

Cocoanut Grove Village Council

MINUTES

Miami City Hall

*3500 Pan American Drive
Miami, FL 33133*



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

December 13, 2019

6:30 PM

www.cocoanutgrovevc.org

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. House Keeping
 - a. Approve November minutes – deferred
 - b. Opportunity for Council to modify agenda. Added NCD discussion.
5. Announcements
 - a. The Village Council has an Ambassador Program whereby residents can participate in VC actions by showing up to meetings as a stakeholder on issues concerning the Grove.
6. Discussion Items:
 - a. **Housing and Zoning Committee:** Oak Avenue construction noise waiver request. Denied
 - b. **Transportation and Mobility Committee:** South Coconut Grove Traffic Calming Meeting - Report
 - Resident of Bayshore Grove. spoke on Traffic Calming initiatives. Traffic calming study in our neighborhood took place during the holidays 1-hour meeting. Timing and duration seemed disingenuous. City and County comprehensive plans are left on the shelf in favor of fast-growth (16 buildings in 24 months). Over 30 links to plans at website www.bayshoreingrove.org.
 - Resident spoke on traffic calming solution. Proposed the additional presence of traffic officers to alleviate traffic by moving it along like in other big cities Rio -Paris- New York.
 - Resident spoke about a Charles Ave. traffic study. 43% cars exceed speed limit and need to calm traffic. If there is no money in the budget? Resident spoke on school peak hours getting all the attention of police and the speeders are not cited on side streets like Charles. Chair attended the meeting and Commissioner supports the renew study and has the money in the budget for construction.
 - Resident spoke on traffic. Coconut Grove is a corridor of several communities.
 - Resident spoke on city representation needing to be at VC meetings. Now is a good time with budget surplus and bond money. Suggest if there is a project in mind, like traffic calming, do it now while funding is there. Concurrence of the residents and 100% concurrence of property owners whose property abuts the traffic calming device. Organize walks and get street wide concurrence. Educate, buy-in and agree. Another topic is redevelopment of newer buildings. When you look at SF and number of residents and use, there is less traffic than the prior structures and their uses

- c. **Housing and Zoning Committee:** NCD 2 and NCD 3. Miami staff talking about revisions to *Miami 21* relooking at it. Zoning reassesses “master plan” in function of robust growth. NCD is part of that change and can be done more swiftly. Workshop by Grove 2030 to assess similar cities and a report will be issued. Revisiting NCD 2 NCD3 legislation.
- Chair offers to focus on small elements of the NCD language that is easy to revise. Prioritize them with the goal of bringing the legislation back to the commission developed with a consensus of stakeholders in the neighborhood. NCD ideal mechanism to tailor distinct neighborhood zoning.
 - Resident spoke on NCD and buildable footprint and greenspace ratio. Property owners, don't want their rights taken from them by more restrictive zoning. The larger picture will change the character of the Grove.
 - Vice chair spoke on enforcement of the current code. Without enforcement improvement to code concerns of residents' rights as well. The fast development changes neighborhood fabric and is out of context.
 - Member suggested the NCD revisions were too expansive and diluted the focus of what the NCD is meant to be.
 - Member asked what mechanism VC plans to use to revise NCD discussion, what is the involvement of VC? – Would it be brought to PZAB and commission de-novo. Agrees to split the NCD up in to parts. Categorize major elements classify, rank, discuss, get neighborhood concurrence.
 - Resident spoke on Charlie Cinnamon House running. Intent of the NCD not strong enough and ruling was based on codified guideline. Proposes to change the framework to close the loop on interpretation when faced with ambiguity – rules of construction with instructions to refer to the intent.
 - Resident spoke about a similar strategy for *Miami 21*. Its intent section has #1 goal to preserve neighborhoods. Definition of neighborhoods in *Miami 21* makes no mention of residents. *Miami 21* ambiguity go to the intent. => preservation of neighborhood. NCD and *Miami 21* definition for neighborhood needed and rules of construction a must.
 - Chair spoke about the possibility of each section in NCDs need an intent. Then get in the nuts and bolts of codified language.
 - Resident spoke about both NCD 2 and NCD 3 apply to properties in West Grove. More compliance officers responsible for enforcement of a code they understand is
 - Chair agrees a revision is needed. Suggests that the permit stage that is where compliance starts.
 - Chair proposed to break down small pieces of NCD into categories. Outline (i.e.: existing non-conforming structures existing shed) and prioritize.
 - Resident spoke on AirBnB taking over affordable housing options. That is something to address.
 - Member spoke about West grove resident being be wary of NCD so educating residents is key.
- d. **Civic, Cultural Life, Parks, & Green Spaces Committee** Carrolton / Villa Woodbine – Update HEPB discussed the scenic corridor and architectural elements. 4-4 vote resulted in denial.
- Resident: Bayshoreingrove.org Grove neighbors petition to deny school construction on single family site. 660 supporters to far. Few hundred comments. Invited all to read comments and visit site

Meeting adjourned at approximate 8:15PM