

# 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  
Steven Dloogoff  
Sacha DuBearn  
Courtney Omega  
Hank Sanchez-Resnik

*Miami City Hall  
3500 Pan American Drive  
Miami, FL 33133*

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**Friday December 14, 2018**

**6:30 PM**

***www.cocoanutgrovevc.org***

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1. Call to Order
2. Roll Call – quorum – Hank Sanchez-Resnik not present
3. Pledge of Allegiance
4. House Keeping
  - a. November minutes approved.
5. Announcements
  - a. Charlies Woods clean up December 15, 2018
  - b. All Grove Holiday Gathering HOATA – December 20, 2018
  - c. The Underline study open to public.
  - d. Coconut Grove Elementary held mock elections were held as part of Career Day.
  - e. Meeting schedule for next year includes quarterly town hall meetings with City staff present to address questions and concerns of residents. The Ambassador program plays a role for community groups to voice their opinions and topics at Council Meetings. Proxys from these groups were discussed as a way to fully represent will of Grove residents to city officials. Publishing links to facilitate community members who seek Grove-related developments, ordinances, and construction was discussed.
6. Discussion Items
  - a. NCD – Proposed changes – working document. Proposed document has changed since PZAB. Chair solicited public to find 5 specific items to keep neighborhoods preserved so NCD, especially NCD 2 can move forward and commission can consider most important public concerns specific to planning and zoning. Current and proposed differences were summarized and available to community. Additional comments from Council:
    - Buyers in West Grove should be aware they are buying in an NCD
    - Enforcement is key to the success of the NCD. Perhaps an ad-valorem on all permits in NCD would fund an additional position in the city to enforce the NCD code.
    - Grand Avenue many zoning exceptions (ie: MUSP) will be permitted to be built.
    - Abundant Waivers and Warrants: will they continue to circumvent the intent of the proposed NCD?
    - Parking reductions as exceptions will still be allowed under proposed NCD.
    - Needs more interest from leadership to educate about the enforcement of the NCD. More reach out needed to inform more residents. How outreach is performed may be the key to resident better understanding the proposed NCD.

- b. Resolutions:
    - Grove 2030 Resiliency Report: deferred
    - A resolution of the Coconut Grove Village Council on the Charles Avenue Grove Inn. – MOTION PASSED
    - A resolution of the Coconut Grove Village Council supporting the City of Miami Plan to Rebuild and Reconfigure Charles Avenue MOTION PASSED
7. Unfinished Business
- a. Playhouse update: Knight Foundation awarded 2M for playhouse construction, County won appeal to overturn City ruling, 2019 bidding for construction of playhouse anticipated.
    - Public Comment: Coconut Grove playhouse is an ideal venue to bring people together and draw youth to the arts. Near West theater in Cleveland, Ohio is a great example of theater outreach to youth in the neighborhood.  
<https://www.facebook.com/NearWestTheatre/>.
  - b. Cozie Corner: co-naming application is in process. Applicant had questions regarding the application details and process. Council offered to provide specifics at a later date.
  - c. Trolley Routes: Routes and time and communication barrier were reported on. Will discuss January 14– 6-month findings report. Discussed other free transportation alternatives.
  - d. Scooter pilot program: deferred.
8. Adjournment 8:55PM

## **Summary of Public Comments regarding the proposed NCD legislation for Coconut Grove.**

- Public Comment NC2: need parking and bedrooms; micro units won't work.
- Public Comment NCD2: need West Coconut Grove Community Redevelopment Board; made up of long-term stakeholders to take charge of our future in west Grove. NCD give way to interpretation that benefits developer interests (Chair requested the intent and composition of the board resident suggested; member suggested that resident lead the Board he suggested).
- Public Comment NCD2: need more outreach. Residents need a full understanding of NCD before it is passed. Also, remove HEPB oversight from NCD; consider more parking.
- Public Comment NCD2: Why more density only in the west Grove? Not enough outreach; more to understand before agree with proposed NCD. HEPB is still in the NCD 2 language today. 2000-3000SF lots do they have special setbacks? Inspectors have trouble enforcing the code.
- Public Comment NCD2: Two separate NCDs will deepen division. HEPB approval for new construction has not been revised in proposed language. Architectural review board for all of NCD2 not needed. Do not extend the Bahamian district. Special laws will make us live in the past, lower our property values and reduce our development options. No master zoning development plan for Coconut Grove has been done. That is what we need. Request that the Council not support these NCD revisions until language is clarified. (Chair reminded resident that NCD revisions came from the community- not the government).
- Public Comment NCD2/3: NCD is community based legislation, lots of meetings and residents were involved. West Grove asked for more restrictions and thus NCD2 was passed. Concern is for parking, because you are not wealthy does not mean you do not have a car. Parking waivers should not be granted just because affordable housing is part of the development. Design review board probably not the way to go, perhaps a review enforcement and planning department specialist will better ensure NCD requirements are met.
- Public Comment NCD2/3: Goal from original NCD was One Grove. Get on an email list and you'll know what is going on. NCD re-write is 3 years in the making.