

City of Coral Gables City Commission Meeting
Agenda Item F-2 and H-2
June 2, 2026
Public Safety Building, CMR
2151 Salzedo Street, 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

Public Speaker(s)

Agenda Item F-2 [Start: 4:00 p.m.]

A Resolution of the City Commission requesting that Mobility Impact Fees generated by the Ponce 8 Project, located at 3808 SW 8 Street, be used for eligible mobility and transportation improvements in the North Flagler/Ponce Area; and providing for an effective date. (Sponsored by Mayor Lago)

Mayor Lago: Moving onto F-2.

City Attorney Suarez: F-2 is a resolution of the City Commission requesting that Mobility Impact Fees generated by the Ponce 8 Project, located at 3808 SW 8th Street, be used for eligible mobility and transportation improvements in the North Flagler Ponds area and providing for an effective date.

Mayor Lago: Okay, I'm the sponsor of this item. I've been having a lot of conversations with the residents north of 8th Street and Ponce. Many of you are aware, Zully Pardo is kind of like the general in that area. I say that with all due respect. And she's engaged in a litany of different things in the city. And they always talk about how this area is under service. And they really want to be

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front and center. So, I'm really spending time here. And I know that my colleagues are also, and the Manager also, and our team, the DCM and the ACM and all directors. So, this is something that we talked about. This is nothing new, we've done this before, but I'm bringing this resolution because this is our first Live Local Project in the City of Coral Gables. And this is going to make a significant impact on the community. And I've had conversations with the Manager to get his guidance in regard to where, I want to be very careful doing this, but this is already a high impact area where there's a lot of cut-through traffic, a lot. And now we're going to see even more impact with this Live Local Project moving forward. So, I'd like to see if my colleagues have an interest in doing this. I think this is incredibly beneficial. And I think it will be, it will help us fund future proposed projects that we're talking about, sidewalks, tree canopy, infrastructure, traffic calming, and the Manager will talk a little bit about it. Mr. Manager.

City Manager Iglesias: Thank you, Mayor. We're looking at, we're currently finishing or working on, excuse me, Phase 3 of Ponce de Leon, which would take Ponce all the way to Southwest 8th Street. And we are looking at proposing a Ponce Phase 4 that would be from Southwest 8th Street to Flagler Street. There's approximately \$160,000 in mobility fees, in mobility impact fees that this project would generate. And since what we're doing on Ponce would be an improvement, it's certainly, this would be certainly a place where this impact fee could help us provide better traffic situation on Ponce, help with the cut-through traffic and help us fund Phase 4 of Ponce de Leon.

Mayor Lago: It's a start. I think that's the point. We show that we're committed. And this is something, by the way, I know we're going to be going into budget season soon. I want to make sure that my colleagues, again, you know, there's slim pickings forthcoming, but I want to make sure that we're committed to this area, committed to the park, committed to a few different things that need to be done there, because this area, just like Biltmore Way, another area, this area and Biltmore Way are areas that we should focus on over the next four or five years.

City Manager Iglesias: Mr. Mayor?

Mayor Lago: Yes, sir.

City Manager Iglesias: We are proposing Phase 4 as part of this budget from a design point of view. And this \$160,000 would be something that we could use to start that project.

Mayor Lago: Perfect. Commissioner Lara.

Commissioner Lara: Yes. I am so supportive of your resolution. You know, I had the privilege of meeting with Zully Pardo a couple of weeks ago at Rotary Park, where we talked about, you know, the original vision for that area. And I know you're very familiar with that as well, having been somebody spearheading this for quite some time. So, with Ponce 8 Project looking like it's just moving forward, I think that it's a very, very prudent, appropriate, fair, equitable resolution to the extent that it is legally permissible, the full extent of the funds. I think that's the best place as well to deploy them.

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Mayor Lago: As we're having the conversation, thank you to the Clerk who reminded me, let's also discuss H-2 also, Mr. Manager, which is... Yes, go ahead, Madam Vice Mayor. We're discussing both at the end of the day, I think they're both relevant.

Vice Mayor Anderson: I'm absolutely in favor of, I mean, I did do one resolution that carry from 8th Street North, because there is a need to direct funding on a mobility impact fees into that area. And this is a very appropriate project to also apply that funding too, because the amount of funding is needed for an area that has been neglected for some time, making it much more residential and dealing with the type of speeding of traffic that's going through the area. I did that before I was a Commissioner using mobility impact fees, and this is very, very appropriate at this time. So, I'm in favor. Do you need a motion?

Mayor Lago: Yeah, we will need a motion.

City Attorney Suarez: It is a resolution.

Commissioner Fernandez: Yeah, we do need a motion. So, Mr. Mayor, I think this is a no-brainer. I think this is the community that's most going to be affected by that project, and they really need the funding and the investment in the area. I think we did well with the development project that's coming. They're going to be doing a lot of proffers that are going to be helpful. And you're right, it's a drop in the bucket, but it's an important first drop in the bucket to move that neighborhood forward. And hopefully, in the next few years, we can also have that entrance feature up on Flagler, which we were able to buy that property and have it ready and really complete that final stretch of Ponce all the way up. I was on Ponce this week and saw the progress that's being made. It's looking good. I heard a lot of positive feedback from the businesses in that area who have been hoping for this for years. So hopefully, we'll be able to finalize that project soon and move this forward. So, if you're making a motion, Mr. Mayor, I'll be happy to second.

Mayor Lago: The Vice Mayor made the motion.

Commissioner Fernandez: We have a second?

Vice Mayor Anderson: Yeah, I made a motion.

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

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Okay.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Commissioner Castro: Yes.

Commissioner Fernandez: Yes.

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Commissioner Lara: Yes.

Mayor Lago: Yes. Mr. Manager, can we do H-2, which is basically in line with Ponce 8 and it talks about the Live Local?

City Manager Iglesias: Yes, yeah. So, the impact fees, the parks impact fee is approximately \$700,000. The mobility fee is approximately \$160,000. There's also another \$50,000 for fire and police. So, these are, certainly, the parks are a substantial impact fee, which could be used in the park on Flagler. That we purchased. And that can be even done as part of Ponce Phase 4. So, I think it gives us a lot of flexibility in the area. And we're looking to, as this says, as it could be a potential funding source for that.

Mayor Lago: And in regard to your item on H-2, we talk about the Live Local application of Ponce. How is that going?

City Manager Iglesias: Yes, we are having a presentation now.

Mayor Lago: Perfect.

City Manager Iglesias: And, but I think we were talking about impact fees.

Mayor Lago: Yeah, yeah, I'm just wondering.

City Manager Iglesias: So, this brings a number of benefits from an impact fee perspective.

Mayor Lago: By the way, just before we jump into this, don't move. I know we're budgeting, you know, the architecture and the engineering, all the work that's going to be done, all the consultants, but I think this is going to probably be like a \$10 million project, maybe even more, if you talk about, depending on the scope, obviously. I would like to make sure that we have as much community input, and we really have some ideas. You know, I know that we may want to do some conceptualls and want to show people, but the more hardscape we put in, the more it's going to cost. And the numbers could be stratospheric with the pricing of construction now.

City Manager Iglesias: Through the mayor?

Mayor Lago: Yeah, of course.

City Manager Iglesias: Yes, Mayor, it would be 10 to \$25 million, depending on what we do throughout that area. If we take the whole area together.

Mayor Lago: Madam Director.

Planning Director Jennifer Garcia: Yeah, Jennifer Garcia, Planning and Zoning Director. I just wanted to give you an update on the Ponce 8 Project. It's a mixed, sorry, it's a mixed-use project, but using the Live Local Act. The property is located on 8th Street between Galiano and Ponce de Leon. It's an inner block. You can see it's taking up, I think, six platted lots. There's an aerial, so it's not quite reaching Galiano on the corner. It's wedged between, I think, Cafe Italiano or Italia.

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Thank you. An office building to the west. There's an aerial shot looking southwest. So, the future land use map actually is commercial high-rise intensity, and the zoning map shows it to be MX3 zoning. This is a shot of the mixed-use site plan for the ground floor. So, it has a ground floor retail facing 8th Street. There's an arcade that runs most of the frontage on 8th Street. The parking ramps are in the back. The entrance is actually shown here on the left side. It's on the east side of the property for one-way end access. They have underground parking as well as four levels of parking, I'm sorry, five levels of parking above, and then the vehicle exits to the west of the ground floor and a dog park in the corner. This is a typical floor plan. So, you can see its double-loaded hallways. It's kind of a shallow U shape of units, and it has the pool and amenity space on the south side, which you can see on the top of the screen. So, the property is 36,000 square feet. They have the zoning as MX3. The total floor area ratio or FAR is 5.0, which is the maximum you can have with the Live Local Act preemption. The building height is supposed to be 175 feet. That's with the mixed, sorry, the bonus. Residential units would be 200 units, which equates to be 242 dwelling units an acre. It's another preemption by the Live Local Act. Commercial would be approximately 18,000 square feet, and that's split between the retail and the ground floor as well as shared co-working space on the sixth floor. And there'll be 294 parking spaces and 6,200 square feet of open space. This is a rendering showing the frontage on 8th Street. You can see that's a 16-story building, let me go back, with an arcade on the frontage, and that one way in, one way out on 8th Street. So, the DRC reviewed this in August of last year. We went through a round of comments multiple times. By the time they got that resolved, some of our comments from zoning they're reviewed by the Board of Architects for conceptual review, which is required for the MED bonus. And then the BOA issued them a preliminary approval, and the MED bonus was granted in April. Planning and Zoning Board will not be seen as application, nor will this Commission, because it is a Live Local Act application. This is a rendering looking west, looking southwest. So, you can see Cafe Italia in the foreground, the arcade facing 8th Street. You can see the arcade here. You can see the entrance into the garage on the left side of the screen. This is the picture of the arcade in the daytime, and also in the evening, as far as how the line will be expected. This is the rendering of the tower facing south. So that's the terrace space, and the place with the three arches is a lobby for a top floor of the building. The top is showing, this is the mini space, the top is showing that pool area that'll be on the south side of the building at the sixth floor, and then this terrace area will be on either side of the pool, again, on the south side of the building. And this is a rendering of the lighting on the south side of the building, again, facing the North Ponce area. And then this last slide showing, again, that lighting situating the ground floor facing the North Ponce. So that's the terrace for that retail lighting, as well as the top of the building. And that's it, thank you.

Mayor Lago: May I ask you a quick question?

Planning Director Jennifer Garcia: Yes.

Mayor Lago: The project, if it was not Live Local, what would be the height that's allowed there?

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Planning Director Jennifer Garcia: With Med Bonus, it'd be 190.5.

Mayor Lago: And the density?

Planning Director Jennifer Garcia: 125 units an acre.

Mayor Lago: This is a pretty significant project that's forthcoming, and it has no review from the City of Coral Gables, correct?

Planning Director Jennifer Garcia: By staff, it does.

Mayor Lago: But minimal, it doesn't have to have commission approval.

Planning Director Jennifer Garcia: Correct.

Mayor Lago: That's a mixed-use project. So, all mixed-use projects, no matter if they are as of right, require review by the Commission. So that's a big hurdle that the developer no longer has to go through.

Planning Director Jennifer Garcia: Correct.

Mayor Lago: Mr. Manager.

City Manager Iglesias: Through the Mayor, and no review of the Planning and Zoning Board either. So, but it did go through the Board of Architects. I was there for the first review. It was a very successful presentation to the Board of Architects.

Commissioner Fernandez: Through the Mayor.

Mayor Lago: Commissioner.

Commissioner Fernandez: Mr. Mayor. In your conversations with the developer, one of the biggest issues that we've had with the projects on US-1 has been the location of the pool. The pool's facing residential, where they have basically like a sound wall, which is projecting all the noise into the residential. Just some food for thought, maybe they can move it to the north side so that it's not facing, adjacent to the residential behind it. And the other thing is, are there going to be any, I guess, traffic lights or any way for those cars that are making a left into the building? There's traffic stacks all the way almost to 37th Avenue in the afternoons. So, anybody who's going to try to make a left into that building is only going to continue to add to that traffic. I don't know if that's in consideration. That would obviously be state because the 8th Street is FDOT. But just food for thought in the conversations, because my concern is it's just going to continue to cause more, you have 200 units, probably have most of the full, the maximum capacity of the vehicles coming into that building, especially mornings and afternoons they're leaving and coming in, they could cause a major issue for traffic for residents in that area. So just as you have the conversations, I know we don't have a whole lot of opportunity to push what we would like to see, but if they could consider those things, I think that would be possible.

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*Agenda Items F-2 and H-2 are related – Resolution requesting that Mobility Impact Fees
Generated by Ponce 8 Project located at 3808 SW 8th Street*

City Manager Iglesias: Through the Mayor?

Mayor Lago: Yes.

City Manager Iglesias: Yes, Commissioner, 8th Street is a state road, so they will have to get permits from 8th Street for ingress and egress, and they'll have to address that with FDOT.

Planning Director Jennifer Garcia: And through the Mayor, though they have been working with FDOT, it's helped by the change, it's one way in, one way out. So, they've been working with FDOT for those driveway permits as well as the circulation onto that road.

Mayor Lago: Thank you for the update. Thank you very much, Mr. Manager.