

Sponsored by: Marcelo Fernandes

Coconut Grove Village Council

Miami, Florida

A RESOLUTION OF THE COCONUT GROVE VILLAGE COUNCIL APPROVING THE RECOMMENDED CHANGES TO THE NCD ZONING LEGISLATION PRESENTED BY THE HOUSING & ZONING COMMITTEE.

WHEREAS, the Coconut Grove Village Council wishes to propose changes to the NCD zoning overlay regulations currently being revised by the City of Miami.

WHEREAS, the Coconut Grove Village Council wishes to give its opinion and represent what it believes would be in the best interest of the community regarding future responsible and sustainable development within the village of Coconut Grove. These recommended changes have been discussed and are supported by a large majority of residents and shareholders of Coconut Grove.

NOW, THEREFORE, BE IT RESOLVED BY THE COCONUT GROVE VILLAGE COUNCIL, THAT:

Section 1. That the foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. The main change to the structure of the current NCD document shall include an internal separation of the original NCD3 and NCD2 areas and regulations. The document consists of one NCD overlay but creates a new sub-section that specifically addresses the original NCD2 area, now being referred to Village West Island District.

Section 3. The Village Council proposes the following changes:

1. Intent Language shall be changed to the following:

2.1 PURPOSE AND INTENT - NCD 2 & 3 Overlay

Coconut Grove, one of Miami’s first communities, is recognized for its lush, heavily landscaped, natural green areas, public open space, recreational opportunities, proximity to Biscayne Bay, waterfront views, geologic features, vibrant business district services, historic resources, and diverse property sizes.

Coconut Grove Neighborhood Conservation District preserves the neighborhood character, unique to the area, by including specific regulations to protect the heavily landscaped character. The regulations ensure the preservation of green spaces and further expansion of tree canopy throughout the area. The conservation district encourages the preservation of existing structures and guides new development to protect the scale, character, and architectural variety within the established neighborhoods of Coconut Grove.

The Intent of Coconut Grove Conservation District is to:

1. Protect, preserve and enhance the historic built and natural neighborhood character, unique to the Coconut Grove area. That character includes the existing natural and built environment of any affected neighborhood as measured by existing natural features, tree canopy, foliage, plant material and landscaping as well as historic characteristics of the built environment.
 2. Protect, preserve and enhance the tree canopy and heavily landscaped character of any affected neighborhood.
 3. Protect, preserve and enhance public and private green spaces and further the expansion of tree canopy throughout the neighborhoods of Coconut Grove.
 4. Protect and preserve the historic scale and massing and architectural variety within the unique single-family neighborhoods of Coconut Grove. This includes guiding new development to protect scale, character, and architectural variety within those neighborhoods.
2. Building size – Maximum FLR for the respective areas of a lot:
- | | |
|--------------------------|-----|
| 1 st 5,000 SF | 48% |
| 2 nd 5,000 SF | 35% |
| Remaining area | 30% |
- No additional bonus to be given to increase maximum building areas.
3. Addition and/or clarification of the following definitions:
 - a. Lot coverage - to be clear what is included in the calculation
 - b. Green Space
 - c. Floor Lot Ratio
 4. Green Space requirement to be 35% as “bonus” for one story structures.
 5. Any warrant, waiver or variance to be only granted if results in a benefit for the community. Not to be considered for the sole benefit of the applicant.
 6. Specimen native trees are a requirement – one for every 25’ of frontage.
 7. Demolition requires a **Warrant** - not a waiver. Tree survey must be submitted that is certified by a licensed arborist. No tree removal permits shall be issued without a site plan indicating the proposed new structures.
 8. The Diagram 1 map proposed shall be further detailed to confirm the minimum allowed lot sizes for future lot splitting specific to each neighborhood block.

9. ADU's only allowed on lots 10,000 Sf or greater with additional on-site parking required, side setbacks to match main building. ADUs to be allowed on any site designed historical, regardless of size.
10. Building heights of flat roofs reduced to 22 feet maximum. Sloped roofs to be 22' maximum to the eave.
11. Roof enclosures or roof top patios in T3 Zones shall only be allowed on buildings with lot sizes 10,000 SF or greater.
12. Artificial Turf and Landscaping shall be prohibited from the First Layer and shall not count towards Green Space.
13. No second story shall be allowed as a permitted encroachment on the front setback.
14. Article 3 – The Public Benefits Program shall not be allowed in NCD-3 overlay areas.

Section 4. For the areas identified as the NCD-2 Village West Island District, the Village Council proposes the following changes:

1. NCD-2 Intent Language shall be changed to the following:

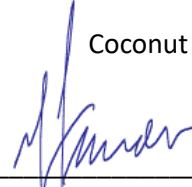
Village West Island District reflects the historic legacy of the African-American community's unique Caribbean and Bahamian character and heritage. The Village West Island boundaries shall include all sites located in the NCD-2 district boundaries. All properties in this district shall maintain the character of the existing neighborhood through sensible development, complementing historic resources including: the Mariah Brown House, home of the first Bahamian settler; the Historic Black Cemetery; the E.W.F. Stirrup House, home of the first black doctor; historical churches, and several others. The Coconut Grove NCD protects the history of the Village West Island District by promoting its revitalization and restoration of gateways, gathering places, and activities representative of its historic culture and heritage. This protection is vital to help preserve the characters, residents and legacy of the founding families that still reside within this district.

2. Increase in density granted for housing affordability in T3 zones only applies to NCD-2 only.
3. Allow ADU's on lots of any size and not require owners to reside on site.
4. No additional parking required for ADU's.
5. Definition of Mixed Use Cultural District moved to this section.
6. The special district area increased from only Charles Ave to include all the Village West Island District.
7. Village West architectural design guidelines are to be included into the NCD document

Section 5. That this Resolution shall be in force and take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Coconut Grove Village Council, this 30th day of April, 2018.

Coconut Grove Village Council



Marcelo Fernandes

Chairman, Coconut Grove Village Council

Voted and Approved as Follows:

Marcelo Fernandes	Yes
Linda Williams	Yes
Johanna Brown	Yes
S. Larissa Ozols	Yes*
Rachael Cardello	Yes**
Thaddeus Scott	Yes
Steve Dloogoff	Yes
Hank Sanchez-Resnick	Yes
Courtney Omega	Yes

'*' Item #8 - Request made to add a minimum lot size of 10,000 SF in areas proposed for 7,500 SF.

'**' Item 14 - Request made to include Article 3 items regarding affordable housing