

**RESOLUTION
VILLAGE OF CENTER GROVE**

A RESOLUTION OF **VILLAGE OF CENTER GROVE** hereinafter referred to as **"VOCG"** REQUESTING THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD DENY THE APPLICATIONS FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS AND CERTIFICATE OF APPROVAL SUBMITTED FOR THE PROPERTIES LOCATED AT 2167 SOUTH BAYSHORE DRIVE, 2180 TIGERTAIL AVENUE AND 2190 TIGERTAIL AVENUE, MIAMI, FLORIDA 33133

WHEREAS, "VOCG" is committed to advocating for responsible development and planning practices that sustains a community-oriented quality of life, improves resiliency and protects the natural resources of Coconut Grove's waterfront bayshore community;

WHEREAS, the Covenant of the Sacred Heart of Miami is requesting approval of their applications for a "Special Certificate of Appropriateness and Certificates of Approval" for the proposed school at 2167 South Bayshore Drive otherwise known as the Carrollton School at Villa Woodbine which does not comply with Article 704.3 which defines the intent and standards required to grant Special Certificate of Appropriateness such that: a) the proposed use does not "provide public benefit and shall be the minimum necessary to encourage or assure the continued preservation of historic structure"; b) the proposed use is not "in harmony with the general intent and purpose of this article and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare"; and c) the project shall be designed and sited in a manner that minimizes the impact on the surrounding areas in terms of vehicular ingress and egress, off street parking, pedestrian safety and convenience, public utilities and services, lighting, noise, or potential adverse impacts."

WHEREAS, City of Miami Ordinance No. 11876 approved the change from single-family use to the existing use as a "private club" with the following conditions: a) is not out of scale with the needs of the neighborhood or City; b) will not materially alter the population, density pattern or increase or over tax the load on public facilities such as utilities, streets, etc.; c) will not adversely influence living conditions in the neighborhood; d) will not create or excessively increase traffic congestion or otherwise affect public safety; e) will not create a drainage problem; f) will not adversely affect property value in the adjacent area; and g) will not constitute a grant of special privilege to an individual owner so as to compromise the protection of the public welfare.

WHEREAS, the Villa Woodbine property is located within an Environment Preservation District and the South Bayshore Drive Scenic Transportation Corridor which protects the significant existing Page 2 of 3 features of the site such as historic oolitic limestone rock walls, archeological sensitive limestone bluff known as the Silver Bluff and mature, dense tree canopy.

WHEREAS, the proposed school lacks compatibility with the existing single-family neighborhood in height, massing and use with a footprint of proposed new construction of 45,562 SF, eight (8) times larger than the existing Villa Woodbine footprint of 5,658 SF; **WHEREAS**, the loss of natural resources such as the removal of one hundred twenty three (123) trees and modification to the Silver Bluff, in conjunction with a proposed site of 104,647 SF of non-pervious surface will adversely affect the resiliency of an already delicate area and likely create additional flooding of surrounding properties;

WHEREAS, the proposed limited traffic methodology has an inadequate Study Area that includes only one (1) city block and does not measure the impact created by current school traffic in the larger neighborhood context, nor does it adequately consider traffic added to Coconut Grove due to office, retail and residential projects currently under construction; **WHEREAS**, the site plan configuration only accommodates stacking for a maximum of fifty-three (53) vehicles and accommodates no bus parking within the site for three hundred thirty-six (336) elementary students and fifty (50) faculty and proposes the use of a staggered drop-off schedule which

has been shown to impact traffic less intensely but for longer durations at the Carrollton school located at 3747 Main Highway in Coconut Grove; WHEREAS, in an area of less than four (4) square miles there are currently eighteen (18) schools serving over 6,700 students with most of these students not residing in Coconut Grove that generates current traffic that impacts Brickell to Cocoplum Circle; WHEREAS, the project site's South Bayshore Drive frontage is designated for the exit of vehicles and is directly opposite the entrance to Kennedy Park, which will limit turns to only north creating public safety risks and force vehicles traveling south to re-circulate back onto Tigertail Avenue where the site's designated entry is located;

WHEREAS, the intent of the Coconut Grove Neighborhood Conservation District NCD-3 is to establish a protective series of legislative elements to preserve the historic, heavily landscaped character of Coconut Grove's residential areas; enhance and protect Coconut Grove's natural features such as the tree canopy and green space; and protect the architectural variety within the unique single family neighborhood; and WHEREAS, the community of Coconut Grove predates the City of Miami and is known for its character derived from lush landscaping, naturally occurring vegetation and trees, unique properties, geologic features, proximity to Biscayne Bay, public open space, recreational opportunities, commercial services and special village character imparted by its tropical vegetation and historic structures;

NOW THEREFORE, BE IT RESOLVED BY Village of Center Grove THAT:

Section 1. The Historic and Environmental Protection Board (HEPB) requires the Applicant to preserve the unobstructed view of Villa Woodbine to South Bayshore Drive, its limestone bluff and major trees, most critically the Specimen Trees. "Because of its historical significance, every attempt should be made to preserve Villa Woodbine, it's unobstructed view to South Bayshore Drive, it's limestone bluff, and the major trees on the site..."- Excerpt from Report of the City of Miami Planning Department to the Heritage Conservation Board, 1988

Section 2. The HEPB requires a full analysis of the property by an Archaeologist to more fully determine whether the current plan proposed by the Applicant adequately protects the special contents of the designated conservation area prior to determining the "Appropriateness of Use" as a school. "Because of the potential archaeological significance of the site, any development activity, excavation or tree removal shall be preceded by a professional archaeological survey coordinated with Dade County archaeologists. If significant areas are uncovered, conditions for mitigation shall be included as part of the Certificate of Appropriateness."- Excerpt from Report of the City of Miami Planning Department to the Heritage Conservation Board, 1988

Section 3. The HEPB requires any change in use shall not adversely affect the conditions placed on the property as part of the City of Miami Ordinance No. 11876 allowing the previous change from single-family use to the existing use as a "private club".

Section 4. "VOCG" opposes the applications submitted by Carrollton School to the City of Miami HEPB for Special Certificate of Appropriateness and Certificate of Approval Section

Section 5: VOGC requests the HEPB deny the application submitted by Carrollton School for Special Certificate of Appropriateness and Certificate of Approval.

PASSED AND ADOPTED by the "VOCG", this 2nd day of December acknowledges the undersigned acknowledges that she executed the foregoing Resolution.

By 
Sue McConnell, Pres. Village of Center Grove,

Dated: December 2, 2019