



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.coconutgrovevc.org

NEW!
NEXT MEETING DATE:
Monday 7/16/18

Monday, June 18, 2018

6:30 PM

Miami City Hall

1. Call to Order, Pledge of Allegiance
2. Roll Call - Quorum
 - a. Marcelo Fernandes, Chairman
 - b. Linda Williams, Vice Chair
 - c. S. Larissa Ozols, Secretary
 - d. Rachel Cardello, Treasurer
 - e. Thaddeus Scott, Sergeant at Arms
 - f. Johannah Brown
 - g. Courtney Omega DeLancy
 - h. Steven Dloogoff
3. House Keeping
 - a. Approve previous month's Minutes – electronically approved
 - b. Opportunity for Members to add agenda items
 - i. Scooters in Coconut Grove
4. Discussion Items
 - a. Res. 33-74 Multiple Property Historic Designation
 - i. Issues: property rights, grants available to homeowners, code has an appeal process to opt out/be excluded from historic designation. Discussion item summarized below.
 - b. Planning, Zoning and Appeals Board Meeting • June 20, 2018 • Meeting to vote on File ID #3730, proposed NCD changes. Council proffered a revised resolution in light of latest draft from PZAB. Discussion of revised items:
 - i. Roof slope and height restriction change.
 - ii. ADU parking requirements in West Grove.
 - iii. Affordability of available housing not sufficiently addressed. Address overdevelopment and market forces in NCD or other legislation to preserve West Grove.
 - iv. Public comments by several speakers in support of the NCD called for the need for Council to show a unified voice of Grovites and consensus to PZAB and the commission; consider lot splitting in the dialogue at hearings; address the possibility of graduated FLR with larger lots; property rights are also for home owners not only development community because their property values will decrease once smaller scale homes and green space gives way to larger homes which, at

- critical mass, change character of the community.
 - v. Public Comment disagreed with the change in FLR because it limits building on smaller lots. Chair explained the .5 FLR can actual yield structure that is over 50% of lot because the FLR ratio excludes things like carports, outdoor spaces not covered by roof, etc.
 - vi. Public Comment expressed ADUs in West Grove would still not be an affordable option for the community if on open market.
 - c. Miami 21 Review & Enhancement Group meeting • June 1, 2018 • Recap of meeting for electronic plans reviews.
 - i. New plans review process electronic plan review. Beta testing available; City encourages participants to help be involved. Interested stakeholders can sign up to be part of this process.
 - d. Transportation Committee Report – Deferred
 - e. Culture Retail Parks Committee: tree canopy health
 - i. Permit posted to remove 50-year-old tree in front of Taurus. Community took exception and pushed back. History for this tree involves arborist reports from 2014 and 2015. After Irma, the tree's integrity was called into question. Approved due to public safety, take the tree down, and replant. Replanting reinvigorates the tree canopy.
 - ii. Adopt a tree program encourages this replenishing of the canopy. Homestead and Amelia Ernheart Park host two events for tree give away. Do our part to grow the canopy, adopt a tree. 2 per homeowner.
 - iii. Hurricane season means we think of pruning trees. Should be pruned regularly not just hurricane season. Canopy maintenance is regular and on-going.
 - f. Culture Retail Parks Committee: Coconut Grove Playhouse
 - i. Final stages of design UDRB to fully approve. Next steps PZAB. Final step HEP board. Some issues with county is appealing with the city put forth sept 7 going to court. Goal is to have Construction bid packet by year end. Important for the Council to have a copy of this packet as it would likely be the last opportunity to influence the design of playhouse. Expect in July.
5. Motions/Resolutions
- a. Motion to Amend NCD Resolution. Passed 7-1.
 - b. Motion to pass Resolution to Support restoration efforts of the Friends of the Commodore Trail. Passed unanimously.
 - c. Motion to proffer and vote on a resolution regarding Res. 33-74 Multiple Property Historic Designation in advance of the next meeting using defined voting mechanism available to Council. Passed unanimously.
6. Unfinished Business: Follow up on Colzie Co-name. Committee still in contact with commissioner's office. Action pending NCD legislation.
7. Announcements:
- a. Reminder that most Friday Council meetings have been moved to a Monday slot to encourage attendance.
 - b. Coconut Grove trolley route is revised and is in both directions, not a loop.
 - i. Trolley – effective July 1, maps will be published access by social media, signage to be installed, trolley app will be updated. VC website will add link.
 - c. Freebee has expanded its pick up range and hours of operation. VC website to link.
 - d. Commissioner Russel's office reports that legislation related to ancillary modes of transportation is forthcoming (Lime bikes, scooters, etc.).
8. Adjournment approx. 8:05PM

**Res. 33-74 Multiple Property Historic Designation Discussion:
Guest Speaker, Commissioner Ken Russell – applicant for this designation**

History behind multiple home designation started with the intent to preserve historic structures, protect preserve structures, culture and people. It is one prong in fork for affordable housing, job opportunities. It aims to protect structures that tell the stories of people of Coconut Grove.

The first attempt was to designate the neighborhood as historical. Study showed there was not the critical mass of structures (per definition as in code “contributing : non-contributing”) to make the whole neighborhood as historic.

New method: thematic designation – hybrid of single home and district designation

Each structure stands on its own. There are about 51 homes in Village West; 12 of which are homesteaded. Prior to going to HEP Board to make a positive recommendation, City Commission will have discussion item about where the designation process stands since City is the applicant. –
Once that is passed, then individuals can appeal final decision. Since cost of appeal was a concern, costs of appeals would be free to those that are homesteaded and fall into a certain category.

HEPB to hear all appeals independently. Home does not fall in designation then will grant or deny appeal. 51 are recognized as potentially historic and not all will likely make it.

Commissioner Russel encourages Council to make a resolution because Council opinion is important to City should be important to HEPB and this community.

Q&A

Q: City state county taxes, cap to increase of assessment for 10 years if historically designated so there is a benefit. If owner wishes to renovate or expand the building code tends to “fight” HEPB rules/requirements. Could there be a joint agreement within the city (HEPB and building dept.) so that upgrades are safe but not fully in compliance with current codes?

A: Given the nature of these structures it would be almost impossible to bring them fully to code and remain authentically historic.

As a protected class, these structures when applying for permits to upgrade can bypass certain code elements. Historic or not it is hard to get these structures up to code. Life safety issues must be observed.

Historic preservation office and Building department must have a better understanding of what the benefits and restrictions are

Q: Insuring these structures is difficult. Can there be a way to form a consortium which insures the land (vs. land and structure) to lower the insurance risk.

Funding and grants protected class get special consideration. Would like to get insurability in there as well.

Q: Comments from public meetings on designation for Village West only revealed that residents felt pin pointed by just limiting to just Village West. Is there a way to go beyond and have other criteria available to other Coconut Grove structures so Village West is not singled out?

A: While this legislation is limited to only Village West there are opportunities for other thematic designation concepts, architectural styles or construction elements like oolite limestone. We can open up other parts of the Grove to historic designation opportunities.

Not only about preserving wood frame vernacular. Specific story goes with this designation. Those from Bahamian southern those that helped build Miami.

Historic preservation office is open to other thematic categories.

Department of preservation makes the recommendation and HEP Board decides from specific criteria on books.

Q: What is the process for those that want to opt out?

State and national levels there is not a legal opt in opt out.

Once designation in place there is the appeal process that must take place.

Q: Can public explain tier case at HEPB level so not to be designated in the first place?

A: HEPB will take comments into consideration and still make determination from historic preservation framework. Property rights argument does not fall into that framework.

Cities can designate properties as historic, culturally historic.

HEPB can say, for example, criteria used by preservation board is incorrect and can disqualify structures on that basis.

Q: What if there are owners who want to opt in that were not designated? Is there a criteria list available?

A: If an owner feels their structure is contributing the preservation office will weigh it for its merits. Specific unique designation, story and structure is what we are saving.

There is funding available and Commissioner will propose as many type of funding available. For example, rebuilding together and use of bond money for the so preservation does not fall all on the shoulders of owners of designated homes don't have to go through complicated funding process associated with state and federal grants. Less red tape, fewer strings attached.

Q: When did Coral Gables adopt the thematic designation in their city?

A: Can find out.

Q: What if it does not pass?

A: Last chance to save history of Coconut Grove

Historic preservation is not a tool to stifle development. It is a mechanism on the merits of preservation to save the last few historic homes