

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-5**  
**January 27, 2026**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Rhonda Anderson**

**Commissioner Melissa Castro (Absent)**

**Commissioner Ariel Fernandez**

**Commissioner Richard D. Lara**

**City Staff**

**City Attorney, Cristina Suárez**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**Public Speaker(s)**

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Agenda Item F-5 [Start: 1:56 p.m.]

A Resolution of the City Commission urging the Florida Legislature to address certain considerations when proposing or reviewing legislation regarding property taxes and adding certain proposals to the City's 2026 Legislative Priorities. (Sponsored by Vice Mayor Anderson)

Mayor Lago: Moving on to F-5.

City Attorney Suarez: F-5 is a resolution of the City Commission urging the Florida Legislature to address certain considerations when proposing or reviewing legislation regarding property taxes and adding certain proposals to the City's 2026 legislative priorities.

Deputy City Attorney Throckmorton: Good afternoon, Mayor, Vice Mayor, Commissioners. This item is sponsored by the Vice Mayor. As you all know and have been kept aware, there are many proposals, almost a dozen bills and constitutional amendments pending at the State Legislature right now regarding property taxes. This resolution urges the Legislature, when considering those

*City Commission Meeting*

proposals, to take into mind four sort of larger points, namely about the evaluation of properties, including whether or not certain resiliency-related improvements should be considered in the valuation of properties, prohibit reassessment of original homesteaded square footage when you're adding only a certain amount of square footage in a small addition, consider prohibiting property appraisers from comparing apples to oranges, as it were, to make sure that you're comparing like to like, and to consider requiring counties to notify residential property owners of certain homestead exemption and save our homes portability filing requirements when they're considering property tax legislation this session. I'm happy to answer any questions or turn it over to the sponsor.

Vice Mayor Anderson: So, I'm going to give you a little background as to why, you know, I came up with this idea and I also did also share it with Senator Rodriguez. It's a little late in the session for it to be proposed, but these are statutory amendments that won't require a vote of electors to help provide relief for taxpayers. The property tax appeal that I was handling on behalf of someone outside the city brought to light the fact that, you know, the property appraiser's statute that they have to follow allows them to add, reassess your property or increase the value of your property based upon certain things. So, if you do a small addition, you know, you add a garage, they could reassess and bring up to current value your entire home. They can make that decision to do that. If you put on a new roof, the new roof increases the value of the house, you know, but every time you put on a new roof, you're getting an increased value of your house every single time. This discourages people from doing important improvements. So I listed, you know, roof replacements, impact doors, you know, I know that impact windows are already included, but impact doors aren't, garage doors, rewiring of your home where it's deteriorated over 50 years, re-plumbing, replacement of rotted wood and paneling and eaves and so forth, air conditioning systems shouldn't result in increased value of our homes every single time we replace the HVAC unit for our home because this indeed discourages doing resiliency efforts that you need to have in the future if you have to think that you're going to be taxed forever more on that increased value of your home, which then still gets added to 3 percent a year for Save Our Homes provision. So, there are four talking points that are distilled into this particular resolution, and I'd like to be able to urge our state legislators to consider amending the statute to provide more immediate relief for taxpayers. So, I'll move it.

Commissioner Fernandez: I'll second.

Mayor Lago: Mr. Clerk, any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: We'll close the public comment. We have a motion and a second.

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes.

Commissioner Fernandez: Yes.

Mayor Lago: Yes.