



Cocoanut Grove Village Council

Gary Hecht - Chair
Martin Zilber - Vice Chair
David Collins
Liliana Dones
Felice Dubin
Michelle Niemeyer
Lottie Person
Alyn Pruett
Susan Weintraub

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Cocoanut Grove Village Council August 21, 2007 Meeting Minutes

On August 21, 2007, a quorum of duly elected Village Council members met to discuss and decide issues relevant to the business of the corporation. Council Members Gary Hecht, Felice Dubin, David Collins, Lili Dones, Alyn Pruett, Lottie Person, and Michelle Niemeyer were present and voted. The following discussions took place, including the enactment of resolutions as described herein:

1. Issue of absenteeism. Gary concerned. Martin's second consecutive absence. Susan Weintraub has just entered law school. Policy of 100% attendance. She will not be able to attend one meeting a month. Also on the CIP, which meets the same time as we do the first Tuesday of every month. David commented we have had really good attendance. We should be rigorous to keep that up. Lottie thinks the CIP meets at City Hall except sometimes. By-laws require new application process if Susan can't stay on the Council.
2. Minutes deferred until next meeting.
3. Treasurer's report. Sent this afternoon. About \$22K. Paid Pullseye, \$200 to Shake-a-Leg, nameplate for Susie.
4. May be getting a gift from the Mayor's office.
5. Felice mentioned she believes we as a council should have some sort of Board insurance. Michelle will make calls.
6. Ron Nelson and Jihad Rashid have to leave in about 35 minutes.
7. Luis Martinez, Community Outreach Department of the State Attorney's Office. Investigator. He is like the NRO for Coconut Grove. Joni Hardiman attends Crime Watch every month. Provided packet of information to the Council and explained various programs for our community. They can do presentations about crime prevention.
8. Gary sent e-mail asking us to approve an endorsement of the Bimini Place project. It is conditional in the event there may be an RFP and we may see other options. The Coconut Grove Collaborative has responded with a competing resolution with no

9. condition, and feels that if there is a condition they will be better off with no resolution. Gary moved his resolution and Lottie seconded it. Jihad Rashid said one issue with Village West is lack of proactiveness over the years. What can we do with this project to make you support it without conditions? We are the home team, have Grove sensibilities, subscribe to quality of life standards, one of first proponents of the NCD. Mindful of those quality of life issues. Facing gentrification. People not acting in timely manner to help. Grand Avenue Streetscape, not just pretty, also got new sewage. Saw a disconnect between Village West and the rest of the Grove. Home team sponsored project. Not megadevelopers or carpetbaggers from the outside. Endorsed by the primary stakeholders. What about this doesn't meet your needs? If we don't support the home team we will be subject to megadevelopers and carpetbaggers. We are tribe of Grovites. Why leave the door open and wait and wait. Let's see a good project and get behind it and support our project against anyone else's. Trying to build momentum. Sue McConnell asked where Pinnacle is from. They are one of the few well respected developers in Miami that specializes in affordable and rental housing. Collaborative Board is broad based, Grove based. They are accountable here. Other Pinnacle projects. Building on 95 with Brito piece on it near 79th Street is theirs, good reputation. Unless we address this we open the door for someone else to come in. Felice commented Pinnacle met with her and Gary. Three of four partners. They suggested we put in "with conditions." They are 99% sure the County will put out an RFP and people will come forward. Felice loves the project, it's beautiful, magnificent job of drawing up a plan, support in the community. She has faith at the end the County will award it to them, but as the County will look at anyone else who looks forward, she wants that opportunity too. David Collins is undecided how he would vote on this tonight until he has heard other people. He cannot imagine how this project would be funded by the County without an RFP. They are asking for the right to develop on County property. Normally this would be referred to as an "unsolicited bid." They were invited by the District 2 office to do this. 2 other Village West organizations were invited as well. David asked if the use of County land will require an RFP. If so he will vote against this. Jihad said today the County met on it. Lili Dones confirmed this is the Collaborative's project they came up with. They are looking for the county to give the land to build on. We're not sure if the County would have to put out an RFP for leasing land to the project. Jihad said the County does not have to do an RFP but will probably decide to do one because it looks better. For affordable housing they can do the deal without an RFP. Lili asked if there was a way we could do this without the condition. Alyn said we don't in fact have a proposal in front of us on the table. The resolution is not clear about the project we like. That may not be the project that comes to the RFP stage. Alyn asked Ron Nelson if the Commissioner's office has given an endorsement. Jihad said they got the Village West endorsement. They have renderings, powerpoint presentation. 100 Units, 10 stories, 55+ housing. Phase II human services center (Village West Commons). Hibiscus Homes at Bimini Place 28 townhouses. Abe Kadushin, architect. Bank of America. Pinnacle Housing. They have continuing efforts of "product development" for the Village

West. David asked how long Jihad thinks it will take if they have an RFP. Jihad said Commissioner Jimenez wants to get RFP out right away. They want a community based organization. According to Felice, Lee Solomon of the County expressed concern that the Frankie Rolle Center would never pay rent, so whoever developed this would have to take this into consideration. Money is predicated on getting grant monies. Jihad says time is everything. Missed a round of tax credit subscriptions. Need to apply for tax credit. Gary withdrew motion. Michelle moved Resolution dated August 7, 2007 resolution with modifications, attached. David seconded. Felice wants to defer vote to televised meeting. Alyn concerned with resolution not specifying the project. Lottie concerned every time the Village West brings a resolution it seems to be a problem. She doesn't think this is fair that every time someone comes from Village West we have to ponder over and over and over. Lottie doesn't see "One Grove." Felice does not think it has anything to do with Village West. She made a promise herself she wants to be sure. Alyn opposed to calling vote for Michelle's resolution (marked up draft proposed by Michelle attached). Felice abstained. Vote was called and resolution passed unanimously.

10. Felice asked if she should continue dealing with the County. Agreed she will not. Asked Jihad to let us know when an RFP comes out. He let us know they will continue to want public input.
11. State Representative Carlos Lopez Cantera popped in. Some issues have come to his attention. Felice brought 27th Avenue improvements to him. He has set up a meeting with District Secretary of FDOT to discuss putting power lines underground. Antoinette Baldwin brought to his attention they need help with the King Mango Strut. Asked that we go to the City Commission and the Mayor. Property Taxes: he wasn't too pleased with what we passed. What he proposed was not accepted by the Senate. He will vote against the Constitutional Amendment. Super Homestead exemption to total of \$195K. People will be able to opt to keep their current homestead exemption or take the new one. It will be market assessed every year. Lili asked about portability. It is unconstitutional. City of Miami was taken out of the cut. Representative Lopez Cantera suggested a taxing district for underground power lines on 27th Avenue. Felice and Michelle will come up with a resolution.
12. Javier Betancourt attended the meeting. Mentioned the Gables looked at the underground power lines issue. Will get report for us.
13. Michael Spring will be at September meeting. September 4. Representative Lopez Cantera is on Playhouse Board. One of owners of Cefalo's claimed his partner bought the playhouse, according to Felice. She understands there is a plan to build townhouses in the back, underground parking, a three story mixed use building over the underground parking, and preserve the façade of the playhouse. Representative Lopez Cantera mentioned the reverter clause. At the last board meeting he pushed for a public meeting. Felice got a letter from the Secretary of State and spoke with Deborah Popul. Rep. Cantera met with new Secretary of State. Nothing can happen without cabinet approval. David thinks there will be a plan in September and it will involve a developer. He mentioned we need Shelly Spivak there.

14. Village West. Getting uplighting and kiosk retailing going. Goodwill ambassadors.
15. Gary was asked to present information about the Marcus Dixon Beautiful Mind award. Gary asked if the Village Council could make a contribution, possibly on an annual basis.
16. Felice asked Rep. Cantera for funding, he said he will submit again this year. Michelle mentioned she likes the idea of supporting education but is not comfortable about supporting this one fund without knowing more.
17. Waterfront Plan will be presented at next meeting in preparation for upcoming Commission consideration.
18. Notice from Gary. E-mail from Ye Little Wood. Historical Designation being appealed on September 27 or 28 at second commission meeting.
19. David thanked fern planting volunteers. Focus group with Dan Biederman on August 30. Considering making residents part of the BID by assessment. 3:00. BIC Office.
20. Miami 21 meeting is August 28 and September 4 or 5. On 28th Chamber networker at ChartHouse. Chamber got a good rate to see STOMP, with VIP tour and cocktail reception.

Dated: 9/4/07
Michelle M. Niemeyer, Secretary





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**COCONUT GROVE VILLAGE COUNCIL
AGENDA FOR AUGUST 21, 2007
Chamber of Commerce
Glass House on McFarlane
6:30PM to 9:00PM**

1. Call to Order.....Gary Hecht, Chair
2. Roll Call.....Councilwoman Niemeyer, Sec.
3. Minutes..... Councilwoman Niemeyer, Sec.
4. Treasurer's Report...Councilwoman Dubin, Treas.

OLD BUSINESS

5. RESOLUTION: 27th Avenue Utilities
Councilwoman Dubin
6. RESOLUTION: Bimini Place Project
Councilman Hecht
7. Playhouse UpdateCouncilman Zilber
8. Village West Committee Update.....Councilman Hecht

NEW BUSINESS

9. Council Committee for Children and the Family
Councilwoman Weintraub

10. **ANNOUNCEMENTS**

11. **ADJOURNMENT**

Notes:

Public Comments are held until the noted agenda item unless specifically authorized by the Chairman. Members of the public are requested to sign in at the meeting, noting the agenda item(s) they wish to address. Please limit comments to 2 minutes. Individuals and organizations desiring to make a community announcement, please inform the Chairman prior to the call to order of the meeting.

The agenda closes and becomes official at noon, FIVE DAYS PRIOR TO THE MEETING. The general public may request to place items on the agenda by written notice or to the Council Chairman by mail or email at www.CoconutGroveVillageCouncil.com



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RESOLUTION OF
THE COCOANUT GROVE VILLAGE COUNCIL

August 7, 2007

Bimini Place
Project

Regarding

the proposed

~~Resolution of the Cocoonut Grove Village Council supporting the Bimini Place @
Coconut Grove Village West a mixed use development proposal at 3750 South
Dixie by Coconut Grove Collaborative & Pinnacle Housing Group, as presented~~

WHEREAS: The ~~Village West~~ ^{historical "Colored Grove,"} sector of Coconut Grove; rich in history and culture, one of the oldest neighborhoods in the City of Miami established more than one century ago and was settled primarily by the people from the Bahamas, Georgia and the Carolinas. These settlers and those who would later join with them formed the nucleus for the ~~Black~~ Village West.

1

WHEREAS: As these settlers brought with them many facets of their culture. Their houses being inspired by the Conch vernacular architecture found in Bahamas and ~~the~~ Key West, Florida, an enduring legacy remains; their contributions towards incorporating the City of Miami and its subsequent growth and development

2

WHEREAS: Dual forces of encroachment and gentrification are displacing the citizens of Village West and forcing them from their familial and historical homesteads

3

WHEREAS: Coconut Grove Collaborative, Inc has garnered resources, partnerships and consensus of the primary stakeholders of the Village West neighborhood of Coconut Grove and has set forth a well conceived plan to develop a mixed use development called Bimini Place @ Coconut Grove Village West

4

WHEREAS: The Bimini Place project responds to the critical and immediate needs of Village West residents including senior citizens homeowners and renters

5

FURTHERMORE: The project may be subject to a RFP (Request For Proposals) the Cocoonut Grove Village Council urges that favorable consideration be given to Coconut Grove Collaborative and its partner Pinnacle Housing Group

NOW, THEREFORE BE IT RESOLVED BY THE COCOANUT GROVE VILLAGE COUNCIL:

^{encourages the M-D County to move}
The Cocoonut Grove Village Council ~~endorses the Bimini Place @ Coconut
Grove Village West project and encourages those that have jurisdiction to
award the development rights to Coconut Grove Collaborative and its partner
Pinnacle Housing Group~~

By: _____
Chairman, Cocoonut Grove Village Council

By: _____
Secretary, Cocoonut Grove Village Council

forward with all due haste to consider the
Bimini Place project and the creation
of affordable housing for this property.

Whereas:

Deferred Approval



COCONUT GROVE VILLAGE COUNCIL

Minutes of the August 7th, 2007 Meeting at City Hall

Present: Gary Hecht, Liliana Dones, Felice Dubin, Lottie Person, Alyn Pruett, Susan Weintraub, David Collins (came in after session began) / **Absent:** Michelle Niemeyer, Martin Zilber,

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Meeting was called to order at 7:05 pm by Gary Hecht

Susan Weintraub sworn in by Commissioner Sarnoff

Treasurer's Report:

Felice Dubin urged everyone to contribute to VC fund for next year.

NEW BUSINESS:

Friends of Everglades – introduce resolution regarding property adjacent to Marjory Stoneman Douglas's house

Jim McMaster of Friends of the Everglades (FOTE), thanked VC for its part in stopping the move of the house.

FOTE has requested that the Land Trust of Miami-Dade County donate the lot adjacent to the Marjory Stoneman house so that it will enhance the historic site and at the same time prevent any "McMansion" to be built on the lot, which would be detrimental to the historic site.

The resolution reads as follows:

(insert copy from Jim here)

McMaster asked for Friends of Everglades and the Dade Co. Land Trust to be placed on the agenda for the September televised meeting.

Felice had questions regarding what property looks like and what FOTE wants to do.

Gary: will get a chance to hear all next month.

POLICE REPORT

Officer Braga:

- Do not encourage businesses to hire the transients as there are a rash of robberies stemming from such arrangements.
- Has asked for increase of lighting near Sailing Club to deter some of the recurring burglaries by some of the folks who live in anchorage.

- City running 72 hour program for hurricane preparedness. Asking that it go to 96 hours. Points out that during storms all emergency services are not operating at maximum. It is good rule of thumb for everyone to be able to be on their own for at least 96 hours.
- **Late night club situation:** Stabbings at Visions the day before took place at 3:30 am. Stressed that this incident was out of the ordinary. Regarding police position of clubs open 'til 5:30 am – police does not want to influence which way it goes, can provide data as to what happens at this time. Had meeting with Code Enforcement Director De Mola, and CE officers Wheeler and Castellanos; has asked for, but (as of this date) not yet received a breakdown that lets all police officers who might respond, have a status report of the different clubs- i.e- which are is allowed to do what, under what parameters, what is the licensing status of particular club, etc. Trying to work with Code Enforcement to get some of these issues taken care of- have lots of complaints for loud music, if outside speakers are illegal, it would make sense for Code Enforcement to cite.

Felice has questions- have you been able to determine if between 3-5 more crime?
 Officer Braga: actually it', between 4- 6 – is awaiting June report; will compare to last year's report, including break ins, burglaries assaults.

Felice asks for personal opinion on letting bars stay open past 3:30 am.
 Officer Braga: if you have a small bar where bartender can determine who has had too much to drink fine, but impossible for large bars. Thinks can co-exist with the 5 bars currently open, but feels if you let everyone stay open, it could be a problem.

CRIME WATCH

Loupo out of town. Yvonne McDonald reports:

- R Loupo sent out extensive email status report throughout community. Noted robberies where people were taking groceries out of car. Reminds everyone to be mindful.
- August meeting is planning session – week of Aug. 19., date TBD; Encourage people to join as block captains.
- National night out August 12 – block party in Village West 3600 block of Thomas avenue. Please come meet your neighbors; find out how we can deal with drug problems in neighborhood.
- Commends police dept. one of ways we can deal with crime is to focus on positive events in the community – volunteer your time.

Gary : proud of Grove wants to thank everyone for being pro-active.

27th Avenue Beautification

Priscilla Morales, of Miami Dade County Public Works Dept, introduces Corradino Group, the firm which was selected to do the project.

Project History – started as joint effort with City of Miami, back then there was a Master plan. Currently have had 4 public meeting forums

At this point 90% of design documentation is completed

Three Principal Goals

1. **Increase vehicle capacity and flow**
3 lane hybrid design
Round about at intersection to provide continuous traffic flow
Serves as traffic calming device slowing traffic to 15 mph
2. **Multiple modes of transport**
Bike facilities and
ADA compliant sidewalks
Working with Metro Transit to accommodate bus bay
3. **Beautify corridor to Grove**
Lush landscape
Working with Grove Treeman Trust
Want community input
Decorative roadway lighting (sample LeJeune road lighting by state)

Public Input session

--*Peter Waldman, Lukacs & Lukacks*, lawyer representing EZ quick
Question about electrical system

PM: FPL will be handling all aspects/changes to the electrical system in the area. Contact them.
Question regarding Acquisition

PM: Cannot start construction until all right of way is acquired

--*Jon Feldstein*, SW 27 Ave resident

Commends project but concerned about traffic circle not working well; cites experiences in New Jersey – not yielding, etc., where eventually the circles were removed. Mentioned that he received letter from some law firms about threat of eminent domain for residents along 27 Ave.

PM: Re- eminent domain: no residential buildings affected; only business is Slice'n Ice.
Re traffic circles- have design something with every FHWA requirement, feels it is a solution to current dangerous situation at Tigertail.

Jorge Villaroma, SW 27 Ave resident

Sent email to Commissioner answered by Ryan Alexander. States that we already have underground utilities.

Q- We are concerned about the old poles, have receive notification from FPL that they are replacing. What is sense of doing that, why can't all convert to underground?

PM: County does not represent utility company, they only ask FPL to relocate utilities so they can build the roadway. Suggest that it is up to individual property owners to ask FPL to move cables underground.

Q- Are we losing our right of way front parking?

PM: if you are in the right of way of the road improvements.

Robert Tenter
31854 sw 27 ave, property owner

Question to VC:

Building does not have direct access. From east side of the street. Concerned about the inconvenience to his tenants accessing the building, which is located on the on west side of 27 Ave., from tenants entering through S Bayshore Drive, as with the new medians in place they will not be able to turn left with ease directly on to the property, but would have to drive an additional one or 2 blocks and make a U turn. He points out that he has asked MDPW this same question but was told this tenants would have to learn how to negotiate that.

Gary Hecht: how many residents affected?

RT: 7 town houses.

PM: Driveway will always be accessible from one direction. Also noted several solutions as to how tenants driving South on S. Bayshore may turn in earlier, on Aviation or Darwin, and access 27th Avenue from there.

RT: feels going 2 blocks out of the way is an imposition to his tenants.

Ted Stahl, Day Avenue resident

Points out he has attended all charrettes but has one complaint, going back to the one at Grove Elementary, County reps made it clear that 27 Ave project was not supposed to have traffic go into Day avenue, but feels the project has done nothing to get deter traffic off Day Ave.

PM: best condition for Day Ave is to make it eastbound from Mary Street.

TS: suggested making it one way to Center St.

PM: reiterates Mr. Stahl did not want people going into Day, so they made Day eastbound only to Mary Street,

Gary – can you do something?

PM if you want Day opened to traffic from 27 avenue, then you have to let us know if you want westbound traffic on Day, but make up you mind and let us know.

TS: feels that PW has not listened

PM: let us know what you want and we will make change

Ron Nelson (Com. Sarnoff Staff):

Points out miscommunication: what residents are looking for is 2 way traffic from Mary to Center St, then from Center to 27 Ave one way.

PM – that is what they are getting. Are you happy with the eastbound approach from Center st.

TS – what is planned so far is okay

Jon Feldstein: Building I live in has 50 residents. If you do what you have been talking about, then people on my building have to go several blocks to enter their building. Problem is traffic circle. It's a nightmare.

Gary Hecht to PM: We went round and round about this traffic circle, all objections turned around, should we address one more time? What is the benefit (of roundabout) – can you explain one more time

PM: in traffic circle, it is yield condition only so traffic flows continuously

JF: people are objecting to it so PW should listen to them about the circle

Gary: we are at 90% - so it is too late

Chris Frazier, Resident 3126 SW 27 Ave
This is starting April 2007, when is it ending
PM: one year from then

GF: Parallel to 27 is my parking spot, show it to me.

Gary: can we do this another time – this is about your personal parking space, we have a lot of people here.

CF: not just about me, beautification is one thing, inconvenience is another.

Nathan Kurland, Day Ave resident

Commends county, glad 27 is getting cleaned up, that said, with all due respect, have been to every charette, but cites New Jersey Camden County, where they removed every traffic circle because they were not moving traffic. Wants project, but concerned about how Grand has bus back-up and how 27 on other side of US1 is not that pretty.

PM: you are asking for 3 lane driveway, which is ugly. We have done lots of traffic studies. The New Jersey circles were not properly designed, that is why they did not work.

The one on 27 Ave is based on the work of Michael Wallwork a famous roundabout designer.

Tom Boyce

Developer of bldg on Tigertail and 27 ave.

Before his building was built, there were records of traffic accidents – about 1 per month; states median is no different from the current double yellow line

Ileana Morales, Miami Herald writer

Iris88@ufl.edu

Is there a similar circle in Miami that residents can refer to

There are none in Miami, but the closest is one in Gables- Ponce entrance to Merrick, which was designed by design by Michael Wallwork

Herald Question: What is more important practicality of beautification

PM: both

Herald: what is more important if you had to pick one?

PM: Both

Felice Dubin: FPL poles ugly, recommends to the VC we consider resolution and that public go to our website and write email that we want to pass resolution that we can present to FPL requesting poles be put underground.

Asks: Who is doing maintenance.

PM: the County.

David Collins:

Consider Coconut Grove Gateway, any signage to the fact

PM: we will do special signage with community input

DC: Is it 3 lanes now –

PM: yes in portions

DC: Without lights how are people going to cross

PM: There are lights and crosswalks

DC: What are illegal moves you refer to –

PM: not yielding to right, driving on left side of road and turning left. Median is there to avoid U turns.

DC: see dozen places where to make U turns

PM: not allowed

DC: are Crosswalks ADA compliant

PM: yes

DC: it will cost 525,000 to bury poles

PM: what we make them do is relocate to the back of the line

DC: circle landscaping value – what about all the boats (on trailers) – getting around island (roundabout)?

PM: they fit

DC – can we get a promise by Gimenez that in Nov, Dec, Jan – no building.

Alyn Pruett questions pedestrian safety at roundabout

PM - Crosswalks are set back from circle; Flashers like those on S Bayshore & Darwin around circle.

Alyn: will there be enhancements for cross walks-

PM: would like to see stamped asphalt like on Le Jeune. They have committed to enhanced landscaping.

Alyn: should have drought tolerant landscaping.

Felice: can county pay for underground power lines

PM: talk to Gimenz

Felice: I will

PM: very unlikely- how do you justify to taxpayers in rest of community.

Gary Hecht: thanks Priscilla Morales

Ted Stahl – does this go before commission”
PM: this has been approved has gone before county comm.

PRESENTATION on NCD3 and how it relates to R1 compliance.
By Alyn Pruett

Volunteered to lead zoning committee. Began to receive emails from concerned residents about scale of bldgs. In R1. most came from east of 27 Ave.
Within that context that ZC began to take a look at these issues in what is called NCD3.

(Alyn will submit presentation for website)

Mike Butler
2580 Lincoln Avenue

Since we are asking city to make revisions to NCD, we should ask that the city change the text of the NCD 3 to read, “to protect architectural variety,” and not include “single family”, as currently it reads both ways and that could create a loophole.

David Collins – why was R2 not passed?

AP – not addressed in this part

Resolution read, 2nded by Felice and approved by all.
Adopted. (note: please refer to resolution copy addendum.

Announcements:

Gary: Justison & Crawford – concerned about the builders building spec houses and placing trees in danger, but Diego Uribe, the builder, who lives on Poinciana, spoke to the community and he fulfilled all the requirements that people had.

Lottie Person – announcement reminder of Crimewatch Block Party.

David Collins – Gables authorized Business Improvement District, urges the same for the Grove.
On Saturday 18 August, volunteers to plant greenery on Commodore Plaza to plant trees. And Monday the 20th.

Gary: Next TV meeting – huge

Will address this resolution: Miami Neighborhood United has noted in the future Grove properties may not have privacy walls.

Alyn: Miami 21 Tuesday August 28 at Frankie Rolle Center
And at La Salle HS sep 5.

Adjourned.

Dated: _____

By: _____

Liliana Dones for Michelle M. Niemeyer, Secretary