

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

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 25th. 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 2nd 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