

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

CITY CLERK'S OFFICE
2025 FEB 18 AM 11:40

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

I hereby certify that FELIX PARDO has filed in Group II
as a candidate for the Office of COMMISSIONER 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 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 checked="" 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 | |

NOTARY CLERK'S OFFICE
025 FEB 18 AM 11:41

- ☒ 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

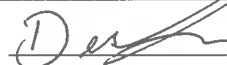
Date:


2/18/2025

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

Sworn to and subscribed before me this 18 day of February, 2025.

Personally known _____

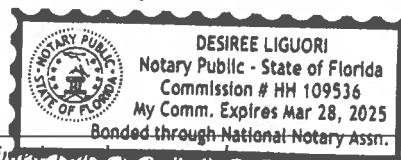
 Desiree Liguori

Or Produced Identification _____

Notary Public – State of Florida

(Type of Identification)

My commission expires _____



(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.

2024 Form 1 - Statement of Financial Interests

Filed with COE: 02/18/2025

General Information

Name: Mr Felix Pardo

PID 293162

AGENCY INFORMATION

Organization	Suborganization	Title
Coral Gables	Planning Board	

CANDIDATE FOR

Position	Agency Name	Position sought or held
City, Town or Village (Commission or Council), Governing Board - Form 1 (Effective 6/10/2024)	Coral Gables	Coral Gables Commissioner Group2

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
Felix Pardo & Associates, Inc.	2100 Salzedo Street, Suite 303 Coral Gables, FL 33134	Architectural Firm

2024 Form 1 - Statement of Financial Interests

Filed with COE: 02/18/2025

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
200 Seahorse Court, Marco Island, FL 34145

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
N/A	

2024 Form 1 - Statement of Financial Interests

Filed with COE: 02/18/2025

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
US Bank	800 Nicollet Mall Minnesota, MN

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

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

2024 Form 1 - Statement of Financial Interests

Filed with COE: 02/18/2025

Signature of Filer

Felix Pardo

Digitally signed: 02/18/2025

Filed with COE: 02/18/2025

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

020 FEB 18 AM 11:41
CLERK'S OFFICE

OFFICE USE ONLY

Candidate Oath

Name to appear on ballot: Felix Pardo

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 Coral Gables Commissioner,
(Office) (District #)
II
(Circuit #) (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 X

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

X (305) 778-7234 pardoarch@comcast.net
Signature of Candidate Telephone Number Email Address
421 Cadima Avenue Coral Gables FL 33134
Address of Legal Residence City State ZIP Code

STATE OF FLORIDA

COUNTY OF Miami-Dade

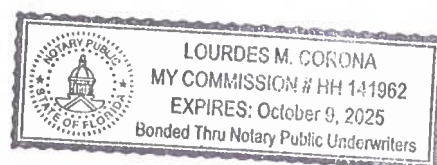
Sworn to (or affirmed) and subscribed before me by means of
online notarization ☐ OR physical presence ☒
this 18th day of February, 2025

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

Signature of Notary Public

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



Felix Pardo, AIA, ASID, CSI

Registration: Architect State of Florida

Registered 1979

Owner of Felix Pardo & Associates, Inc.

Service to the Community:

City of Coral Gables 40 Years of Service

Coral Gables Board of Architects (Former Chairman)

Coral Gables Board of Adjustments (Served Twice)

Coral Gables Cultural Grants Board (Former Chairman)

Coral Gables Planning Board (Past Chairman/Served Twice)

Coral Gables Parks and Recreation Board

Construction Regulation Board

Charter Review Committee

Mediterranean Bonus Blue Ribbon Committee (Former Chairman)

Coral Gables Trial Board

Coral Gables Magistrate

North Gables Apartment District Blue Ribbon Committee

Community 40 Years of Service

Dade Heritage Trust Trustee

Boy Scout Troop 16 (Former Chairman)

Our Lady of Lourdes (Parent Advisory Board)

40 Year member of the Coral Gables Rotary Club (Former President)

University of Miami Architectural Alumni Association (Former Director)

Professional Experience and Affiliations

Registered Architect for 46 years and owner of FPA

American Institute of Architects

Construction Specifications Institute

American Society of Interior Designers

CITY CLERK'S OFFICE
2025 FEB 18 AM 11:42

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 filing officer before opening the campaign account.

CITY CLERK'S OFFICE
2025 FEB 18 AM 11:42

CITY CLERK'S OFFICE
2025 JAN 23 AM 11:47

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):
(Please Print or Type Name)

FELIX PARDO

3. Address (include PO Box or Street, City, State, Zip Code):

421 CADIMA AVE
CORAL GABLES, FL 33134

4. Telephone:

(305) 778-7234

5. Candidate's Voter Registration #:

(not required for qualifying purposes)

6. Email Address:

PARDOARCH@COMCAST.NET

7. Office Sought (include district, circuit, group, or seat #):

CORAL GABLES COMMISSIONER II

8. If a candidate for a nonpartisan office, check the box if applicable:

☐ I intend to run as a Write-In Candidate.

9. If a candidate for partisan office, check the box and fill in the name of the party as applicable: I intend to run as a

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

10. I have appointed the following person to act as my:

☒ Campaign Treasurer

☐ Deputy Treasurer

11. Name of Treasurer or Deputy Treasurer:

CARLOS DE LA OSA

12. Telephone:

(305) 273-1040

13. Email Address:

CARLOS_SR@DELAOSA.CP

14. Mailing Address:

267 MINORCA AVE, SUITE 200

15. City:

CORAL GABLES

16. State:

FL

17. Zip Code:

33134

18. I have designated the following bank as my (check appropriate box): ☒ Primary Depository ☐ Secondary Depository

19. Name of Bank:

CITY NATIONAL BANK

20. Address:

2855 S. LEJUE RD

21. City:

CORAL GABLES

22. County:

MIAMI-DADE

23. State:

FL

24. Zip Code:

33134

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

25. Date:

1/22/2025

26. Signature of Candidate:

X

27.

Treasurer's Acceptance of Appointment (fill in the blanks and check the appropriate box)

I, CARLOS DE LA OSA

(Please Print or Type Name)

do hereby accept the appointment designated above as:

☒ Campaign Treasurer.

☐ Deputy Treasurer.

28. Date:

1/22/2025

29. Signature of Campaign Treasurer or Deputy Treasurer

X

CITY CLERK'S OFFICE
2025 FEB 18 AM 11:42

2025 GENERAL BIENNIAL ELECTION
DECLARATION OF CANDIDATE INTENT,
QUALIFIED ELECTOR AND RESIDENCY AFFIRMATION

State of Florida

County of MIAMI DADE

City of CORAL GABLES

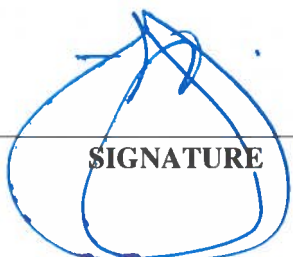
I, FEUX PARM a qualified elector and resident of CORAL GABLES
declare that I have been a continuous Coral Gables resident for at least a year proceeding the
qualifying period.

I further declare that I am a candidate for COMMISSIONER GROUP II
(Office) (Group Number)

in the General Biennial Election of 4-8-25, 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.**


SIGNATURE

18 FEB 2025
DATE

CITY CLERK'S OFFICE
JAN 18 AM 11:42

STATEMENT OF CANDIDATE

(Section 106.023, F.S.)

(Please print or type)

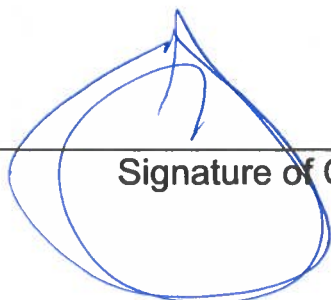
OFFICE USE ONLY

CITY CLERK'S OFFICE
JAN 23 AM 11:47

I, FELIX PARDO,
candidate for the office of CORAL GABLES COMMISSIONER II

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

X



Signature of Candidate

1/22/25

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

PROPERTY INFORMATION	
Folio	03-4117-004-1480
Property Address	421 CADIMA AVE CORAL GABLES, FL 33134-7147
Owner	FELIX PARDO & W LYNN G
Mailing Address	421 CADIMA AVE CORAL GABLES, FL 33134-7147
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,807 Sq.Ft
Living Area	2,378 Sq.Ft
Adjusted Area	2,545 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,019,844	\$749,760	\$669,672
Building Value	\$321,263	\$322,016	\$322,770
Extra Feature Value	\$1,695	\$1,708	\$1,720
Market Value	\$1,342,802	\$1,073,484	\$994,162
Assessed Value	\$357,747	\$347,328	\$337,212

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$985,055	\$726,156	\$656,950
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$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 20-1	
CORAL GABLES COUNTRY CLUB SEC 6	
LOTS 17 & 18 BLK 130	
LOT SIZE IRREGULAR	
OR 14457-2385 0290 1	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$307,747	\$297,328	\$287,212
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$332,747	\$322,328	\$312,212
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$307,747	\$297,328	\$287,212
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$307,747	\$297,328	\$287,212

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1990	\$185,000	14457-2385	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.miamidad e.gov/info/disclaimer.asp>

**FELIX PARDO FOR CORAL GABLES
COMMISSIONER ACCOUNT**

267 MINORCA AVE STE 200
CORAL GABLES, FL 33134

DATE

02/18/25

1001

63-135/590

CHECK 4815

PAY
TO THE
ORDER OF

CITY OF CORAL GABLES

\$ 868.66

EIGHT HUNDRES SIXTY EIGHT AND 66/100

DOLLARS



City
National
Bank

FOR

CANDIDATE QUALIFICATION

RECEIPT

DATE

2/18/2025

No.

209842

RECEIVED FROM

Felix Pardo

\$ 868.66

Eight Hundred & Sixty Eight
Qualifying Fees

66/100 DOLLARS

☐ FOR RENT
☐ FOR

ACCOUNT	
PAYMENT	868.66
BAL. DUE	

☐ CASH
☒ CHECK
☐ MONEY ORDER
☐ CREDIT CARD

FROM

TO

BY

Susan De Costa