

# City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

[www.coralgables.com](http://www.coralgables.com)



City of Coral Gables

## **Meeting Minutes**

Wednesday, September 17, 2025

8:30 am

427 Biltmore Way- First Floor Conference Room

## **Property Advisory Board**

Chairperson Alberto “Papo” Manrara

Vice Chair Christopher Zoller

Board Member Rigby J. Coleman

Board Member Jordan Gimelstein

Board Member Nirberto Moreno

Board Member Nikki V Whiting

Board Member Angel O. Nicolas

## A. CALL TO ORDER

8:46 am

## B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present

Vice Chair Christopher Zoller -Present

Board Member Rigby J. Coleman – NOT present - excused

Board Member Jordan Gimelstein – NOT present – excused

Board Member Nirberto Moreno – Present

Board Member Angel O. Nicolas – NOT present -excused

Board Member Nikki V Whiting – Present

## C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of August 20, 2025

## D. Miami-Dade County Tax Collector (Update)

The new Miami-Dade Tax Collector’s office located at 224 Minorca Avenue has officially opened. The ribbon cutting event and grand opening took place on August 25<sup>th</sup>. The office will be able to assist the public in the processing of property tax payments, hunting, fishing and driver’s license renewals as well as vehicle tag renewals.

## E. CORAL GABLES CINEMA

The Cinema has submitted the building plans for their expansion. These have undergone the 2<sup>nd</sup> round of reviews. The Cinema has submitted a current construction cost estimate amounting to \$1.776 M.

## F. RENT REPORT

- Discussion of Francesco’s restaurant. They have submitted their July rental payment. However, August and September are still outstanding.
- Overall tenants have been diligent in making their rental payments.

- The Cheesecake Factory is renting a small storage space from the City. It is located at the parking garage behind the restaurant. Committee members commented on the low rental charge; however, it was noted that the storage closet is only 300 sq.ft.

## G. OPEN DISCUSSION

- Board Member Moreno requested an update on the Gondola Building
- Biltmore discussion
  - Golf Course.
  - Parking Fees.
  - Renovation on the lower floors; renovation was completed without the necessary permits or permissions.
  - Vehicles are illegally parked overnight.
  - Parking lot is an eyesore.
  - Use existing funds to improve the parking area.
  - Vouchers should be provided for restaurant patrons.
- Board Member Manrara was unable to attend Mayor Thomson's Park ribbon cutting event.
  - Board members confirmed it was a very well-attended and welcome event.
- There is a property located at Granada and Bird Road; Board Members inquired about who owns the property.
- Board Member Moreno inquired if millage rate is decreasing in Miami -Dade County.
- Golden Beach currently has the lowest millage rates in the entire county as mentioned by Board Member Nikki Whiting. It was noted that property values have increased significantly.

## H. ADJOURNMENT

Meeting adjourned at 9:20 am.

## I. NOTE