



Cocoanut Grove Village Council

3500 Pan American Drive
Miami, FL 33133

www.coconutgrovevc.org

Monthly Meeting Minutes

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

September 21, 2018

6:30 PM

Miami City Hall

1. Call to Order
2. Roll Call, Quorum, full Council after roll call
3. Pledge of Allegiance
4. House Keeping
 - a. Approve previous month's Minutes- Approved
 - b. Opportunity for any changes in Agenda Items – Deferred all new business until October.
5. Announcements:
 - a. Agenda handouts online.
 - b. **Ambassador program** to involve public and unite Grove organizations under cohesive network. Organizations have the opportunity to come together, have all facets represented and Grove issues be heard with a stronger unified voice. Also a networking opportunity for neighbors to get together and share common issues. Ambassadors were announced and acknowledged. Functions as a town hall for leaders to get direct input in one place at one time.
 - c. **"Walk to school Day"** at Coconut Grove Elementary, October 10, 2018. George Washington Carver, Frances S. Tucker Elementary, and St. Alban's Day Care will also participate.
 - d. **Grove Gala**, October 26, 2018, is the Council's first major fundraising effort. Tickets are available on coconutgroveVC.org website and all ticket proceeds will go to four nonprofit organizations that help preserve Grove residents and environment. Recipients gave brief presentations of their organizations and who they serve.
6. Public Comments
 - a. Comm. Ken Russell urged public to attend the upcoming final budget hearing and highlighted budget items he supports. Looks forward to the October 29 town hall with full city staff available to answer any questions.
 - b. R. Martin requested the Council address the law suit related to the contamination that the "old Smokey" incinerator caused.

- c. K. Parks addressed the Day Avenue redevelopment and inequitable leasing agreements. Chair Fernandes committed to investigating the agreement that was made between the City and developers and seeing how the City will enforce the covenant. All recognize that it is critical to follow through with the covenant and enforce what is in the books.
- d. Stirrup Bed and Breakfast and its complementary project the "Breakfast Club" development presentation. Requests a zoning change from T3 to T4 as the development presented is compatible with form and scale. Proposed development seeks structures no greater than 34', despite the T4 which has greater height permitted. T4 needed because of the commercial use of the site. Protection of 400 year old oak is part of the project goals. Main entry on Charles Avenue has residents concerned about additional traffic. Architectural style will have Bahamian style overlay inspired by Key West "open" style elements. Massing broken up with a courtyard entrance with features to secure the site at night. Fruit tree plantings are part of the development. HEPB and UDRB have approved the existing house to be used as a breakfast club.
- What is the benefit to the community?
 - Will there be job programs? Engage Thelma Gibson to proposed hospitality internships and have a formal commitment by the Developers to train local residents
 - Traffic Studies: Shared parking with playhouse garage planned. 70 onsite parking spaces at basement level are planned.
 - Risk of destroying residential neighborhood "encroachment" domino effect must be prevented. This project is re-zoned based on its own merits not that of the abutting properties.
 - Resident remarked the plans show too much massing on Williams.
 - Council remarked if there can be a provision in place so that Charles Ave. does not become a constant driveway for this project. Maybe a blocked drive so there is no cut through traffic between Main and Douglas? Or a one way street configuration to act as a buffer to encroachment of future businesses.
 - Council asked how many rooms are planned. 60 units are planned
 - Resident and owner, G. Simpson gave his opinion on this development any why he chose to partner with current developers.
 - Council asked what the benefits to Gove residents are in maintaining economic vitality and minimizing displacement of residents.
 - Resident brought up that the Main Ave. end of Charles Ave. has a current zoning that abruptly jumps from high use to single family. The upzoning required for this project actually solves that problem by creating a buffer and is how proper zoning/planning should transition per Miami 21.
 - Resident commented that the corridor itself is designated historic and development needs input from residents and community partners. Must have a precedence in place so up zoning in area does not start a domino effect. In the past, rezoning left a 1' strip zoned single family residential to buffer the encroachment (up zoning) upon other single family residential parcels in the neighborhood.
 - Resident questioned developer representative about massing of multiple lots and dimensions.
 - Resident questioned which was better moderate T4 up zoning or T3 two-story new construction. Added the importance of planning what zoning for the area

should be, if not further gentrification.

- Speaker reminded public and Council that Charles Avenue was designated historic because of its historic importance as Evangeline Street. Pre Grand Avenue Evangeline Street was the center commercial district with rooming houses. The street turned residential in the 1930s (gentrified). Corridor is historic and with no plan. Capital Improvement & Master Plan for Charles Avenue needs to be in place.
- Charles Ave. reconstruction in design phase. Now is the time to insist on changes. More details: <http://maps.miamigov.com/cip/Report.html?1549610>
- Resident commented on the value of single family zoning. 19' (restaurant and hotel) instead of 25' (SFH). Where now there is an empty lot, there is Ransom expansion + playhouse + hotel + restaurants... Where does it end?
- Resident and Grove Gardens manager stressed the Hotel will bring jobs to community members. Since 2004 his goal has been to employ west grove residents and that will continue.
- Speaker commented that city must develop a Master Plan to keep traffic off Charles Ave. and surrounding neighborhood streets.
- VC will consider development and publish recommendations.

7. Discussion Items

a. NCD – Proposed changes

- Since last PZAB hearing there have been changes. Read them and if requesting changes, be specific when addressing
- Encourage people to look at links to latest changes for NCD. Living document
- Encourage people to stay on top encourage to be specific on your requests. We can't do anything with we don't like "it" not specific
- We are open to emails and phone if you don't understand; contact Council, that is what we are here for.
- If you do contact us or have suggestions, give positive feedback on exact examples what you like and don't like about NCD.
- Resident commented that NCD changes that are to be present to commission are the implementation of a plan. What is the plan? That is the real key to success of the NCD. Without a plan, NCD less likely to succeed.

8. Unfinished Business

a. Playhouse, State intervention update

- 9/12/18 bidding and construction is next on the timeline. There is no slowing process down despite the State's position. County maintains the 2022 milestone is the obligation they must adhere to. The 9/6 court case was re-scheduled.
- County requested waivers, including reduced green space, passed 5 to 3 but required super majority and will be reheard.

b. Colzie Corner, co-naming update

- Conversations with the City are encouraging and plaque is a reasonable request.

9. New Business

a. Amendment to By-Laws - deferred

b. Abandoned properties/Demolition by neglect - deferred

10. Adjournment 8:14PM