

City of Coral Gables City Commission Meeting
Agenda Item E-16
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

Public Speaker(s)

Javier Fernandez

Agenda Item E-16 [Start: 11:31 a.m.]

A Resolution of the City Commission amending Resolution No. 2024-107 which approved a mixed-use site plan for the project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West of 1/2 of Lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying East of Lots 11 and 19, of said Block 29 (3000 Ponce de Leon Blvd., 216 & 224 Catalonia, 203 University Dr., and 225 Malaga Ave.) Coral Gables, Florida to amend the required conditions regarding the timing of the completions of the Ponce Circle Park Project.

Mayor Lago: Moving on to E16.

City Attorney Suarez: E-16 is a Resolution of the City Commission amending Resolution No. 2024-107 which approved the mixed-use site plan for the project referred as Ponce Park Residences on the property legally described as Lots 8 through 21, less the West of half of Lot 8 Block 29, Crafts Section together with that portion of the 20-foot platted alley lying East of Lots

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Agenda Item E-16 – Resolution amending Resolution No. 2024-107, which approved a mixed-use Site plan for the project referred to as “Ponce Park Residences”

11 and 19, of said Block 29 Coral Gables Florida to amend the required conditions regarding the timing of the completions of the Ponce Circle Park project. Mayor and Commissioner, I have copies of a slightly updated version of the resolution that was posted.

Mayor Lago: Okay.

City Attorney Suarez: But essentially, it's a request to allow the TCO and CO for the project to issue if the Ponce Circle Park project has not been completed, provided that the applicant or the property owner provides a cash bond and assigns a construction contract so that the city could undertake the work if it wasn't completed.

Mayor Lago: So, this is not the first or the last time this will happen. I mean this is a common occurrence in the industry. We'd like to hear from the attorney representing the applicant but to me this is pretty standard protocol. Mr. Clerk, do you have any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: All right, we'll close public comment. Councilman, good morning.

Mr. Fernandez: Good morning for the record, Javier Fernandez. I have offices at 120, sorry 201 Alhambra Circle, suite 1205. Thank you to your staff, the Manager, City Attorney, for your work on this. This is a byproduct of trying to close on our construction lending with a lender. They were concerned about having their collateral limited by an offsite improvement. So, we've tried to provide the city with assurances in the form of a cash bond, an assignment, collateral assignment of the contract. So, if while we continue to have performance obligations should we fail, you can step into our shoes with all the requisite dollars and a contract to deliver the improvement that we all hope to accomplish together here for the park. So, with that, if you have any comments, I'm happy to address them.

Mayor Lago: I have no issues, no concerns. Madam Vice Mayor?

Vice Mayor Anderson: No, I have no concerns. When are you guys going to break ground?

Mr. Fernandez: Oh, God willing, the beginning of next year. So yes, yeah, we are.

Vice Mayor Anderson: Exciting.

Mr. Fernandez: Yeah, we are very excited as well. Sales have gone well. And this is the second project we'll be closing on financing with before the end of the year. So, it's a big, big year for the company. And we're grateful to all of you for your support. Thank you.

Mayor Lago: May I have a motion.

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Commissioner Fernandez: I'll move it.

Commissioner Lara: I'll second.

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Lara: Yes

Vice Mayor Anderson: Yes

Mayor Lago: Yes

(Vote: 5-0)