

# Cocoanut Grove Village Council

## 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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June 10, 2019

6:30 PM

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

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1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. House Keeping
  - a. Approve May minutes
  - b. Opportunity for Council to modify agenda
5. Announcements

Upcoming Meetings City of Miami City Hall, Chambers; 3500 Pan American Dr. Miami, FL 33133;
6. Public Comments
7. New Business
  - a. **Civic, Cultural Life, Parks, & Green Spaces Committee:** Kampong/FIU presentation on new center for tropical botany. Deferred. Won't be in front of PZAB before presentation is given to Village Council. Neighbors in opposition. International center for tropic botany. Public comments: Concern is once there is a toe-hold and when requesting a change of use there is an opportunity for the applicant to put in writing, a covenant, the intent and limits for expansion. FIU led effort, Kampong on sidelines. Do we want a university in Coconut Grove? Mix and match concepts to get the change of use.
  - b. **Housing and Zoning Committee:** 3601 Solona Road tree appeal. Chair reviewed the plans, met with applicant who showed good will in saving the majority of trees. Taking down one oak in back of property for septic. Decision is currently in zoning. Removed appeal. 8-1 motion to withdraw the appeal.
  - c. **Transportation and Mobility Committee:** Traffic and mobility in Coconut Grove (schools, traffic calming, bikeways, busing). Mobility in Coconut Grove Workshop in September. Grove 2030, UM representatives. The workshop engage community to look at opportunities and actions for mobility alternatives in the Grove.
8. Discussion Items
  - a. **Civic, Cultural Life, Parks, & Green Spaces Committee:** Yearly fundraiser/community grant.VC will not hold a community fundraiser of this magnitude in 2019. Suggested a more family-friendly venue.
  - b. **Housing and Zoning Committee:** Streamline City's waiver/warrant process and transparency to public records. This initiative is on-going with input from VC.
  - c. **Transportation and Mobility Committee:** Poinciana Avenue streetlight. County makes the determination based on traffic studies. FHWA Regulations warrant placement of a streetlight.
  - d. **Housing and Zoning Committee:** 3034 Grand Avenue reconstruction/tree removal. The tree

is not in good condition and reasonable to remove. It is in a planter outside of the right of way.

9. Unfinished Business

- a. **Civic, Cultural Life, Parks, & Green Spaces Committee:** Carrollton Boys School. The application is filed. VC has requested a methodology for the traffic study performed, the schedule of activities and staff comments from the City. Committee reported that site plans show a pool along coral bluff and visual access will be blocked. 2 homes on site will be demolished. The structure is 37.5', taller than surrounding structures in neighborhood. The proposed auditorium is 28'x71' both are 10' from property line. There are no proposed sidewalks, in other words, no pedestrian access. The driveway is wider than code permits. The traffic study methodology does not appear to be a sufficient comparison with existing area (ie: trip generator, model used, unnamed surrogate school, historical growth trend did not account for current construction in the area...). Height and massing of structures proposed make this an unattractive use. Also change of use should go through zoning with the "by exception" process and come with restrictions, not through HEPB. Reported that staff comments suggested using Kennedy park as green space for the school. Committee member disclosed the proximity of her home to the proposed school.

**Public Comments:** all spoke were opposed to the construction of a school in that location.

- b. **Civic, Cultural Life, Parks, & Green Spaces Committee: Playhouse** update. Mayor Suarez made a presentation explaining veto decision. Documents from Miami Parking Authority. Not one cent goes to playhouse restoration. County plan shows 3 buildings. Parking Garage- (city funds \$8M), façade restoration (city funds \$4.9M), 300 seat modern playhouse (county funds \$23M). County \$23M city \$29.8M capital contribution. City has 9M available therefore plan is unfunded by \$20.8M. Playhouse is state owned. Criteria for demolishing the historic, state owned structure is strict. No legal standing for demolition. The County would need to demonstrate economic hardship and demonstrate there is no feasible alternative other than demolition. City went to County with a compromise plan to get the project underway: construct the garage, and start restoration of the façade in order to construct playhouse by 2022 deadline. Current plan shows budget where City is major funder of plan but it is not fully funded. Mayor states first obligation of County is to restore in full grandeur. Potential city budget allocation if the county needs it. County indicated they will sue the City veto. Mayor Suarez sees the path forward: County and City make a compromise, get the COA from HEPB for garage and façade. Asks the VC for a resolution in support of this compromise. Section 7 of the original VC resolution stated support of the County plan being fully funded. Motion for the VC will withdraw the March 16, 2018 resolution. A new resolution will be proposed. (passed 8-0)

**Public comments:**

County misconstrued plan they presented. Requests VC resolution state that the entire building be preserved. / Need to preserve the physical artifacts use of the site, leaving out the commercial development aspect could enhance the community culture features of playhouse. Mayor addressed the decreased operational subsidy required to build commercial space and the operational revenue lost. / Maybe small retail spaces? Local small businesses? What about Village West, open the property up to neighborhood- take a 360 approach to the redevelopment? Open to larger theater if it could be done. / Not about the number of seats its about regional theater, a community space.

- c. **Civic, Cultural Life, Parks, & Green Spaces Committee:** Colzie Corner signage. Continuing.  
d. **Housing and Zoning Committee:** Mr. C warrant for signage exceeding 50' update. Chair met with zoning received plans. Once intended decision is posted then concerned parties can appeal.

Adjourned 8:57 pm