



## Cocoanut Grove Village Council

### Monthly Meeting Minutes

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

3500 Pan American Drive  
Miami, FL 33133

[www.coconutgrovec.org](http://www.coconutgrovec.org)

**NEW!**  
**NEXT MEETING DATE:**  
**Monday 6/18/18**

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Friday, May 18, 2018

6:30 PM

Miami City Hall

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1. Call to Order
2. Roll Call
  - a. Present
    - i. Marcelo Fernandes, Chairman
    - ii. Linda Williams, Vice Chair
    - iii. S. Larissa Ozols, Secretary
    - iv. Rachel Cardello, Treasurer
    - v. Hank Sanchez-Resnik
    - vi. Courtney Omega DeLancy
    - vii. Steven Dloogoff
  - b. Quorum Present
3. Housekeeping
  - a. Approve previous month's Minutes – electronically approved
  - b. Opportunity for Members to add agenda items
4. Discussion Items

**Proposed changes to the NCD:** Council passed a resolution with input from different community groups in favor of the proposed NCD *with conditions*. The key to overlays success will be its enforcement. Council comments:

- Affordability of NCDs means T5/T6 transects will need bonuses
- Member commented that NCD-2 final version need language that accounts for and marries the pending and existing funding (CRA, CDBG funds, Opportunity zone (tax incentive for development, 10 yr designation) These pools of resources will give work force and affordable so young professionals have something to come back to they will come back home that is what will protect the people, long term residents will be able to live here again. NCD-2 will have clear design guidelines in place for future development of this neighborhood.
- Density is not up zoning and must not forget about home ownership. Hard to do since much of Village West is already land banked. On the flip side once development takes place the duplex T3Os can be converted to condos.
- Increased density is a bonus for affordable housing options for Coconut Grove. Less parking, more units will allow local vendors to have local workforces.

Resulting vision: vibrant core and reliance on transit.

Resolution Comments:

- Upon further research, Member Cardello took exception to the resolution regarding community benefit. It should remain so that LEED and cross walks will not be overlooked by developers.
- Upon further research, Member Ozols noted that language needs further work for lot splitting criteria – Mention of subdivision needs to be defined more accurate otherwise loopholes will remain.

Public addressed the fact that affordable housing units remain affordable with mechanisms like deed restrictions or covenants that run with the land. Also concerned about increase in density must also include improved infrastructures. (Paid for by impact fees already)

Public addressed concern for legislation regarding the imposition of historic designation and what that will mean to west grove home owners who cannot afford or comply with the restrictions that historic designation places.

- **Requested that this legislation item 33-74 – multiple property historic designation- be placed on the agenda for further discussion.** Proposed a home funding initiative that helps owners comply with rigorous historic guidelines. Little Havana did it with a clear process.

#### **Items of concern for historic property owners**

- Pool Insurance – wood homes are uninsurable
- Taxation – alleviate tax burden of historically designated homes
- Rental rates will rise because property is now up to code
- Are there incentives to opt in as a group?

Public commented that historic properties taking advantage of density credit transfer is applied. Typically that is for TDDs and TDRs and feasibility of how they apply to SFR is more problematic than discussed tonight.

**OMNI CRA annexation of Coconut Grove:** City passed resolution now waiting for County to place on its agenda to secure funding. Coconut Grove perceived as affluent and other County commissioners may feel it is unnecessary; educate them now. **Have residents, recipients of CRA funds contact them and even staff and commissioners Audrey Edmonson, Xavier Suarez, Daniella Cava and Barbara Jordan) with personalized letters – not form letters.**

On 5/18 Tax increment finance committee asked why not a separate CRA for Grove? Staffing another CRA; another board to create and then have commissioners be a part of and meet separately from CRA board; tax increment start date would be too far in the future- a decade before money would start to show in the Grove.

#### **Compelling arguments to annex the Grove:**

- 13M taken out of the Trust fund to do remediation (for no taxable value – ever) for the Perez Art Museum project
- 50M taken out of trust fund to service debt for tunnel ( this property will never be on the tax rolls and will never have the opportunity “reimburse” trust)

- The Grove will benefit from CRA funds day 1. Existing resources will be reinvested back into the Grove and its properties that are on the tax rolls and will provide revenue to the trust. 1 -2 M allocated to preserve affordable housing stock is vital to this community.
- Boundary W of US1 expansion area with County surplus land that can be placed back on the tax roll as mixed use area.

**Staff:** Social Services Committee (meeting where getting on the consent agenda happens) **June 4, 1<sup>st</sup> Tuesday 9AM at County City Hall**

Audrey Edmonson, Xavier Suarez, Daniella Cava and Barbara Jordan, Jose Martinez, Thelma Gibson, Community Liaison; Cynthia Seymour part of the staff attending these meetings.

**Message:** Existing housing stock is a major goal of the CRA and I'd be a beneficiary of this program. In preserving this existing stock, affordable housing is not diminished. I pay my property taxes which in turn will benefit the CRA. The CRA is reinvesting in the community to improve the quality of life for West Grove residents. Articulate that I am beneficiary of this annexation.

Group of leaders, home owners, churches and Village Council need to remind CRA board they are investing in taxable property. And this same board voted two times before to invest millions for improvements to non-taxable properties. The grove has both public benefit and property on tax rolls that CRA will benefit from tax-roll income. 191M slum and blight property in OMNI CRA can reimburse individual property owners to preserve existing property. Thus maintaining a historical "critical mass"

**Potential project ideas:**

- Thomas Ave street scape improvements and home preservations
- Affordable housing stock renovation...Shot gun homes moved & clustered to better preserve the historic character of what remains of the village.
- Churches are significant land owners. Engage them since land is 20% of cost of redevelopment. Churches can partner with CRA with an opportunity to do affordable housing right there in their own community.
- Infrastructure projects

**Citizen Representatives for West Grove:**

- Dozen studies to revitalize rejuvenate and renew but no funding source!
- Need an advisory board for the Gove so CRA members can body to read, prepare and recommend items for CRA board to act on. "Help them help you"
- A redevelopment plan needs to be in place with concrete projects that show CRA Grove has researched and is ready to move. Prioritize projects.
- Leadership in place needs to articulate to the CRA this is what the Grove wants. Needs to know what CRA is and does.
- Advisory boards can't self-select. They are appointed.

**BID Meeting summary:** Co-hosted with Grove 2030, 5 VC members present. Director encourages community attendance to all BID meetings; BID is for Grove core and business owners/ leaders. Urges residents, groups and businesses to align priorities and focus budget toward 2 or 3 projects that are in the Master Plan.

**Police Commander Commendation:** Member Williams, obo member Scott placed on record that Commander Butler is engaging with the community and doing an outstanding job. Less crime, 41% last month, coffee with a cop hosted by Ms. Mills well attended and positive for community, heard negative complaints and they are unfounded.

5. Unfinished Business: Follow up on Colzie Co-name. on-going, nothing to report.
6. Announcements: Most Council meetings have been moved to Monday to encourage attendance. Working with city towards getting live streamed on City's network TV.
7. Adjournment approx. 8:25PM