

City of Coral Gables City Commission Meeting
Agenda Item E-10
December 9, 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
Planning and Zoning Director, Jennifer Garcia
Assistant Director for Mobility and Sustainability

Public Speaker(s)

Agenda Item E-10 [Start: 11:23 a.m.]

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 7, “Sustainability and Resilience Standards,” Section 7-102, “Green Building Requirements,” to provide National Green Building Standard (NGBS) Silver Certification as an acceptable option for compliance; providing for a repealer provision, severability clause, codification, and providing for an effective date. (11 19 25 PZB recommended approval with conditions, Vote: 6-1)

Mayor Lago: Moving on to item E10, ordinance on first reading.

City Attorney Suarez: E-10 is an ordinance to the city commission providing for a text amendment to the city of Coral Gables Official Zoning Code by amending article 7 sustainability and resilience standards section 7-102 “Green Building Requirements,” to provide National Green Building

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Standard Silver Certification as an acceptable option for compliance providing for repeated provisions of ability clause codification and providing for an effective date.

Planning and Zoning Director: Jennifer Garcia, Planning and Zoning Director. So, this is a very simple text amendment to our zoning code. Right now, we require LEED and NGBS and there's some little ambiguity as far as comparable. So right now, we're being very clear. We're adding in NGBS Silver Certification as a qualifying.

Mobility and Sustainability Director: Plus, energy star certificate. So, before the language said or equivalent and there's a lot of green building certifications that pop up. We want to ensure that what we've accepted as an equivalent is now put into the code and taken out.

Mayor Lago: So, I wrote this original piece of legislation to ensure that buildings over 20,000 square feet were again LEED or equivalent. We made a little bit of an error or a miscalculation in regard to the word or equivalent and we're having issues in regard to people presenting qualifications that were not truly in line with our standards here in the City of Coral Gables. So, this legislation with the intent is to clean that up and just again continue to elevate the quality that we expect. We had -- most people were good actors. They wanted to obviously abide and follow the rules, but you know sometimes you have individuals that try to find loopholes and in an effort to save money or expedite and again this just tightens up the restrictions and ensures that the quality that most individuals are following when they abide by LEED guidelines that again we adhere to that. So, I want to thank staff for doing a great job and again just continuing to push environmental stewardship, resiliency and everything that we're trying to do.

Mobility and Sustainability Director: And I'll also mention Mayor, it's not only for private facilities, we've been doing it at our own facilities. Our Public Safety Building, the Trolley Maintenance facility, Fire Station Four is going through certification. We also have the parking garage in Menorca we're going through Park Smart certification for that. So, we're continuing to lead by example.

Mayor Lago: Are we still the city that has the highest bar?

Mobility and Sustainability Director: I would say us and Miami Beach have the highest standards yes.

Mayor Lago: So, I'm very proud of having written this legislation. I think it's important and it's important to really understand that this legislation changes and it's transformational, because if you look at all the buildings that were built since this legislation was written you can see a significant reduction in consumption of electricity, in consumption of water and also as a LEED professional you know you can also the experience that an employee has, the experience that an employee has in a LEED building is significantly better than in a regular building. Why is that? Just air quality,

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light, you know the placement of certain things in a room. It's in my opinion the opinion of again, people who are you know the instructors in this course people who came up with this certification, they're the ones that have spoken very adamantly that this is you know this is something that again if a building receives this type of, I don't want to use the wrong word certification, but this type of not certification, what is the exact word it's a standard sort of...

Mobility and Sustainability Director: Standard.

Mayor Lago: Standard - standard that there's benefits that are beyond just financial benefits and environmental benefits. It's really benefits that the employees really feel.

Mobility and Sustainability Director: And to that point, Mayor, I'll also add especially coming out of COVID there has been that renewed focus on the health and wellness inside of the building as well, so this encumbers that as well. So that has been a renewed focus within these certifications looking at those types of employees, the folks that live in those buildings making sure that the buildings are built to the highest standards.

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

City Clerk Urquia: No Mr. Mayor.

Mayor Lago: All right I'll entertain a motion.

Vice Mayor Anderson: I'll move it and great work. Thank you for all you do. Both of you.

Commissioner Fernandez: Second.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: Thank you. Great work Matt. Thank you.

Mobility and Sustainability Director: Thank you.

Mayor Lago: Great Matt. Okay.

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