

**City of Coral Gables City Commission Meeting
Agenda Items E-5, E-6, E-7 and E-13 are related**

December 9, 2025

**City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Public Speaker(s)

George Navarro

Robert Behar

Maria Cruz

Vicki Busot

Zully Pardo

Agenda Items E-5, E-6 E-7 and E-13 are related [Start: 1:57 p.m.]

E-5: 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.

City Commission Meeting

[Date]

1

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

(LEGAL DESCRIPTION ON FILE) (09 17 2025 PZB recommended approval, Vote: 5:0)
Lobbyist: Jorge Navarro

E-6: 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

E-7: 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

E-13: 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

Mayor Lago: Moving on to the next item on the agenda. Item E-5, time certain.

City Attorney Suarez: E-5 is 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 from commercial low-rise intensity and single-family low-density to multifamily 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, Coral Gables, Florida providing for repealer provision severability clause and providing for an effective date. I'll read all the related items, Mayor. That's E-5, E-6, E-7, and E-13. I would ask that we consolidate them for purposes of the public hearing. So going on to E-6. It's an ordinance of the

City Commission Meeting

[Date]

2

December 9, 2025

Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process"

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 multifamily 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, Coral Gables, Florida providing for repealer provision severability clause and providing for an effective date. E-7 is an ordinance of the City Commission granting approval of a planned area development 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 Ponds on properties legally described as Block 18, Coral Gables Flagler Street section, Coral Gables, Florida including required conditions providing for repealer provision, severability clause and providing for an effective date. And then we have E-13, which is a resolution of the City Commission granting approval of the following conditional uses 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 an SFR district or MF1 district to allow Mediterranean architectural bonuses and 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, Coral Gables, Florida including required conditions providing for repealer provisions, severability clause and providing for an effective date. This is a quasi-judicial hearing, so I would ask that the City Clerk please swear in anyone who will be testifying today. Mr. Clerk, we need to swear in everyone who will be testifying today, please.

City Clerk Urquia: Do you swear or affirm that the testimony you'll provide today will be the truth and nothing but the truth?

Mr. Navarro: I do.

City Clerk Urquia: Thank you.

Mr. Navarro: Mr. Clerk, can you give us access on Zoom under Bahar Font?

City Clerk Urquia: Sir.

Mr. Navarro: While we put up the plan for you. Good afternoon, I think now. Good afternoon, George Navarro with offices at 333 Southeast 2nd Avenue. This Commission directed us to meet with the area residents in order to conform, to confirm and get, and agree upon the scope of the off-site improvements that we're making in connection with this project which includes traffic calming and street beautification on the adjacent streets. So, just to give the Commission an update.

We met with the residents and city staff last Friday. We walked through the plans. We've agreed on the -- Okay. So, we met with the neighbors.

[Technical/audio difficulties]

Mr. Navarro: Okay, perfect. We met with the neighbors last Friday and city staff. We've agreed on the scope of improvements. Those scopes of the improvements are called out for in your staff recommendation report as conditions of approval. They've been updated. What we like to do is just take a few minutes to provide the Commission with an update. I'm going to introduce Robert Behar so he could walk you through the scope of what has been agreed upon and what we have committed to provide. And also, I like to highlight that we understand the city is going to be in the process of also making some substantial corridor improvements upon Ponce. And we're committed to, as part of our project, working with the city to make sure that those improvements align with what the city has in place and so they could be implemented in a similar fashion. So, with that, I'll introduce Robert Behar to walk you through the scope of the offsite improvements.

Mr. Behar: Thank you, George. For the record, Robert Behar, Behar Font and Partner, 4533 Ponce de Leon. Mr. Mayor, Vice Mayor, Commissioners, thank you again. And hopefully, hopefully we're going to show to you that we met with the neighbors. We met with them on Friday, as a matter of fact, and we got a couple of them here, which I welcome them to come and give their support. But what we have done is, in meeting with them and listening to them, what we have done with staff, and I commend staff because they were very good in making this whole process come together. We have incorporated a couple of the crosswalks on Ponce, where we're going to put, there's going to be a trolley station. And then further down -- And we put another walkway in front of the playground that is on Ponce there. In addition to that, we have incorporated additional bump outs on Avila. The one on Bobadilla, we are coordinating with the residents to exactly locate them. There'll be a speed table there that we have agreed to do. In addition to that, we are going to do the three-way stops on Boabadilla and Avila, on Cielo and Bobadilla. And I think that that's all the comment in the, and the median on Ponce de Leon, we're going to work with the city to add additional landscaping. Obviously, that's something that we need to deal with Miami-Dade County, but we intend to do that together jointly with the city to be able to achieve what the residents really want. Like George mentioned, we will work with, with the city in order to get the landscape being once it's designed, because at this point there's nothing there, where we will come back, you know at some point to do that together. That's basically it. And again, you know, we met with the residents on Friday morning and we incorporated the comments that they gave us and suggested for us to do. So that's it for, for the changes that we did. Thank you.

Mayor Lago: Thank you very much. Madam Director, please.

City Commission Meeting

[Date]

4

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

Planning and Zoning Director: Jennifer Garcia, Planning and Zoning Director. So yes, we met with the staff and the residents on Friday. And on page two of your memo, you list the bullet points of what was changed in the condition of approval. In addition to that, actually the Commission requested that we take a second look at missing sidewalks in the area. We did an examination of that area. There weren't any missing sidewalks to connect to, or to fulfill traffic calming. We are recommending that they do install the proposed speed cushion on Bobadilla. And then, I think the Commission also mentioned missing trees in the median. They will be coordinating with the CIP project for Ponce de Leon. And like I said, those bullet points, as far as speed cushions, bump outs, locations of crosswalks are all listed there on page two of your memo. Thank you.

Mayor Lago: Thank you very much. Mr. Clerk, do we have any public comment?

City Clerk Urquia: Yes, Mr. Mayor. First speaker, Mrs. Maria Cruz.

Mrs. Cruz: Mrs. Maria Cruz, 1447 Miller Road. Just a very simple comment. Remember the date. Remember what will happen here today, what happened last time. Helicopters will be needed to go in and out of their homes because just delivering inside, the trucks will not be able to get inside before they go by their homes. This is a big mistake. They agreed to it. Please remember what I told you.

City Clerk Urquia: Vicki Busot.

Ms. Busot: Can you hear me?

Mayor Lago: Good afternoon.

Ms. Busot: Good afternoon. My name is Vicki Busot. I live nearby. I live at 117 Boabadilla. We had like, as I told you at the last meeting, we had several meetings with them, and we came to finally to an agreement. Nobody's happy about it, but we did come to an agreement. I do have some issues that I'm worried about. The number one issue that I'm worried about is the street improvements, that they only go up a block. They don't reach all of Boabadilla. And I know that the city was planning other stuff. And I leave that to the city to figure out, but I know that it's coming. But that's one of the things, one of the issues that I'm worried about. The other issue that I'm worried about is the parking. Right now, the building is used as a parking lot for the building across the street. One of the issues that I'm worried about, again, is when they start the construction, everybody's going to be parking in our neighborhood. So those are the two issues that I have. And then I know that we're doing, or the city's doing a comprehensive improvement of the entire area, you know, in the future. So, we just want to be kept up to date on that and what's going on with that. And that's it. Thank you very much.

Mayor Lago: Just to answer your two points. Number one, we're doing that comprehensive and I promise you, there's already, you've seen, there's been action taken this year on the budget. You are, your neighborhood is a priority. We will not leave your neighborhood a mishmash of completed and uncompleted aspirational projects. It will get accomplished. The Manager understands that in my office, and I know that the Vice Mayor has talked about it and so has Commissioner Lara. I'm in favor of dedicating serious resources to making sure that this area looks beautiful, and it's acceptable. Right now, it is not acceptable. We've been very clear on that.

Ms. Busot: It is not acceptable.

Mayor Lago: And number two, in regard to the issue of code enforcement, parking enforcement. I give you my word that, again, once this construction project does commence, they will have to adhere to the code. If they do not adhere to the code, they will pay the consequences of that financially. Mr. Manager, we will spend whatever resources are necessary to ensure that there's compliance.

City Manager Iglesias: Yes, Mayor. We've already started on Ponce Phase Four with the traffic study submitted to the county. Once that is underway, we will select a consultant. This project still has to go through permitting, and CDs, and construction documents, and then construction. So, we will coordinate the work on Ponce with the work with this particular project.

Mayor Lago: Okay.

Ms. Busot: That's awesome. Thank you so much.

Mayor Lago: Thank you.

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: Okay. I just want to add a few things, if I may, if I may. Would you mind standing up once again? Just want to put something on the record here, because I want to be very clear. Okay. I can't remember how many times I've been in your neighborhood already in the last year.

Ms. Busot: Many times.

Mayor Lago: Okay. Let's talk about a litany of issues. I've met with all the residents. We haven't always agreed.

Ms. Busot: No.

Mayor Lago: Can you tell me, as the person who spoke today on behalf of the residents who are here, there's four residents here that I see from the neighborhood. Can you tell me where does the

City Commission Meeting

[Date]

6

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

community stands right now in regard to this project after much negotiations over the last few years?

Ms. Busot: Where the community stands? I think we're happy with the building. A good negotiation is when two sides are not happy, when both sides are unhappy. And I think we came to an agreement. We came to an agreement. There were issues. We worked them out. There's still some issues remaining, such as the traffic, etc. But I think we're on the way to fix that.

Mayor Lago: And the reason why I bring that up is because it's important to understand for the record, especially for the blogs, the residents are in favor of this deal. Okay. What you heard before from Ms. Maria Cruz is that she doesn't live in the neighborhood. She lives in my neighborhood. That's just antagonistic fodder in an effort to continue to antagonize. The people who have a vested interest in this are the individuals who are here today, who I've met with in my office countless times. I've met with them in their neighborhood. You have to understand, and I want to be very clear because there's a lot of conversation on this dais about Live Local. Okay. Across the street, directly across the street, Shoma Homes is proposing a Live Local project. I don't want to say that I'm incorrect. Where's our Zoning Director? She's got to be here. Madam Zoning Director, please, please come. You have looked at that project, the one that's being proposed?

Planning and Zoning Director: At a DRC level, yes.

Mayor Lago: Yes. How tall is that project? Would you say?

Planning and Zoning Director: I think it was 170 something. Okay. In a few months.

Mayor Lago: So, using the Live Local legislation, they're going to build 170 plus height building.

Planning and Zoning Director: Which they can today because it is high-rise.

Mayor Lago: I understand, but it's also the qualifications that they can do there in regard to AMI and all the workforce housing and a lot of other things that they get benefits from through Live Local that they wouldn't get benefits when they dealt with the city.

Planning and Zoning Director: Right, especially more density, more units.

Mayor Lago: More units. Which is something that I said before, and I was, they fought me on that. They fought me on that. I'm happy it came from your mouth and not mine. More density. So, this is what's called a negotiation. Thank you, Madam Director. We're in a situation where we no longer have the decision, the final decision comes from the Commission. We have to negotiate. If we don't negotiate, it depends on the location, the RTZ or the Live Local. You have possibly the first Live Local project in Coral Gables across the street from us. What is the height on this building, if I may add?

City Commission Meeting

[Date]

7

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

Planning and Zoning Director: 61, was it? 61 feet.

Mayor Lago: What does the code allow?

Planning and Zoning Director: Today.

Mayor Lago: Yes. What does the code allow?

Planning and Zoning Director: Zone MX1.

Mayor Lago: Yeah.

Planning and Zoning Director: It's 77 feet.

Mayor Lago: Okay. So, we're 61 feet, correct?

Planning and Zoning Director: Yes.

Mayor Lago: Okay. So, this is what we're arguing about. Okay. So, the code allows 77 feet. So, if you look across the street and you build Live Local, 170 feet. Do I want to Live Local situation on our hands here in this site? Under no circumstances. And I'll let the Manager take over. But I want to put that on the record, even though I know it's not going to make it to the blogs. But at the end of the day, the truth is in front of us and we have to deal with it. We can't deal with it politically. We have to deal with it realistically. And when you meet with the residents 50 times, like I've met with you, and we sit down and we negotiate with the architects and developers to get to a situation where everybody's not happy, but we avoid a Live Local scenario. I think it's a win for everybody.

Ms. Busot: I agree.

Mayor Lago: Okay. Because I know that, you know, the agenda, the political agenda for next elections is, you know, I don't vote in favor of anything that goes against the code. Nothing is coming before us, that is the code. Everything has, you know, bonuses, setback requests, height requests, a litany of different things. Mr. Manager.

City Manager Iglesias: Yes, Mayor, just to be clear, the Live Local there would be 190.5.

Mayor Lago: Yeah.

City Manager Iglesias: Unlimited density and reduced parking.

Mayor Lago: I want to make sure that...

City Manager Iglesias: FAR 5.0.

City Commission Meeting

[Date]

8

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

Mayor Lago: I want to make sure because, you know, as people giggle in the back of the grandstands, you know, these are the facts. The facts. You can lie using the Gazette and Political Cortadito and all that stuff and you can push an agenda which shames the Commission. But the facts are we want to do a good product and avoid that. Okay. Which will never make it to the blogs. So, this is why I want to make sure that the residents stand up and say, listen, it's not 100 percent in line with the code. It's not exactly what the code says, but we got to get, we got to get to a negotiation point.

Ms. Busot: Everyone compromised. Everyone compromised. And I just want to say it. And Mr. Navarro, I have to say this. We were kicked out of the public library when we were negotiating. We were negotiating so loud. We were kicked out of the library.

Mr. Behar: Right. She's absolutely correct. We were, we were going back and forth so loud that we were kicked out. And that has happened to me many times.

Commissioner Fernandez: A couple of minutes ago, I was, a couple of minutes ago, you were looking at me. I was laughing because I was laughing at seeing all of you interacting. In such a jovial way because I was in some of those meetings. And I know, I know, I know how we got to this point. And I know how much sweat equity came in from all sides. I mean, Evelyn, Vicki, the whole crew was out there knocking on doors. Making sure everybody was on board. Making sure that all the concerns the residents had were brought to the table. And you guys, how many times did you redesign and move things and shift things? And, you know, I even asked you, can you show them what is as of right for this property so that they can visualize what as of right you could have just built at 77 feet. And how much better the options that were on the table were.

Mr. Behar: And you're absolutely right. And she has one of my exhibits that is the Live Local which I autographed for her. So, I said, keep that. That could be valuable in the future. But no, this was a compromise. And listen, honestly, it has been a long three-year process. But it's been great working with them because we have come to a point where, through compromise, we have come to something that everybody feels good about.

Mayor Lago: Let me ask you a question, if I may. Okay, we got consensus. Mr. Manager, I want to understand. They were talking about street improvements ending at a certain point. When do we see that we're going to commence the street improvements so that we can finish this off? I want to end this. We already got that. We already got the bookend on 37th Avenue, which is the park, which is going to be the entrance feature. I want to understand when this is done.

City Manager Iglesias: Mayor, we're now, as you know, working on Phase Three of Ponce. Phase Four of Ponce will be from 8th Street to Flagler. We've already finished the traffic study. It's been submitted to Dade County. We will be selecting a consultant to start doing the actual design of

Ponce de Leon. And we'll be working with the 760-design team to make sure that we incorporate everything. We incorporate the project with our design. We're looking at parking, traffic, medians, everything as far as Ponce de Leon and Ponce 4. That will complete the Ponce de Leon.

Mayor Lago: Can I see? Can I see? You want to talk? You want to talk? Go ahead. But you can fill that out after. But I want to mention something. Zully, come here. Come, come, come. Fill that out after. Just say your name. Say your name again.

Zully Pardo: Zully Pardo, 49 Campina Court. Thank you for allowing us to speak. I think what Mrs. Busot is talking about is right now, what the developer is going to do is just one block. So, she would like to see, as would the rest of the residents, it's going to look odd to have just one block of Boabadilla with the beautiful bump out and not the rest of Boabadilla.

Mayor Lago: So what I was going to do was, what I was trying to get at next, was I was going to bring up the photo, and I was going to ask Mr. George Navarro, who's a gentleman, and who I've negotiated with him before on the dais, to help me out a little bit with some improvements. And I know that our City Attorney cringes when I do this, just like I did it with the park across from Merrick Park. But I think it's a good idea to partner up after so many years with these residents and help us out with a little bit more of the street improvements. Talk to me, Mr. George. That's a nice suit, by the way. I just want to compliment you before I ask you for something.

Vice Mayor Anderson: Before we ask.

Mayor Lago: Before I ask you, I just want to say it's a nice suit.

Mr. Navarro: Do you want the suit? Do you want the suit? It might be less expensive.

Mayor Lago: I want the street improvements. I want the street improvements.

Mr. Navarro: I think it's a better deal.

Vice Mayor Anderson: So let me add to this a little bit. I've talked to you about this. I've talked to you about this. You have some trees that are good on this site that our wonderful city arborists and landscape architects can use. Work with us. It'll decrease your canopy loss payment.

Mr. Behar: If there's any trees on site that are in good shape that deserve and merit to relocate, we will commit to work with the city to do that.

Vice Mayor Anderson: Right. So now you have to go back to his request.

Mr. Behar: To answer your point. Okay. Listen. On Boabadilla, between Avila and Cebalo, there's two houses. Obviously, there's drives and all there. I'm not looking at the Google Earth shot, so I don't know where. We will, and this is probably without talking to the client, but to put two

City Commission Meeting

additional bump outs on that street, at least to continue the -- I'm saying two because it's a short street, but at least you're not going to interfere with the drive and all. So, we could extend the bump out all the way through to get to Cebalo, which at Cebalo, we're doing a three-way stop in this amendment.

Mayor Lago: I want you to take a look at this, what he just mentioned right now.

Mr. Behar: Okay. And if we could put up in the screen again, the image that we have here, what we could do is bring two additional bump outs here. So instead of stopping here, that we have it in the corner. We will do it here as well. So at least we could go through that block.

Ms. Busot: So, you're throwing us a bone. Thank you.

Mr. Behar: Please don't say that guys. Please don't say that because I've been very nice. I take that as an insult.

Mayor Lago: We're before the commission. We're before the commission. We're trying to negotiate a little bit.

Mr. Behar: Because honestly, this is, he's putting it in at the 11th and a half hour.

Zully Pardo: No, I totally appreciate it. So, my point is, so you see, I don't know how I can point to this. Oh, so you see here, Boabadilla goes all the way much farther. It's almost, so obviously the developer is going to do it as much as they can. And so, this right here is devoid, right? – and you're going to have a four-way stop. But Boabadilla extends even farther north. So aesthetically, it won't look great. I mean, I would love to have these, these bump outs on my street. But right now, we're talking about Boabadilla. And as you know, Boabadilla is like an L. But at least the rest of the street, you know.

Mayor Lago: So let me, let me tell you what I envisioned, what I envisioned. And I want to thank Mr. Behar.

Zully Pardo: Thank you for bringing this. Mr. Behar, thank you for, you know, going as much as you can. But I think you all understand my point.

Mayor Lago: Give me one second. So, Mr. Behar, thank you for that. I appreciate that.

Zully Pardo: Right.

Mayor Lago: I would like to see, if possible, you're halfway from the block, just finish the little three-way stop that you have there. Finish that off.

City Commission Meeting

[Date]

11

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

Mr. Navarro: So, we don't leave that block untreated.

Mayor Lago: And then we take it from there.

Mr. Navarro: Yeah, because I mean.

Mayor Lago: Are you okay with that?

Mr. Navarro: Yeah, and we will commit to that. Obviously in the past, just by example, the majority of the projects that I've seen have done offsite have been directly across from the project. We've gone over and above.

Mayor Lago: We're not even arguing that.

Mr. Navarro: Treating Ponce - we've gone a block over. I think that will complete that block. So, it's not mismatched.

Mayor Lago: Look, by the time this project and that infrastructure gets built, I'm going to want to live here, Mr. Manager, and I don't want to speak for you, but I'm pretty sure that we'll be literally right behind the developer because this is that infrastructure is the last thing you do. This project takes two years to build. So, you're literally, we should be done in two years with planning, funding and the permitting, God willing, and we'll be able to come in right behind. They'll finish what they have to do and then we'll literally start right behind them. That's the goal.

Zully Pardo: May I?

Mayor Lago: Yes, ma'am.

Zully Pardo: So, what we'd like to see as residents, obviously every resident in every neighborhood is a comprehensive plan. So right now, and I'm sure Ms. DeZayas can explain the impact fees from this project will go for, a 2023 resolution will go for our neighborhood.

Mayor Lago: Yes.

Zully Pardo: The city impact fee, but we're planning that the development, the improvements are for Ponce. Remember, we had to split it.

Mayor Lago: I understand.

Zully Pardo: The residential streets and Ponce. So, it was decided that Ponce was most important because that's where you have this great thoroughfare, but here, Boabadilla is a residential street.

Mayor Lago: I agree with you.

Zully Pardo: And that's what we would like to also see for the sake of these neighbors, it wouldn't be, you know, it's going to be, oh wow, how beautiful, you know, it goes halfway and then the city wouldn't like maybe to complete that area first.

Mayor Lago: Zully Pardo, I give you, my word. Let me just, we're negotiating right now. We're going to finish the block off and we're going to; we're going to move on.

Zully Pardo: Just to make it clear, because maybe some of the Commission members are not aware of this, that the vision plan was split between Ponce and the residential street.

Mayor Lago: And I promise you that we're working on the study now and it's going to literally be a seamless transition. I'm going to work with the Manager, some of my colleagues, in an effort to when this project gets started, it gets completed and they start doing the infrastructure work, which is the final stuff that gets done, you know, the lift of asphalt, all that kind of stuff. We literally take advantage of it. Potentially even Mr. Manager, are able to even use similar contractors to try to piggyback and save money. So let us get there. I think that is a win. I think it's a win. We have a 61-foot project, which could be 170-plus if they went Live Local. And now we have additional infrastructure that's been promised by the Manager. Madam City Attorney, can we make sure that we incorporate that in our, in our request?

City Attorney Suarez: Yes, of course.

Mayor Lago: Okay. Unless there's any further comment, I'd like to move on.

Vice Mayor Anderson: So, I just have a couple additional comments.

Mayor Lago: Yes.

Vice Mayor Anderson: You know, and just so there's a good historical perspective. I mean, the zoning on this particular property was an asphalt parking lot in the back. The zoning required the entrance and exits for the building to go in front of the residential homes and not on Ponce. That was a clear line of delineation that the residents didn't want. The zoning on a property would have allowed the removal of a specimen oak. This developer designed around that tree and kept this very interesting specimen oak. You should go look at it if you haven't. So, there were major substantial concessions, you know, through the many, many, many meetings that we had between the residents. I have those, you know, the Live Local drawings as well. And it would have been a horrific building. It would have been very, very ugly, and you would have been looking at a surface parking lot. It would have been an ugly situation where this Commission wouldn't have had any real negotiating power at all. So, regarding the MOT, because I'm within a few blocks of an active construction site, I can share with you that our Code Enforcement officers took the parking very, very seriously and become even more serious about it. And at some point, the

developer ended up with a fine in excess of \$25,000 for not following the MOT plan and having their people park all over the neighborhood and making a mess out of things. So, the MOT is my ask from the city Manager's office. Some of this was during the prior administration when the MOT might not have been quite to the level of expertise that we're getting now. Clearly provides that these construction workers are not going to be parked in front of all these residential homes. And, you know, getting dressed and undressed and everything else, the trash that goes. It's very hard to manage construction workers. We've seen that nightmare happen on other sites.

Mayor Lago: Very true.

Vice Mayor Anderson: Very, very true. So, you know, just that's the ask. And not allow the construction workers to use the Freebie to get to and from wherever off-site parking location that you're going to be at because it leaves the Freebies a mess. I think there was a monetary penalty for each time that they violated, you know, that requirement. I'm not talking about you. I'm talking about somebody else. In order to make sure that, you know, there was compliance with that requirement because it was just costing us a lot of money. And lastly, the contrast between Live Local has been pointed out regarding height and density. The other impact that we have is there's no contribution financially. I shouldn't say no, but there is some contribution financially. But they pay fewer taxes. Their taxes are less. So, therefore, the monetary contribution towards upkeep of roads and upkeep of trolleys and upkeep of all the infrastructure that the city wants to have maintained is decreased. And that's why Live Local does not always work in every community. It hurts financially. I know it's an ongoing topic in Tallahassee because there's a lot of cities that are complaining about Live Local projects because of the tax base decrease that it brings with it. But the increased burdens that are not being filled elsewhere. Thank you for your very hard work doing this. I hope to continue the conversation with you all about saving a few of those trees and relocating throughout the neighborhood.

Mr. Navarro: We're committed to that.

Mayor Lago: All right. I need a motion.

Commissioner Fernandez: I'll move it.

Vice Mayor Anderson: Second.

Mr. Navarro: When the Commission is ready to take up the conditions of approval, which I believe are in the pipeline approval, there were two cleanup items. One is to clarify the additional scope of improvements that we committed to. And one is just a clarification on the EVS parking. Which if I could address both now or rather when you get to that item. Happy to do it at any time.

City Commission Meeting

[Date]

14

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

Mayor Lago: Okay.

Vice Mayor Anderson: You can address it now.

Mr. Navarro: So, regarding condition, and Jennifer told me if I get this wrong in any way, 1B6 that would be the additional offsite improvements that we just committed to. I would propose modifying that section to provide street beautification on both sides of Boabadilla, adding the language from Ponce to Chabal Court. That would take us up to the corner of that intersection. And then regarding the EVS spaces, we've committed to provide EVS. I know the state has done away with that requirement. We voluntarily committed to provide it. This project's a little different than other mixed-use projects that you see. We have over 500 parking spaces. We provide additional parking spaces to address some of the neighbors' prior concerns with not having enough parking. We've committed to provide 5 percent of the spaces with EV charging stations. At the time that we finished the project. That would be a total of 25. And an additional 15 percent are going to be EV capable. So that's a total of 100 spaces within the garage. There is, I think, a line at the end that was left in when we were working on this, which says the remaining parking spaces shall have sleeving to allow for future installation of EV charging infrastructure. We'd like to remove that. Obviously, with 500 spaces, it would be probably impractical and not able to be achieved. From an energy capacity standpoint, to have all those spaces EV, so we would ask for a deletion of that last line.

Mr. Behar: We're going to have to deal with another issue that's going to come up, because the Fire Department do not want to have the spaces located within the structure. And that's something that I know that if fire was here, I just went yesterday. I was up in Coral Springs, and the Fire Department make sure that the EV spaces we had inside the garage had to come out. Because of fire, they cannot control the fire. That's something that is happening. We're going to commit to do it but just keep that in mind.

Vice Mayor Anderson: Yeah. We can look at that item for the future and understand where you're at. I've had similar conversations with Fire, because there are other parking garages here that are much more challenging to handle that issue on, but I'm supportive of your request.

Mr. Behar: Thank you.

Commissioner Castro: Through the mayor.

Mayor Lago: Yes.

Commissioner Castro: Thank you very much for meeting with all my colleagues regarding this development. But quick question, how many times did you meet with me regarding this development?

City Commission Meeting

[Date]

15

December 9, 2025

*Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”*

Mr. Navarro: I don't believe we met with you. We met really with the residents on this project.

Commissioner Castro: Okay, yes. Well, we never got together. I know all my colleagues here say that they've been working with you or with the developer. I would have appreciated maybe a little more intel, but that's okay. However, I did have residents at close proximity in condominiums close to this address that have approached me for a while, and they're not happy with it. That's why I'm going to go ahead and stand with my same vote as a no vote.

Mayor Lago: Okay, you know,

Commissioner Lara: Through the Mayor.

Mayor Lago: Yes.

Commissioner Lara: A quick question, Commissioner Castro, because I'm not sure I caught the last part of your voice kind of like for me, at least a kind of tapered away. You're, you're stating that the reason you're going to be voting no, again, so I can hear is what?

Commissioner Castro: The residents that have reached out to me repeatedly in close proximity, condominiums of close proximity are not in agreeance with this.

Commissioner Lara: And they're not in agreement with this.

Commissioner Castro: Correct.

Commissioner Lara: Okay. So may I ask, if they've articulated any of these reasons, can you share them with us because, as you know, this is all been unanimously approved by the PNZ, you have vocal present residents who have fought hard over years to reach something short of what they desired, certainly something short, than what the developer desired to reach a consensus. Can you share any reasons why you're going to be voting no, specifically relate to you by any particular resident.

Commissioner Castro: Residents are not okay with more buildings coming up and us up zoning, because it's in our hands, right, you people are going to vote on this. Yes, it's a beautiful development. It is. Okay, I'm not the one that lives there. But they're not okay with it. Now if you're trying to ask for an excuse or feel good about approving this up zoning. I mean that's on you.

Commissioner Lara: Well, no, I certainly don't need excuses. I would just be in this instant, with the overwhelming majority of interested parties on all points on the compass, right, so much so that that's why I'm asking you. All I heard they don't want more buildings, I'm not sure I understand that statement, where are we going to just a moment. Take that to mean that they prefer to

demolition the building to make it a surface parking lot I'm not sure I know what you mean by they don't want more buildings.

Commissioner Castro: They want us to respect our zoning code.

Commissioner Lara: Okay, and in respecting the zoning code. You heard from the PNZ, and you're going to be hearing from the Commissioners. And if we all vote in favor of this that is respecting the zoning code, wouldn't you agree.

Commissioner Castro: No, I wouldn't agree.

Commissioner Lara: That would be in violation or in contradiction of the zoning code, is what you're saying?

Commissioner Castro: What I'm saying is that I mean I'm not going to go back and forth with you right now this is ridiculous, I'm sorry Commissioner Lara. I mean we're getting nowhere you already know where my vote stands.

Commissioner Lara: I know what your vote is. So, asking you what your vote is would be sort of repetitive right. I'm asking why your vote is what it is.

Commissioner Castro: I just answered it.

Commissioner Lara: Well, if it's all you're going to say is, some residents don't want buildings. And you want to respect the code. Anything else you want to add?

Commissioner Castro: We should stick with our zoning code. Okay, we should not be approving up zonings, like it's spreading out candy.

Commissioner Lara: Is that what is that what you think we're doing here is spreading out candy.

Commissioner Castro: I'm going to refrain from the rest of my comments just to be respectful to you. Okay.

Commissioner Lara: Well, don't worry about that because I've only been respectful towards you.

Commissioner Castro: I'm done. I'm done. Thank you very much.

Commissioner Lara: So, then the answer to my question is you have nothing else to add to your no vote, right.

Commissioner Castro: If that is your perception of my answers, because I answered you, then go ahead and take it. But this is on the record. And what I answered is what I answered. Let's not rephrase what I answered.

City Commission Meeting

Commissioner Lara: I'm only repeating what you said, not rephrasing it, but I just think I got the answer as best as I could ever hope to get from you. So, thank you.

Vice Mayor Anderson: Through the Mayor. Just note for the record, aside from the fact that I visited the area extensively, and there are no condominiums across the street...

Mayor Lago: You took the words...

Vice Mayor Anderson: Single-family homes, single family.

Commissioner Castro: There is.

Vice Mayor Anderson: Excuse me, Commissioner. There are single-family homes on the other side of Eighth Street, they're going to be enjoying a nice Live Local project that these people will not have to be looking at. The choices are very few. These residents have chosen that live across the street from this not to have a Live Local project. Not to have a surface parking lot in front of their homes. Not to have the entrance and exit to a Live Local project in front of their homes. And have something beautiful in front of their homes that preserves an existing specimen oak and improves the neighborhood significantly with bumps out and traffic calming. That was their choice, and I will follow their choice. I think we can call the vote.

Mayor Lago: I just want to, there is one building on that street, I think it's a three-story building on Ponce, next to the, or two-story building, there's a little two-story building there. That's all, that's all, that's all that's there. 1920s, there's a two-story building. Yeah, and I've walked that, I've walked that neighborhood with you. I don't even remember how many times. My point is this, look, the politics is clear. It's right here in front of you. We have to make decisions. Some of us are here for a paycheck, some of us are here to do good for the city. At the end of the day, we have tough decisions to make. When you say vote for the zoning code, vote for the zoning code, it's embarrassing. Because I popped up and the Clerk has the list of how we voted in the last two years. We voted lockstep over 85 percent of the time and they're all zoning changes, as a zoning attorney and an architect will tell you. Things require setbacks, changes, you know, variances, certain, you know, a little bit of squeezing here, a little bit moving back, so you can get parks, so you can get some infrastructure improvements. Nothing is by the code. The code, to me, is a starting point, which helps us keep ourselves to a certain scale. But now, when you talk about Live Local and the RTZ, the ball is, the game is not in our favor. So, we have to negotiate. And I believe that a 61-foot building versus 170, which is going to be built across the street, potentially gets approved, is a much better product than just saying, I'm not voting for it because it's against the code. I mean, I think that's ridiculous. And it's an embarrassment to be an elected official. So, I think we can do much better, and we can disagree on everything, but that's not going to get people reelected here. People put you in office to make the tough decisions, the tough decisions, and you

can't make everybody happy. That's the bottom line about being a public servant. So, we have a lot of issues today on the agenda. I'm very happy that all the residents, Ms. Maria Cruz is not a resident in this neighborhood, okay? The residents who are here with us, who have been part of this roller coaster for the last four years, and have held on tight, and have negotiated with the developer, are in favor of this compromise. And we've been able to get additional infrastructure, and we're going to produce all the infrastructure, the rest of the infrastructure as per the city. We're going to find a way to deliver it, because this neighborhood deserves it. So, Mr. Manager.

Mr. Navarro: If I could just put one thing on the record I think is important, Mr. Mayor, is that we've had three neighborhood meetings that have been noticed to all the residents and owners, whether you're a tenant or an owner in the area. These last three meetings have all been advertised, and there hasn't been one person come or submitted a letter of objection.

Mayor Lago: And I want to put something on the record, okay. It doesn't matter if it's Gables Insider, or it's the Gables Gazette, or it's Political Cortadito, or it's Maria Cruz, or it's Sue, or Felix, or Robert Ruano, whoever it is. At the end of the day, the residents in this community are not stupid. They know the agenda, and it was proven at the last election. They're smart. They know what they want. They know what the city deserves. They saw the fiasco that was created here under Amos Rojas, and the 101 percent salary increases, and the Maseratis, and all the kind of crazy things that were happening here. So, at the end of the day, we can keep barking and saying all the ridiculous things we want so that it can be included in some Instagram post and, you know, all kinds of things like that, but the reality is that this project is a compromise. It's a much better situation than what could possibly go there on the Live Local, which is going, Mr. Manager, I don't want to misspeak, 100 feet away, across the street. So, give or take?

City Manager Iglesias: Correct, Mayor.

Mayor Lago: So, my point is that I think this is a healthy compromise, and it's time to give the neighborhood the infrastructure they deserve. The trees, the traffic calming, the bulb out, the sidewalks, okay? Mr. Clerk, do we have a motion and a second here?

City Clerk Urquia: We do Mr. Mayor. It'll be for agenda item E-5.

Vice Mayor Anderson: Yes.

Commissioner Castro: No

Commissioner Fernandez: Yes

Commissioner Lara: Yes

Mayor Lago: Yes

City Commission Meeting

(Vote: 4-1)

Mayor Lago: Next item, E-6.

Vice Mayor Anderson: I'll move it.

Commissioner Fernandez: I'll second.

Commissioner Castro: No.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes

Vice Mayor Anderson: Yes.

Mayor Lago: Yes.

(Vote: 4-1)

Mayor Lago: Next item.

Vice Mayor Anderson: E-8, I think.

City Attorney Suarez: It's E-7.

Mr. Navarro: So, on this item, I think this is the one where we're asking for the modifications of condition 1B-6, and 3M for the offsite improvements and the EVS changes.

Commissioner Fernandez: I'll move it with the amendments.

Vice Mayor Anderson: Second.

Commissioner Fernandez: Yes

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes.

Commissioner Castro: No.

Mayor Lago: Yes.

(Vote: 4-1)

City Attorney Suarez: E-13.

City Commission Meeting

[Date]

20

December 9, 2025

Agenda Items E-5, E-5, E-7 and E-13 are related – Ordinance amending Future Land Use Map
Of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”

Mayor Lago: E-13.

Mr. Navarro: This one has the same changes as E-7.

Mayor Lago: Yes, but I want to make sure, I don't want to just give these things away. I want to make sure that it's a requirement and that we can get it done by the Fire Department, okay? I want to make sure that we can because the Vice Mayor and I have worked very hard to make sure that we upgrade our infrastructure in regard to charging.

Mr. Navarro: We're committed to provide it. Yeah, that's why we want to end the conditions.

Mayor Lago: That'll be clear.

Mr. Navarro: Unless we're told otherwise.

Mayor Lago: Okay.

Commissioner Lara? Yes.

Vice Mayor Anderson: Yes

Commissioner Castro: No

Commissioner Fernandez: Yes.

Mayor Lago: Yes.

(Vote: 4-1)

Mr. Navarro: Thank you all so much.

Mayor Lago: Thank you very much.