



## Cocoanut Grove Village Council

Every Third Friday  
3500 Pan American Drive  
Miami, FL 33133  
[www.coconutgrovevc.org](http://www.coconutgrovevc.org)

**Marcelo Fernandes, Chairman**  
**Linda Williams, Vice Chair**  
**S. Larissa Ozols, Secretary**  
**Rachel Cardello, Treasurer**  
**Thaddeus Scott, Sergeant at Arms**  
**Johannah Brown**  
**Steven Dloogoff**  
**Hank Sanchez-Resnik**  
**CourtneyOmega DeLancy**

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Saturday May 19, 2018

10:00 AM

Macedonia Missionary Baptist Church

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Meeting: Village West Community Meeting

Village Council Attendees: Marcelo Fernandes, Linda Williams, Rachel Cardello, Steven Dloogoff, Hank Sanchez-Resnik, CourtneyOmega DeLancy

### 1. Introduction

- a. Goals of community meeting: to provide an opportunity to hear directly from the community, their input and opinions regarding the proposed changes to the NCD (Neighborhood Conservation District).
- b. Two biggest challenges of the West Grove Community trying to be addressed by the proposed NCD changes: Gentrification and Overdevelopment.

### 2. Community "Wish List" Needs **(Items in bold pertain to Planning/Zoning and expanded below)**

- a. **Stop overdevelopment** (Note: Major Use Special Permits (MUSPs) development rights will be grandfathered in regardless of changes to NCD)
- b. Limit zoning changes
- c. **Require quality architectural design and reasonable size of new homes**
- d. Provide equal city services (sidewalk maintenance, street lighting, signage, utilities, etc)
- e. Stop neglect which reduces property values and encourages predatory land buying and gentrification
- f. Provide additional grant fund options to the Grove for home improvements
- g. Limit tax increases, possibly with covenant
  - i. Especially important for participants in first time home owner programs
  - ii. May need future "homesteading" workshop for community
- h. **Provide affordable home ownership programs**
  - i. City Commissioner to regularly meeting and interact with Village Council
- j. **Provide benefits for local businesses**
- k. **Strengthen intent language**
- l. **Connect other financial mechanisms and programs to the NCD**

3. Needs that can be addressed through Planning and Zoning – NCD
  - a. Overdevelopment: Set parameters for sensible development
  - b. Design and size: Establish design criteria that reflects the legacy of the area with input directly from Bahamian and long-standing community members
  - c. Affordability: Any bonus for increased density allowed only for affordable homes/units, whether Accessory Dwelling Unit (ADU) or primary dwelling unit
  - d. Commercial: Provide benefits to local businesses and add incentive for reduced rental rates
  - e. Intent: Speak to the ability for residents to remain and keep the historical nature of the community
  - f. Connect NCD to outside programs: incentivize the use of GOB, CRA, Historic Thematic Preservation by residents through bonuses
  
4. Discussion Items – Accessory Dwelling Units (ADU): Majority NOT in favor (Vote 9 No / 5 Yes)
  - a. Supporting Comments
    - i. Grove has always had them
    - ii. Provides opportunity for more residents to remain
    - iii. Increase of residents is increase in our “voice” through more votes
    - iv. Would like the option to provide for extended family
  - b. Opposing Comments
    - i. Investors would take advantage, not the residents
    - ii. More vehicles parking on the street
    - iii. Would only be an option to rent and therefore not improving homeownership
  
5. Discussion Item – Design Guidelines: Majority in favor (no one formally opposed)
  - a. Bahamian architectural style in West Grove is important on certain streets
  - b. Should consider other contributing styles of arch (Georgian, etc) that was built by original residents
  - c. Important to establish the requirement to comply with a stand-alone design guideline in this NCD “re-write” but can take time to develop it properly
  - d. General consensus is to expand beyond Charles Ave – location to be determined
  
6. Discussion Item – Intent Language
  - a. Currently draft of Coconut Grove NCD has the following:
    - i. Overall Coconut Grove intent language
    - ii. NCD-2 specific intent Language
    - iii. NCD-3 specific intent Language
    - iv. NCD-3 Design Guidelines
    - v. NCD-3 provisions for ADU
  - b. Intent language becomes critical for “gray area” issues
  - c. Important for all the residents to read the original intent and proposed intent language
  
7. Discussion Item – Floor to Lot Area (FLR)
  - a. Coconut Grove in the past, properties would build approximately 35% of the lot’s area in building area

- b. Current code allows approximately 80% of the lot's area to be built with restrictions coming from setbacks which is what we see today being built
- c. Proposed NCD revision considering 50% for FLR for T3-R/T3-O (Single family properties)
- d. Village Council is encouraging City to reduce further, to use FLR like Coral Gables

8. Key Dates

- a. May 25 – Final draft of staff's recommendation to be issued
- b. June 20 – PZAB hearing to approve revised language, 6:30 PM
- c. Sept 27 – City Commission, Planning and Zoning, 9:00 AM
- d. Language can be refined between June 20 and Sept 27 meetings

9. Next Steps – Help distribute information, feedback for what majority wants for their community.

**West Grove - NCD 2  
Survey Questions**

**1. Discussion Items – Accessory Dwelling Units (ADU) aka “Granny flats”:**

- a. Supporting Comments
  - i. Grove has always had them
  - ii. Provides opportunity for more residents to remain
  - iii. Increase of residents is increase in our “voice” through more votes
  - iv. Would like the option to provide for extended family
- b. Opposing Comments
  - i. Investors would take advantage, not the residents
  - ii. More vehicles parking on the street
  - iii. Would only be an option to rent and therefore not improving homeownership

Your Vote: Yes / No

Comments: \_\_\_\_\_

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**2. Discussion Item – Design Guidelines – Currently only on Charles St**

Should this be expanded to more streets or entire NCD2 area?

Your Vote: Expand Yes / No

Comments: \_\_\_\_\_

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**3. Discussion Item – Floor to Lot Ratio (FLR)**

Should size of new homes be reduced in relation to what is being built now?

Your Vote: Reduce Size Yes / No

Comments: \_\_\_\_\_

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