

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Tuesday, April 18, 2023

8:30 AM

Police and Fire Headquarters, Community Meeting Room

Property Advisory Board

Chairperson Jack Lowell
Vice Chairperson Manuel Niebla
Board Member Michelle Cuervo Dunaj
Board Member Frank Maderal
Board Member Alberto "Papo" Manrara
Board Member Gina Mazzei Anderhub
Board Member Angel Nicolas

The Property Advisory Board will be holding its Regular Meeting on Tuesday, April 18, 2023, commencing at 8:30 a.m. Members of the public may participate in person but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at (<https://us06web.zoom.us/j/88481493942>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 884 8149 3942.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your Hand" by pressing *9.

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1 CALL TO ORDER

Meeting was called to order by Board Member Michelle Dunaj at 8:41 AM.

2 ROLL CALL

Present: 4 - Board Member Cuervo Dunaj, Board Member Maderal, Board Member Mazzei Anderhub and Board Member Nicolas

Absent: 3 - Chairperson Lowell, Vice Chairperson Niebla and Board Member "Papo" Manrara

Board Member

3 APPROVAL OF THE MINUTES

[23-5599](#) Property Advisory Board Meeting of February 8, 2023.

Attachments: [Feb 8 - Minutes](#)

A motion was made by Board Member Maderal, seconded by Board Member Mazzei Anderhub, that this motion be approved . The motion passed by unanimous vote.

Yeas: 4 - Board Member Cuervo Dunaj, Board Member Maderal, Board Member Mazzei Anderhub and Board Member Nicolas

Absent: 3 - Chairperson Lowell, Vice Chairperson Niebla and Board Member "Papo" Manrara

4 UNSOLICITED PROPALS/BIDS

Staff Liaison Zeida Sardinias informed the Board that the City has not received any unsolicited proposals / bids.

5 ASSET MANAGER REPORT

Board Liaison Zeida Sardinias reported no issues with the Rent Report.

However, Ms. Sardinias updated the Board on Sra. Martinez (2325 Galiano) and Francesco's (278 Miracle Mile). Both restaurants were in the plans submittal stage of their build-out.

Sra. Martinez underwent an extensive design process at the hand of a multiple times James Beard award-winning designer. Sra. The City reviewed Sra. Martinez's plans and they were at the next stage of being reviewed by the county. Once approved at the County level, the City will conduct a second round of reviews prior to issuing permits—Sra. Martinez secured a contract for the work, and had already undergone demolition. Staff Liaison Sardinias further stated the intricacies of the building process, as the grease trap needs to be relocated from inside the kitchen, and the current trash room is insufficient for the proposed size of the restaurant. The City was working on a solution to address the trash room issues that better accommodated the Garage tenants' needs. Sra. Martinez is expected to be open by the end of February 2024.

Board Liaison Sardinias presented the proposed floor plan, dining room, bar, terrace, and kitchen spaces. The presentation also included possible colors, materials, furniture, and fixtures. During the presentation, the Board inquired about different aspects of the space, and Ms. Sardinias addressed the questions.

Ms. Sardinias showed renderings of Francesco's Restaurant. She informed the Board that Francesco's teams were having some complications in the design process. When they presented the plan to the City, they had to redesign the plans to address the comments received by the City's plans reviewer.

Board Member Mazzei Anderhub inquired about the rent abatement for both restaurants, stating that Francesco's had a 12-month rent abatement; based on the information provided, will they be ready to meet that deadline? Staff Liaison Sardinias stated that Francesco's build-out could be completed in that time frame as it is less drastic than the Sra. Martinez.

Board Member Mazzei Anderhub further inquired about the timeline for plan reviews, to which Staff Liaison Sardinias stated that the timeline depends on the size of the project; with more extensive projects, review time could take several months.

Board Member Cuervo Dunaj requested an update on the renovation of Fink Studio (2506 Ponce de Leon). Ms. Sardinias stated that the Fink Studio had obtained a TCO, and Economic Development had moved to the office space. Still, there were pending aspects on the historic portion of the building.

Board Member Mazzei Anderhub inquired about the lease renewal/expiration date for Patio & Things (240 Aragon Ave). Ms. Sardinias explained the current agreement the City has with Patio & Things, stating that they are on a year-to-year lease extension until the Coral Gables Cinema has the capital to expand into the space.

During the meeting, Board Member Maderal asked about the timeline for the property list. Ms. Sardinias confirmed that she is working on the list and dealing with department-related matters. She also mentioned that a master list was previously distributed to the Board. The Board further discussed this topic.

6 ADJOURNMENT

Meeting was adjourned at 9:22 AM

NOTE

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