

City of Coral Gables City Commission Meeting
Agenda Item H-6
June 2, 2026
Public Safety Building, CMR
2151 Salzedo Street, 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
Asset Manager, Page Perez

Public Speaker(s)

Maria Cruz

Agenda Item H-6 [Start: 1:20 p.m.]

A Resolution of the City Commission granting the City Manager to negotiate purchase terms for the purchase of 475 Biltmore Way.

Mayor Lago: This will be very, very quick. H-6. If we can do this one in 15 seconds, we'll be even faster.

City Attorney Suarez: H-6 is a resolution granting the City Manager to negotiate purchase terms for the purchase of 475 Biltmore Way.

Mayor Lago: Mr. Manager.

City Manager Iglesias: Mr. Mayor, Commissioners, I would like to be able to sign a PSA as quickly as possible for this purchase. We have our Asset Manager coming in to provide some further information. But we have been looking at this property for some time. We feel that having a City Hall Complex where everything is here, we can bring all our departments under in one area, under

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one umbrella of this City Hall Complex. And I think it's something that we've been looking at this as a city for some time. And so, we believe that the property is available. They've contacted us and we've been looking at this for some time. We would like to proceed with a PSA purchase sale agreement as soon as possible.

Mayor Lago: So, I want to thank you for this and undertaking this, both of you. I brought this to the Manager seven, eight years ago when Kathy was our City Manager. It wasn't entertained at that moment. I thought it was a great buy then. I think it's a great buy now. This would allow us to control the entire city block. And I think it's a good bookend for us moving forward. And it's another incredible asset as large corporations and individuals are moving into our city. They're moving into city. Why? That's why I believe in continuing to buy as many pieces of property in the downtown that the city should control its own destiny. And I want to thank you for undertaking this negotiation. I wish you luck and your team on this.

City Manager Iglesias: Through the mayor.

Mayor Lago: Yes, sir.

City Manager Iglesias: As you saw this project seven, eight years ago, we'll probably see this project again with the same view seven, eight years ago, seven, eight years from now, and saying, aren't we glad we purchased the property? So, it's available now. And I think what happened seven, eight years ago is something that we'll be looking at again seven, eight years ago, but from a positive perspective.

Mayor Lago: A lot more expensive than it will be now.

City Manager Iglesias: Yes, it will.

Mayor Lago: Good luck with that. Yes, ma'am.

Asset Manager Page Perez: Thank you, sir. Good afternoon, Mayor, Vice Mayor, Commissioners, Page Perez, Asset Manager. Just to add to what the City Manager just articulated, the city requests today your approval to authorize him to finalize purchase negotiations for the property located at 475 and 495 Biltmore Way. It is situated on the same block as City Hall and Development Services. This property supports the long-term plan of consolidating multiple city departments into one central hub, creating a seamless one-stop shop for residents to access municipal services. This consolidation will reduce the need for departments to operate from multiple locations, improve coordination and overall efficiency between staff and create a smoother and more convenient experience for residents. Thank you.

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

City Clerk Urquia: Yes, Mr. Mayor. Maria Cruz.

Maria Cruz: Mrs. Maria Cruz, 1447 Miller Road, 305-323-2154. I like the idea. I know that we're going to be told somewhere along the line it's fully rented, we're going to be getting rental lease money, et cetera, et cetera. The problem is that as we know, because we went through the 427 ordeal, once we buy it, it'll have to be refitted. It would have to be, we would have to spend a lot of money on it. And even though I like the idea, I think the timing is not good when we don't know. And when we know the winter is coming, because we don't know what Tallahassee is going to end up doing, not a good idea today.

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

Vice Mayor Anderson: So, source of the funds is limited funds that we cannot put into the General Fund. So, for that reason, I absolutely support this because these funds can only be spent for this type of thing. So, with that, I'll move it.

Commissioner Fernandez: I'll second.

Mayor Lago: Yeah, and if I may also, go ahead. We have a motion and a second. No, go ahead.

City Clerk Urquia: Vice Mayor Anderson.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes.

Mayor Lago. In the need to continuously paint everything in a negative light, a lack of actual understanding of what we're doing here today reflects poorly on that individual. The money here is not being put forth via debt. It does not cost the city anything. It's money that we already have. And as the Vice Mayor mentioned, it cannot be used, but for anything except this. So, at the end of the day, this is an important purchase for the city. And as we move forward, the Manager will give more information as he negotiates, but this is not debt. This will not cost the city anything. And this is a good investment for the city as it completes the entire block and controls our own destiny. So, at the end of the day, I'm all for opposing views, but with actual facts and actual knowledge of what we're trying to do right now. So, my vote is yes. Congratulations, Mr. Manager. We wish you the best of luck. Thank you for all the hard work on this. Okay, thank you. I know we haven't closed it, but I know this has been a long, long process and you've been at the forefront of this. So, I want to thank you for that.

City Manager Iglesias: Thank you, Mayor.

