

City of Coral Gables

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



Agenda - Final Revised

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**INVOCATION****PLEDGE OF ALLEGIANCE****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.
- A.-2. [25-9809](#) Presentation of a Proclamation declaring December 9, 2025 as "Actors' Playhouse Day" in Coral Gables.
- A.-3. [25-1116](#) Presentation of a Proclamation declaring December 10, 2025 as "Jesus Permuy Day" in Coral Gables.
- A.-4. [25-1138](#) Presentation of a Proclamation declaring December 11, 2025 as "Coastal Wealth" Day in Coral Gables.
- A.-5. [25-1152](#) Congratulations to Andromeda District on receiving the Keep Coral Gables Beautiful 2025 Commercial Beautification Award.
- A.-6. [25-1068](#) Presentation of a Proclamation declaring January 9, 2026 as "Law Enforcement and Fire Fighter Appreciation Day" in Coral Gables.
- 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
- 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.
- 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.
- 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.
- 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.

B. APPROVAL OF MINUTES

- B.-1. [25-1075](#) Regular City Commission Meeting of October 28, 2025.

C. PUBLIC COMMENTS

During this portion of the meeting, an individual may address the City Commission on an item that is on the agenda or on a matter which is not on the agenda, but within the scope of the City Commission's jurisdiction. If the individual wishes to address the City Commission on an item that is on the agenda, the individual shall not be given an opportunity to speak again once the item is called. An individual who wishes to speak during a public hearing where the City Commission is sitting in a quasi-judicial capacity, must speak during the public hearing for that item.

Individuals who speak during the open public comment portion of the meeting shall be given three (3) minutes during which to address the City Commission. At the conclusion of one (1) hour, if the open public comment section of the meeting has not ended, it shall end automatically, in order to proceed with the rest of the agenda.

D. CONSENT AGENDA

All items listed within this section entitled "Consent Agenda" are considered to be self-explanatory and are not expected to require additional review or discussion, unless a member of the City Commission or a citizen, if approved by the chairperson, so requests, in which case, the item will be removed from the Consent Agenda and considered along with the regular order of business. Items placed on the Consent Agenda shall conform to the limitations of Section 2-79 of the City Code. Hearing no objections to the items listed under the "Consent Agenda", a vote on the adoption of the Consent Agenda will be taken.

- D.-1. [25-1110](#) 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
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
- 1.-2. [25-1017](#) Arts Advisory Panel Meeting of October 1, 2025.
- 1.-3. [25-1098](#) Budget Audit Advisory Board Meeting of October 22, 2025.
- 1.-4. [25-1148](#) Budget Audit Advisory Board Meeting of November 19, 2025.
- 1.-5. [25-1149](#) Code Enforcement Board Meeting of October 15, 2025.
- 1.-6. [25-1155](#) Code Enforcement Board Meeting of November 19, 2025.
- 1.-7. [25-9803](#) Cultural Development Board Meeting of October 21, 2025.

- 1.-8. [25-1126](#) Economic Development Board Meeting of November 5, 2025.
- 1.-9. [25-1065](#) International Affairs Coordinating Council Meeting of October 20, 2025.
- 1.-10. [25-1137](#) Landscape Beautification Advisory Board Meeting of November 13, 2025.
- 1.-11. [25-1140](#) Parking Advisory Board Meeting of October 15, 2025.
- 1.-12. [25-1025](#) Planning and Zoning Board Meeting of September 17, 2025.
- 1.-13. [25-1109](#) Waterway Advisory Board Meeting of September 3, 2025.

E. PUBLIC HEARINGS

All Individuals testifying in a quasi-judicial proceeding shall be sworn in.

Presentations made to the City Commission are subject to the City's False Claims Ordinance, Ch. 39 of the City of Coral Gables Code.

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

ORDINANCES ON SECOND READING

- 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)
- 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)
- 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 6-1)

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

- 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

- 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

- 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

Agenda Items E-8 and E14 are related

- 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

- 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)

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)
- 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)
- 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.

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

- 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

Agenda Items E-8 and E14 are related

- 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
- 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.
- 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.

F. CITY COMMISSION ITEMS

- 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)
- F.-2. [25-1076](#) Presentation regarding E-bikes versus E-dirt bikes.
(Sponsored by Mayor Lago)
- F.-3. [25-1079](#) Update on Election Education Campaign.
(Sponsored by Mayor Lago)
- F.-4. [25-1080](#) Update regarding pet waste enforcement in trash pits.
(Sponsored by Vice Mayor Anderson)
- 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)

- F.-6. [25-1150](#) Update and potential direction to authorize legal action regarding request for documents and information from the Coral Gables War Memorial Youth Center Association, Inc..
(Sponsored by Mayor Lago)
- F.-7. [25-1151](#) Discussion regarding an initiative to encourage golf cart use throughout the city.
(Sponsored by Mayor Lago)
- F.-8. [25-9915](#) Florida League of Cities update.
(Sponsored by Commissioner Castro)

G. BOARDS/COMMITTEES ITEMS

Time Certain 11:00am (Agenda Item G-1)

- 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).

H. CITY MANAGER ITEMS

- 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

- 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

- 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

I. CITY ATTORNEY ITEMS

Time Certain 3:00pm (Agenda Item I-1)

- 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").

J. CITY CLERK ITEMS

- 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.

K. DISCUSSION ITEMS

This time is for informal discussion among the City Commissioners, the City Manager and the City Attorney

ADJOURNMENT

NOTE

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City 's ADA Coordinator Jose Rodriguez, Interim Director of Labor Relations and Risk Management (E-mail: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.