

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

www.coralgables.com



City of Coral Gables

Meeting Minutes

Wednesday, January 14, 2026

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

8:41 am

B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present – arrived late
Vice Chair, Christopher Zoller -Present
Board Member Rigby J. Coleman -Present
Board Member Jordan Gimelstein –Present
Board Member Nirberto Moreno –Not Present
Board Member Angel O. Nicolas –Not present
Board Member Nikki V Whiting – Present

C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of December 10 were approved by all.

D. GRANADA GOLF COURSE MAINTENANCE – Fred Couceyro, Director of the Community Recreation Department provided update

- Vice Chair Christopher communicated to Fred Couceyro that Board member Moreno is a member of the Rivera Country Club / Golf Course.
- Vice Chairperson Zoller- expressed how displeased he and others are with the Granada Golf Course.
- Board member Moreno had inquired about the maintenance of the Granada Golf Course; it was further mentioned that he plays golf there and has noticed the golf course has not been kept as up as nicely as the Riviera Golf Course, where he is also a member.
- Fred Couceyro, Director of the Community Recreation Department within the city, elaborated on the work completed to date, noting that he is not fully satisfied with all aspects of the work performed thus far. He also acknowledged his understanding of the stark differences between the Granada, Riviera and the Biltmore Golf courses.
- He communicated that quite a while ago the city lost its Superintendent (it was difficult to find a replacement for a 9-hole course).

- Currently, city staff oversee the maintenance, while contracted personnel perform the maintenance labor and provides a superintendent.
- The Biltmore manages the Pro-Shop.
- The Biltmore has never managed the maintenance at the Granada Golf Course.
- Biltmore does, however, manage its own Golf Course Maintenance.
- It's been nearly 12 years since the last renovation to the Granada Golf Course.
- The city has historically renovated the golf course every 12 or 15 years.
- The city has begun to make improvements and restore small sections as well as tee boxes.
- The Granada Golf Course hosted approximately 67,000 rounds of golf last year. This is extensive wear and tear on a 9-hole golf course.
- Additionally, the tee boxes experience heavy wear and tear due to frequent use.
- Extending tee times would distribute play more evenly and reduce deterioration in this high-impact area.
- The Granada golf course hosted approximately 67,000 rounds in 2025.
- Individuals are still interested in playing golf and continue coming back.
- Looking into securing a contracted company to assess our needs.
- Superintendents are expensive.
- Commented generally on Birdie Bistro and Café Bonjour.
- Currently 75% of those that play at the Granada Golf course are residents of Coral Gables.

E. ARAGON PARKING LOTS

- The Parking Director communicated that the Aragon lots opened on December 18th it was successful; over 100 transactions were completed by midnight.

F. RENT REPORT

- Discussion related to Sra. Martinez-currently owes January.
 - Members asked about Sra. Martinez – as to whether they have been historically (or lately) behind on their rent.
- Updates related to Francesco restaurant- owes the months during October through January.
 - Francesco lowered their pricing by approximately 20%. They anticipate seeing results in approximately 4 months after this initiative.
 - Added lunch service on Saturdays and Sundays opens their doors at 11:00 am. This will be a year-round enhancement.

- They also reduced their menu options.
- Utilizing multiple digital platforms to strengthen their presence amongst residents and neighboring locations.
- Pedrido Arte updates:
 - Their Lease renewal has been approved until August 13, 2026.
 - Their business is doing very well.
- Board member Whiting mentioned she noticed that P. Pole pizza on the Mile closed, although it appeared their business was doing well. Also concerned about La Palma hotel/restaurant named Bouchon Bistro (to increase their business they have recently begun to offer a special price for a 3-course menu). She also inquired if this venue is a city owned property, it was confirmed it is not a city owned location.
- Currently not charging rent on UM Parking Lots 42 and 43 during the Underline project.
- Members inquired if AT&T Lease – cell phone tower is paid annually or quarterly. (Page to confirm). Outstanding payment is due in January.
- Additional 2 other cell tower leases are paid once per year.

G. OPEN DISCUSSION

H. ADJOURNMENT

Meeting adjourned at 9:03 am

I. NOTE