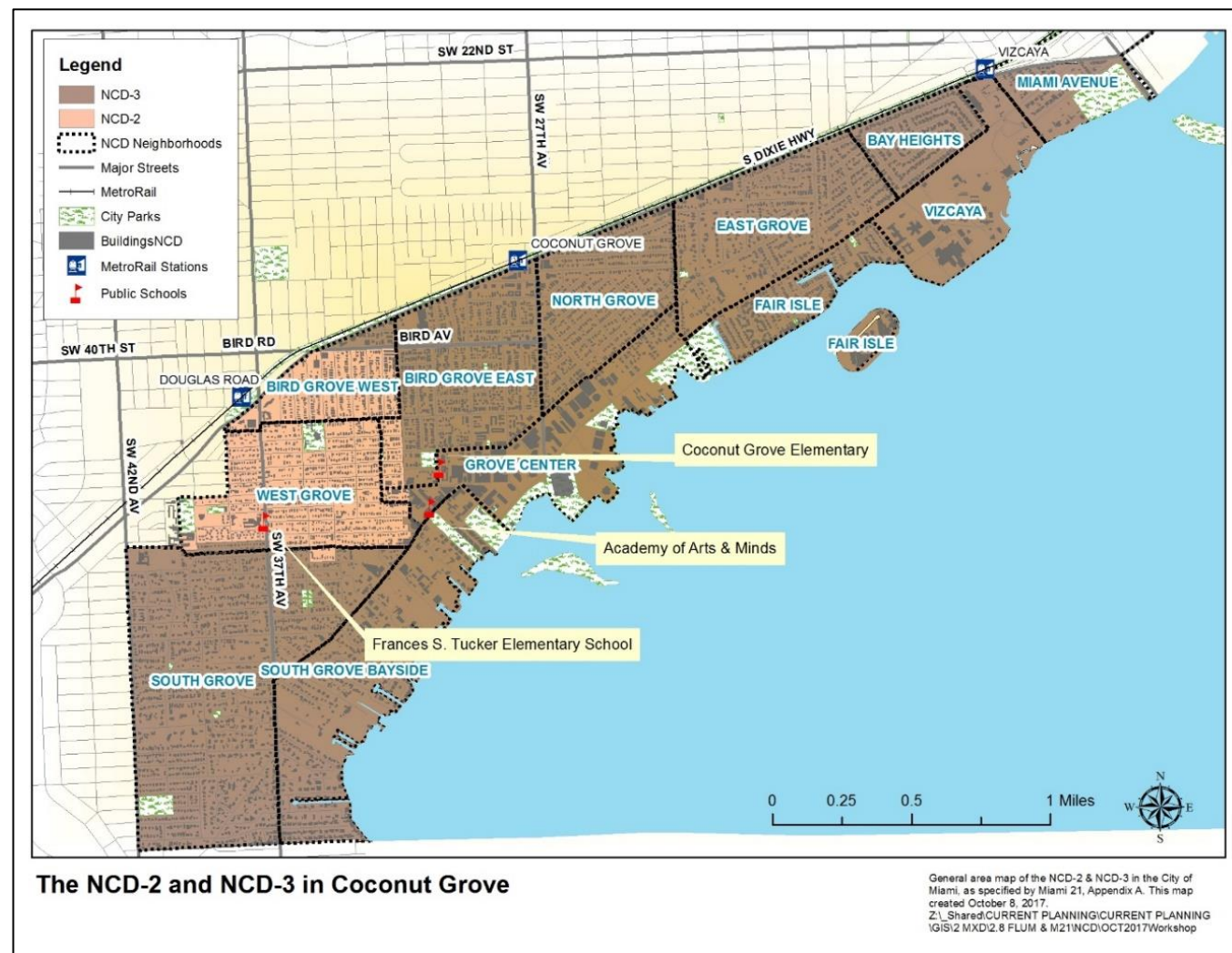


COCONUT GROVE NEIGHBORHOOD CONSERVATION DISTRICTS & YOU

Miami 21 is the zoning code for the City of Miami. Coconut Grove has special zoning designations, known as *Neighborhood Conservation Districts*, (referred to as “NCDs”) that were made for the special conditions in this part of the City. There are two of these districts, known simply as “NCD-2” and “NCD-3.” The special conditions of NCD-2 and NCD-3 were written a long time ago. The City wants your feedback to update the regulations within the NCDs.

The City of Miami is made up of several neighborhoods and in the NCDs, there are thirteen neighborhoods. These are unofficial designations that form over time, based on the general urban growth of spaces in each neighborhood is generally similar, for example, in Bay Heights, the neighborhood streets are curvilinear; in West Grove the neighborhood shares a heritage of immigration from Caribbean islands, with the historic architecture reflecting a Bahamian influence. The neighborhoods of the NCDs are denoted with capital blue letters in the map below.



NCDs: A PROFILE

The majority of land uses (61%) within the NCDs is residential. The area is home to three public schools. Duplex, Triplex, and Multifamily uses are most concentrated between SW 27 Avenue and Charles Avenue, in the area commonly referred to as the Center Grove. Single-family residential uses are most common in the area.

Land Uses with the NCDs by Address		
Residential	5,788	61%
Non-Residential	3,658	39%
Total Addresses	9,446	100%



Public spaces within the NCDs are beloved by residents for the historic significance and the abundance of open space that they offer. These include Peacock Park, Merrie Christmas Park, Kennedy Park, to name a few. Various parts of the NCDs bear names of persons who have been important to the history of Coconut Grove, such as Charles Avenue, the Marjory Stoneman Douglas Home, Ransom Everglades School.

YOUR NCD: WHAT TO CONSERVE?

The NCDs belong to you. Ask yourself:

- What do you value most about your neighborhood?
- What would you miss most if it was changed about your neighborhood?
- What makes your neighborhood different?
- What do you want to see more of in your neighborhood?
- If the New York Times wrote an article about your neighborhood in 2050, what kind of headline would make you proud?