

City of Coral Gables City Commission Meeting
Agenda Item F-2
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-2 [Start: 12:55 p.m.]

Florida League of Cities update
(Sponsored by Commissioner Castro)

Mayor Lago: Moving on to item F-2.

Commissioner Castro: City Clerk, I sent a memo, well, let me go ahead and open my iPad give me one second. I sent a memo to the Commission. I went to the Florida League of Cities maybe two weeks ago and it was a very productive meeting, very, very productive. I'm just going to go ahead and summarize really quick. The memo was a little extensive, but if you could go ahead and put the memo on the screen. Perfect, thank you so much. The reason for me giving an update is because if you guys have any interest that you want to input to me regarding the subjects that we're talking about, this would probably be the correct time and if not, just send me a memo. I won't be replying because of Sunshine, but my next meeting will be, I will be heading out to Orlando again on Thursday. I'll be coming back on Friday. As Vice Chair of the Florida League of Cities and Development Code Compliance and Redevelopment Committee, I participated in the first statewide meeting last week. The goal was to identify key legislative issues that affect how cities

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like Coral Gables plan to build and fund community improvements. So, one of the things that we did speak about was protecting CRAs, CRAs are Community Redevelopment Agencies. One of the major concerns that was proposed was to phase out or limit CRAs statewide. I emphasize that these are vital tools that cities rely on to invest in neighborhoods, infrastructures and infrastructure areas. The committee reached consensus that protecting CRAs authority should remain a top legislative priority. Now, when it comes to Live Local Act, which I think maybe my colleagues would want to give a little more input, what was discussed there was the Live Local Act, which promotes affordable housing, but it's creating challenges for cities because it overrides local control of height, density and parking. Many of us expressed that while the goal is good and we understand where the state is coming from, we do need flexibility to ensure compatibility within our existing neighborhoods. We want a little more flexibility, basically for the state to work closer with, especially in a city like Coral Gables. Now, accessory dwelling units, ADUs, a new bill would require all cities to allow backyard and garage apartments, ADUs, by right by 2026. The committee supported this concept, but agreed the city should retain authority to tailor rules based on infrastructure and enforcement capacities. This is something we addressed last year too, impact fees. We reviewed new state limits on impact fees, which are the main way cities fund roads, parks and public safety infrastructure. I stress that impact fees are in a profit center. They ensure the growth that pays for itself instead of shifting costs onto taxpayers. Short term rentals, we're kind of grandfathered in. It's something that the state is discussing, but I don't think that it affects us in such a large capacity. My closing takeaway is that the overall theme was clear. The legislator continues to preempt local governments in key areas, and our committee is united in defending Home Rule. I'll be bringing back updates as we move forward to the next legislative session so Coral Gables can stay ahead of these statewide challenges.