



**Coconut Grove Village
Council**

**Gary Hecht - Chair
Martin Zilber - Vice Chair
Felice Dubin - Treasurer
Michelle Niemeyer - Secretary**

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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,

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 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 FHW 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 form 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 Gimenez

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: 9/4/2007

By: 
Liliana Dones for Michelle M. Niemeyer, Secretary

Resolution
August 7, 2007

Coconut Grove Village Council

WHEREAS: The residents of Coconut Grove have expressed complaints and concerns to the Village Council regarding the construction of large – scale residences in the R-1 zoning district and,

WHEREAS: In response to the complaints and concerns, the Zoning Committee of the Council has undertaken a review of the existing R-1 and Neighborhood Conservation District (NCD 3 R-1) overlay zoning in Coconut Grove and,

WHEREAS: The Zoning Committee identified a number of residences currently under construction that do not appear to meet the intent of the NCD 3 (R-1) zoning overlay district and brought those residences to the attention of the City and,

WHEREAS: The City of Miami has acknowledged that there is one instance where new construction in the NCD 3 (R-1) area of Coconut Grove was permitted although it did not meet the requirements of the NCD 3 (R-1) overlay and,

WHEREAS: Residents continue to be concerned about the size of such new construction and believe that the existing development regulations should be re-examined to ensure they fulfill the stated objective of the NCD Neighborhood Conservation Districts zoning overlay to “preserve neighborhood character and promote compatible development by regulating new construction...” and,

WHEREAS: The City of Miami has prepared the draft Miami 21 zoning code, the provisions of which will effect future development in Coconut Grove, and which does not now include the protective provisions of the NCD 3 Coconut Grove Neighborhood Conservation District, or NCD 2 Charles Avenue Neighborhood Conservation Overlay District.

THEREFORE, BE IT RESOLVED that the Coconut Grove Village Council:

Requests that the City of Miami direct the Planning Department to undertake a study, with input from Coconut Grove residents, to review and as appropriate revise the NCD 3 (R-1) zoning overlay district to better fulfill the objective of ensuring that new construction is compatible with the existing neighborhood character of Coconut Grove;

Requests that the Planning Department, as part of the study, complete the provisions for the R-2, R-3, and Architectural Design Guidelines sections of the NCD 3 zoning overlay district;

Requests that the revised NCD 3 zoning overlay district, along with the existing provisions of NCD 2 be incorporated into Miami 21 prior to the adoption of the comprehensive new zoning code for the City of Miami;

Requests that the City of Miami Planning Department meet with the City’s building permit staff to review and explain the revised NCD 3 zoning overlay requirements to ensure that permitting and code enforcement staff are fully aware of the special requirements of this district;

Requests that the Planning Department, in their study of NCD 3 (R-1), consider the attached list of recommended revisions that have been prepared by the Council’s Zoning Committee.

**Recommendations for Modification of the
NCD 3 (R-1) Coconut Grove Neighborhood Conservation Overlay District
Coconut Grove Village Council Zoning Committee**

August 7, 2007

The following recommendations are based on an analysis of the NCD 3 / R-1 zoning ordinance and observations of recent single family construction in the R-1 zoning district in Coconut Grove. It is the recommendation of the Village Council Zoning Committee that the City of Miami Planning Department take the following items into consideration in their review and revision of the NCD 3 Overlay zoning district regulations.

1. Floor Area Ratio: Ref. R-1 regulations

- a. As recommended in Miami 21, make the net lot area the basis for calculation of allowable development on a site.
- b. Reduce the Maximum Floor Area Ratio from 0.6 times net lot area. Consider a sliding scale to reduce maximum FAR as lot size increases
(Example: A 7,500 sf lot would accommodate a 4,500 sf house at 0.6 FAR. This compares to an adjacent 1 story older home of perhaps 1,400 sf)

2. Setbacks: Ref. Section 803.3.2

a. Aggregated lots

- i. For aggregated lots, side setbacks shall be provided that are equivalent in size to the amount of setbacks that would have applied to the individual lots. (Example: two 50 X 100 ft lots, if developed individually would each require 5 ft side setbacks for a total of $4 \times 5\text{ft} = 20$ feet. The combined lots should be required to provide a minimum of 20 feet – i.e. 10 ft on each side, as side setbacks.)

b. Principal Building:

- i. Set minimum front setback to be 20 feet for 1 story building, as currently exists in R-1.
- ii. Set minimum front setback to be 30 feet for 2 story building and eliminate the “encroachment” into the front setback for 2 story buildings. This will compensate for the increased mass of the 2 story building.
- iii. Set the minimum setback for unenclosed porches to be 20 feet, not 15 feet as currently allowed (i.e. allow an “encroachment” of only 10 feet X 20 feet, not 15 feet X 30 feet as currently allowed). This will maintain consistency with the R-1 minimum of 20 feet.
- iv. Set the minimum setback for corner lots to be 20 feet, not 15 feet as currently allowed. This will maintain consistency with the R-1 minimum of 20 feet

c. Minimum Side Setbacks:

- i. The minimum side setback for 1 story buildings should remain 5 feet.
- ii. Change the method of determining side setbacks for two story buildings to be based on height of building and width of lot, not lot area. On a minimum lot width of 50 feet, require a two story building to have a minimum of 10 feet of setback on each side, in order to maintain the same proportion as with 1 story buildings (5 feet setback / 1 story = 10 feet setback / 2 story).

- iii. Increasing lot widths should require additional side setbacks to offset the increased building mass on wider properties.

d. Rear Setbacks:

- i. The minimum rear setback for 1 story buildings should remain 20 feet, as it is in the R-1 district today
- ii. The minimum rear setbacks for 2 story buildings should be increased to 30 feet on a 100 foot deep lot, and 40 feet on a 150 foot deep or greater, to maintain the same proportion as the setback for 1 story buildings (20 feet setback / 1 story = 40 feet setback / 2 story)

3. Height: Ref. Section 803.3.3

a. Maximum building height

- i. Set maximum overall building height to be 25 feet to minimize the scale difference between 1 and 2 story buildings (current requirement is 25 feet maximum to the mid point of the roof structure for hip, gable and gambrel roofs)

4. Green Space: Ref Section 803.3.4

a. Minimum green space

- i. Make the minimum green space (0.3), times the net lot area, not gross lot area
- ii. Pervious paving should not count toward green space

5. Design

a. Design Guidelines

- i. Develop a set of architectural and landscape architectural design guidelines as a companion to the NCD 3 ordinance to illustrate appropriate architectural and landscape treatments, to meet the intent of the NCD 3 ordinance.