

Executive Summary of Public Feedback from the October 14 Workshop

On October 14, 2018 Planning staff from the Planning Department conducted a workshop from 9:30 to 12:30 at Armbrister Park in Coconut Grove. This workshop was conducted because of recent concerns about the Neighborhood Conservation District (NCD) 2 and 3 zoning overlays voiced by residents who live in the area. These concerns have primarily fallen along the lines of concerns about tree canopy, the diminishment of lots, housing affordability, public notice procedures, property values, and property demolition. There are instances in which these issues unavoidably are intersected, for example, for a property owner who owns a large building site and wishes to diminish it to several small lots (i.e. the original plats from the early 1920s), and to develop those smaller lots as individual homes for resale. In cases like these, the issue of lot diminishment (often referred to as “lot-splitting”), tree canopy, and housing affordability come to the fore immediately. At the same time, many of the workshop participants expressed concerns over procedures used by the City for approving permits.

At its heart, the NCD intends to conserve neighborhoods. During the October 14 workshop, a good deal of time was spent working with participants trying to discern what the community wants to conserve. Participants clearly value a sense of uniqueness of Coconut Grove that is manifest in its historic legacy, architectural variety, cultural diversity, natural aesthetic, walkable character, and access to the water. The two most highly ranked priorities was tree canopy and the affordability of housing. Moving forward, the community desires a revised NCD policy that advances these treasured qualities of Coconut Grove and engages the entire community.