

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

www.coralgables.com



City of Coral Gables

Meeting Minutes

Wednesday, April 15, 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

B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present
Vice Chair, Christopher Zoller -Present
Board Member Rigby J. Coleman -Absent
Board Member Jordan Gimelstein –Absent
Board Member Nirberto Moreno – Present
Board Member Angel O. Nicolas –Present
Board Member Nikki V Whiting – Present

C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of March 11 were approved by all.

Liaison Page provided feedback and responses to an open pending question from the previous meeting pursuant to the Sabia Parking Lot on Aragon Avenue located across from the Colonnade Hotel.

The Sabia Parking lot is privately operated, however, managed by the City’s Parking Department. The city retains 25% of the generated revenue. Monthly collections fluctuate according to usage, with an estimated \$20,000.00 collected prior to the City’s share.

D. INSCORE LLC – STARBUCKS- UPDATE

- Inscore LLC is currently the City’s tenant and subleases to Starbucks at 475 South Dixie Highway.
- The city owns a parking area encompassing their drive-through.
- Starbucks recently met with the City Manager to discuss discontinuing the use of a traffic facilitator as stipulated in their lease agreement. They believe nearby locations at South Le Jeune Road and South Dixie Highway have sufficiently reduced the need to for the off-duty police officer stationed at the lot between 8:00 am and 11:30 am.

Additional Starbucks locations:

- 3750 South Dixie Highway: Located within a development that includes Aldi and a residential tower.
- University of Miami Campus: Situated inside the Shalala Student Center.
- 1122 South Dixie Highway: Adjacent to Thai Moon restaurant, near the UM Metro Rail Station.

Starbucks has agreed to fund a traffic study, which will be conducted prior to the end of the school year. The findings will assist the City Manager in determining whether to approve Starbucks' request to alter the traffic management arrangement. It was noted that Starbucks at 475 South Dixie Highway is the only location in the area offering a drive-through service providing significant convenience.

2020 Ponce de Leon Blvd., Suite 1007:

- Board members were informed about the latest lease, approved by the City Commission, during the April 14 meeting. Suite 1007 will serve as office space for Public Works' Project Management team throughout the ongoing restoration at City Hall.

Main Lease Terms:

- The premise which is turnkey is 1,643 square feet.
- Base rent will start at \$53.95 per square foot with annual increases of 3.0%.
- The City will have the option to renew for a 2-year term. During the renewal period rent will continue to escalate annually by 3.0%, this figure is consistent with the adjustments in the initial term.
- Additional 2 leases at 2020 Ponce de Leon Blvd., suite 1200 will house the city manager's office, city attorney's office and city clerk's office staff.
- Suite 102A will house a portion of the finance department. Several different departments will be together within the same area. The price per square feet the city is paying for the Suites is consistent with commercial office market pricing.
- Additional details were discussed.

Board member Zoller commented that county-wide rate is approximately between \$60.00 and \$65.00 per square foot.

E. RENT REPORT

- Board members inquired about the AT&T rental payment. Liaison Perez indicated that AT&T pays monthly and payment is received approximately the 25th of each month.
- Further discussions were had regarding Francesco's and Sra. Martinez properties.
 - Francesco's has been consistently behind 3 months with payment, currently owing February, March and April.
 - To entice patrons, Francesco's currently has a lunch special for \$32.00. Several board members expressed their support for Francesco's by visiting the restaurant.
 - Sra. Martinez currently is owing March and April.

F. OPEN DISCUSSION

Granada Golf Course:

- Golf course was discussed, Board member Moreno inquired regarding the items that were deferred during the City Commission meeting on April 14.
 - Ms. Santiago indicated that this item is sponsored by Commissioner Castro and will be revisited and included in the next upcoming commission meeting.
- Board members commented and agreed that the city should include senior citizen discounts for those individuals 65 and over; a few members thought the discount should be provided to those individuals who are 75 years of age and above.

G. ADJOURNMENT

Meeting adjourned at 9:05 am

H. NOTE