

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-261

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND PREPARE ALL NECESSARY DOCUMENTATION, INCLUDING CERTAIN KEY TERMS, TO AUTHORIZE THE OPERATORS OF THE BILTMORE HOTEL TO CHARGE FOR PARKING AT THE WEST PARKING LOT.

WHEREAS, in accordance with the terms of the lease between the City of Coral Gables (the “City”) and The Biltmore Hotel Limited Partnership (hereinafter referred to as the “Operator”), the lot (hereinafter referred to as the “West Parking Lot”) located to the west of The Biltmore Hotel building (hereinafter referred to as the “Hotel”) “serves facilities in the Biltmore Complex in addition to the Premises¹,” and its purpose is to “provide parking for those facilities as well as to meet some of the off-street parking requirements of the Premises;” and

WHEREAS, since the lease has been in place, the West Parking Lot has been open to the public and free of charge; and

WHEREAS, the Operators have approached the City with concerns that the West Parking Lot is often used by those not patronizing the Hotel thereby creating a shortage of parking to serve the Hotel facilities; and

WHEREAS, the Operators wish to make improvements to the West Parking Lot funded by the proceeds of the parking charges; and

WHEREAS, the City Commission is willing to allow the Operators to charge for parking conditioned upon compliance with certain conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. That the City Commission authorizes the City Manager and City Attorney to negotiate and prepare all necessary documentation to authorize the

¹ “Premises” is defined as it is in the lease agreement between the City and the Operator.

operators of the Biltmore Hotel to charge for parking at the West Parking Lot, including the following key terms:

- A maximum per hour charge of \$4.00;
- A maximum per day charge of \$30.00;
- Use of electronic pay system that involves the use of a smart phone application;
- City of Coral Gables Officials on municipal business, Biltmore Golf course members and patrons, Biltmore Club and Fitness members, Biltmore executive office tenants, and Coral Gables Garden Club personnel shall be exempt from parking charges;
- Parking plan must provide for management of the pay system and exemptions; and
- One hundred percent of the parking fees collected shall be applied toward improvements by the Operators at the West Parking Lot as may be authorized and approved by the City; and
- Following completion of all necessary improvements to the West Parking Lot, the City, one hundred percent of the parking fees shall be applied toward restoration of the Biltmore Hotel upon terms and conditions to be negotiated.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FIRST DAY OF JULY, A.D., 2025.

(Moved: Anderson / Seconded: Lara)

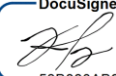
(Yeas: Lara, Anderson, Castro, Lago)

(Absent: Fernandez)

(Unanimous: 4-0 Vote)

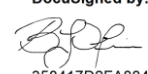
(Agenda Item: F-13)

APPROVED:

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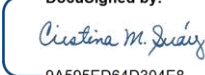
VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY