

**CITY OF CORAL GABLES
CERTIFICATE OF QUALIFICATION
GENERAL BIENNIAL ELECTION
APRIL 8, 2025**

CITY CLERK'S OFFICE
2025 FEB 20 PM 12:05

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I hereby certify that Kirk Menendez has filed in **Group I**
as a candidate for the **Office of Mayor** in the City of Coral Gables General
Biennial Election to be held on April 8, 2025, and he/she has paid the Qualifying Fee and
Election Assessment and has also submitted the documents listed herein below:

- | | | |
|-------------------------------------|--|----------|
| <input checked="" type="checkbox"/> | City Qualifying Filing Fee for seat on Commission* | \$200.00 |
| <input checked="" type="checkbox"/> | State Assessment Fee for Mayor Group I
(Municipal Candidates; Elections Assessment)
<i>One (1) percent of the annual salary
(\$70,980) of the office sought</i> | \$709.80 |
| <input type="checkbox"/> | State Assessment Fee for Commissioner Group II
(Municipal Candidates; Elections Assessment)
<i>One (1) percent of the annual salary
(\$66,866) of the office sought</i> | \$668.66 |
| <input type="checkbox"/> | State Assessment Fee for Commissioner Group III
(Municipal Candidates; Elections Assessment)
<i>One (1) percent of the annual salary (\$66,865)
Of the office sought</i> | \$668.66 |
| <input checked="" type="checkbox"/> | Form 1: Statement of Financial Interests | |
| <input checked="" type="checkbox"/> | Loyalty Oath / Oath of Candidate | |
| <input checked="" type="checkbox"/> | Biography / Resume | |
| <input checked="" type="checkbox"/> | Designation of Campaign Depository/ Appointment of Campaign Treasurer Form,
Qualified Elector, Citizenship and Residency affirmation form | |

- ☒ Declaration of Candidate Intent
- ☒ Statement of Candidate
- ☒ Proof of Residency
- ☒ Proof of Citizenship
- ☐ Acknowledgement by Candidates covered by the Mandatory Provision of the Miami-Dade Ethical Campaign Practices Ordinance
- ☐ Voluntary Statement of Campaign Practices
- ☐ Letter of Resignation (If applicable in Accordance with Resign to Run Law)

Received by

Date:

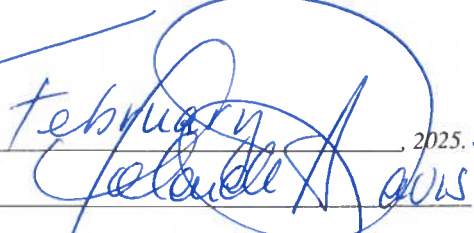

2/20/2025

Billy Y. Urquia
Supervisor of Elections for
Coral Gables, Florida

Sworn to and subscribed before me this 20th day of February, 2025.

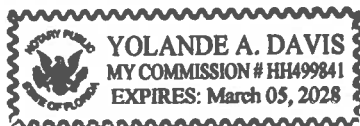
Personally known

Or Produced Identification


Notary Public – State of Florida

My commission expires March 5, 2028

(Type of Identification)



YOLANDE A. DAVIS
(Printed, typed, or stamped
Commission Name of Notary Public)

*Note: If candidate cannot pay the filing fee of \$200.00 then candidate has to fill out Undue Burden Oath: Filing Fee Form.

General Information

Name: Mr Kirk Reagan Menendez

PID 245780

AGENCY INFORMATION

Organization	Suborganization	Title
Coral Gables	City Commission	Commissioner

CANDIDATE FOR

Position	Agency Name	Position sought or held
Mayor for a City, Town or Village - Form 1 (Effective 6/10/2024)	City of Coral Gables	Mayor

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2024.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
City of Coral Gables	405 Biltmore Way, Coral Gables, FL 33134	Government
City of Miami	2901 Bridgeport, Miami, FL 33133	Government

CLERK'S OFFICE
2025 FEB 20 PM 12:02**Secondary Sources of Income**

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write "none" or "n/a")

Location/Description
N/A

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates
Investment Product	Nationwide Planning Associates Inc
Money Market and Checking	Truist Bank

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor
Mercedes Benz Financial Services	300 Almeria Avenue, Coral Gables, FL 33134

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1
N/A

Training

This section applies only to an appointed school superintendent, an elected municipal officer, elected local officer of an independent special district or a commissioner of a community redevelopment agency created under Part III, Chapter 163, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

- ☒ I certify that I have completed the required training under Section 112.3142, F.S.
- ☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

CITY CLERK'S OFFICE
2025 FEB 20 PM 12:05

Filed with COE: 02/19/2025

Signature of Filer

Kirk R. Menendez

Digitally signed: 02/19/2025

Filed with COE: 02/19/2025

CANDIDATE OATH

NONPARTISAN OFFICE

(Do not use this form if a Judicial or School Board Candidate)
Check box **only** if you are seeking to qualify as a write-in candidate:

☐ Write-in candidate

CITY CLERK'S OFFICE
2025 FEB 20 PM 12:06

OFFICE USE ONLY

Candidate Oath

Name to appear on ballot:

Kirk Menendez

Check box if two last names without hyphen. ☐ (Name cannot be changed after qualifying.)

Check box if name includes nickname. ☐ (For use of a nickname, you must complete the Nickname Affidavit on reverse side.)

I swear or affirm that I am a candidate for the nonpartisan office of

Mayor
(Office)

(District #)

(Circuit #) 1 (Group or Seat #) I am a qualified elector of

Miami-Dade
County, Florida

I am a qualified elector under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

Statement of Outstanding Fines, Fees, or Penalties

I owe outstanding fines, fees, or penalties, that cumulatively exceed \$250, for ethics or campaign finance violations (s. 99.021(1)(d), F.S.).

YES, I Do ☐ NO, I Do Not ☒

If you do, you must also specify the amount owed and each entity that levied the same on the reverse side.

X

Signature of Candidate

(305) 510-3353

Telephone Number

kirkmenendez@hotmail.com

Email Address

346 Malaga Ave. Coral Gables

Address of Legal Residence

City

FL

State

33134

ZIP Code

STATE OF FLORIDA

COUNTY OF Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of

online notarization ☐ OR physical presence ☒

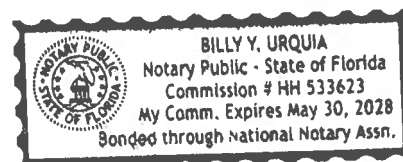
this 20th day of February, 2025.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

Signature of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public below:



Personal Statement
Kirk Menendez

I am a lifelong resident of Coral Gables since 1962 and a graduate of Gables High, Class of 1980. I coached at the Coral Gables Youth Center for over 30 years, served on the Youth Center Board since 1992 and served our community tirelessly for more than 40 years.

I have extensive experience in Government Affairs advocating before local, state and federal government to bring legislative and financial relief to South Florida especially to those in need.

As a Coral Gables Commissioner, my focus has been on placing our residents and our community first. From making sure our First Responders have the necessary tools to protect us at the highest possible standard to fighting against overdevelopment to ensuring our services and our parks are the best, I have worked tirelessly to ensure our city continues to be the best place to live and work.

As Mayor, I plan to bring civility and selfless leadership back to our City Beautiful.

"Before you can lead, you must learn how to serve."

**APPOINTMENT OF CAMPAIGN TREASURER
AND DESIGNATION OF CAMPAIGN
DEPOSITORY FOR CANDIDATES**

(Section 106.021(1), F.S.)

(PLEASE PRINT OR TYPE)

**NOTE: This form must be on file with the qualifying
officer before opening the campaign account.**

CITY CLERK'S OFFICE
2024 DEC 11 AM 11:14

CITY CLERK'S OFFICE
2025 FEB 20 PM 12:06

OFFICE USE ONLY

1. CHECK APPROPRIATE BOX(ES):

☒ Initial Filing of Form Re-filing to Change: ☐ Treasurer/Deputy ☐ Depository ☐ Office ☐ Party

2. Name of Candidate (in this order: First, Middle, Last)

Kirk R. Menendez

**3. Address (include post office box or street, city, state, zip
code)**

**346 Malaga Avenue
Coral Gables, Florida 33134**

4. Telephone

(305) 510-3353

5. E-mail address

kirkmenendez@hotmail.com

6. Office sought (include district, circuit, group number)

City of Coral Gables Mayor

**7. If a candidate for a nonpartisan office, check if
applicable:**

☐ My intent is to run as a Write-In candidate.

8. If a candidate for a partisan office, check block and fill in name of party as applicable: My intent is to run as a

☐ Write-In ☐ No Party Affiliation ☐ _____ Party candidate.

9. I have appointed the following person to act as my ☒ Campaign Treasurer ☐ Deputy Treasurer

10. Name of Treasurer or Deputy Treasurer

Justin Puente

11. Mailing Address

11120 N. Kendall Drive, Suite 200

12. Telephone

(305) 273-8008

13. City

Miami

14. County

Miami-Dade

15. State

Fla.

16. Zip Code

33176

17. E-mail address

justin@cpscpas.com

18. I have designated the following bank as my ☒ Primary Depository ☐ Secondary Depository

19. Name of Bank

PNC Bank

20. Address

2728 Ponce De Leon Blvd.

21. City

Coral Gables

22. County

Miami-Dade

23. State

Florida

24. Zip Code

33134

**UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING FORM FOR APPOINTMENT OF CAMPAIGN TREASURER AND
DESIGNATION OF CAMPAIGN DEPOSITORY AND THAT THE FACTS STATED IN IT ARE TRUE.**

25. Date

12/11/24

26. Signature of Candidate

X 

27. Treasurer's Acceptance of Appointment (fill in the blanks and check the appropriate block)

I, **Justin Puente**, do hereby accept the appointment
(Please Print or Type Name)

designated above as:

☒ Campaign Treasurer.

☐ Deputy Treasurer

12/9/24

Date

X

Signature of Campaign Treasurer or Deputy Treasurer

2025 GENERAL BIENNIAL ELECTION

CITY CLERK'S OFFICE
2025 FEB 20 PM 12:06

DECLARATION OF CANDIDATE INTENT,

QUALIFIED ELECTOR AND RESIDENCY AFFIRMATION

State of Florida

County of Miami-Dade

City of Coral Gables

I, Kirk Menendez a qualified elector and resident of City of Coral Gables,

declare that I have been a continuous Coral Gables resident for at least a year proceeding the qualifying period.

I further declare that I am a candidate for Mayor Group 1,
(Office) (Group Number)

in the General Biennial Election of 4/8/2025, and do hereby file my intent to run in
(Month/Date/Year)

said election, and to pay the required qualification fee and election assessment in connection with same. (Attach proof of residency and qualified elector documentation).

UNDER PENALTIES OF PERJURY, I HEREBY DECLARE THAT I HAVE READ THE
FOREGOING DECLARATION OF INTENT FORM AND THAT THE FACTS STATED
ARE TRUE.

Kirk Menendez
SIGNATURE

2/20/25
DATE

STATEMENT OF CANDIDATE

(Section 106.023, F.S.)

(Please print or type)

OFFICE USE ONLY

CITY CLERK'S OFFICE
2024 DEC 11 AM 11:14

CITY CLERK'S OFFICE
2025 FEB 20 PM 12:05

I, Kirk R. Menendez,

candidate for the office of City of Coral Gables Mayor;

have been provided access to read and understand the requirements of
Chapter 106, Florida Statutes.

X

K.R. Menendez

Signature of Candidate

12/11/24

Date

Each candidate must file a statement with the qualifying officer within 10 days after the Appointment of Campaign Treasurer and Designation of Campaign Depository is filed. Willful failure to file this form is a first degree misdemeanor and a civil violation of the Campaign Financing Act which may result in a fine of up to \$1,000, (ss. 106.19(1)(c), 106.265(1), Florida Statutes).



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/10/2025

CITY CLERK'S OFFICE
2025 FEB 20 PM 12:05

PROPERTY INFORMATION	
Folio	03-4117-005-8190
Property Address	346 MALAGA AVE CORAL GABLES, FL 33134-6710
Owner	KIRK R MENENDEZ TRS , THE BORITZ TRUST
Mailing Address	346 MALAGA AVE CORAL GABLES, FL 33134
Primary Zone	3801 MULTI-FAMILY MED DENSITY
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,653 Sq.Ft
Living Area	1,313 Sq.Ft
Adjusted Area	1,473 Sq.Ft
Lot Size	7,150 Sq.Ft
Year Built	1953

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,144,000	\$1,072,500	\$478,915
Building Value	\$178,528	\$10,000	\$178,528
Extra Feature Value	\$759	\$759	\$759
Market Value	\$1,323,287	\$1,083,259	\$658,202
Assessed Value	\$1,115,756	\$1,083,259	\$555,019

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$207,531		
Non-Homestead Cap	Assessment Reduction			\$103,183
Homestead	Exemption	\$25,000	\$25,000	
Second Homestead	Exemption	\$25,000	\$25,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
17 54 41 PB 10-40	
CORAL GABLES CRAFTS SEC	
LOT 3 & W25FT LOT 4 BLK 36	
LOT SIZE IRREGULAR	
OR 13826-2833 0988 4	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$1,065,756	\$1,033,259	\$555,019
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$0
Taxable Value	\$1,090,756	\$1,058,259	\$658,202
CITY			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$1,065,756	\$1,033,259	\$555,019
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$1,065,756	\$1,033,259	\$555,019

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/11/2023	\$0	33542-4573	Corrective, tax or QCD; min consideration
09/01/1988	\$0	13826-2833	Sales which are disqualified as a result of examination of the deed
06/01/1977	\$47,000	09726-1786	Sales which are qualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

R045M0503

KIRK R MENENDEZ CAMPAIGN
11120 SW 88TH ST STE 200
MIAMI, FL 33176-0941

DATE 2/19/25

8-9/430

PAY TO THE
ORDER OF

City of Coral Gables

\$ 909.80/100

Nine hundred nine & 80/100

DOLLARS

PNC Bank, National Association
Pittsburgh
KENDALL PLACE 00846

MEMO

Qualifying Filing Fee

[Signature]

[REDACTED]

RECEIPT		DATE <u>2/20/2025</u>	No. <u>209847</u>
RECEIVED FROM <u>Kirk Menendez</u>		\$ <u>909.80</u>	
<u>Nine Hundred & Nine</u>		<u>80/100</u> DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR <u>Qualifying Fees</u>			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>909.80</u>	<input checked="" type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		FROM	TO
		BY <u>Susan Da Costa</u>	