



City of Coral Gables  
CITY COMMISSION MEETING  
July 1, 2025

**ITEM TITLE:**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA 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. (Sponsored by Mayor Lago)

**BRIEF HISTORY:**

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 Premises 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."

Since the lease has been in place, the West Parking Lot has been open to the public and free of charge. 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. The Operators wish to make improvements to the West Parking Lot funded by the proceeds of the parking charges.

The proposed resolution authorizes 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.

**ATTACHMENT(S):** Resolution

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.			
Total:			

**Fiscal Impact:** TBD

**BUSINESS IMPACT:**

N/A