

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

www.coralgables.com



City of Coral Gables

Meeting Minutes

Wednesday, December 10, 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

8:34 am

B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present
Vice Chair, Christopher Zoller -Present
Board Member Rigby J. Coleman -Present
Board Member Jordan Gimelstein –Not Present
Board Member Nirberto Moreno –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 November 12, 2025, were approved by all.

D. RELOCATION UPDATE: 2020 PONCE DE LEON BLVD. LEASES

- City manager’s office, city attorney’s office and city clerk’s office will soon be moving to 2020 Ponce de Leon while renovations of city hall take place.
- Members of the finance department will also move to this location; they will occupy sections of the first floor (suite 102).
- Brokers were very cooperative; however, suite 1200 landlord was more stringent on negotiations.
- Temporary move will be for approximately a 3-year term.

- Aragon Parking lots – commission approved this item during commission meeting held on December 9, 2025.
- Asta Parking, Inc. will be operating the City owned surface parking lots at 330 and 350 Aragon Avenue. Phase I will entail combining the middle privately owned lot to the City owned ones. Phase II will entail the addition of the privately owned lot located at the corner of S. Le Jeune Road and Aragon Avenue to the others.
- Renderings of proposed City Hall restoration were shared with the board members, specifically the courtyard and commission chambers areas.

E. RENT REPORT

- Francesco's restaurant is lagging owing October thru December.
- Sra. Martinez's owes November and December.
- Discussion on restaurants closing Vinya Table on Miracle Mile.

F. OPEN DISCUSSION

- Concerns have been raised regarding Granada Golf course not being maintained to the expected standard, particularly in comparison to the Biltmore Golf course, which is consistently and meticulously maintained.
- Chairperson remarked that the golf course could serve as an exceptional Central Park, while other members expressed the view that its highest and best use remains as a golf course.
- Smaller 9-hole golf course.
- It was noted that Biltmore has conducted work without obtaining the proper work permits.
- FPL is performing underground work throughout the City.

G. ADJOURNMENT

Meeting adjourned at 9:12am

NOTE