

CORAL GABLES

THE CITY BEAUTIFUL

Economic Development Board Meeting Meeting Minutes

Wednesday | February 5, 2025 | 8:00 a.m.

Location: Zoom and Economic Development Department
2506 Ponce de Leon Blvd., Coral Gables, FL 33134

EDB MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTING ENTITY
	'25	'25	'25	'25	'25	'25	'25	'25	'25	'25	'25	'25	
James Kohnstamm, Vice Chair	X	P											Mayor Vince Lago
Timothy Heffernan	X	P											Vice Mayor Rhonda Anderson
Derrek Space	X	P											Commissioner Kirk R. Menendez
Nguyen Castilla Cabanilla	X	EA											Commissioner Melissa Castro
Scott Shuffield	X	P											Commissioner Ariel Fernandez
Barbara Perez	X	P											Amos Rojas Jr.
Thad Adams, Chair	X	P											Chamber of Commerce

A=Absent E=Excused Absence P=Present X=No Meeting PZ=Present by Zoom Z=Zoom - =Former Board Member

Staff and Guests:

Belkys Perez, Director, Economic Development Department

Leticia Perez, International Business Development Coordinator, Economic Development Department

Yenisis Gomez, Administrative Assistant, Economic Development Department

Chairman Mr. Thad Adams brought the meeting to order at 8:14 a.m.

1. Review and approval of December 4, 2024, Economic Development Board Meeting Minutes.

Mr. Kohnstamm made a motion to approve the meeting minutes and Mr. Heffernan seconded the motion, which passed unanimously. There was no discussion regarding the minutes.

2. Economic Development Activities

a) Sunset Place Development

Mrs. Belkys Perez provided the Board with a presentation on the Sunset Place development that borders the city and will have a significant impact on Coral Gables. Mrs. Perez connected with MidTown Development, the group behind the project. The developer is planning a meeting with all municipalities and didn't want to get ahead of that by presenting at the Coral Gables Economic Development Board but they did provide a PPT and information for the EDB meeting. The architect is Thomas Heatherwick of Heatherwick Studio, the person behind Little Island and

the Vessel in New York. He also designed a new Google headquarters. MidTown closed on the property in Dec. of 2020, and they recently got site plan approval.

All previous projects on the site faced Sunset Drive which is considered a smaller street and Red Road was an afterthought. This new project will shift the focus to Red Road because they want people to cross the street from Coral Gables. The second major change is that the project will have functioning streets running through it. On US1 to the north will start with a height of 33 feet and as you head south, the height will taper down 12 feet on Sunset Drive. There will be 1,513 residential units, 287 hotel rooms, a 1,300-seat movie theater or performing arts theatre, 149,506SF of retail space, 50,892SF of office space and 147,000SF of open space. The retail spaces are meant to be for small stores not big box stores. There will be areas built out for food trucks. The developer wants this project to be a community gathering place not a retail-focused development. The first phase of development will be the condo units. They will work on the construction documents and marketing and sales. Their marketing and sales campaign should start by Q2 and they hope to break ground by Q2 of 2026.

b) French Month

Mrs. Belkys Perez informed the Board that the city is going through our centennial year and we're highlighting things that are unique. One of those things is through our sister cities program helping us celebrate 100 years. We are collaborating with Aix-en-Provence, France who is going through a celebration of their own celebrating their artist Paul Cezanne. We will be celebrating French Month in February. We will have several events in celebration throughout the month. The Mayor of Aix-en-Provence and one of their elected officials will be traveling to Coral Gables between February 25-27, 2025. In the city commission of February 25, we will be presenting a Proclamation to proclaim Aix-en-Provence Day in Coral Gables.

c) Economic Development Strategic Plan

Mrs. Belkys Perez informed the Board that the Economic Development Strategic Plan will be going for approval at the next commission meeting of February 11, 2025. Once it's approved, we'll start the process of implementing all the recommendations.

d) Business Community Survey

Mrs. Belkys Perez informed the Board that we are going to do a business community survey. There is a residential survey. It happens every other year and it has been helpful for us for the community. The survey will help us with our Community of Excellence proposal.

3. Business Tax License Report

Mrs. Belkys Perez updated the Board on the new and soon-to-come businesses in Coral Gables.

4. Open Discussion

With no further discussion, the meeting adjourned at 9:00 a.m.

Respectfully submitted,

Yenesis Gomez, Administrative Assistant, Economic Development Department.