

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Design Review Board

TO: DRB Chairperson and Members

DATE: May 3, 2022

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: DRB22-0805  
**1700 Purdy Avenue**

**DRB22-0805, f.k.a., DRB19-0372, 1700 Purdy Avenue—Maurice Gibb Memorial Park.**

An application has been filed requesting Design Review Approval for substantial renovations and improvements to an existing City Park, including the installation of a signature playground equipment area, new walkways, shade structures, dog parks, fishing pier and Bay observation overlook.

**RECOMMENDATION:**

Approval

**LEGAL DESCRIPTION:**

See Exhibit 'A'

**BACKGROUND:**

The City is proposing to renovate the existing Maurice Gibb Park. On October 19, 2012, during the construction of the Sunset Harbor Pump Station Retrofit project, petroleum contamination was identified during excavation work in the southeast corner of the Maurice Gibb Park. Given that soil remediation is required over most of the surface of the park, a full renovation of the Park is necessary.

The City held several public meetings with residents from the communities adjacent to the park (Sunset Harbor, Sunset Islands, Lower North Bay Road, Belle Isle and West Avenue) to arrive at a master plan design and an artistic theme for the playground design. The proposed renovation to Maurice Gibb Park includes soil remediation, new plant material, earthwork, irrigation and walkways, the replacement of the playground equipment with a new signature playground area, new shade structures, a dog park, a fishing pier and a new Bay observation lookout. While the master plan includes a location for a new detached restroom facility, the renovation of the Marine/Fire Patrol Facility and new restrooms will be part of a future, separate project.

On May 7, 2019, the park design was reviewed and approved by the Board, however a permit for the construction was not obtained within the required 18 month timeframe.

**SITE DATA:**

Zoning:	GU Government Use
Future Land Use:	ROS, Recreation Open Space
Lot Size:	±145,115 SF (±3.4 acres)
Grade:	±3.96 NGVD
Flood:	+8.0' NGVD
Difference:	+4.04' NGVD

Adjusted Grade: +6.02' NGVD

**LAND USES:**

East: Multi-Family Residential, Commercial and vacant land  
DRB17-0198 (12-04-18 new five story mixed use building)  
North: Sunset Harbor South  
South: Venetian Way  
West: Biscayne Bay

**THE PROJECT:**

The applicant has submitted plans and renderings entitled "Maurice Gibb Memorial Park" by **Coastal Systems** dated March 25, 2019.

The applicant is proposing to soil remediation and substantial renovations and improvements to an existing City park including the installation of a signature playground equipment area, new walkways, shade structures, dog parks, fishing pier and Bay observation overlook

**COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the City Code. The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

**CONSISTENCY WITH COMPREHENSIVE PLAN:**

A preliminary review of the project indicates that the proposed **park use** appears to be **consistent** with the Future Land Use Map designation of the **Recreation Open Space Element** of the 2025 Comprehensive Plan.

**COMPLIANCE WITH DESIGN REVIEW CRITERIA:**

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria is found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.  
**Satisfied**
2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Satisfied**
3. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Satisfied**

4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.  
**Satisfied**
5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.  
**Satisfied**
6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.  
**Not Applicable**
7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.  
**Satisfied**
8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.  
**Not Applicable**
9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.  
**Satisfied**
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.  
**Satisfied**
11. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.  
**Not Applicable**

12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).  
**Satisfied**
13. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.  
**Not Applicable**
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Not satisfied**
15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Not Applicable**
16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.  
**Not Applicable**
17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Not Applicable**
18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the City Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.  
**Not Applicable**
19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.  
**Satisfied**

#### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

**Not Satisfied**; A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Applicable**
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.  
**Satisfied**
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.  
**Satisfied**
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.  
**Satisfied**
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
**Not Applicable**
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.  
**Not Applicable**
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.  
**Not Applicable**
- (10) Where feasible and appropriate, water retention systems shall be provided.  
**Satisfied**

**STAFF ANALYSIS:**

The design for the park was previously reviewed and approved by the Board on May 7, 2019, however a permit was not obtained within the required timeframe. The application is now back before the Board for a re-approval, with no substantial changes to the previously approved design.

Maurice Gibb Memorial Park, formerly known as Island View Park, is located in the western portion of the Sunset Harbor neighborhood at the northwest corner of Purdy Avenue and Dade Boulevard/Venetian Causeway. The 3.42 acre site was initially developed as industrial boat yards, with its southernmost portion serving as a gas station. Operating as

such for several decades the site was eventually abandoned and sold to the City of Miami Beach. By the mid-1980's, the City developed the waterfront site into a park with a Marine/Fire Patrol Facility and boat ramps at the northern end. The site has recently been improved with off-street parking, as well as shade and park playground elements. The waterfront park is enjoyed by many residents of Sunset Harbour, Belle Isle and the Sunset and Venetian Islands. The connection via pedestrian bridge (DRB18-0313) over the Collins Canal has further connected the area to the West Avenue neighborhood. The associated renovated surface parking lot, boat ramps and Marine/Fire Patrol Facility are to remain as existing.

The greenspace areas are conceived and programmed with increased open park areas, open air shade structures for multiple uses, a dog park relocated towards the south end of the park with a landscape buffer from the adjacent streets, and a signature playground with thematic elements. Other improvements include a paved walkway around the perimeter, park furnishings, landscaping, a Bay overlook, fishing piers, and a new memorial to Maurice Gibb, the namesake of the park. The proposed Gibb memorial is sited facing the bay, in the same location as the existing memorial. It is composed of a central guitar sculpture that is bordered by a stone wall and bench, with seating that is finished in a motif that resembles piano keys. Two new fishing piers continue the axis of the memorial's angled walls and jut into the Bay, where they turn into curving piers that form a detached quarter circle. Located just south of the memorial and piers is a new Bay overlook that traverses an existing mangrove patch.

The commemoration to Maurice Gibb and his band—the Bee Gees—continues with the 'Monstrum' designed playground titled You Should Be Dancing, themed after the 1976 Bee Gees' song. The company is known in the industry for high-quality design and produces unique thematic playgrounds with a focus on artistic and architectural quality. The playground area features an assemblage of standard play equipment reimagined and designed in musical themes and instrument constraints, such as giant musical notes to climb, a drum set slide, obstacle courses comprised of keyboards and guitars, and a mountable fun dome formed to reflect a halfway sunken disco ball. Staff is supportive of the proposal for the signature playground element and recommends approval of the design.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the application be **approved**, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria and Sea Level Rise criteria.

"Exhibit A"

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 15, ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. CONTAINING 148,376 SQUARE FEET (3.41 ACRES) MORE OR LESS;

TOGETHER WITH:

A PARCEL OF SOVEREIGNTY LAND IN BISCAYNE BAY ABUTTING SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED NO. 25150 (2329-13) DATED OCTOBER 9, 1970 BETWEEN STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND AND H. P. FORREST, AS TRUSTEE, UNDER THAT CERTAIN LAND TRUST AGREEMENT DATED APRIL 30, 1966, SAID DEED BEING RECORDED IN OFFICIAL RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND ALL LITTORAL OR RIPARIAN RIGHTS WHICH MAY EXIST AS TO THE SUBJECT PROPERTIES.

SAID LANDS LYING IN THE CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA. CONTAINING 340,170 SQUARE FEET (7.81 ACRES) MORE OR LESS.

DEED NO. 25150 (2329-13):

A PARCEL OF SOVEREIGNTY LAND IN BISCAYNE BAY ABUTTING SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID SECTION 33 FOR A DISTANCE OF 836.7 FEET TO A POINT ON THE NORTH LINE OF ISLAND VIEW SUBDIVISION, PLAT BOOK 6 AT PAGE 115 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, THENCE SOUTH 89°58'15" WEST, ALONG THE NORTH LINE OF THE SAID ISLAND VIEW SUBDIVISION, FOR A DISTANCE OF 830.1 FEET TO THE WEST RIGHT OF WAY LINE OF PURDY AVENUE, AS THE SAME IS SHOWN ON THE SAID PLAT OF ISLAND VIEW SUBDIVISION; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SAID PURDY AVENUE, FOR A DISTANCE OF 290 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION; THENCE SOUTH 89°58'15" WEST, ALONG THE NORTH LINE OF THE SAID LOT 9 FOR A DISTANCE OF 187.96 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 9, THE SAME BEING A POINT ON THE DADE COUNTY BULKHEAD LINE, A POINT ON THE MEAN HIGH WATER LINE OF BISCAYNE BAY AND THE POINT OF BEGINNING; THENCE SOUTH 36°37'16" WEST, ALONG THE SAID DADE COUNTY BULKHEAD LINE, FOR A DISTANCE OF 16.07 FEET; THENCE SOUTH 73°10'29" WEST, ALONG THE DADE COUNTY BULKHEAD LINE FOR A DISTANCE OF 190.25 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE DADE COUNTY BULKHEAD LINE AND SOUTHWESTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 150 FEET THROUGH A CENTRAL ANGLE OF 73°06'15" FOR AN ARC DISTANCE OF 191.39 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°04'14" WEST, TANGENT TO THE LAST DESCRIBED CURVE AND ALONG THE DADE COUNTY BULKHEAD LINE FOR A DISTANCE OF 218.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE DADE COUNTY BULKHEAD LINE AND ALONG THE SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET THROUGH A CENTRAL ANGLE OF 365°20" FOR AN ARC DISTANCE OF 193.33 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE DADE COUNTY BULKHEAD LINE AND ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,739.05 FEET THROUGH A CENTRAL ANGLE OF 4°43'52" FOR AN ARC DISTANCE OF 226.17 FEET TO ITS POINT OF INTERSECTION WITH THE PROLONGATION WEST OF THE SOUTH LINE OF LOT 1, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION; THENCE NORTH 89°58'15" EAST, ALONG THE PROLONGATION WEST OF THE SOUTH LINE OF THE SAID LOT 1, FOR A DISTANCE OF 109.59 FEET TO THE SOUTHWEST CORNER OF THE SAID LOT 1 AND A POINT ON THE MEAN HIGH WATER LINE OF BISCAYNE BAY; THENCE NORTH 00°04'14" EAST, ALONG THE WEST LINE OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION, AND ALONG THE MEAN HIGH WATER LINE OF BISCAYNE BAY FOR A DISTANCE OF 796.76 FEET TO THE POINT OF BEGINNING. CONTAINING 4.4026 ACRES, MORE OR LESS, AND LYING AND BEING IN THE COUNTY OF DADE, IN THE STATE OF FLORIDA.