

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Meeting Minutes

Tuesday, December 9, 2025

9:00 AM

City Hall, Commission Chambers

City Commission

*Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez
Commissioner Richard D. Lara*

*Peter J. Iglesias, P.E., City Manager
Cristina M. Suárez, City Attorney
Billy Y. Urquia, City Clerk*

The City of Coral Gables will be holding its Regular Meeting on December 9, 2025 commencing at 9:00 a.m. Members of the public may participate in person, but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at (<https://zoom.us/j/3054466800>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 3054466800. To speak prior to the City Commission taking action on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your Hand" by pressing *9. The public may comment on an item on the agenda using the City's already-established e-comment function which may be found on the City's website at: www.coralgables.com/commissionmeetings) once the meeting's agenda is published or by sending an email to cityclerk@coralgables.com prior to the start of the meeting. The Meeting will also be broadcasted live for members of the public to view on the City's website www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

CALL TO ORDER

The Meeting was called to order at 9:01 a.m.

LEGISLATIVE SUMMARY

The following minutes summary includes all presentations made, and actions taken which is supplemented by the following exhibits on file in the Office of the City Clerk, and which are hereby made a part of the record herein: (a) Ordinance(s) adopted (Ordinance No. 2025-36 and Ordinance No. 2025-43) (b) Resolution(s) adopted (Resolution No. 2025-453 through Resolution No. 2025-475); (c) Video; (d) Audio Recording; (e) Minutes Folder with Agenda and background information, including items which were submitted at the meeting.

ROLL CALL

Present: 5 - Mayor Lago, Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez and Commissioner Lara

INVOCATION

Deputy City Clerk Yolande A. Davis gave the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Lara led the Pledge of Allegiance.

MERRICK MOMENT

Joahne Meagher presented the Merrick Moment.

A. PRESENTATIONS AND PROTOCOL DOCUMENTS

- A.-1.** [25-1145](#) Presentation of \$1,610.22 donation from the City of Coral Gables to the Fundación Unidos por un Sueño collected during the "Holiday Sip and Shop on Miracle Mile" event.

The City of Coral Gables presented a donation to Fundación Unidos por un Sueño, a nonprofit organization based in Uruguay and Miami, which provides joyful experiences for children battling cancer by bringing them to Orlando theme parks. The funds were raised during the city's "Holiday Sip and Shop" event on Miracle Mile, held on November 20, 2025. The event featured curated wine tastings and retail promotions, with wine donated by the Consulate of Uruguay. Leticia Zambrana, the foundation's president, expressed heartfelt gratitude to the city, Mayor Lago, and the Economic Development Department for their support. She emphasized the importance of community collaboration in helping children who have overcome cancer. Mayor Lago praised the initiative, highlighting its emotional impact and the importance of giving during the holiday season. The Consul of Uruguay, Rafael Villamor, also thanked the city for its partnership and support.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 3

- A.-2.** [25-9809](#) Presentation of a Proclamation declaring December 9, 2025 as "Actors' Playhouse Day" in Coral Gables.

Mayor Lago proclaimed December 9, 2025, as Actors' Playhouse Day in Coral Gables, celebrating the 30th anniversary of the Miracle Theater's reopening under the leadership of Actors' Playhouse. Founded in 1988 by Dr. Lawrence and Barbara Stein, the theater moved to Coral Gables in the early 1990s through a public-private partnership and a \$10 million capital campaign that saved the historic Miracle Theater from commercial redevelopment.

Barbara Stein, joined by her team and former Mayor Dorothy Thompson, reflected on the theater's journey and its cultural and economic contributions to the city. She highlighted the theater's extensive programming, including over 200 main stage and children's productions, youth conservatories, and community outreach. Stein also announced a campaign to replace the theater's 600 seats and ongoing capital improvements. Former Mayor Thompson recounted her initial meeting with Stein and her decision to sponsor the proposal that led to the theater's establishment. Commissioners praised the theater's impact on downtown revitalization, tourism, and cultural enrichment. The proclamation recognized the theater's enduring legacy and its role as a cornerstone of Coral Gables' arts scene.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 2

A.-3. [25-1116](#)

Presentation of a Proclamation declaring December 10, 2025 as "Jesus Permuy Day" in Coral Gables.

Mayor Lago proclaimed December 10, 2025, as Jesus Permuy Day in Coral Gables, honoring his 90th birthday and lifetime of civic, cultural, and humanitarian contributions. Permuy was a prominent Cuban resistance leader, serving in the Movimiento de Recuperación Revolucionaria (MRR) and later founding the Human Rights Center of Miami in Coral Gables. His advocacy reached international institutions, including the UN, OAS, and Amnesty International. Permuy also played a key role in preserving Coral Gables neighborhoods through his work as a HUD Planning Division Supervisor, notably in the Golden Gate and McFarland Homestead areas. He founded one of the first Cuban art galleries in the U.S., helping establish Coral Gables as a hub for Latin American art. During the presentation, Permuy humbly thanked the city and shared memories of his work in urban rehabilitation. Mayor Lago and commissioners praised his legacy, courage, and the admiration shown by his family. The proclamation recognized Permuy's contributions to democracy, human rights, and the cultural fabric of Coral Gables.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 4

A.-4. [25-1138](#)

Presentation of a Proclamation declaring December 11, 2025 as "Coastal Wealth" Day in Coral Gables.

Mayor Lago proclaimed December 11, 2025, as Luis "Wicho" Hernandez Day in Coral Gables, recognizing his entrepreneurial success, community leadership, and philanthropic efforts. Hernandez, managing partner at Coastal Wealth, has built a thriving financial services firm supporting over 250 professionals across Florida. He has also organized the annual "Wicho's on the Green" charity golf tournament, raising funds for autism, cancer care, and other causes.

Hernandez shared his personal journey, including his Cuban American heritage, his time as a professional baseball player with the Mets, and his education at the University of Miami and Harvard. He credited his parents for their sacrifices and his coaches for guiding his path. He emphasized that the recognition belongs to his team of financial advisors and expressed deep appreciation for his wife and brother. Mayor Lago and commissioners commended Hernandez's humility, dedication to Coral Gables, and commitment to giving back. His business has been based in Coral Gables since 1999, and his home, built in 1925, celebrates its centennial this year.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 6

A.-5. [25-1152](#)

Congratulations to Andromeda District on receiving the Keep Coral Gables Beautiful 2025 Commercial Beautification Award.

The Economic Development Department presented the 2025 Commercial Beautification Award to Andromeda District; a business located at 1132 South Dixie Highway. Owners Jonathan and Stephanie Taylor were recognized for their commitment to maintaining a lush, green storefront and contributing to the city's aesthetic appeal. The Taylors expressed gratitude to the city and shared their faith-driven mission to beautify Coral Gables through nature. They highlighted their work with local developers and businesses, including green walls and planters for The Plaza and Graciano's restaurants. Mayor Lago praised their attention to detail and community impact, noting their store as a model of excellence. The department announced that additional businesses would be recognized in upcoming meetings as part of the 2025 awards cycle.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 7

A.-6. [25-1068](#)

Presentation of a Proclamation declaring January 9, 2026 as "Law Enforcement and Fire Fighter Appreciation Day" in Coral Gables.

Mayor Lago proclaimed January 9, 2026, as Law Enforcement and Firefighter Appreciation Day in Coral Gables. This initiative was created by Willie Bermello to provide financial support for families of first responders who are killed, injured, or disabled in the line of duty. Key points addressed were how recent tragedies involving local first responders have underscored the importance of this safety net, the event being supported by the city, the Biltmore Hotel, Coral Gables Chamber of Commerce and this annual fundraiser provide sustainable funding for affected families. The specifics of the event were also stated in detail. Mayor Lago urged city officials and residents to financially support the cause by purchasing tickets, emphasizing that true commitment means contributing personal funds, not just verbal support. The event will feature the Pledge of Allegiance, National Anthem, color guard, and bagpipes. The proclamation honors the police officers and firefighters who risk their lives daily to keep Coral Gables one of the safest cities in the country.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 5

- A.-7. [25-1108](#) Congratulations to Firefighter Sean Gonzalez, recipient of the City of Coral Gables "Firefighter of the Month Award," for the month of September 2025

Attachments: [Cover Memo, FF of the Month, September 2025 \(1\)](#)
[FF of the Month Letter- September 2025](#)

Firefighter Sean Gonzalez was honored as the City of Coral Gables Firefighter of the Month for September 2025. Chief De La Rosa commended Gonzalez for mentoring new firefighters and representing the department at civic events. Gonzalez exemplifies the department's "ownership" philosophy, taking personal responsibility for its success. Gonzalez thanked the department's leadership and his parents for their support. Mayor Lago and commissioners praised his dedication and the pride he takes in his work, noting that such commitment sets Coral Gables apart.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 8

- A.-8. [25-1107](#) Congratulations to Driver Engineer John Jensen, recipient of the City of Coral Gables "Firefighter of the Month Award," for the month of October 2025.

Attachments: [Cover Memo, FF of the Month, October 2025](#)
[FF of the month Oct2025 ltr](#)

This Presentation/Protocol Document was Deferred

City Clerk Item No. 1

- A.-9. [25-1106](#) Congratulations to Firefighter Jonathan Correa, recipient of the City of Coral Gables "Firefighter of the Month Award," for the month of November 2025.

Attachments: [Cover Memo, FF of the Month, November 2025](#)
[FF of the Month Letter- November 2025](#)

Firefighter Jonathan Correa was also recognized as Firefighter of the Month for September 2025. Chief De La Rosa highlighted Correa's role as a SWAT medic and his initiative in revamping the department's probationary evaluation modules. His contributions improved fairness and effectiveness in training. Correa thanked the department, his wife, and colleagues for their support. Mayor Lago emphasized the importance of mentorship and standards in maintaining Coral Gables' reputation for excellence.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 9

A.-10. [25-1129](#)

Congratulations to Officer Alexander Rodriguez, recipient of the City of Coral Gables "Officer of the Month," for the month of August 2025.

Attachments: [A. Rodriguez - Officer of the Month Redacted](#)

Officer Alexander Rodriguez was honored as Officer of the Month for August 2025 for his role in apprehending suspects involved in a stolen vehicle incident. Rodriguez's calm demeanor and quick thinking during a high-speed pursuit led to a successful multi-agency operation and arrest. Rodriguez credited his colleagues and expressed pride in serving a community that values its police force. Mayor Lago and commissioners praised his professionalism and the department's visible presence during the holiday season.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 10

A.-11. [25-1130](#)

Congratulations to Officer Thiago Falcao, recipient of the City of Coral Gables "Officer of the Month," for the month of September 2025.

Attachments: [Falcao Officer of the Month Redacted](#)

Officer Falcao was recognized as Officer of the Month for September 2025 for his investigative work in solving a hit-and-run case involving serious injuries. His use of technology, collaboration with multiple agencies, and persistence led to the arrest of the suspect and recovery of the vehicle. Falcao thanked his unit and family, emphasizing teamwork. Mayor Lago and commissioners commended his tenacity and the city's investment in technology that supports law enforcement. The importance of IT and interdepartmental support was highlighted as essential to modern policing.

This Presentation/Protocol Document was Presented and Filed

City Clerk Item No. 11

B. APPROVAL OF MINUTES

- B.-1.** **25-1075** Regular City Commission Meeting of October 28, 2025.

Attachments: [CCMtg Oct 28 2025 - Agenda Item C - Public Comment](#)
[CCMtg Oct 28 2025 - Agenda Item E-1 - An appeal to the City Commission from tl](#)
[CCMtg Oct 28 2025 - Agenda Item E-16 - Resolution accepting the Police Depart](#)
[CCMtg Oct 28 2025 - Agenda Item E-17 - Resolution pursuant to Zoning Code Ar](#)
[CCMtg Oct 28 2025 - Agenda Item F-3 - Resolution directing city staff to install a f](#)
[CCMtg Oct 28 2025 - Agenda Item F-5 - Resolution setting forth guidelines for det](#)
[CCMtg Oct 28 2025 - Agenda Item F-6 - Update regarding Art in Public Places](#)
[CCMtg Oct 28 2025 - Agenda Item F-7 - Discussion regarding Florida House prop](#)
[CCMtg Oct 28 2025 - Agenda Item F-8 - Discussion regarding the Downtown Rev](#)
[CCMtg Oct 28 2025 - Agenda Item F-9 - Discussion regarding the 100 Block of Rc](#)
[CCMtg Oct 28 2025 - Agenda Item F-10 - Update on the Bike Master Plan](#)
[CCMtg Oct 28 2025 - Agenda Item G-1 - Resolution accepting a proposal from La](#)
[CCMtg Oct 28 2025 - Agenda Item H-3 - Resolution accepting the recommendatic](#)
[CCMtg Oct 28 2025 - Agenda Item H-5 - Resolution directing the City Manager to](#)
[CCMtg Oct 28 2025 - Agenda Item K - Discussion Items](#)
[CCMtg Oct 28 2025 - Agenda Items E-2 and E-3 are related - Ordinance amendin](#)
[CCMtg Oct 28 2025 - Agenda Items E-8 and E-9 are related - Ordinance amendin](#)
[Meeting Minutes](#)

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this motion be approved . The motion passed by unanimous vote.

Yeas : 5 - Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez, Commissioner Lara and Mayor Lago

City Clerk Item No. 13

C. PUBLIC COMMENTS

D. CONSENT AGENDA**Passed the Consent Agenda**

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez to Approve the Consent Agenda as presented.

Yeas : 5 - Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez, Commissioner Lara and Mayor Lago

RESOLUTION NO. 2025-454**D.-1. [25-1110](#)**

A Resolution of the City Commission confirming the appointments of Joseph Fadel (nominated by the Board-As-A-Whole) and Nelson Manstein (High School Representative) to serve as members of the Sustainability Advisory Board, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - Sustainability Advisory Board](#)
[Cover Memo - Sustainability Advisory Board](#)
[R-2025-454 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENTS OF JOSEPH FADEL (NOMINATED BY THE BOARD-AS-A-WHOLE) AND DIETER MANSTEIN (HIGH SCHOOL REPRESENTATIVE) TO SERVE AS MEMBERS OF THE SUSTAINABILITY ADVISORY BOARD, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-454 BY VOICE VOTE

City Clerk Item No. 19

RESOLUTION NO. 2025-455**D.-2. [25-1111](#)**

A Resolution of the City Commission confirming the appointment of Nancy Sanabria (nominated by the Gables by the Sea Homeowners' Association) to serve as a member of the Coral Gables Waterfront Communities Homeowners' Association Board, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - HOA Board](#)
[Cover Memo - HOA Board](#)
[R-2025-455 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF NANCY SANABRIA (NOMINATED BY THE GABLES BY THE SEA HOMEOWNERS' ASSOCIATION) TO SERVE AS A MEMBER OF THE CORAL GABLES WATERFRONT COMMUNITIES HOMEOWNERS' ASSOCIATION BOARD, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-455 BY VOICE VOTE

City Clerk Item No. 20

RESOLUTION NO. 2025-456**D.-3. [25-1113](#)**

A Resolution of the City Commission confirming the appointment of Ana Lam (nominated by the Board-As-A-Whole) to serve as a member of the School Community Relations Committee, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - School Committee](#)
[Cover Memo - School Committee](#)
[R-2025-456 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF ANA LAM (NOMINATED BY THE BOARD-AS-A-WHOLE) TO SERVE AS A MEMBER OF THE SCHOOL COMMUNITY RELATIONS COMMITTEE, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-456 BY VOICE VOTE

City Clerk Item No. 21

RESOLUTION NO. 2025-457**D.-4. [25-1142](#)**

A Resolution of the City Commission confirming the appointment of Sergio M. Gonzalez-Arias (nominated by Mayor Lago) to serve as a member of the Cultural Development Board, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - Cultural Board](#)
[Cover Memo - Cultural Board](#)
[R-2025-457 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF SERGIO M. GONZALEZ-ARIAS (NOMINATED BY MAYOR LAGO) TO SERVE AS A MEMBER OF THE CULTURAL DEVELOPMENT BOARD, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-457 BY VOICE VOTE

City Clerk Item No. 22

RESOLUTION NO. 2025-458**D.-5. [25-1123](#)**

A Resolution of the City Commission confirming the appointment of Thomas Snook (nominated by Commissioner Castro) to serve as a member of the Transportation Advisory Board, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - Transportation Board](#)
[Cover Memo - Transportation Advisory Board](#)
[R-2025-458 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF THOMAS SNOOK (NOMINATED BY COMMISSIONER CASTRO) TO SERVE AS A MEMBER OF THE TRANSPORTATION ADVISORY BOARD, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-458 BY VOICE VOTE

City Clerk Item No. 23

RESOLUTION NO. 2025-459**D.-6. [25-1153](#)**

A Resolution of the City Commission confirming the appointment of Manuel Menendez (nominated by Vice Mayor Anderson) to serve as a member of the Waterway Advisory Board, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - Waterway Advisory Board](#)
[Cover Memo - Waterway Advisory Board](#)
[R-2025-459 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF MANUEL MENENDEZ (NOMINATED BY VICE MAYOR ANDERSON) TO SERVE AS A MEMBER OF THE WATERWAY ADVISORY BOARD, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-459 BY VOICE VOTE

City Clerk Item No. 24

RESOLUTION NO. 2025-460**D.-7. [25-1163](#)**

A Resolution of the City Commission confirming the appointment of Javier Salman (nominated by Commissioner Fernandez) to serve as a member of the Board of Adjustment, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - Board of Adjustment](#)
[Cover Memo - Board of Adjustment](#)
[R-2025-460 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF JAVIER SALMAN (NOMINATED BY COMMISSIONER FERNANDEZ) TO SERVE AS A MEMBER OF THE BOARD OF ADJUSTMENT, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025 AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-460 BY VOICE VOTE

City Clerk Item No. 25

RESOLUTION NO. 2025-461**D.-8. [25-1164](#)**

A Resolution of the City Commission confirming the appointment of Robert Festinger (nominated by the Board-As-A-Whole) to serve as a member of the Coral Gables Trial Board, for a two (2) year term which began on June 1, 2025 and continues through May 31, 2027.

Attachments: [Draft Resolution - Trial Board](#)
[Cover Memo - Trial Board](#)
[R-2025-461 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF ROBERT FESTINGER (NOMINATED BY THE BOARD-AS-A-WHOLE) TO SERVE AS A MEMBER OF THE CORAL GABLES TRIAL BOARD, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

This Matter was adopted by Resolution Number 2025-461 BY VOICE VOTE

City Clerk Item No. 26

1. Presentation of Boards and/or Committees minutes requesting no action from the City Commission:

- 1.-1. [25-1067](#) Advisory Board on Disability Affairs November 5, 2025 Meeting Minutes

Attachments: [ADA Nov 5, 2025 Agenda](#)
[Cover Ltr 11 05 25 Meeting](#)
[11 05 25 CITY CLERK OFC Attendance Form](#)
[11 05 25 Meeting Minutes](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 27

- 1.-2. [25-1017](#) Arts Advisory Panel Meeting of October 1, 2025.

Attachments: [AAP MeetingMinutes October 01 2025 DRAFT](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 28

- 1.-3. [25-1098](#) Budget Audit Advisory Board Meeting of October 22, 2025.

Attachments: [Budget Audit Board Minutes - 10.22.25 Legistar Generated](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 29

- 1.-4. [25-1148](#) Budget Audit Advisory Board Meeting of November 19, 2025.

Attachments: [Budget Audit Board Minutes - 11.19.25 Pending Board Approval-Legistar Generat](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 30

- 1.-5. [25-1149](#) Code Enforcement Board Meeting of October 15, 2025.

Attachments: [Code Enforcement Board - Final Marked-Up Agenda - October 2025](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 31

- 1.-6. [25-1155](#) Code Enforcement Board Meeting of November 19, 2025.

Attachments: [CODE ENFORCEMENT BOARD - FINAL MARKED-UP AGENDA - NOVEMBER](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 32

- 1.-7. [25-9803](#) Cultural Development Board Meeting of October 21, 2025.

Attachments: [CDB Minutes October 21, 2025 Draft](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 33

- 1.-8. [25-1126](#) Economic Development Board Meeting of November 5, 2025.

Attachments: [11-5-25 EDB Meeting Minutes DRAFT](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 34

- 1.-9. [25-1065](#) International Affairs Coordinating Council Meeting of October 20, 2025.

Attachments: [IACC Minutes 10-20-2025 BP Fnl](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 35

- 1.-10. [25-1137](#) Landscape Beautification Advisory Board Meeting of November 13, 2025.

Attachments: [111325-LBAB Minutes 25-1137](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 36

- 1.-11. [25-1140](#) Parking Advisory Board Meeting of October 15, 2025.

Attachments: [PAB October 15 - Published Minutes](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 37

- 1.-12. [25-1025](#) Planning and Zoning Board Meeting of September 17, 2025.

Attachments: [09 17 25 PZB Minutes](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 38

- 1.-13. [25-1109](#) Waterway Advisory Board Meeting of September 3, 2025.

Attachments: [WAB Cover Memo Template](#)
[Minutes 9-3-25](#)

This Matter was approved BY VOICE VOTE

City Clerk Item No. 39

E. PUBLIC HEARINGS

APPEALS

Time Certain 1:00pm (Agenda Item E-1)

- E.-1. [25-9846](#) An Appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on September 18, 2025, to deny a claim of undue economic hardship and a certificate of appropriateness for demolition for the property located at 1258 Obispo Avenue, a contributing resource in the "Obispo Avenue Historic District," legally described as Lots 1 and 2, Block 3, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

Lobbyist: Ceasar Mestre

Attachments: [IMG_1635](#)
[Kitchen Bath Bid](#)
[Mortgage Payments_v1 \(1\)](#)
[PA Assessment_v1 \(2\)](#)
[Photo Mar 11 2025, 7 01 37 AM \(1\)](#)
[Photo Mar 11 2025, 7 01 37 AM \(2\)](#)
[Photo Mar 11 2025, 7 01 37 AM \(3\)](#)
[Photo Mar 11 2025, 7 01 37 AM \(4\)](#)
[Photo Mar 11 2025, 7 01 37 AM \(5\) \(1\)](#)
[Photo Mar 11 2025, 7 01 37 AM \(5\)](#)
[Photo Mar 11 2025, 7 01 37 AM \(6\)](#)
[Photo Mar 11 2025, 7 01 37 AM](#)
[Re_1258 Obispo Affidavit 09122025](#)
[Roofing Bid](#)
[Structural Inspection_1258 OBISPO AVE - 12032021](#)
[Stucco Drywall Paint Bid](#)
[Wood Flooring](#)
[NPH September - 1258 Obispo Avenue](#)
[1258 Obispo Appraisal](#)
[Presentation - CoterieCollective_CORALGABLESRESIDENCE_1](#)
[JN 21-6221-1258 OBISPO AVE-18x24](#)
[Photos_v1 \(14\)](#)
[Presentation - 1258 obispo\[80\]](#)
[COA SP 2024-027 Report](#)
[Section 8-115. Undue economic hardship](#)
[R-2023-43 - Signed \(3\)](#)
[Miami Dade Property Appraiser 091025](#)
[LFinal SP2022-034](#)
[COA SP 2022-034 Report 1258 Obispo Ave](#)
[1258 Obispo Ave - Zillow Listing History 091025](#)
[1258 Obispo Ave, Zillow Listing 102024](#)
[1258 Obispo Letter of Intent](#)
[1258 Repair Cost Sheet.numbers](#)
[1258 Sale-Previous Owner](#)
[1258 Septic Tank](#)
[1258 Windows](#)
[2021 Taxes](#)
[2022 Taxes](#)
[A_C](#)
[Affidavit by Applicant 09122025](#)
[Assessing Economic Hardship article](#)
[Atlas Structural Bid](#)
[COA Report - SP2019-018](#)
[Cruz Appraisal 1258 Obispo Appraisal - 03202023](#)
[Electrical Bid](#)
[EXECUTED SELLERS DOCUMENTS_v1 \(1\)](#)
[Guerra Group Appraisal Report - 03202023](#)
[Guerra Group Appriasal 051420224](#)
[Historic Structure Form p.2](#)
[Historic Structure From p. 3](#)
[image001](#)
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[image003](#)
[image004](#)
[image005](#)
[image006](#)

[IMG 1284](#)[IMG 1295](#)[IMG 1296](#)[IMG 1297](#)[IMG 1299](#)[IMG 1443](#)[IMG 1444](#)[IMG 1445](#)[IMG 1446](#)[IMG 1447](#)[IMG 1448](#)[IMG 1532](#)[IMG 1533](#)[IMG 1534](#)[IMG 1535](#)[IMG 1536](#)[IMG 1537](#)[IMG 1538](#)[IMG 1539](#)[IMG 1540](#)[IMG 1541](#)[IMG 1542](#)[IMG 1543](#)[IMG 1544](#)[IMG 1545](#)[IMG 1546](#)[IMG 1547](#)[IMG 1549](#)[IMG 1551](#)[IMG 1552](#)[IMG 1553](#)[IMG 1634](#)[09-18-2025 Coral Gables Historic Board \(1258 Obispo\)](#)[09-18-2025 MINI Coral Gables Historic Board \(1258 Obispo\)](#)[Cover Memo - 1258 Obispo Ave](#)[COA\(SP2024-027 Letter FINAL](#)[1258 Obispo Appeal 10-28-25](#)[1258 Obispo-October 28 Procedural Order](#)[R-2025-415 - Signed](#)[Cover Memo - 1258 Obispo Ave UPDATED 111825 CC Meeting](#)[R-2025-471 Signed](#)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA OVERRIDING THE DECISION OF THE HISTORIC PRESERVATION BOARD TO DENY A CLAIM OF UNDUE ECONOMIC HARDSHIP AND DENY THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION FOR THE PROPERTY LOCATED AT 1258 OBISPO AVENUE, A CONTRIBUTING RESOURCE IN THE "OBISPO AVENUE HISTORIC DISTRICT," LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 3, CORAL GABLES SECTION "E," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

[Note for the Record: The verbatim transcript for Agenda Item E-1 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Mayor Lago, seconded by Vice Mayor Anderson, that this matter be adopted by Resolution Number 2025-471. The motion passed by the following vote.

Yeas : 3 - Vice Mayor Anderson, Commissioner Lara and Mayor Lago

Nays : 2 - Commissioner Castro and Commissioner Fernandez

City Clerk Item No. 56

ORDINANCES ON SECOND READING

ORDINANCE NO. 2025-36

E.-2. [25-9994](#)

An Ordinance of the City Commission amending the City Code to create Chapter 62, "Streets, Sidewalks, and Other Public Places," Article VII "Special Events and Parades," Division I "Generally" Section 62-265 "Prohibition on Use of Plastic Related or Metallized Decorations and Release of Balloons" to amend the City Code to add a prohibition on the use of certain plastic related or metallized decorative material and prohibit the release of balloons by special event permittees in the City; providing for severability, repealer, codification, and providing for an effective date.

(Sponsored by Vice Mayor Anderson)

Attachments: [Cover Memo- First Reading Ordinance Balloons and Decorations 10-28-25](#)
[Exhibit A First Reading Balloons and Decoration Items-Final 10-28-25](#)
[First Reading Balloons and Decoration Items- VM Anderson 10-28-25](#)
[Cover Memo- Second Reading Ordinance Balloons and Decorations 12-9-25](#)
[Second Reading Balloons and Decoration Items- VM Anderson 12-9-25](#)
[Exhibit A Second Reading Balloons and Decoration Items-Final 12-4-25](#)

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, AMENDING THE CITY CODE TO CREATE CHAPTER 62, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES," ARTICLE VII "SPECIAL EVENTS AND PARADES," DIVISION 1 "GENERALLY" SECTION 62-265 "PROHIBITION ON USE OF PLASTIC-RELATED OR METALLIZED DECORATIONS AND RELEASE OF BALLOONS" TO AMEND THE CITY CODE TO ADD A PROHIBITION ON THE USE OF CERTAIN PLASTIC RELATED OR METALLIZED DECORATIVE MATERIAL AND PROHIBIT THE RELEASE OF BALLOONS BY SPECIAL EVENT PERMITTEES IN THE CITY, PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

[Note for the Record: The verbatim transcript for Agenda Item E-2 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Ordinance Number 2025-36. The motion passed by the following vote.

Yeas : 5 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson, Commissioner Castro and Mayor Lago

City Clerk Item No. 16

ORDINANCE NO. 2025-37**E.-3. [25-9847](#)**

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-309, "Trellises;" Section 5-310, "Wood decks," and Section 5-311, "Pavers and walkways," to incorporate composite recycled materials as an approved material for trellises, decks, and walkways; providing for a repealer provision, severability clause, codification, and providing for an effective date. (11 19 25 PZB recommended approval with conditions, Vote: 7-0)
(Sponsored by Vice Mayor Anderson)

Attachments: [11 19 25 PZB Staff Report - Text Amendment - Composite Recycled Materials](#)
[12 09 25 Exhibit A - Draft Ordinance - Recycled Materials](#)
[12 09 25 Exhibit B - 11 19 25 PZB Staff Report - Text Amendment - Composite Re](#)
[12 09 25 Exhibit C - Excerpt from 11 19 25 PZB Minutes](#)
[12 09 25 CC Cover Memo - Recycled Materials - 2nd Reading](#)

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 5, "ARCHITECTURE," SECTION 5-309, "TRELLISES;" SECTION 5-310, "WOOD DECKS," AND SECTION 5-311, "PAVERS AND WALKWAYS," TO INCORPORATE COMPOSITE RECYCLED MATERIALS AS AN APPROVED MATERIAL FOR TRELLISES, DECKS, AND WALKWAYS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

[Note for the Record: The verbatim transcript for Agenda Item E-3 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Ordinance Number 2025-37. The motion passed by the following vote.

Yeas : 5 - Commissioner Lara, Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez and Mayor Lago

City Clerk Item No. 17

ORDINANCE NO. 2025-38**E.-4. [25-9791](#)**

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-67, "Mahi Canal," requiring additional review and approval for all mooring piles, docks, wharves, davits, boat lifts, and similar structures located in MF and MX districts that abut the Mahi Canal; providing for a repealer provision, severability clause, codification, and providing for an effective date. (11 19 25 PZB recommended approval, Vote 7-0)

Attachments: [09 25 25 CC - Mahi Canal docks](#)
[09 25 25 Exhibit A - Draft Ordinance - Mahi Canal docks](#)
[11 19 25 PZB Staff Report - Text Amendment - Mahi Canal](#)
[12 09 25 Exhibit B - 11 19 25 PZB Staff Report - Text Amendment - Mahi Canal](#)
[12 09 25 Exhibit C - Excerpt of PZB Meeting Minutes 11 19 25](#)
[12 09 25 CC Cover Memo - Mahi Canal - 2nd Reading](#)
[12 09 25 Exhibit A - Draft Ordinance - Mahi Canal](#)
[R-2025-38 - Signed](#)

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-67, "MAHI CANAL," REQUIRING ADDITIONAL REVIEW AND APPROVAL FOR ALL MOORING PILES, DOCKS, WHARVES, DAVITS, BOAT LIFTS, AND SIMILAR STRUCTURES LOCATED IN MF AND MX DISTRICTS THAT ABUT THE MAHI CANAL, PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Lara, seconded by Vice Mayor Anderson, that this matter be adopted by Ordinance Number 2025-38. The motion passed by the following vote.

Yeas : 5 - Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez, Commissioner Lara and Mayor Lago

City Clerk Item No. 18

Time Certain 2:00pm (Agenda Item E-5, E-6 E-7, and E-13 are related)

ORDINANCE NO. 2025-41

E.-5. [25-9739](#)

An Ordinance of the City Commission amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low Rise Intensity" and "Single Family Low Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

Lobbyist: Jorge Navarro

Attachments: [09 17 25 Attachment A - Applicant Combined Submittal Package](#)
[09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 CC - 760 Ponce](#)
[10 28 25 Exhibit A - Applicant Combined Submittal Package](#)
[10 28 25 Exhibit B - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[10 28 25 Exhibit C - Draft Ordinance - Zoning Map Amendment](#)
[10 28 25 Exhibit D - Draft Ordinance PAD](#)
[10 28 25 Exhibit E - Draft Resolution - Conditional Use](#)
[10 28 25 Exhibit F - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 Exhibit G - Excerpts of 09 17 25 PZB Minutes](#)
[10 28 25 Exhibit H - Presentation Powerpoint](#)
[11 18 25 CC Cover Memo - 760 Ponce](#)
[11 18 25 Exhibit A - Applicant Combined Submittal Package](#)
[11 18 25 Exhibit B - Traffic Impact Study](#)
[11 18 25 Exhibit C - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[11 18 25 Exhibit D - Draft Ordinance - Zoning Map Amendment](#)
[11 18 25 Exhibit E - Draft Ordinance - PAD](#)
[11 18 25 Exhibit F - Draft Resolution - Conditional Use](#)
[11 18 25 Exhibit G - Staff Report - 760 Ponce w attachments B - D](#)
[11 18 25 Exhibit H - Excerpts of 09 17 25 PZB Minutes](#)
[11 18 25 Exhibit I - Powerpoint Presentation](#)
[11 18 25 Attachment A to Exhibits E and F - Conditions of Approval](#)
[12 09 25 Exhibit A - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[12 09 25 Exhibit B - Draft Ordinance - Zoning Map Amendment](#)
[12 09 25 Exhibit C - Draft Ordinance - PAD](#)
[12 09 25 Exhibit D - Draft Resolution - Conditional Use](#)
[12 09 25 CC - 760 Ponce - 2nd Reading](#)
[12 09 25 Attachment A to Exhibits C and D - Conditions of Approval](#)

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-213, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS," AND SMALL SCALE AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), FROM "COMMERCIAL LOW RISE

INTENSITY” AND “SINGLE FAMILY LOW DENSITY” TO “MULTI-FAMILY LOW DENSITY” FOR THE WESTERN 36 FEET OF LOTS 1 AND 13 THROUGH 17, AND FROM “SINGLE FAMILY LOW DENSITY” TO “COMMERCIAL LOW RISE INTENSITY” FOR THE REMAINING EASTERN PORTION OF LOTS 1 AND 15 THROUGH 17, AND ALL OF LOTS 2 THROUGH 4, BLOCK 18, CORAL GABLES FLAGLER STREET SECTION (760 PONCE DE LEON BOULEVARD AND 120 AVILA COURT), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

[Note for the Record: The verbatim transcript for Agenda Item E-5 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Commissioner Fernandez, seconded by Vice Mayor Anderson, that this matter be adopted by Ordinance Number 2025-41. The motion passed by the following vote.

Yeas : 4 - Vice Mayor Anderson, Commissioner Fernandez, Commissioner Lara and Mayor Lago

Nays : 1 - Commissioner Castro

City Clerk Item No. 57

ORDINANCE NO. 2025-42

E.-6. [25-9740](#)

An Ordinance of the City Commission making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from “Mixed-use 1” and “Single-Family Residential” to “Multi-Family 3” for the western 36 feet of Lots 1 and 13 through 17, and from “Single-Family Residential” to “Mixed-Use 1” for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

Lobbyist: Jorge Navarro

Attachments: [09 17 25 Attachment A - Applicant Combined Submittal Package](#)
[09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 CC - 760 Ponce](#)
[10 28 25 Exhibit A - Applicant Combined Submittal Package](#)
[10 28 25 Exhibit B - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[10 28 25 Exhibit C - Draft Ordinance - Zoning Map Amendment](#)
[10 28 25 Exhibit D - Draft Ordinance PAD](#)
[10 28 25 Exhibit E - Draft Resolution - Conditional Use](#)
[10 28 25 Exhibit F - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 Exhibit G - Excerpts of 09 17 25 PZB Minutes](#)
[10 28 25 Exhibit H - Presentation Powerpoint](#)
[11 18 25 Exhibit A - Applicant Combined Submittal Package](#)
[11 18 25 Exhibit B - Traffic Impact Study](#)
[11 18 25 Exhibit C - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[11 18 25 Exhibit D - Draft Ordinance - Zoning Map Amendment](#)
[11 18 25 Exhibit E - Draft Ordinance - PAD](#)
[11 18 25 Exhibit F - Draft Resolution - Conditional Use](#)
[11 18 25 Exhibit G - Staff Report - 760 Ponce w attachments B - D](#)
[11 18 25 Exhibit H - Excerpts of 09 17 25 PZB Minutes](#)
[11 18 25 Exhibit I - Powerpoint Presentation](#)
[11 18 25 CC Cover Memo - 760 Ponce](#)
[11 18 25 Attachment A to Exhibits E and F - Conditions of Approval](#)
[12 09 25 Exhibit A - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[12 09 25 Exhibit B - Draft Ordinance - Zoning Map Amendment](#)
[12 09 25 Exhibit C - Draft Ordinance - PAD](#)
[12 09 25 Exhibit D - Draft Resolution - Conditional Use](#)
[12 09 25 CC - 760 Ponce - 2nd Reading](#)
[12 09 25 Attachment A to Exhibits C and D - Conditions of Approval](#)

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA MAKING ZONING DISTRICT BOUNDARY CHANGES PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-212, "ZONING CODE TEXT AND MAP AMENDMENTS," FROM "MIXED-USE 1" AND "SINGLE-FAMILY RESIDENTIAL" TO "MULTI-FAMILY 3" FOR THE WESTERN 36 FEET OF LOTS 1 AND 13 THROUGH 17, AND FROM "SINGLE-FAMILY RESIDENTIAL" TO "MIXED-USE 1" FOR THE REMAINING EASTERN PORTION OF LOTS 1 AND 15 THROUGH 17, AND ALL OF LOTS 2 THROUGH 4, BLOCK 18, CORAL GABLES FLAGLER STREET SECTION (760 PONCE DE LEON BOULEVARD AND 120 AVILA COURT), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

[Note for the Record: The verbatim transcript for Agenda Item E-6 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Ordinance Number 2025-42. The motion passed by the following vote.

Yeas : 4 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson and Mayor Lago

Nays : 1 - Commissioner Castro

City Clerk Item No. 58

ORDINANCE NO. 2025-43 (As Amended)**E.-7. 25-9741**

An Ordinance of the City Commission granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

Lobbyist: Jorge Navarro

Attachments: [09 17 25 Attachment A - Applicant Combined Submittal Package](#)
[09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 CC - 760 Ponce](#)
[10 28 25 Exhibit A - Applicant Combined Submittal Package](#)
[10 28 25 Exhibit B - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[10 28 25 Exhibit C - Draft Ordinance - Zoning Map Amendment](#)
[10 28 25 Exhibit D - Draft Ordinance PAD](#)
[10 28 25 Exhibit E - Draft Resolution - Conditional Use](#)
[10 28 25 Exhibit F - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 Exhibit G - Excerpts of 09 17 25 PZB Minutes](#)
[10 28 25 Exhibit H - Presentation Powerpoint](#)
[11 18 25 CC Cover Memo - 760 Ponce](#)
[11 18 25 Exhibit A - Applicant Combined Submittal Package](#)
[11 18 25 Exhibit B - Traffic Impact Study](#)
[11 18 25 Exhibit C - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[11 18 25 Exhibit D - Draft Ordinance - Zoning Map Amendment](#)
[11 18 25 Exhibit E - Draft Ordinance - PAD](#)
[11 18 25 Exhibit F - Draft Resolution - Conditional Use](#)
[11 18 25 Exhibit G - Staff Report - 760 Ponce w attachments B - D](#)
[11 18 25 Exhibit H - Excerpts of 09 17 25 PZB Minutes](#)
[11 18 25 Exhibit I - Powerpoint Presentation](#)
[11 18 25 Attachment A to Exhibits E and F - Conditions of Approval](#)
[12 09 25 Exhibit A - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[12 09 25 Exhibit B - Draft Ordinance - Zoning Map Amendment](#)
[12 09 25 Exhibit C - Draft Ordinance - PAD](#)
[12 09 25 Exhibit D - Draft Resolution - Conditional Use](#)
[12 09 25 CC - 760 Ponce - 2nd Reading](#)
[12 09 25 Attachment A to Exhibits C and D - Conditions of Approval](#)

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING APPROVAL OF A PLANNED AREA DEVELOPMENT (PAD) PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-206, "GENERAL PROCEDURES FOR PLANNED AREA DEVELOPMENT" FOR A MIXED-USE PROJECT REFERRED TO AS "760 PONCE" ON PROPERTIES LEGALLY DESCRIBED AS BLOCK 18, CORAL GABLES FLAGLER STREET SECTION (760 PONCE DE LEON BOULEVARD, 112 AND 120 AVILA COURT), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE).

[Note for the Record: The verbatim transcript for Agenda Item E-7 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Commissioner Fernandez, seconded by Vice Mayor Anderson, that this matter be adopted as amended by Ordinance Number 2025-43 . The motion passed by the following vote.

Yeas : 4 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson and Mayor Lago

Nays : 1 - Commissioner Castro

City Clerk Item No. 59

Agenda Items E-8 and E14 are related

ORDINANCE NO. 2025-40

E.-8. 25-1087

An Ordinance of the City Commission amending Ordinance No. 2022-14 which approved a Planned Area Development for the property legally described as Lots 5 through 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300, Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida to allow for certain work to be completed after the issuance of a temporary Certificate of Occupancy subject to the terms of a performance bond.

Lobbyist: Jorge Navarro

Attachments: [Cover Memo-First Reading Ordinance amending Alexan Crafts PAD](#)
[1st Reading- Ordinance - amending PAD Alexan Crafts](#)
[Draft Performance Bond Agreement](#)
[Cover Memo Resolution amending Alexan Crafts reso](#)
[Resolution - Alexan Craft Performance Bond](#)
[2nd Reading- Ordinance - amending PAD Alexan Crafts \(003\)](#)
[Cover Memo Resolution amending Alexan Crafts reso](#)
[Cover Memo-Second Reading Ordinance amending Alexan Crafts PAD](#)
[Draft Performance Bond Agreement](#)
[Resolution - Alexan Craft Performance Bond \(003\)](#)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA AMENDING ORDINANCE NO. 2022-14 WHICH APPROVED A PLANNED AREA DEVELOPMENT FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 5 THROUGH 27, BLOCK 28, CORAL GABLES CRAFTS SECTION (340, 330, 322, 314, 310, 300, CATALONIA AVENUE, 301, 309, 317, 323, 325, 333, 341 MALAGA AVENUE), CORAL GABLES, FLORIDA TO ALLOW FOR CERTAIN WORK TO BE COMPLETED AFTER THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY SUBJECT TO THE TERMS OF A PERFORMANCE BOND.

[Note for the Record: The verbatim transcript for Agenda Item E-8 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Ordinance Number 2025-40. The motion passed by the following vote.

Yeas : 5 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson, Commissioner Castro and Mayor Lago

City Clerk Item No. 49

ORDINANCE NO. 2025-39

E.-9. 25-9921

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, amending Section 14-204, "Transfer of Development Rights (TDRs)," and Article 16, "Definitions," of the City's Zoning Code to establish a Conservation TDR Program and appraisal framework; providing for definitions, procedures, appraisal standards, and conservation easement requirements; providing for a repealer provision, severability clause, codification, and providing for an effective date. (11 19 25 PZB recommended approval, Vote 4-3)
(Sponsored by Vice Mayor Anderson)

Attachments: [11 19 25 PZB Staff Report - Text Amendment - Conservation TDRs](#)
[12 09 25 CC Cover Memo - Conservation TDRs - 2nd Reading](#)
[12 09 25 Exhibit A - Draft Ordinance - Conservation TDRs](#)
[12 09 25 Exhibit B - 11 19 25 PZB Staff Report - Text Amendment - Conservation](#)
[12 09 25 Exhibit C - Excerpt of 11 19 25 PZB Meeting Minutes](#)
[O-2025-39 Signed](#)

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, AMENDING SECTION 14-204, "TRANSFER OF DEVELOPMENT RIGHTS (TDRS)," AND ARTICLE 16, "DEFINITIONS," OF THE CITY'S ZONING CODE TO ESTABLISH A CONSERVATION TDR PROGRAM AND APPRAISAL FRAMEWORK; PROVIDING FOR DEFINITIONS, PROCEDURES, APPRAISAL STANDARDS, AND CONSERVATION EASEMENT REQUIREMENTS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

[Note for the Record: The verbatim transcript for Agenda Item E-9 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Ordinance Number 2025-39. The motion passed by the following vote.

Yeas : 5 - Commissioner Castro, Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson and Mayor Lago

City Clerk Item No. 40

ORDINANCES ON FIRST READING

- E.-10. [25-1026](#)** 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)

(Sponsored by Mayor Lago)

Attachments: [11 19 25 PZB Staff Report - Text Amendment - Green Building Requirements](#)
[12 09 25 CC Cover Memo - Green Building Requirements](#)
[12 09 25 Exhibit A - Draft Ordinance Section 7-102](#)
[12 09 25 Exhibit B - 11 19 25 PZB Staff Report - Text Amendment - Green Building](#)
[12 09 25 Exhibit C - Excerpt of 11 19 25 PZB Meeting Minutes](#)
[01 13 26 CC - Green Building Requirements - 2nd Reading](#)
[01 13 26 Exhibit A - Draft Ordinance Section 7-102](#)

[Note for the Record: The verbatim transcript for Agenda Item E-10 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be approved as an Ordinance on First Reading. The motion passed by the following vote.

Yeas : 5 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson, Commissioner Castro and Mayor Lago

City Clerk Item No. 41

E.-11. [25-1027](#)

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code by amending Section 3-200, "Principal Uses"; amending Section 3-201, "Group Homes, Assisted Living Facilities, and Child Care Facilities," to clarify statutory capacity and licensing requirements; adding Section 3-202, "Certified Recovery Residences," to establish procedures for review and approval consistent with state and federal law; amending Article 16, "Definitions," to add definitions for "Adult Day Care Center," "Certified Recovery Residence," "Dwelling Unit," and "Group Residential Home"; providing for a repealer provision, severability clause, codification, and providing for an effective date. (11 19 25 PZB recommended approval, Vote 7-0)

Attachments: [11 19 25 PZB Staff Report - Text Amendment - Certified Recovery Residences](#)
[12 09 25 CC Cover Memo - Certified Recovery Residences](#)
[12 09 25 Exhibit A - Draft Ordinance - Certified Recovery Residences](#)
[12 09 25 Exhibit B - 11 19 25 PZB Staff Report - Text Amendment - Certified Recr](#)
[12 09 25 Exhibit C - Excerpt of PZB Meeting Minutes 11 19 25](#)
[01 13 26 Exhibit A - Draft Ordinance - Certified Recovery Residences](#)
[01 13 26 CC - Certified Recovery Residences - 2nd Reading](#)
[O-2026-02 Signed](#)

[Note for the Record: The verbatim transcript for Agenda Item E-11 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be approved as an Ordinance on First Reading. The motion passed by the following vote.

Yeas : 5 - Commissioner Lara, Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez and Mayor Lago

City Clerk Item No. 42

E.-12. [25-1161](#)

An Ordinance of the City Commission granting to Florida Power & Light Company, its successors and assigns, an electric franchise, imposing provisions and conditions relating thereto, providing for monthly payments to the City of Coral Gables, and providing for an effective date.

Attachments: [Cover Memo - Ordinance - FPL Franchise Agreement](#)
[Coral Gables - Ordinance Renew\(23280714.2\) - GC](#)
[Coral Gables - Ordinance - FPL Renew REDLINE CHANGES for 2nd Reading](#)
[Coral Gables - Ordinance Renew CLEAN VERSION - 2nd Reading](#)
[Cover Memo - Ordinance - FPL Franchise Agreement - 2nd Reading](#)

[Note for the Record: The verbatim transcript for Agenda Item E-12 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be approved as an Ordinance on First Reading. The motion passed by the following vote.

Yeas : 5 - Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez, Commissioner Lara and Mayor Lago

City Clerk Item No. 14

RESOLUTIONS

Time Certain 2:00pm (Agenda Item E-5, E-6 E-7, and E-13 are related)

RESOLUTION NO. 2025-472 (As Amended)**E.-13. 25-9742**

A Resolution of the City Commission granting approval of the following conditional uses: 1) Special location site plan review, pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow Mediterranean Architectural Bonuses; and 2) Conditional Use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "760 Ponce," on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)

Lobbyist: Jorge Navarro

Attachments: [09 17 25 Attachment A - Applicant Combined Submittal Package](#)
[09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 CC - 760 Ponce](#)
[10 28 25 Exhibit A - Applicant Combined Submittal Package](#)
[10 28 25 Exhibit B - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[10 28 25 Exhibit C - Draft Ordinance - Zoning Map Amendment](#)
[10 28 25 Exhibit D - Draft Ordinance PAD](#)
[10 28 25 Exhibit E - Draft Resolution - Conditional Use](#)
[10 28 25 Exhibit F - Staff Report - 760 Ponce w attachments B - D](#)
[10 28 25 Exhibit G - Excerpts of 09 17 25 PZB Minutes](#)
[10 28 25 Exhibit H - Presentation Powerpoint](#)
[11 18 25 Exhibit A - Applicant Combined Submittal Package](#)
[11 18 25 Exhibit B - Traffic Impact Study](#)
[11 18 25 Exhibit C - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[11 18 25 Exhibit D - Draft Ordinance - Zoning Map Amendment](#)
[11 18 25 Exhibit E - Draft Ordinance - PAD](#)
[11 18 25 Exhibit F - Draft Resolution - Conditional Use](#)
[11 18 25 Exhibit G - Staff Report - 760 Ponce w attachments B - D](#)
[11 18 25 Exhibit H - Excerpts of 09 17 25 PZB Minutes](#)
[11 18 25 Exhibit I - Powerpoint Presentation](#)
[11 18 25 CC Cover Memo - 760 Ponce](#)
[11 18 25 Attachment A to Exhibits E and F - Conditions of Approval](#)
[12 09 25 Exhibit A - Draft Ordinance - Comprehensive Plan Map Amendment](#)
[12 09 25 Exhibit B - Draft Ordinance - Zoning Map Amendment](#)
[12 09 25 Exhibit C - Draft Ordinance - PAD](#)
[12 09 25 Exhibit D - Draft Resolution - Conditional Use](#)
[12 09 25 CC - 760 Ponce - 2nd Reading](#)
[12 09 25 Attachment A to Exhibits C and D - Conditions of Approval](#)

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, GRANTING APPROVAL OF THE FOLLOWING CONDITIONAL USES: 1) SPECIAL LOCATION SITE PLAN REVIEW, PURSUANT TO ZONING CODE ARTICLE 5, "ARCHITECTURE" SECTION 5-201, "CORAL GABLES

MEDITERRANEAN STYLE DESIGN STANDARDS," FOR PROPERTIES ADJACENT TO OR ACROSS PUBLIC RIGHTS-OF-WAY OR WATERWAYS FROM A SFR DISTRICT OR MF1 DISTRICT, TO ALLOW MEDITERRANEAN ARCHITECTURAL BONUSES; AND 2) CONDITIONAL USE APPROVAL PURSUANT TO ARTICLE 14, "PROCESS" SECTION 14-203, "CONDITIONAL USES," FOR A PROPOSED MIXED-USE PROJECT REFERRED TO AS "760 PONCE;" ON PROPERTIES LEGALLY DESCRIBED AS BLOCK 18, CORAL GABLES FLAGLER STREET SECTION (760 PONCE DE LEON BOULEVARD, 112 AND 120 AVILA COURT), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

[Note for the Record: The verbatim transcript for Agenda Item E-13 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted as amended by Resolution Number 2025-472. The motion passed by the following vote.

Yeas : 5 - Commissioner Lara, Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez and Mayor Lago

City Clerk Item No. 60

Agenda Items E-8 and E14 are related**RESOLUTION NO. 2025-468****E.-14. [25-1089](#)**

A Resolution of the City Commission amending Resolution No. 2022-81 which approved a mixed-use site plan for the property legally described as Lots 5 through 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300, Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida to allow for certain work to be completed after the issuance of a temporary Certificate of Occupancy subject to the terms of a performance bond.

Lobbyist: Jorge Navarro

Attachments: [1st Reading- Ordinance - amending PAD Alexan Crafts](#)
[Cover Memo Resolution amending Alexan Crafts reso](#)
[Cover Memo-First Reading Ordinance amending Alexan Crafts PAD](#)
[Draft Performance Bond Agreement](#)
[Resolution - Alexan Craft Performance Bond](#)
[2nd Reading- Ordinance - amending PAD Alexan Crafts \(003\)](#)
[Cover Memo Resolution amending Alexan Crafts reso](#)
[Cover Memo-Second Reading Ordinance amending Alexan Crafts PAD](#)
[Draft Performance Bond Agreement](#)
[Resolution - Alexan Craft Performance Bond \(003\)](#)
[R-2025-468 Signed](#)

A RESOLUTION OF THE CITY COMMISSION AMENDING RESOLUTION No. 2022-81 WHICH APPROVED A MIXED-USE SITE PLAN FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 5 THROUGH 27, BLOCK 28, CORAL GABLES CRAFTS SECTION (340, 330, 322, 314, 310, 300, CATALONIA AVENUE, 301, 309, 317, 323, 325, 333, 341 MALAGA AVENUE), CORAL GABLES, FLORIDA TO ALLOW FOR CERTAIN WORK TO BE COMPLETED AFTER THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY SUBJECT TO THE TERMS OF A PERFORMANCE BOND.

[Note for the Record: The verbatim transcript for Agenda Item E-14 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Resolution Number 2025-468. The motion passed by the following vote.

Yeas : 5 - Commissioner Lara, Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez and Mayor Lago

City Clerk Item No. 50

RESOLUTION NO. 2025-462**E.-15. 25-1118**

A Resolution of the City Commission pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting approval of the restoration and renovation plan for the City Hall Complex, located at 405 Biltmore Way, legally described as Tracts B & C, Coral Gables Biltmore Section Revised, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

Attachments: [12 09 25 Exhibit A - Draft Resolution](#)
[12 09 25 Exhibit B - 12 09 25 Staff Report - City Hall](#)
[12 09 25 Exhibit C - Consultant Presentation](#)
[12 09 25 CC Cover Memo - City Hall - Phase 2](#)
[R-2025-462 Signed](#)

A RESOLUTION OF THE CITY COMMISSION CONFIRMING THE APPOINTMENT OF ROBERT FESTINGER (NOMINATED BY THE BOARD-AS-A-WHOLE) TO SERVE AS A MEMBER OF THE CORAL GABLES TRIAL BOARD, FOR A TWO (2) YEAR TERM WHICH BEGAN ON JUNE 1, 2025, AND CONTINUES THROUGH MAY 31, 2027.

[Note for the Record: The verbatim transcript for Agenda Item E-15 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Resolution Number 2025-462. The motion passed by the following vote.

Yeas : 5 - Commissioner Castro, Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson and Mayor Lago

City Clerk Item No. 43

RESOLUTION NO. 2025-463**E.-16. [25-1154](#)**

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.

Attachments: [Cover Memo Resolution amending Ponce Park Resolution Amending Reso 2024-107 Ponce Park Residences R-2025-463 Signed](#)

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 ½ 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 DRIVE AND 225 MALAGA), CORAL GABLES, FLORIDA TO AMEND THE REQUIRED CONDITIONS REGARDING THE TIMING OF THE COMPLETION OF THE PONCE CIRCLE PARK PROJECT.

[Note for the Record: The verbatim transcript for Agenda Item E-16 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Commissioner Fernandez, seconded by Commissioner Lara, that this matter be adopted by Resolution Number 2025-463. The motion passed by the following vote.

Yeas : 5 - Commissioner Castro, Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson and Mayor Lago

City Clerk Item No. 44

F. CITY COMMISSION ITEMS**RESOLUTION NO. 2025-469****F.-1. 25-1057**

A Resolution of the City Commission directing City Staff to design all new parks that will be conveyed to the City with the majority of the park to be of landscaped areas and minimal areas for hardscape.
(Sponsored by Mayor Lago)

Attachments: [11 18 25 CC - Future Parks](#)
[12 09 25 Exhibit A - Draft Resolution - Parks landscaping](#)
[12 09 25 CC - Conveyed Parks](#)
[R-2025-469 Signed](#)

A RESOLUTION OF THE CITY COMMISSION DIRECTING CITY STAFF TO DESIGN ALL NEW PARKS THAT WILL BE CONVEYED TO THE CITY WITH THE MAJORITY OF THE PARK TO BE OF LANDSCAPED AREAS AND MINIMAL AREAS FOR HARDSCAPE.

[Note for the Record: The verbatim transcript for Agenda Item F-1 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Resolution Number 2025-469. The motion passed by the following vote.

Yeas : 5 - Vice Mayor Anderson, Commissioner Castro, Commissioner Fernandez, Commissioner Lara and Mayor Lago

City Clerk Item No. 51

F.-2. 25-1076

Presentation regarding E-bikes versus E-dirt bikes.
(Sponsored by Mayor Lago)

Attachments: [E-Bikes-E-Dirt Bikes_updated](#)

[Note for the Record: The verbatim transcript for Agenda Item F-2 is available for public inspection in the Office of the City Clerk and in Legistar].

This Agenda Item was Discussed and Filed

City Clerk Item No. 52

RESOLUTION NO. 2025-470

- F.-3.** **25-1079** Update on Election Education Campaign.
(Sponsored by Mayor Lago)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA DIRECTING THE CITY MANAGER TO SEND THREE BILINGUAL MAILED COMMUNICATIONS TO CITY RESIDENTS REGARDING THE UPCOMING SPECIAL MAIL BALLOT ELECTION, CONSISTENT WITH STATE LAW.

[Note for the Record: The verbatim transcript for Agenda Item F-3 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Commissioner Lara, seconded by Commissioner Fernandez, that this matter be adopted by Resolution Number 2025-470. The motion passed by the following vote.

Yeas : 5 - Commissioner Castro, Commissioner Fernandez, Commissioner Lara,
 Vice Mayor Anderson and Mayor Lago

City Clerk Item No. 53

- F.-4.** **25-1080** Update regarding pet waste enforcement in trash pits.
(Sponsored by Vice Mayor Anderson)

[Note for the Record: The verbatim transcript for Agenda Item F-4 is available for public inspection in the Office of the City Clerk and in Legistar].

This Agenda Item was Discussed and Filed

City Clerk Item No. 54

- F.-5.** **25-1146** Discussion regarding contractors with expired permits and the requirement that all open permits be closed out before they are allowed to obtain new ones.
(Sponsored by Mayor Lago)

[Note for the Record: The verbatim transcript for Agenda Item F-5 is available for public inspection in the Office of the City Clerk and in Legistar].

This Agenda Item was Discussed and Filed

City Clerk Item No. 55

RESOLUTION NO. 2025-473**F.-6. 25-1150**

A Resolution of the City Commission of the City of Coral Gables, Florida, directing the city attorney to meet with counsel for the coral gables war memorial youth center association, inc. Within two weeks and authorizing the city attorney to proceed with litigation if all of the requested documents are not provided by the association.
(Sponsored by Mayor Lago)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DIRECTING THE CITY ATTORNEY TO MEET WITH COUNSEL FOR THE CORAL GABLES WAR MEMORIAL YOUTH CENTER ASSOCIATION, INC. WITHIN TWO WEEKS AND AUTHORIZING THE CITY ATTORNEY TO PROCEED WITH LITIGATION IF ALL OF THE REQUESTED DOCUMENTS ARE NOT PROVIDED BY THE ASSOCIATION.

[Note for the Record: The verbatim transcript for Agenda Item F-6 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Mayor Lago, seconded by Commissioner Lara, that this matter be adopted by Resolution Number 2025-473. The motion passed by the following vote.

Yeas : 3 - Vice Mayor Anderson, Commissioner Lara and Mayor Lago

Nays : 2 - Commissioner Castro and Commissioner Fernandez

City Clerk Item No. 61

F.-7. 25-1151

Discussion regarding an initiative to encourage golf cart use throughout the city.
(Sponsored by Mayor Lago)

[Note for the Record: The verbatim transcript for Agenda Item F-7 is available for public inspection in the Office of the City Clerk and in Legistar].

This Agenda Item was Discussed and Filed

City Clerk Item No. 62

F.-8. 25-9915

Florida League of Cities update.
(Sponsored by Commissioner Castro)

Attachments: [Memo - Highlights from the First FLC Development-Code Compliance-Redevelop](#)

This Agenda Item was Deferred

City Clerk Item No. 64

G. BOARDS/COMMITTEES ITEMS**Time Certain 11:00am (Agenda Item G-1)****RESOLUTION NO. 2025-453****G.-1. 25-1018**

A Resolution of the City Commission approving the University of Miami's 2025 Campus Art Master Plan report in accordance with the requirements of the Art in Public Places Ordinance, Zoning Code Article 9 (Cultural Development Board recommendation to the City Commission approval/denial vote: 6 to 0).

Attachments: [UM CG Sculpture Brochure 2025](#)
[R-Draft-AiPP UM Campus Art Plan 2025](#)
[CC UM Campus Art Plan 2025](#)
[2025 Art in Public Places Report](#)

A RESOLUTION OF THE CITY COMMISSION APPROVING THE UNIVERSITY OF MIAMI'S 2025 CAMPUS ART MASTER PLAN REPORT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ART IN PUBLIC PLACES ORDINANCE, ZONING CODE ARTICLE 9 (CULTURAL DEVELOPMENT BOARD RECOMMENDATION TO THE CITY COMMISSION APPROVAL/DENIAL VOTE: 6 TO 0).

[Note for the Record: The verbatim transcript for Agenda Item G-1 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Castro, that this matter be adopted by Resolution Number 2025-453. The motion passed by the following vote.

Yeas : 5 - Commissioner Castro, Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson and Mayor Lago

City Clerk Item No. 15

H. CITY MANAGER ITEMS**RESOLUTION NO. 2025-464****H.-1. 25-1141**

A Resolution of the City Commission accepting the recommendation of the Chief Innovation & Technology Officer to increase the spending authority on the Altuna Tech GS-35F-0119Y-1 Contract # 20124-Technology contract for the purchase of various software and equipment brands along with the associated services, in the estimated amount of \$600,000.00.

Lobbyist: N/A

Attachments: [CoverMemo ALTURNATECH](#)
[Draft Resolution ALTURNATECH](#)

A RESOLUTION OF THE CITY COMMISSION ACCEPTING THE RECOMMENDATION CITY MANAGER TO APPROVE A CHANGE ORDER TO INCREASE THE SPENDING AUTHORITY ON THE ALTURNATECH GS-35F-011Y-1 CONTRACT IN THE ESTIMATED AMOUNT OF \$600,000.00, PURSUANT TO SECTION 2-764 OF THE CITY'S PROCUREMENT CODE ENTITLED CHANGE ORDERS AND CONTRACT MODIFICATIONS".

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Resolution Number 2025-464. The motion passed by the following vote.

Yeas : 5 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson, Commissioner Castro and Mayor Lago

City Clerk Item No. 45

RESOLUTION NO. 2025-465**H.-2. [25-1157](#)**

A Resolution of the City Commission accepting the recommendation to waive the competitive bid process of the Procurement Code and contract with Lee Construction for the construction of temporary offices for various City departments at 2020 Ponce de Leon Blvd. Units 102 and 1200, in an estimated amount of \$519,700 or not to exceed the available budget, pursuant to Section 2-691 of the Procurement Code, titled "Special Procurements/Bid Waiver".

Lobbyist: N/A

Attachments: [Bid Waiver COVER](#)
[Bid Waiver RESOL](#)
[CG Ponce 2020 TI Suits 102 + 1200 Bid Tabulation](#)
[Bid Waiver Authorization Form Lee Construction 2020 Ponce \(002\).pdf- mt R-2025-465 Signed](#)

A RESOLUTION OF THE CITY COMMISSION ACCEPTING THE RECOMMENDATION TO WAIVE THE COMPETITIVE BID PROCESS OF THE PROCUREMENT CODE AND CONTRACT WITH LEE CONSTRUCTION FOR THE CONSTRUCTION OF TEMPORARY OFFICES FOR VARIOUS CITY DEPARTMENTS LOCATED AT 2020 PONCE DE LEON BLVD. UNITS 102 AND 1200, IN AN ESTIMATED AMOUNT OF \$519,700 OR NOT TO EXCEED THE AVAILABLE BUDGET, PURSUANT TO SECTION 2-691 OF THE PROCUREMENT CODE, TITLED "SPECIAL PROCUREMENTS/BID WAIVER."

[Note for the Record: The verbatim transcript for Agenda Item H-2 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Resolution Number 2025-465. The motion passed by the following vote.

Yeas : 4 - Commissioner Lara, Vice Mayor Anderson, Commissioner Fernandez and Mayor Lago

Absent : 1 - Commissioner Castro

City Clerk Item No. 46

RESOLUTION NO. 2025-467**H.-3. [25-1162](#)**

A Resolution of the City Commission approving an agreement to provide Parking Management between the City of Coral Gables and Asta Parking, Inc. for two City-Owned surface parking lots located on the 300 Block of Aragon Avenue and adjacent to two privately-owned lots for the purpose of consolidating the parcels to be managed and maintained by Asta Parking, Inc. and waiving the Competitive Process of the Procurement Code pursuant to Section 2-691 "Special Procurement/Bid Waiver" of the City's Procurement Code.

Lobbyist: N/A

Attachments: [Aragon Surface Parking Lot - Asta Parking - FINAL](#)
[Asta Parking - City of Coral Gables - Execution Version\(530449768.1\)](#)
[Cover Memo-300 Block Aragon Avenue - December Commission Mtg - Draft -12-](#)
[Resolution - 300 Block of Aragon Avenue- December Commission Mtg. - Draft-12-](#)
[R-2025-467 Signed](#)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA APPROVING AN AGREEMENT TO PROVIDE PARKING MANAGEMENT BETWEEN THE CITY OF CORAL GABLES AND ASTA PARKING, INC. FOR TWO CITY-OWNED SURFACE PARKING LOTS LOCATED ON THE 300 BLOCK OF ARAGON AVENUE AND ADJACENT TO TWO PRIVATELY-OWNED LOTS FOR THE PURPOSE OF CONSOLIDATING THE PARCELS TO BE MANAGED AND MAINTAINED BY ASTA PARKING, INC.AND WAIVING THE COMPETITIVE PROCESS OF THE PROCUREMENT CODE PURSUANT TO SECTION 2-691 "SPECIAL PROCUREMENT/BID WAIVER" OF THE CITY'S PROCUREMENT CODE.

[Note for the Record: The verbatim transcript for Agenda Item H-3 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this matter be adopted by Resolution Number 2025-467. The motion passed by the following vote.

Yeas : 5 - Commissioner Castro, Commissioner Fernandez, Commissioner Lara,
Vice Mayor Anderson and Mayor Lago

City Clerk Item No. 48

RESOLUTION NO. 2025-475**Non 25-1174
Agenda
Item**

A Resolution of the City Commission of Coral Gables appointing Javier Font as a Special Master for quasi-judicial public hearings for the Board of Architects pursuant to Sections 14-103.3 and 14-103.2 of the Coral Gables Zoning Code.

Attachments: [R-2025-475 Signed](#)

A RESOLUTION OF THE CITY COMMISSION APPOINTING JAVIER FONT AS A SPECIAL MASTER FOR QUASI-JUDICIAL PUBLIC HEARINGS FOR THE BOARD OF ARCHITECTS PURSUANT TO SECTIONS 14-103.3 AND 14-103.2 OF THE CORAL GABLES ZONING CODE.

A motion was made by Vice Mayor Anderson, seconded by Commissioner Lara, that this matter be adopted by Resolution Number 2025-475. The motion passed by the following vote.

Yeas : 5 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson, Commissioner Castro and Mayor Lago

City Clerk Item No. 65

I. CITY ATTORNEY ITEMS**Time Certain 3:00pm (Agenda Item I-1)****RESOLUTION NO. 2025-474****I.-1. [25-1136](#)**

Hearing, pursuant to the Alternative Dispute Resolution Mechanism set forth in the Class Action Settlement Agreement, regarding the determination by the Retirement Board that class members in Murrhee v. City of Coral Gables, Case No. 13-20731 CA (13) (Fla. 11th Cir. Ct.), Gap members, and Opt-Out members should receive a cost-of-living increase to retirement benefits ("COLA").

Attachments: [2026 COLA Recommendation Memo](#)
[ADRM - 2025 COLA procedural order](#)
[Coral Gables Retirement System - 2026 COLA Determination Letter](#)
[R-2025-474 Signed - COLA ADRM 2025.doc](#)

A RESOLUTION OF THE CITY COMMISSION ACCEPTING THE FINANCE DIRECTOR'S RECOMMENDATION TO REJECT THE RETIREMENT BOARD'S DETERMINATION TO GRANT A COST OF LIVING INCREASE (COLA) OF 1.45 PERCENT TO THE MEMBERS OF THE CLASS IN MURRHEE V. CITY OF CORAL GABLES (TREATING GAP AND OPT-OUTS IN THE SAME FASHION) UNDER THE ALTERNATIVE DISPUTE RESOLUTION MECHANISM ESTABLISHED IN ORDINANCE NOS. 2018-11, 2018-25, AND 2018-35.

[Note for the Record: The verbatim transcript for Agenda Item I-1 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Anderson, seconded by Commissioner Lara, that this matter be adopted by Resolution Number 2025-474. The motion passed by the following vote.

Yeas : 4 - Commissioner Fernandez, Commissioner Lara, Vice Mayor Anderson and Mayor Lago

Nays : 1 - Commissioner Castro

City Clerk Item No. 47

J. CITY CLERK ITEMS

RESOLUTION NO. 2025-466

J.-1. [25-1117](#)

A Resolution of the City Commission in accordance with Section 2-30 of the City Code, entitled "Regular Meetings, Special Meetings," setting forth the City Commission Meeting dates through December 2026.

Attachments: [2026 Commission Meeting Dates - Draft Resolution](#)
[2026 Commission Meeting Dates -Cover Memo](#)
[R-2025-466 Signed](#)

A RESOLUTION OF THE CITY COMMISSION IN ACCORDANCE WITH SECTION 2-30 OF THE CITY CODE, ENTITLED "REGULAR MEETINGS, SPECIAL MEETINGS," SETTING FORTH THE CITY COMMISSION MEETING DATES THROUGH DECEMBER 2026.

A motion was made by Vice Mayor Anderson, seconded by Commissioner Fernandez, that this motion be adopted by Resolution Number 2025-466. The motion passed by unanimous vote.

Yeas : 4 - Vice Mayor Anderson, Commissioner Fernandez, Commissioner Lara and Mayor Lago

Absent : 1 - Commissioner Castro

City Clerk Item No. 63

K. DISCUSSION ITEMS

City Clerk Item No. 66

ADJOURNMENT

[Note for the Record: There being no further business on the Regular City Commission Meeting Agenda. The Commission of the City of Coral Gables adjourned its meeting at 5:08 p.m. The next Regular Meeting of the City Commission has been scheduled for Tuesday, January 13, 2026, beginning 9 a.m.]

Billy Y. Urquia
City Clerk