Avenue, First Floor, Coral Gables, FL 33134 for an additional three-year term (01/01/26-12/31/28) for the temporary relocation of the City's Finance Department Collections Division staff offices.

Lobbyist: N/A

D.-2. [25-1019](#)

A Resolution of the City Commission confirming the appointment of James (Jim) Berlin (nominated by City Manager Iglesias) to serve as a member of the Pinewood Cemetery Advisory Board, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

D.-3. [25-1048](#)

A Resolution of the City Commission approving an Interlocal Agreement with Miami-Dade County relating to the review of applications for development within the Coral Gables / University Subzone of the Rapid Transit Zone ("RTZ") pursuant to Section 4 of Miami-Dade County Ordinance No. 25-90; providing for authorization; and providing for an effective date.

D.-4. [25-1049](#)

A Resolution of the City Commission accepting the recommendation of the Police Department to authorize the services from Law Enforcement Psychological and Counseling Associates for Critical Incident Stress Debriefings, Regular/Annual Wellness Visits, and a specialized Employee Assistance Program (EAP) for public safety personnel with an estimated amount of \$28,000.00 as a "Sole Source" pursuant to Section 2-689 of the City's Procurement Code.

Lobbyist: N/A

D.-5. [25-1059](#)

A Resolution of the City Commission confirming the appointment of Eibi Aizenstat (Nominated by City Manager Iglesias) to serve as a member of the Coral Gables Retirement Board (General Employees), for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

- D.-6. [25-1023](#) A Resolution of the City Commission accepting the recommendation of the Chief Procurement Officer to extend contract no. RFP 2018-009A, RFP 2018-009B, and RFP 2018-009C for Disaster Debris Removal Services, pursuant to Section 2-764 of the City's Procurement Code entitled "Approval of Change Orders and Contract Modifications."
- Lobbyist: N/A
- Lobbyist: N/A
- D.-7. [25-1069](#) A Resolution of the City Commission confirming the appointment of Susan Rodriguez (Nominated by the Board-As-A-Whole) to serve as a member of the Coral Gables Merrick House Governing Board, for the remainder of an unexpired two (2) year term, which began on June 1, 2025 and continues through May 31, 2027.
- D.-8. [25-1024](#) A Resolution of the City Commission accepting the recommendation of the Chief Procurement Officer to award DGS Boats, Corp as the most responsive and responsible bidder for Purchase of Marine Fire Rescue Vessel, pursuant to Invitation for Bids (IFB) 2025-036 and section 2-763 of the City's Procurement Code entitled "Contract Award".
- D.-9. [25-1078](#) A Resolution of the City Commission confirming the appointment of P. Tristan Bourgoignie (Nominated by the Board-As-A-Whole) to serve as a member of the Pinewood Cemetery Advisory Board, for the remainder of an unexpired two (2) year term, which began on June 1, 2025 and continues through May 31, 2027.
- D.-10. [25-1081](#) A Resolution of the City Commission confirming the appointment of Gonzalo Sanabria (Nominated by City Manager Iglesias) to serve as a member of the Planning and Zoning Board, for the remainder of an unexpired two (2) year term, which began on June 1, 2025 and continues through May 31, 2027.
- D.-11. [25-1084](#) A Resolution of the City Commission confirming the appointment of Stephen Matthew Wisniew (Nominated by Commissioner Castro) to serve as a member of the Sustainability Advisory Board, for the remainder of an unexpired two (2) year term, which began on June 1, 2025 and continues through May 31, 2027.
- D.-12. [25-1086](#) A Resolution of the City Commission terminating for convenience the Preconstruction Services Agreement dated September 17, 2021 with the Weitz Company, LLC pursuant to Article 8 of the agreement.
- Lobbyist: N/A

- D.-13. [25-1091](#) A Resolution of the City Commission accepting the recommendation to waive the competitive bid process of the procurement code as a Special Procurement/Bid Waiver to continue services with Golf Academy of South Florida through the spring session 2026 at the Coral Gables Country Club in the annual amount of \$50,000.00, not to exceed the available annual budget pursuant to Section 2-691 of the City's Procurement Code.

Lobbyist: N/A

- D.-14. [25-1092](#) A Resolution of the City Commission accepting the recommendation to waive the competitive bid process of the Procurement Code as a Special Procurement/Bid Waiver to continue services with Tumblebees Gymnastics through the Spring Session 2026 at the War Memorial Youth Center in the annual amount of \$150,000.00 , not to exceed the available annual budget pursuant to Section 2-691 of the City's Procurement Code.

Lobbyist: N/A

- D.-15. [25-1097](#) A Resolution of the City Commission approving a lease between the City of Coral Gables as Tenant and 475 Biltmore MOB, LLC as Landlord, regarding the property located at 475 Biltmore Way, Coral Gables, Florida for a period of three (3) years and (2) months for the purpose of relocating Development Services Code Enforcement Staff members.

1. Presentation of Boards and/or Committees minutes requesting no action from the City Commission:

- 1.-1. [25-9812](#) Arts Advisory Panel Meeting of September 3, 2025.
- 1.-2. [25-1001](#) Code Enforcement Board Meeting of September 17, 2025.
- 1.-3. [25-9903](#) Coral Gables Advisory Board on Disability Affairs Meeting of October 1, 2025 Minutes
- 1.-4. [25-9944](#) International Affairs Coordinating Council Meeting of September 30, 2025
- 1.-5. [25-1065](#) International Affairs Coordinating Council Meeting of October 20, 2025.
- 1.-6. [25-1031](#) Retirement Board Meeting of September 15. 2025.
- 1.-7. [25-1072](#) Retirement Board Meeting of October 24, 2025.
- 1.-8. [25-1073](#) Retirement Board/City Commission Joint Workshop of October 24, 2025.

E. PUBLIC HEARINGS

All Individuals testifying in a quasi-judicial proceeding shall be sworn in.

Presentations made to the City Commission are subject to the City's False Claims Ordinance, Ch. 39 of the City of Coral Gables Code.

APPEALS**Agenda Item E-1 has been deferred to the December 9, 2025 City Commission Meeting**

- E.-1. [25-9846](#) An Appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on September 18, 2025, to deny a claim of undue economic hardship and a certificate of appropriateness for demolition for the property located at 1258 Obispo Avenue, a contributing resource in the "Obispo Avenue Historic District," legally described as Lots 1 and 2, Block 3, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

Lobbyist: Ceasar Mestre

ORDINANCES ON FIRST READING**Time Certain 1:00pm (Agenda Items E-2, E-3, E-4 and E-7 are related)**

- E.-2. [25-9739](#) 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 "Commercial Low Rise Intensity" and "Single Family Low Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

Lobbyist: Jorge Navarro

- E.-3. [25-9740](#) An Ordinance of the City Commission making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed-use 1" and "Single-Family Residential" to "Multi-Family 3" for the western 36 feet of Lots 1 and 13 through 17, and from "Single-Family Residential" to "Mixed-Use 1" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

Lobbyist: Jorge Navarro

- E.-4. [25-9741](#) An Ordinance of the City Commission granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

Lobbyist: Jorge Navarro

Agenda Items E-5 and E-8 are related

- E.-5. [25-1087](#) An Ordinance of the City Commission amending Ordinance No. 2022-14 which approved a Planned Area Development for the property legally described as Lots 1-12 and Lots 35-46, including the public alleyway lying in between, Block 10 and Lots 5 through 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300, Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida to allow for certain work to be completed after the issuance of a temporary Certificate of Occupancy subject to the terms of a performance bond.

Lobbyist: Jorge Navarro

- E.-6. [25-9999](#) An Ordinance of the City Commission amending Chapter 2, "Administration," Article V. "Conflict of Interest and Code of Ethics," of the Coral Gables City Code to create Section 2-309 "Anti-Kickback and Post-Approval Transparency Requirements" to require disclosure of certain business relationships, gifts, and political contributions relating to projects that come before the City Commission; to require public posting of such disclosures on CoralGables.com; providing for supplemental local transparency obligations consistent with Chapter 112, Florida Statutes and Miami-Dade County Code § 2-11.1; providing for severability clause, repealer provision, codification, and providing for an effective date.

(Sponsored by Commissioner Castro)

RESOLUTIONS**Time Certain 1:00pm (Agenda Items E-2, E-3, E-4 and E-7 are related)**

- E.-7. [25-9742](#) A Resolution of the City Commission granting approval of the following conditional uses :
1) Special location site plan review, pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow Mediterranean Architectural Bonuses; and 2) Conditional Use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "760 Ponce;" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

(This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

Lobbyist: Jorge Navarro

Agenda Items E-5 and E-8 are related

- E.-8. [25-1089](#) A Resolution of the City Commission amending Resolution No. 2022-81 which approved a mixed-use site plan for the property legally described as Lots 1-12 And Lots 35-46, including the public alleyway lying in between, Block 10 and Lots 5 through 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300, Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida to allow for certain work to be completed after the issuance of a temporary Certificate of Occupancy subject to the terms of a performance bond.

(This Resolution is not for consideration at this time and will be included with the above ordinance on Second Reading if approved on First Reading.)

Lobbyist: Jorge Navarro

F. CITY COMMISSION ITEMS**Time Certain 2:00pm (Agenda Items A-6, F-1 and F-6 are related)**

- F.-1. [25-1041](#) A Resolution of the City Commission authorizing the waiver of parking fees in the City's public garages from 9:00 a.m. to 5:00 p.m. on November 29, 2025, for the Small Business Saturday Event.
(Sponsored by Vice Mayor Anderson)

- F.-2. [25-1057](#) A Resolution of the City Commission directing City Staff to design all new parks that will be conveyed to the City with the majority of the park to be of landscaped areas and minimal areas for hardscape.
(Sponsored by Mayor Lago)
- F.-3. [25-1083](#) A Resolution of the City Commission urging the State Legislature to amend the Live Local Act to allow for municipal-based median incomes rather than the area median incomes currently utilized in the Live Local Act.
(Sponsored by Commissioner Castro)

Time Certain 6:00pm (Agenda Item F-4)

- F.-4. [25-1085](#) A Resolution of the City Commission authorizing City Staff to move forward with the development of a dog park on the city-owned parcel located at 520 University Drive, at the corner of Segovia Street and University Drive; providing for design parameters including landscape buffers, screening, and materials; and providing for an effective date.
(Sponsored by Vice Mayor Anderson)
- F.-5. [25-1090](#) A Resolution of the City Commission directing that City Staff develop and implement an annual Veterans Day Event to honor military veterans of the United States Armed Forces.
(Sponsored by Commissioner Lara)

Time Certain 2:00pm (Agenda Items A-6, F-1 and F-6 are related)

- F.-6. [25-1047](#) Update on the Miracle Mile Small Business Pop Up Pilot Program.
(Sponsored by Vice Mayor Anderson)
- F.-7. [25-1013](#) Update on Biltmore Way.
(Sponsored by Vice Mayor Anderson)
- F.-8. [25-1042](#) Update on the Keep Florida Beautiful Conference.
(Sponsored by Mayor Lago)

Time Certain 3:00pm (Agenda Item F-9)

- F.-9. [25-1077](#) Discussion regarding Decontamination Initiative for Coral Gables Waterways.
(Sponsored by Mayor Lago)
- F.-10. [25-1094](#) Update on the Centennial Concert.
(Sponsored by Mayor Lago)

G. BOARDS/COMMITTEES ITEMS

None

H. CITY MANAGER ITEMS

- H.-1. [25-1093](#) A Resolution of the City Commission authorizing a contract modification to FG Construction, LLC. Contract No. 20681 Median Improvements - Ponce de Leon - Phase 3 Project, pursuant to Section 2-764 (b) "Approval of Change Orders and Contract Modifications", in the amount of \$500,000 to cover unforeseen items.

Lobbyist: N/A

- H.-2. [25-1095](#) A Resolution of the City Commission approving a lease between the City of Coral Gables as Tenant, and 2020 Ponce de Leon, LLC as Landlord regarding the property located at 2020 Ponce de Leon Boulevard, Suite 102A, Coral Gables, Florida for a period of three (3) years for the purpose of relocating numerous staff members of the City's Finance Department.

Lobbyist: N/A

- H.-3. [25-1096](#) A Resolution of the City Commission approving a lease between the City of Coral Gables as Tenant and 2020 Ponce, LLC as Landlord, regarding the property located at 2020 Ponce de Leon Boulevard, Suite 1200, Coral Gables, Florida for a period of three (3) years for the purpose of relocating numerous City Hall Staff Members.

Lobbyist: N/A

- H.-4. [25-1052](#) Update on the Art on the Plaza Program.

I. CITY ATTORNEY ITEMS

None

J. CITY CLERK ITEMS

None

K. DISCUSSION ITEMS

This time is for informal discussion among the City Commissioners, the City Manager and the City Attorney

ADJOURNMENT

NOTE

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Consistent with Section 2-83 of the City Code, any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall not be considered orderly or decorous and shall be cautioned by the chairperson. Any person failing to comply as cautioned shall be barred from making any additional comments during the meeting. Persons entering and exiting the commission chamber shall do so quietly. All cell phone ringers must be set to silent mode to avoid disruption of proceedings. All individuals must exit the chambers to answer incoming cell phone calls. All persons in the audience shall refrain from consuming food or beverages in the commission chamber. All persons are required to wear shirts and shoes as a minimum standard of dress and, consistent with state law, the smoking of cigarettes, cigars, or the use of nicotine dispensing devices or vapor-generating-electronic devices is prohibited in commission chambers.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator Jose Rodriguez, Interim Director of Labor Relations and Risk Management (E-mail: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.