

FOR IMMEDIATE RELEASE

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Miami Historic and Environmental Protection Board Denies Applications For Villa Woodbine School, Work Continues As Applicant Will Appeal

Miami, FL ---- The Historic and Environmental Protection Board (HEPB) of the City of Miami met on Tuesday, December 3rd at City Hall and heard the case for a special certificate of appropriateness and certificate of approval for the proposed Carrollton School at Villa Woodbine at 2167 South Bayshore Drive.

Numerous residents showed up against the approval of the applications and over 500 signed the Bayshore In Grove Petition in opposition to the construction of the new school.

After hearing both sides of the issue, the HEPB was evenly split 4-4 on both measures thus denying the applications.

Lawyers from Greenberg Traurig, who represent Carrollton School for the Sacred Heart, are expected to file an appeal within the next fifteen days. Once filed, the measure would come before the Miami City Commission the second week of January.

Bayshore In Grove questions the need for an additional educational facility in Coconut Grove, as the area has approximately 21,000 residents and 18 schools serving over 6,800 students.

Carrollton School for the Sacred Heart is presently under contract to purchase the 3.7 acre historically designated property, known as Villa Woodbine, in order to build Woodbine School, an all-boys elementary school for grades K-5 with nearly 350 students and 50 faculty/staff.

The City of Miami has previously approved a change of use for the property 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.

“The victory at Tuesday’s Historic and Environmental Protection Board was a crucial step in this process, however, the applicant will file an appeal and the decision will ultimately come before our elected City Commission. It is imperative that we begin reaching out to our Commissioners and express our concerns with this project. Villa Woodbine is a historic property with over a hundred trees that would be removed, the impact of the construction will also have negative impacts with flooding of surrounding properties, and the effects a new school will have on our already heavy traffic are just some of the concerns we have with this project. We appreciate the support of the hundreds of residents who have signed our petition and encourage others to sign on and help spread the word,” said Rose Pujol, Co-Founder.

Bayshore In Grove is a not for profit organization dedicated to the advocacy of smart growth strategies critical for climate resilience and for maintaining the unique sense of place that encourages the Coconut Grove “State of Mind”.