

Sponsored by: Housing & Zoning Committee

Coconut Grove Village Council

Miami, Florida

A RESOLUTION OF THE COCONUT GROVE VILLAGE COUNCIL ON THE CHARLES AVE GROVE INN.

WHEREAS, the owner of the property is proposing a new development that will require up-zoning on Charles Ave that is designated as a historical street.

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 the Charles Ave Grove Inn.

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. That the Coconut Grove Village Council shall support the up-zoning for the construction and operation of the "Breakfast Club" located next to the Stirrup House which is also owned by the same owner. This is to support the guests and functions of the Stirrup house that has been restored by the same owner as a bed and breakfast.

Section 3. That the Coconut Grove Village Council shall support the up-zoning to build the proposed Grove Inn located adjacent to the Coconut Grove Playhouse site and will create a good buffer to the residential homes located immediately to the west.

Section 4. That the Coconut Grove Village Council shall support these two projects, as long as it is approved with conditions to avoid further commercial development to encroach into the residential homes on Charles Ave. Village Council suggests to include a condition on the approvals by the City of Miami Planning and Zoning department that any future requests to up zone residential property must also have ALL the same conditions as the subject property as listed below:

1. Any up-zone request to increase density above T-3R must be located adjacent to T-5 or greater with frontage on Charles Street.
2. Any up-zone request must include a complete renovation of a historically designated home on the site.

Section 5. That the Coconut Grove Village Council shall support this project, as long as the owner includes a commitment agreement, to be issued as a covenant running with the land, with the following conditions:

1. At least 20% of the full time, direct-hire employees to operate or maintain the facilities must be hired from local residents of the NCD-2 Village West section of Coconut Grove.

2. The Owner must create and maintain an apprenticeship and/or internship program offered to local residents on the NCD-2 Village West Section of Coconut Grove. To comply with this the Owner may choose to partner with local organizations currently operating in Coconut Grove Village West such as Miami-Dade Community College, Thelma Gibson Health Initiative, or any other educational programs or organizations.

Section 6. That the Coconut Grove Village Council shall support this project, as long as the architectural design maintains the character and style outlined in the Village West Design Guidelines and maintains a cross street access from Charles Avenue to Williams Avenue that is open to the public during daytime hours.

Section 7. 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 14th day of December, 2018.



Marcelo Fernandes
Chairman, Coconut Grove Village Council

I acknowledge the undersigned personally appeared before me and acknowledges that s/he executed the foregoing Resolution.



Secretary, Coconut Grove Village Council

SUBSCRIBED BEFORE ME THIS 14 DAY OF December, 2018