

**City of Coral Gables City Commission Meeting**  
**Agenda Item H-4**  
**September 25, 2025**  
**City Commission Chambers**  
**405 Biltmore Way, 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**

**Public Speaker(s)**

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Agenda Item H-4 [Start: 12:51p.m.]

A Resolution of the City Commission approving a Parking Management Agreement between The Biltmore Hotel Limited Partnership and the City of Coral Gables to allow the operator of the Biltmore Hotel to implement and manage a paid parking system at the West Parking Lot.

Mayor Lago: You want to handle H-4 now? The Biltmore Hotel?

City Manager Iglesias: Yes, Mayor.

Mayor Lago: Okay, perfect. Let's do it.

City Attorney Suarez: H-4 is a resolution of the City Commission approving a parking management agreement between the Biltmore Hotel Limited Partnership and the City of Coral Gables to allow the operator of the Biltmore Hotel to implement and manage a paid parking system at the West parking lot. Mayor and Commissioners, this agreement would allow the Biltmore to implement and manage a paid parking system at the west parking lot. Some of the terms in it are that the parking rates would be \$4 an hour, a maximum rate of \$4 an hour, a daily

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maximum rate of \$30 an hour. Those can be increased in the future consistently with increases to city rates. It does provide for exemptions as has previously been discussed. For example, City of Coral Gables officials on municipal business, Biltmore golf course members, Biltmore club and fitness members, Biltmore executive office tenants, Garden Club members, employees of the operator, patrons of the golf course, as well as certain contracted group or business groups, certain specialty type events and certain VIPs that are designated by the operator. And then there are, of course, provisions for use of the revenue generated from the charging at the west parking lot. Initially, 100 percent of those revenues shall go toward improvements to the west parking lot as approved by the city to the city's satisfaction. And then following satisfaction of those improvements to the parking lot, the proceeds should be used for restoration projects for the monument, for the historic monument, of course, with approval of the city. There is, you know, in addition to termination for cause, there is a termination for convenience provision. And there are some minor modifications or tweaks that the City Manager and I are going to work out with the Biltmore operator prior to finalizing. But we're confident we can get agreement on those.

City Manager Iglesias: Through the Mayor.

Mayor Lago: Yes sir.

City Manager Iglesias: May I say Mayor, that the increases will have to be subject to City Manager approval. It will not just be automatic by the Biltmore.

Mayor Lago: Okay. So, this is why I'm in favor of this. Okay. First and foremost, I want to make sure there's audited financials that are provided for the yearly intake of parking revenue. We're going to require audited financials, correct? Madam Vice Mayor.

Vice Mayor Anderson: Yes.

Mayor Lago: I apologize. Madam City attorney.

City Attorney Suarez: There are reporting requirements in the agreement. And yes, we're requiring financial statements on a yearly basis.

Mayor Lago: I want to make sure I see all the money that was spent. If you repave, I want to see it. I want to see, you know, a receipt for repaving. I want to see a proposal. I want to understand where all the money went and what it was spent because eventually, we will exhaust our needs, even though there's a lot of needs there. The parking lot, you're talking about a few million dollars that's going to have to be spent there. You have paving issues. You have the bumper issues. Landscaping needs to be refurbished significantly. You have ADA issues there. Okay. Tripping hazards. You have root issues. So, I want to, I would love to see that parking lot be something that is very welcoming. I would like to see a little bit of lighting, some of the lighting

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issues. Again, you have to be very careful because the residents don't want it to be, you know, like a dentist's office. You have to be very thoughtful, be very careful on that front. But I'm going to tell you also why I think this is important. Okay. I think it's a matter of safety. I've heard from the residents across the street that they're concerned about people parking there for weeks at a time. They leave their cars there. Nobody's auditing it. Instead of leaving it at the airport, which costs \$40, \$50 a day, they leave it there, they catch an Uber, they come back, and they pick up their car. And, you know, again, that lot is very transient. Obviously, there's events going on constantly. It's a safety issue. I think there has to be a level of accountability. And I think we can have flexibility. For example, you just saw that when we talked about the Garden Club. I'm all in favor of the Garden Club having access and being able to park there for free. So, we should have a little bit of flexibility. For example, for, you know, other organizations, if they are going to be involved, and I think it should be at the discretion of the City Manager. If one of us comes up and says, hey, we're doing an event for, I don't know, let's just say the Garden Club, you know. Or another one of our board members, if they're going to be parking there, I think there should be, they should have the ability to use that parking facility.

City Manager Iglesias: Mayor, we have, we have the agreement that has controls on everything that you've mentioned. Construction of the parking lot and then, of course, construction in the monument, in the Biltmore itself. We are, we don't want to affect the Biltmore from a financial perspective. So, we have all those issues covered through the approval process. So, all those things that you mentioned, Mayor, which are very important are covered in the agreement.

Mayor Lago: Okay. I know that Mr. Prescott was trying to call in. Do you have him there?

City Attorney Suarez: Mr. Mayor, while we're waiting. I forgot to add that I did email each of you this morning an updated version of the agreement that had some changes from the one that was added to the agenda. And like I said, there's a few little points that we will work out with the...

Mayor Lago: I know that you were negotiating until the last minute. Madam Vice Mayor, you wanted to add something?

Vice Mayor Anderson: Yes, yes. A little bit of context too because there are a few residents that don't realize the problems that exist at the parking lot itself. You've covered the Uber aspect where people will come up from a much further distance away and Uber from the Biltmore. The other thing that I've encountered there is there were tractor trailers parked endlessly, you know, free parking and taking advantage of our city resource there for- and really an eyesore as well. The other thing that I wanted to address, in addition to ADA compliance, is one in the landscaping. I'm just going to ask staff to make sure that, you know, we're replacing trees because trees have been lost there for decades that haven't been replaced and that the

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maintenance is consistent with city standards. We've asked our city staff to use electric blowers. I do know they have some electric blowers, but if we can maintain that standard, I think it would be appropriate for a city piece of property as well. So, thank you all for your hard work. I think this is going to be very beneficial for our city.

Mayor Lago: Okay. Do a motion?

Commissioner Castro: I'll move it.

Vice Mayor Anderson: Second.

Commissioner Castro: Yes.

Commissioner Fernandez: Just a quick point. I think very valid changes have been made to this since it first came up, but I am not going to be speaking out of both sides of my mouth and vote for this when I've been against this for several years, so I'm going to vote no, but I appreciate the work the staff has put into it to make sure there are protections for the city and that 100% of the funding is going to go to the renovations or the restoration of the Biltmore Hotel, but I am going to be a no vote on this today.

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes.

Mayor Lago: Yes.

(Vote: 4-1)

Mayor Lago: Thank you.