

City of Coral Gables City Commission Meeting
Agenda Item F-4
October 14, 2025
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item F-4 [Start: 1:06 p.m.]

A Resolution of the City Commission urging the Florida Legislature to establish a cap on special assessments that may be imposed on homesteaded condominium units. (Sponsored by Vice Mayor Anderson)

Mayor Lago: Moving on to F-4.

City Attorney Suarez: F-4 is a resolution of the City Commission urging the Florida Legislature to establish a cap on special assessments that may be imposed on Homesteaded condominium units.

Vice Mayor Anderson: This is another item that I brought forward, and another city has already done it. It's to urge the legislature to entertain a cap on there that doesn't set the cap. So I think there's a number of residents where you have condo units where they have an exorbitant assessment, and it essentially gentrifies the community, or push people out of their condo units when they have such an enormous amount due, and it's kind of like a for sale sort of situation, and

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On special assessment that may be imposed on Homestead condominium units*

after this, I also would like to have a point of privilege to discuss a little more about Homestead exemption, but let's finish this one right now. I'd like to move it.

Commissioner Fernandez: I'll second.

Mayor Lago: Mr. Clerk, do you have any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Okay. Do we have a motion and a second?

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Commissioner Fernandez: Yes.

Mayor Lago: Yes.

Vice Mayor Anderson: And Mayor, may I bring up the item on Homestead exemption? We have already set our legislative agenda, and I'd like you all to consider, being that there's an urging to eliminate property taxes in Tallahassee, that instead of eliminating property taxes, we urge that there's an increase overall across the board for all Homestead exemptions for individuals. My suggestion is an additional 50,000 will help recalibrate property values for folks because what I've seen when I've looked at other residents' property tax bills, the item that goes up in value is the property itself, the land. It's not because they put on an addition, it's not because they really improved the property, it's just the cost of the land itself. And for some of our folks that are income-limited, the taxes are becoming more and more of a strain, and this treats everybody equally. Everybody gets the same amount of reduction, and I think it will achieve what the Governor really is trying to accomplish here, and that is tax relief for those who need it the most. So, this would be in addition to the other Homestead exemption item that has been included in our strategic plan, such as the additional amount available for caregivers who meet certain income qualifications, the increases for the blind, and other categories. And I think this is necessary as well to accomplish what the Governor wants to do, but in a means that's more equitable.

Mayor Lago: Thank you.

Vice Mayor Anderson: So, I'd like you to consider that.

Mayor Lago: You want to bring that back next Commission meeting, or you want to, how would you like to handle it?

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Commissioner Fernandez: I think we should do it now.

Vice Mayor Anderson: We can do it now. I thought it was important that we speak about this before we, you know, so we can have our lobbyists address it going forward.

Commissioner Fernandez: I'd be happy to second it.

Vice Mayor Anderson: I'll move it.

Mayor Lago: Mr. Clerk.

City Clerk Urquia: Vice Mayor Anderson. Yes.

Commissioner Castro: Yes.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes.

Mayor Lago: Yes. Thank you very much, Madam Vice Mayor.