



Sponsored by: Culture, Retail and Parks Committee

Coconut Grove Village Council

Miami, Florida

A RESOLUTION OF THE COCONUT GROVE VILLAGE COUNCIL ON THE APPROPRIATENESS OF THE WOODBINE SCHOOL OF THE SACRED HEART LOCATED AT 2167 S BAYSHORE DRIVE AND 2180 TIGERTAIL AVENUE, LOCATED IN THE CITY OF MIAMI, COLLECTIVELY THE “PROPERTY”.

WHEREAS, the Coconut Grove Village Council is committed to protecting the “Intent” of the NCD-3 as described in Miami 21, Appendix A, A.3: Coconut Grove Neighborhood Conservation District NCD-3, 3.2 Intent.

WHEREAS, the Coconut Grove Village Council meeting dated April 29, 2019 included a presentation by representatives from the Carrollton School regarding the expansion of the Carrollton School at Villa Woodbine, (the “Project”) and public input.

WHEREAS, the Coconut Grove Village Council has reviewed the application submitted to the HEPB on May 21, 2019 requesting a Special Certificate of Appropriateness and Certificates of Approval for the properties located at 2167 S Bayshore Drive, 2190 Tigertail Avenue and 2180 Tigertail Avenue, (the Application”).

WHEREAS, items known as HEPB 1 – 6082: Development Impact to Significant Environmental Features; HEPB 2 – 6086: Demolition, restoration, alteration and new construction; and HEPB 3 – 6088: Waiver of Miami 21 Parking Standards for 21% reduction from 82 to 65 spaces; shall be presented to the HEPB.

WHEREAS, the Coconut Grove Village Council strives to represent community interests.

WHEREAS, the campus footprint, increased scale and changed usage of the project will impact the “heavily landscaped character of Coconut Grove’s residential areas”; “natural features such as the tree canopy”; “unique single-family neighborhood”; “naturally occurring vegetation and trees”; and “geological features” as described in the NCD-3 Intent.

WHEREAS, the project’s educational use, scale and massing is not compatible with the single-family residential neighborhood intended to be protected by Miami 21, Appendix A, A.3: Coconut Grove Neighborhood Conservation District, NCD-3, 3.6 Single Family Residential District.

WHEREAS, the project does not “encourage pedestrian activity, minimize curb cuts and driveways” as described in Miami 21, Appendix A, A.3: Coconut Grove Neighborhood Conservation District, NCD-3, 3.5 Coconut Grove Corridors.

WHEREAS, the traffic study provided as part of the Application limited the number of relevant intersections included in the study, used an unidentified “surrogate school” as a comparison, and did not discuss in its findings Coconut Grove’s background growth rate in sufficient detail.

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 not support the Applicant’s request for parking reductions associated with the Project.

Section 3. That the Coconut Grove Village Council shall not support the Applicant’s proposed location of a swimming pool within the Project that obscures the Silver Bluff from South Bayshore Drive, a Scenic Transportation Corridor as designated by City of Miami Resolution No. 76-955.

Section 4. That the Coconut Grove Village Council shall not support the Applicant’s request to remove twelve (12) Specimen Trees without further design studies demonstrating their attempt to integrate the Specimen Trees into the proposed Project.

Section 5. That the Coconut Grove Village Council shall oppose the Application, so long the Applicant continues with the Application as described in Section 2 through Section 7 of this Resolution. If the Applicant reconceptualizes the project, rendering the opposed positions described in Section 2 through Section 4 as no longer applicable, then Section 5 of this Resolution will be severed from this Resolution and Section 2 through Section 4 will remain passed and adopted by the Coconut Grove Village Council.

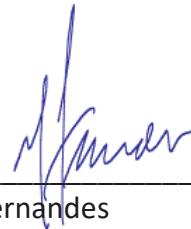
Section 6. That this Resolution shall be in force and take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Coconut Grove Village Council, this 29 day of August, 2019.

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



Larissa Ozols
Secretary, Coconut Grove Village Council



Marcelo Fernandes
Chairman, Coconut Grove Village Council