

2023-24 ANNUAL REPORT



DISCOVER COCONUT GROVE

Miami's Original Gem

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Coconut Grove Business Improvement District Mission

Foster a world-class commercial walking village with impeccably clean & visibly safe streets in Coconut Grove by:

1

Creating a stronger sense of community with a compelling business mix.

2

Attracting high value, customers, both residents and visitors to shop and dine in our district.

3

Ensuring self-sustainability without putting a burden on the city taxpayers.

Our Board Chairman



For me and so many other Miamians — Coconut Grove is the heart of the Miami story, where history, culture, tradition, business, and innovation converge.

As Miami's oldest community, the Grove continues to thrive and shine (albeit with challenges), not only because of its rich heritage and resiliency as a community but also because of the citizenry who pour their passion into developing and preserving its essence.

This past year, we have witnessed the power of collaboration firsthand. Through the dedicated efforts of the Coconut Grove Business Improvement District (BID) alongside the District 2 office, we have enhanced public spaces, strengthened our residential and business communities, and elevated the Grove's profile on a regional scale. From strategic beautification and traffic calming projects to transit improvements and more dynamic events, these initiatives help shape our future while memorializing our past.

As your commissioner, I (and our District 2 office) remain committed to supporting the BID's mission and working alongside our residents, business owners, and stakeholders to ensure that Coconut Grove remains a place of vibrancy, tradition, opportunity, and connection. We will continue investing in the Grove in every possible way and celebrating the character of our neighborhood and all that makes our community unique.

I'm convinced Coconut Grove's best days are ahead, and I thank you for the opportunity you have given me to serve.

Commissioner Damian Pardo

**Miami City Commission,
District 2**

Our Executive Director

LETTER FROM EXECUTIVE DIRECTOR



A Sensational Year of Relationship Building and Growth

As the new Executive Director of the Coconut Grove Business Improvement District (BID), I am honored to lead this historic and vibrant neighborhood into an exciting era of growth and opportunity.

From the moment I was appointed in May 2024, I hit the ground running—meeting with business owners, community leaders, city officials, and key stakeholders to understand the unique needs and aspirations of this dynamic district. Building relationships has been at the core of my mission, ensuring that collaboration and innovation drive our collective success.

Throughout the year, the BID team and I remained focused on our key priorities:

- **Strengthening Coconut Grove’s brand identity to attract new businesses and visitors.**
- **Implementing cutting-edge marketing strategies to expand our reach.**
- **Enhancing public safety, beautification, and capital improvements to elevate the district’s appeal.**
- **Hosting transformational events that foster community engagement and economic vitality.**
- **Developing the FY 2024-25 budget to support long-term strategic initiatives.**

These efforts have reinforced Coconut Grove’s identity as Miami’s original gem, ensuring that our district remains a premier destination for businesses, residents, and visitors alike.

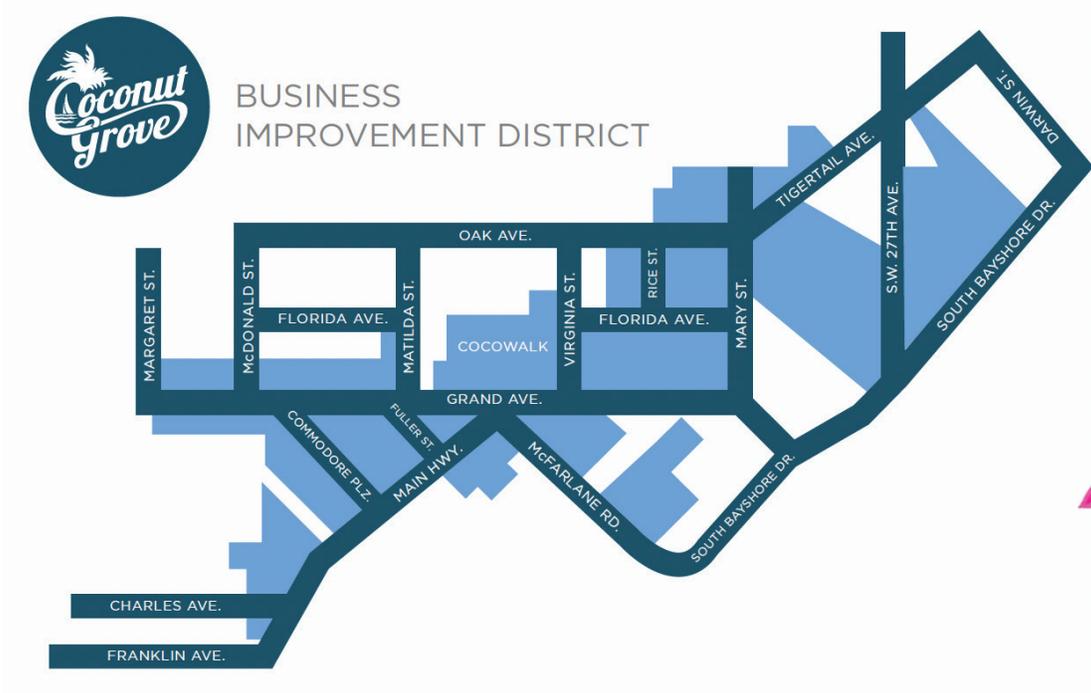
None of this progress would be possible without the dedication of our Board of Directors, local government officials, business leaders, and passionate community members. Together, we are shaping a thriving BID that will continue to flourish for years to come.

Thank you for being part of this journey. The best is yet to come!

Executive Director
Mark Burns

About the BID

BUSINESS IMPROVEMENT DISTRICT



229 Folios & 116 Property Owners

A glance at the business of the BID

**\$3.05 M
TOTAL
REVENUE**

BID Assessments	\$671,901
Parking Waivers	\$606,258
Parking Surcharges	\$336,500
Investment Income	\$981,350
Banner Fees	\$2,500
Other Revenue	\$456,030

**\$1.39 M
TOTAL
EXPENSES**

Capital Projects	\$495
Marketing & Advertising	\$182,630
Streetscape	\$47,852
Sanitation & Security	\$415,301
Special Events	\$149,958
General & Administrative	\$597,524

Our Mission

CHARTING THE COURSE

Coconut Grove's Bright Future

Re-established in 2018, the Coconut Grove Business Improvement District (BID) is a Board of the City of Miami dedicated to protecting and enhancing the vitality of Coconut Grove's commercial core. First established in 2009 by its property owners and merchants, the BID has developed a variety of programs to keep the District clean and secure, fund marketing projects, sponsor special events, beautify the streetscapes, make capital improvements, collect and disseminate economic development research, facilitate transportation solutions, foster new business relationships, and partner with national, state, and local agencies.

The organization's mission is to promote the Grove as a world-class waterfront commercial walking village with impeccably clean and safe streets to create a stronger sense of place with a compelling retail mix – so that the District will attract an increasing number of high-value customers to shop, dine, and stay as guests at our hotels.

The self-funding district is led by a dynamic Board of Directors representing a cross section of Coconut Grove stakeholders, which includes elected officials, property owners, restaurateurs, merchants, tenants, and ex-officio representatives.

At the Grove BID, we produce an annual report highlighting a variety of initiatives and activities throughout the preceding year. We take pride in providing a comprehensive report intended to be reviewed by shareholders and other interested people sharing information about the BID's performance and positioning for the future.

The Business Improvement District is funded by property owners within the set geographical boundaries, dedicated to protecting and enhancing the vitality of Coconut Grove's commercial core through various initiatives and programs.

Board of Directors

THANK YOU AND WELCOME

The foundation upon which the Coconut Grove BID has achieved great things through the years is a strong and engaged Board of Directors – and FY2023-24 was no exception. Under their direction, the BID works to advocate for the continued betterment of the area. Together we continue to strategically build upon the Coconut Grove reputation as an outstanding destination for visitors and residents alike to enjoy the better things in life.

By working in accord with our Board Members, who themselves are property stakeholders from the business community, the BID is ensuring the future vitality of Coconut Grove, while also maintaining its essential small-town appeal within a major international city.

With that said, we are deeply grateful for the dedication and service to the Coconut Grove BID that each Member of the Board afforded. We thank each and every one of you for your time, dedication, and advocacy on behalf of Coconut Grove.

OUTGOING BOARD MEMBERS

Olaf Kohrsmeyer, Jeffrey Pankey and Michael Comras

NEW BOARD MEMBER

William Rivas

FY 2023-24 BOARD OF DIRECTORS

Damian Pardo, Commissioner | City of Miami District 2

Alex Argudin, CEO | Miami Parking Authority

Atchana Capellini, Owner | Atchana's Homegrown Thai

William Rivas, General Manager | CocoWalk

Elizabeth Solar, President General Manager | Books and Books

Ivan Rapin-Smith, President | Watsco Ventures

Jaime Stuyck, General Manager | Mr. C Hotel

Monty Trainer, Board Member Emeritus | Coconut Grove Arts Festival



Capital improvements & Streetscape Maintenance

BY WORKING TOGETHER, WE MAKE COCONUT GROVE SHINE

From power washing sidewalks and deep-cleaning garbage receptacles to filling potholes and maintaining walkways, the Coconut Grove BID Operations Team is dedicated to keeping our district clean, safe, and inviting. Their meticulous attention to detail enhances pedestrian safety – and puts smiles on faces.

A well-maintained environment isn't just about aesthetics; it impacts happiness, safety, and the local economy. A clean, welcoming Grove encourages visitors to shop, dine, and connect, benefiting businesses and the entire community.

As part of an ongoing maintenance initiative, the team regularly surveys the District, identifying areas in need of repairs or cleaning. Their efforts, combined with strong partnerships with the City of Miami District 2 Office, Resilience and Public Works, and Miami Dade County's District 7 Office and other internal agencies, and utilities such as AT&T, FPL and Comcast ensure swift action on necessary improvements.

By working together, we keep Coconut Grove shining – one sidewalk, storefront, and shared space at a time.

CASE AND POINT

Rain or shine, the Coconut Grove BID and City of Miami are committed to maintaining our business district. A prime example: when a section of Mary Street washed out last summer, City Engineer Jans Robert and BID Executive Director Mark Burns acted fast. Reported at 8 a.m. on June 11, repairs by the Department of Resilience & Public Works began by 11 a.m. This swift response highlights the power of collaboration in keeping Coconut Grove safe and thriving (Images next page).

Before



MARY STREET, COCONUT GROVE

After



MARY STREET, COCONUT GROVE



Before & After

FALLEN LEAF REMOVAL



Before & After

GRAFFITI REMOVAL



UTILITY COVERS

Before & After



Before & After

PAVER REPAIR/REPLACEMENT



STREET SIGN REPAIR

Before & After



Measurable Results

Our Block-By-Block Ambassador team is keenly focused on providing cleaning and hospitality services. In fact, their activity has yielded positive results in all aspects of sanitation and public safety. As shown in our statistics, they have also focused more on providing a welcoming place for all and our hospitality numbers show the increase.



By the numbers

SPOTLESS SUCCESS - CLEANING & HOSPITALITY

- Updated several damaged street/traffic signs.
- Reported over 46 street-light outages and followed through on the repair progress.
- Repaired multiple paver areas throughout the District.
- Added 10 extra trash bins to the district in cooperation with the City of Miami Department of Solid Waste

BLOCK BY BLOCK - STATS AT A GLANCE

Covered
2,211 miles
on bike patrol

Removed
6,430 bills/
stickers

Conducted
7,329
business
contacts

Removed/
cleaned
6,965
instances of
dog waste

Removed/
covered **313**
instances of
graffiti tags

Collected and
discarded
over **8,663**
bags of leaves

Collected and
discarded
over **5,233**
trash bags
(man-made
trash)

Assisted
3,841
pedestrians
with directions
and district
information

Provided
76,722
hospitality
assistance,
includes,
information
about
businesses and
events



Marketing & Special Events

ENHANCING THE DISTRICT'S OVERALL IMAGE & APPEAL

The role the BID plays in hosting special events is key to the continued growth and development of the Coconut Grove Business Improvement District – by driving foot traffic, fostering community engagement, facilitating promotion and marketing opportunities, encouraging collaboration among businesses, boosting the local economy, and enhancing the District's overall image and appeal. The following is a sampling of some of the highly impactful events sponsored and successfully executed by the BID team:

HALLOWEEN 2023:

October was all about planning for the spooky fun of the BID's annual "Not-So-Scary Halloween" bash, featuring treats from local businesses, live music, magicians, face painting, and a live art station. Plus, select businesses offered free spooky surprises on Halloween night! Helping our little goblins navigate the night, the BID produced a map pointing out participating spots that were fraught with treats!



PLASTIC IS SCARY CLEANUP 2023

The “Plastic is Scary Cleanup,” hosted by the Coconut Grove BID in partnership with Debris Free Oceans, was a successful community-driven event at Peacock Park. Volunteers came together to help clean up the area, collecting a total of 60 pounds of litter, contributing to a cleaner and more sustainable Coconut Grove.



HOLIDAY CELEBRATION 2023

The “Annual Grove Tree Lighting” on Fuller Street brought residents and visitors together to get their fill of the festive spirit. Building up to a joyous tree lighting ceremony, guests painted their own holiday ornaments and then watched them light up the night on our magnificent tree. The enchanting night also offered kids entertainment, live DJ and the live holiday music of a roaming Barbershop Quartets.





HISTORIC TOUR 2024:

The Coconut Grove BID launched the first-ever Coconut Grove Historic Tour App in Florida, offering an immersive way to explore the neighborhood's rich heritage. In partnership with OpenHouseMia, BID hosted a two-day historic walking tour, guiding participants through 10 iconic sites that tell the story of Coconut Grove.

INTERNATIONAL WOMEN'S DAY WORKSHOP 2024:

EmpowerHer brought together over 50 inspiring women in business at Mayfair House Hotel & Garden. Entrepreneurs, visionaries, and leaders united to learn, connect, and celebrate each other's successes. It was a powerful gathering of collaboration and growth.



KIDS MARKETPLACE 2024:

The Coconut Grove Kids Marketplace brought over 50 young entrepreneurs to Peacock Park, showcasing their creativity and business skills. Exciting giveaways provided by five BID businesses and a School of Rock performance helped drive foot traffic. The event was a true celebration of innovation, community, and support for the next generation.





RECEPTION TO MEET THE NEW EXECUTIVE DIRECTOR:

Coconut Grove BID welcomed its new Executive Director, Mark Burns, at a meet-and-greet co-hosted by Bartaco. Miami District 2 Commissioner Damian Pardo introduced Mark to the business community, fostering connections and collaboration. The event also featured a presentation by Miami Police on the new security camera program.

4TH OF JULY 2024:

The Coconut Grove 4th of July celebration was a spectacular success, with over 8,000 attendees, 26 businesses participating in the Grove Stroll, and a breathtaking concert by the Miami Symphony Orchestra. Showcasing Coconut Grove as a premier destination, the evening concluded with a dazzling fireworks finale, leaving lasting memories for all.



Feature: Street Banners



OVERSTREET BANNERS: A COMMUNITY SUCCESS

The *Coconut Grove BID's Overstreet Banner Program* – a well-established and highly visible marketing tool – was a resounding success during FY 2023-24, reinforcing its value to both businesses and the community. These banners effectively promote local events, drive foot traffic, and boost economic growth. Strategically placed over high-traffic thoroughfares like Grand Avenue and Main Highway, the banners highlight major events at Regatta and Peacock Park, attracting visitors from beyond the area and benefiting BID members.

By continuously enhancing outreach and event promotion, the BID strengthens the local economy and fosters a thriving business scene. With each banner, Coconut Grove's energy grows – helping businesses shine and keeping the community engaged.

TOP PARTICIPANTS

- The Secret Garden tour of Coconut Grove (November)
- King Mango Strut (December)
- Coconut Grove Arts Festival (January)
- Montreux Jazz Festival (February)
- Kids Market Place (March)
- The “Only in the Grove” Amateur Dog Show (April)

Marketing & Advertising

WEBSITE ENHANCEMENT:

The Coconut Grove BID led the complete redesign of CoconutGrove.com, transitioning from a decade-old platform to a modern, user-friendly experience. The revamped site features a mobile-friendly design, improved navigation, seamless access to key information, enhanced forms, and a dynamic homepage banner. Visitors can now easily subscribe to the newsletters and find everything they need to know about Coconut Grove and BID member resources. The design also boldly highlights all current stories about new businesses, BID initiatives and events, and other announcements -- and houses them in a comprehensive “Stories” section for deeper review and reference.



BRAND INITIATIVES:

After an overwhelming business-community survey response, Coconut Grove’s new tagline was announced in early September 2024: “Discover Coconut Grove: Miami’s Original Gem.” This fresh and engaging slogan was selected to be the heart of the BID’s 2025 marketing campaign, showcasing the village’s historic charm and vibrant energy.

The tagline reflects what makes Coconut Grove so special and will help promote it as a must-visit destination. A huge thank you to everyone who voted – their input helped shape the future of our community’s brand.



history bayfront fashion food art
COCONUTGROVE.COM



STRATEGIC MEDIA RELATIONS

In FY 2023-24, the Coconut Grove BID implemented a powerful PR strategy, strengthening news-media relationships to enhance the District’s visibility and reputation. By cultivating strong connections with journalists, reporters, and key media outlets, the BID team effectively shaped public perception, amplified key messages, and reinforced Coconut Grove’s standing as a vibrant destination. These targeted efforts ensured that the right stories reached the right audiences, driving greater engagement, credibility, and impact.

230

Total Pieces
of Coverage

724.7M

Total Monthly
Website Visits

952.3M

Total Monthly
Website Visits

20

Press releases
distributed

GREATER MIAMI VISITOR & CONVENTION BUREAU

Collaborating with the Greater Miami Convention and Visitors Bureau (GMCVB) to promote Coconut Grove as a destination remained a top priority for the BID in FY 2023-24 – after all, destination marketing is a proven way to attract tourists and increase economic activity in the area. By positioning Coconut Grove as a top-of-mind destination for those visiting Miami, the BID can effectively help drive tourism and encourage visitors to stay in our hotels, explore the area, and patronize local businesses. This kind of collaboration also allows for greater reach and exposure through various marketing channels, such as social media, print and digital advertisements, and events.

The BID was also instrumental in promoting the GMCVB’s Miami Spice program, August 1 - September 30 by developing and promoting an interactive map to guide diners through the participating Grove restaurants.



Coconut Grove City Guide

Dozens of businesses continue to benefit by advertising in the 2024 Coconut Grove City Guide, a well-crafted city map that serves as both a map and a marketing tool that inspires visitors, residents, and businesses to engage with the area. One side of the annual Guide provides a self-guided historic tour of the Grove with key landmarks, cultural venues, parks, and entertainment hubs. The flip side features a wide selection of display ads referencing Grove businesses, from restaurants to retail stores to hotels.

The Coconut Grove BID has worked with Marshall Steingold of Miami Maps for more than 15 years producing the Guide. A total of 75,000 copies are distributed all year at hotel concierge desks from South Beach to Coral Gables and from Downtown Miami to Dadeland – but most importantly at businesses right here in the Grove.

Your free city guide to shopping, restaurants, entertainment and real estate in Historic Coconut Grove.

mjamjmaps

For more information,
visit miamimaps.com
or call 305.710.2720



Digital Marketing

GROVITE NEWSLETTER, SOCIAL MEDIA & BUSINESS COMMUNICATIONS

Over the past fiscal year, Coconut Grove BID’s digital marketing efforts demonstrated substantial growth across all platforms, driven by strategic content creation and audience engagement initiatives.

THE GROVITE NEWSLETTER

Open Rate: 43% (+10%) – A notable increase, indicating higher audience engagement and content relevance.

Growth: +1,579 new subscribers, bringing the total to 14.6K contacts.

SOCIAL MEDIA CHANNELS

The screenshot shows the Instagram profile for 'coconutgrovemiami'. The profile has 2,767 posts, 84.9K followers, and 2,083 following. The bio identifies it as the 'Official Coconut Grove BID' and includes a link to the Grovite newsletter. Below the profile are navigation icons for Events, Dining, Shopping, Parking, Drinking, and New. The main content area displays a grid of posts, including:

- A 'Welcome to Coconut Grove' graphic.
- A post for 'Love is in The Grove Community Cleanup' on Feb 13.
- A post celebrating 'Chinese Year in The Grove' with a colorful dragon graphic.
- A post titled 'Discover the top cafes in Coconut Grove for the perfect' with an image of pastries.
- A post for 'Mystery Picnic' showing people in a park.
- A post for 'Bookshop + Café' featuring a drink.



Dear Grovite,

Get ready to wag those tails, next Monday, August 26th, is National Dog Day!

Here in The Grove, we're all about celebrating our four-legged friends in style. Whether you're a proud dog parent or dreaming of adopting a furry companion, The Grove is the ultimate playground for pups and their humans.

BUSINESS NEWSLETTER:

Open Rate: 44%

Total Impressions 45,345 - Total number of readers who opened the 22 newsletters published in FY 2023-24

INSTAGRAM

Accounts Reached: 789K (+50%) – A significant increase in visibility.

Accounts Engaged: 43K (+80%) – Stronger audience interaction and participation.

Impressions: 3M – Indicating wider brand exposure.

Follower Growth: +8,469, bringing the total to **81.2K followers** in October 2024.

Content Reach:

Reels: 189K

Posts: 103K

Stories: 31.5K

LINKEDIN

Follower Growth: +107 – A steady expansion of the professional audience.

FACEBOOK

Page Reach: 102,340 – Maintaining a steady presence.

Engagement Rate: 4% – Demonstrating an active and engaged community.

Impressions: 270,000 – Consistent brand awareness.

Follower Growth: +1,034, totaling **26,462 followers** in October.

Key Takeaways

1. Instagram remains the strongest platform, with significant increases in reach, engagement, and follower growth.
2. The Grovite Newsletter continues to build a loyal audience, achieving higher open rates and subscriber growth.

The year-over-year improvements reflect the success of targeted campaigns, community-driven content, and multi-channel engagement strategies.

New Businesses

WELCOME TO THE NEIGHBORHOOD 2023-24

Coconut Grove has been experiencing a dynamic resurgence since the pandemic. This year alone, FY 2023-24, 22 new businesses have joined the Business Improvement District (BID). This wave of growth reflects a strong belief in the Grove’s potential as a hub for exceptional dining, unique retail, and personalized services. More than just commercial additions, these businesses enhance the district’s charm – offering visitors from around the world and locals alike a one-of-a-kind experiences that make Coconut Grove truly special.

EMISSARY CAFE & BAR



BRILLIANT EARTH



CARROT EXPRESS



CRAFT



New to the BID

RESTAURANTS 11

Carrot Express - Healthy Food
Cotoletta - Italian
Craft - Comfort Food
Emissary Cafe - All Day Cafe
La Cabrera Steakhouse - Argentinian Steakhouse
Navi Coffee & Flowers - Coffee & Flower Shop

New York Roma Pizza - Pizzeria
Ossobuco - Argentinian Restaurant
RedFarm - Chinese Restaurant
The Salty Donuts - Donut Shop & Coffee Bar
Sereia - Portuguese Restaurant

MERCHANTS 4

Art Gallery Boutique - Gift Shop
Brilliant Earth - Jeweler
Living with Ivey - Self-Care and Home Shop
Specialized - Bike Shop

SERVICES 9

Align Pilates - Pilates Studio
Chiropractic Space - Chiropractic
FedEx Office - Print & Ship Center
The Grove Art Studio - Art Studio for kids
K Studio - Skin Studio

Motivating Minds - School
One Medical - Medical Center
Santander Work Cafe - Wok Cafe
Sweat 440 - Fitness Studio



Business Communications

MAKING A DIFFERENCE FOR LOCAL BUSINESSES

BIDNESS COMMUNICATIONS: ELEVATING COCONUT GROVE'S BUSINESS NETWORK

The Coconut Grove BIDness Communications initiative is a vital force in connecting and promoting businesses within the district. Relunched in 2022 with the expertise of Kress Communications, this program enhances business outreach, fosters engagement, and boosts visibility for local enterprises.

Strengthening Connections & Engagement

The biweekly BIDness e-newsletter serves as the primary tool for keeping businesses informed and engaged. The program's objectives include:

- Delivering high-quality, business-focused content.
- Providing valuable resources to support business growth.
- Sending ad-hoc updates on breaking news and surveys.
- Leveraging LinkedIn to showcase success stories.
- Supporting BID leadership with strategic communications.
- Keeping Businesses Ahead of the Curve

As Coconut Grove thrives, with new businesses opening and top-tier events drawing visitors, BIDness Communications ensures businesses stay informed. While the Grovite newsletter engages consumers, this program provides businesses with insights into the evolving landscape, helping them serve as informed ambassadors for the district.

Beyond business news, the program also highlights BID Operations efforts, from infrastructure improvements to city collaborations, ensuring businesses recognize the ongoing enhancements that shape the district's growth.

Proven Results & Growing Engagement

One key metric of success is email engagement – and the BIDness e-newsletter consistently achieves open rates of 40-50%, surpassing industry standards. This reflects strong interest in the content, reinforcing its value to local businesses.

Enhancing Visibility & Recognition

In FY 2023-24, BIDness Communications successfully increased website traffic, strengthened LinkedIn engagement, and secured media coverage for BID businesses. Several local enterprises have benefited from this heightened exposure, including:

- Celestial Treasures
- The Last Carrot
- Fade Masters of Miami
- School of Rock
- Silly Monkeys Playhouse
- Emissary Cafe
- Grand 7th

As *Coconut Grove BID* continues to expand its influence, BIDness Communications remains at the forefront—driving business success, fostering engagement, and ensuring that the District’s business community stays informed, connected, and thriving.

BIWEEKLY BIDNESS NEWSLETTER

BID Business Coconut Grove Business Improvement District

EXECUTIVE DIRECTOR MESSAGE

MLK Reflections and Arts Festival Excitement

I hope everyone enjoyed their long weekend and took a moment to honor the life and legacy of Dr. Martin Luther King Jr. His courage and vision continue to inspire us to dream bigger and work together for a brighter future. Next up is President's Day on February 17, which is — with all due respect — much more than a Federal Holiday here; it marks the busiest time of year for BID businesses, thanks to the renowned Coconut Grove Arts Festival. Drawing nearly 100,000 attendees over three days (Feb. 15-17), it's one of the largest outdoor fine arts festivals in the nation.

The BID Operations team is gearing up for the crowds, and we encourage our local businesses to do the same, by stocking up and scheduling extra staff to handle the massive increase in foot traffic. Note that road closures will be in effect — we'll share detailed updates soon to help you navigate smoothly.

TRAVEL INDUSTRY

GMCVB Mixer "Marked" by Good Times & Networking

The Greater Miami Convention & Visitors Bureau (GMCVB) hosted an unforgettable networking mixer last week at Level 6 in Coconut Grove. It was an evening of networking, delicious appetizers, cocktails, and breathtaking rooftop views of Biscayne Bay. Attendees met Mark Burns, Executive Director of the GMCVB, and connected with tourism and hospitality professionals.

BID BUSINESS RESOURCES

DISCOVER COCONUT GROVE MIAMI'S ORIGINAL RESORT TOWN

Time to Advertise in the Coconut Grove City Guide

The Coconut Grove City Guide is a dynamic blend of a map and marketing tool. Highlighting attractions, hidden gems, and new businesses, it inspires exploration and supports local commerce. Featuring an engaging design and practical info like transit routes, the guide includes a self-guided history tour and display ads for realtors, shops, and more. With 75,000 copies distributed at hotels and Grove businesses, it's a high-profile opportunity. Reserve your ad by March 7. Contact Marshall at 305-710-2720.

NEWS MEDIA PLACEMENT

CORAL GABLES NEWS Connecting Communities
SEPT. 25 - OCT. 1, 2023

BISCAYNE BAY TRIBUNE
Cutting red tape: fast track for...
Brickell | Coconut Grove | Design District

Swing into fun of learning at Silly Monkeys Playhouse

TO MIAMI'S COMMUNITY NEWSPAPERS

Some say inspiration is born from new experiences. If so, it appears Coconut Grove-based Silly Monkeys Playhouse came to life through the lens of someone consistently seeking to expand her horizons.

The center combines owner/operator Georgia Corbin's passion for the arts, music, and family which stems from her art and upbringing. She brings this passion to her business every day to foster creativity, self-expression, and confidence in children of the community.

Among the bunch of classes and programs available to local youngsters, Silly Monkeys offers sensory classes that focus on early developmental skills, an important concept for children. The Playhouse also provides a safe and comfortable environment for children and their families. Side note, they also host amazing family holiday parties.

So join us as we catch up with Georgia from Silly Monkeys Playhouse and find out how it is that her unique brand of kindness and love translates into motivating kids to be more mindful while learning, possess a greater sense of confidence and curiosity, and truly think outside the banana box.

Question: How long has Silly Monkeys Playhouse been up and running in Coconut Grove?
Georgia: We celebrated our grand opening during the 2010 Coconut Grove Arts Festival. And it's no coincidence that the official festival poster that year depicted a "Crove Heart" because since Day One, we've absolutely loved every minute of what we do.

Question: What inspired you to work with children?
Georgia: It was actually my son who made me realize the need for moms and families to have a place to bond and provide a fun learning experience for their kids. He also inspired many ideas for the classes and events that are now part of our itinerary.

Question: Where are you from and do you believe your upbringing helped shape who you are and how you approach your business?
Georgia: I have always been immersed in the arts. I'm originally from Italy, a country with an immense creative tradition. In my teenage years, I lived in the Dominican Republic, where people are usually in good spirits and music fills the air. Aside from where I've lived, I've had great opportunities to work in tourism, real estate, and I have a background in graphic design. Those fields have helped me deeply connect with people. I've encountered along the way. Creativity and happy people were core to my upbringing.

Question: With such a diverse background in the arts, are creativity and self-expression two skills you would like to help kids explore or develop?
Georgia: Absolutely, art and music are vital forms of expression and key to the learning process for our little ones. Spaces like this are where they connect with themselves and in turn our communities. This is where they find confidence and learn to discover the world from the inside out.

Question: Aside from classes you also enjoy hosting parties. How do you gather like holiday events and how help your clients bond — and in turn with the Coconut Grove community?
Georgia: Events are probably the best way for families to enjoy the true magic of the holidays. We go the extra mile at our festivities to make sure the families will have a wonderful time with their children creating all the magical moments we offer before lifelong family memories.

Silly Monkeys Playhouse is located at 3310 Virginia St., Coconut Grove, FL 33133. For information visit the Silly Monkeys website. You also may call owner and chief Monkey Georgia Corbin at 305-444-4448.

FY 2023-24 Financials

BUDGETARY COMPARISON SCHEDULE

Year ended September 30, 2024

EXPENDITURES/EXPENSES	Special Revenue Fund	Adjustments	Statement of Activities
General Government	\$1,149,909	\$106,717	\$1,256,626
Special Events	\$366,846	--	\$366,846
Total Expenditures/Expenses	\$1,516,755	\$106,717	\$1,623,472

GENERAL REVENUES

Parking Waiver & Surcharge Fees	\$942,757	--	\$942,757
Assessments	\$671,901	\$43,955	\$715,856
Other Revenues	\$458,530	--	\$458,530
Investment Income	\$458,530	--	\$981,350
Total General Revenues	\$3,054,538	\$43,955	\$3,098,493

EXCESS OF REVENUES OVER

Expenditures/Change in net Position	\$1,537,783	\$62,762	\$1,475,021
Fund Balance/Net Position Beginning Of Year	\$5,999,651	\$1,108,448	\$7,108,099
Fund Balance/Net Position End Of Year	\$7,537,434	\$1,045,686	\$8,583,120



Coconut Grove BID FY 2023-24

BOARD OF DIRECTORS

Commissioner Damian Pardo
City of Miami District 2

Alex Argudin
Miami Parking Authority

Atchana Capellini
Atchana's Thai Kitchen

William Rivas
CocoWalk

Elizabeth Solar
Books and Books

Ivan Rapin-Smith
Watsco Ventures

Jaime Stuycs
Mr. C Hotel

Monty Trainer
Coconut Grove Arts Festival

STAFF & CONSULTANTS

Mark Burns
Executive Director

Venusmia Fernandez-Lovely
Director of Administration
& Special Events

Kristell Hurtado
Marketing Director

Bill Kress
Business Communications

Sully Silva
Ambassador Team Supervisor



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