

# COMMUNITY PARK IMPROVEMENTS

CITY OF MIAMI BEACH, FLORIDA

## DESIGN REVIEW APPLICATION - FINAL SUBMITTAL DRB 17-0125

July 6, 2017



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NOTE: R - # IMPLIES REVISED PAGE (JULY 6, 2017)

### DESIGN SCOPE

- PASSIVE PARK
- LAKE
- OPEN MEADOW/PLAY AREAS
- LAND FORMS
- PLANTING
- DOG PARK
- TENNIS FACILITY
- VITA COURSE- JOGGING PATH
- PLAYGROUND
- BOARDWALKS & PATHS
- PARKING, VEHICULAR & SERVICE ACCESS
- SITE DRAINAGE CONCEPT
- SPECIALTY PLANTING & BUTTERFLY GARDEN
- CPTD CONSIDERATIONS

### PROJECT TEAM

#### CLIENT

**City of Miami Beach - CIP**  
Roberto Rodriguez, Capital Projects Coordinator  
Mina Samadi, P.E., LEED AP,  
Senior Capital Projects Coordinator

#### PRIME

**Savino & Miller Design Studio**  
Landscape Architect & Master Planning

#### TEAM MEMBERS

**3TCI, Inc.**  
Survey and GIS

**Ardaman & Associates**  
Geotechnical Engineering

**Aquadynamics Design Group, Inc.**  
Aquatic Engineer

**Coastal Systems International, Inc.**  
Civil & Environmental Engineering,  
Site Grading and Drainage

**Construction Management Services, Inc.**  
Cost Estimating

**Douglas Wood Associates, Inc.**  
Structural Engineer

**EE&G Environmental Services, Inc.**  
Environmental Engineering and Permitting

**Global Sports & Tennis Design Group, LLC.**  
Tennis Court Design

**Tropical Designs of Florida**  
Arborist

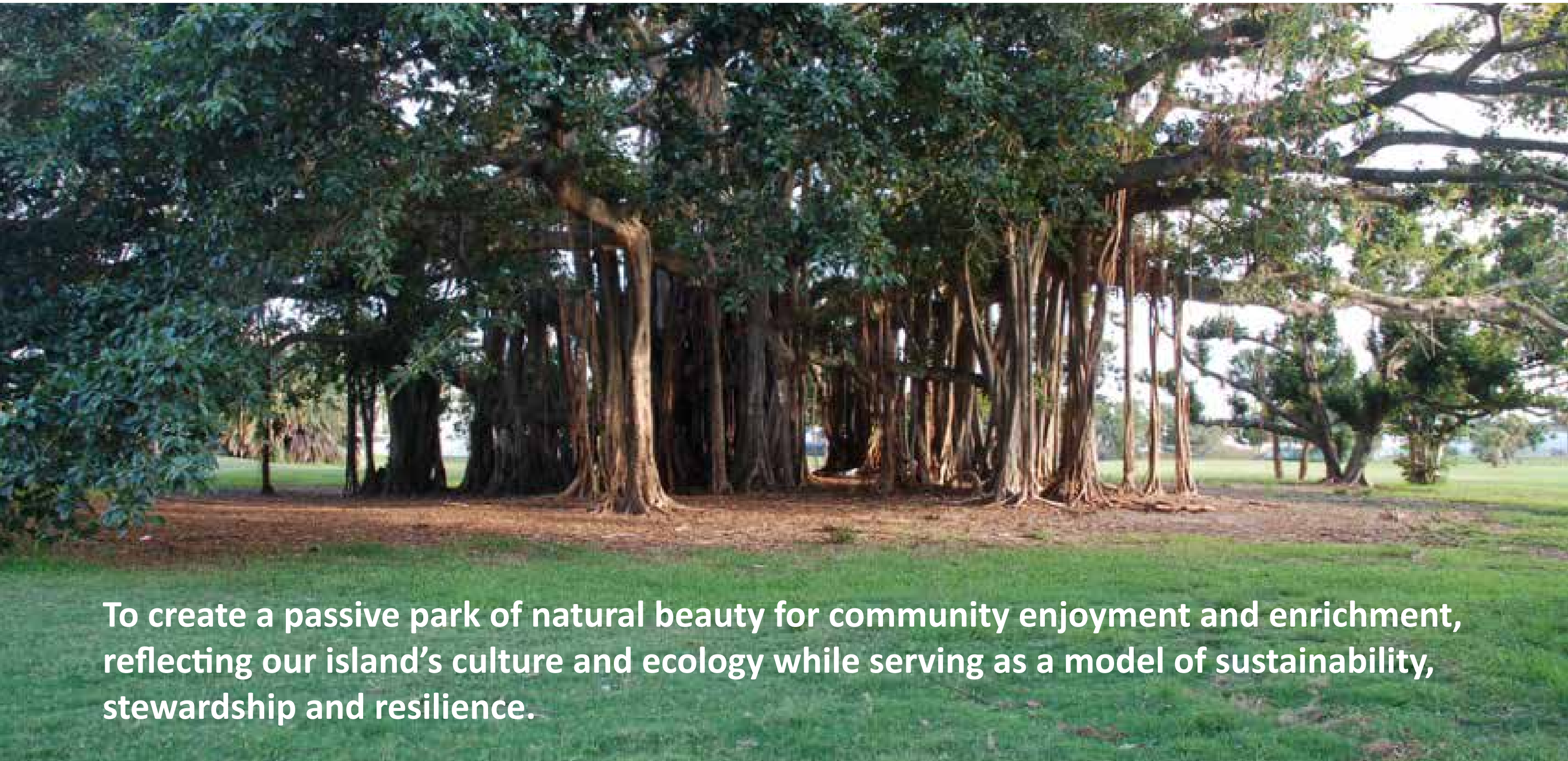
**William Lane**  
Architecture

**Kenneth Di Donato, Inc.**  
Irrigation Design

**Johnson, Avedano, Lopez, Rodriguez &  
Walewski Engineering Group, Inc. (JALRW)**  
MEP







To create a passive park of natural beauty for community enjoyment and enrichment, reflecting our island's culture and ecology while serving as a model of sustainability, stewardship and resilience.

# SITE ANALYSIS



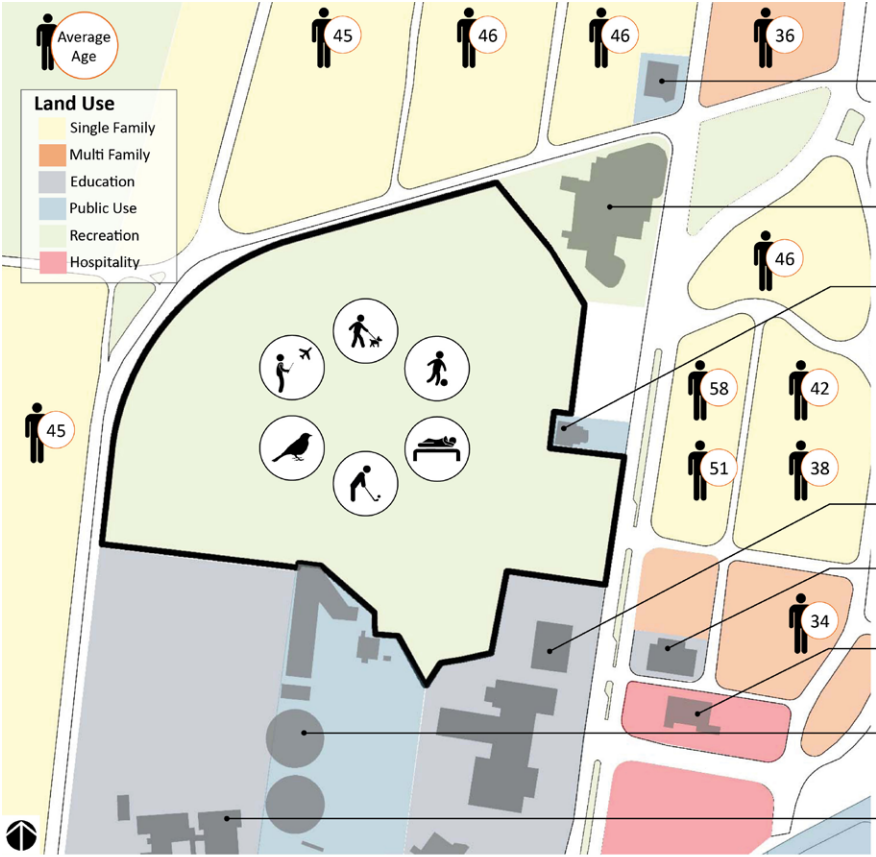
CIRCULATION



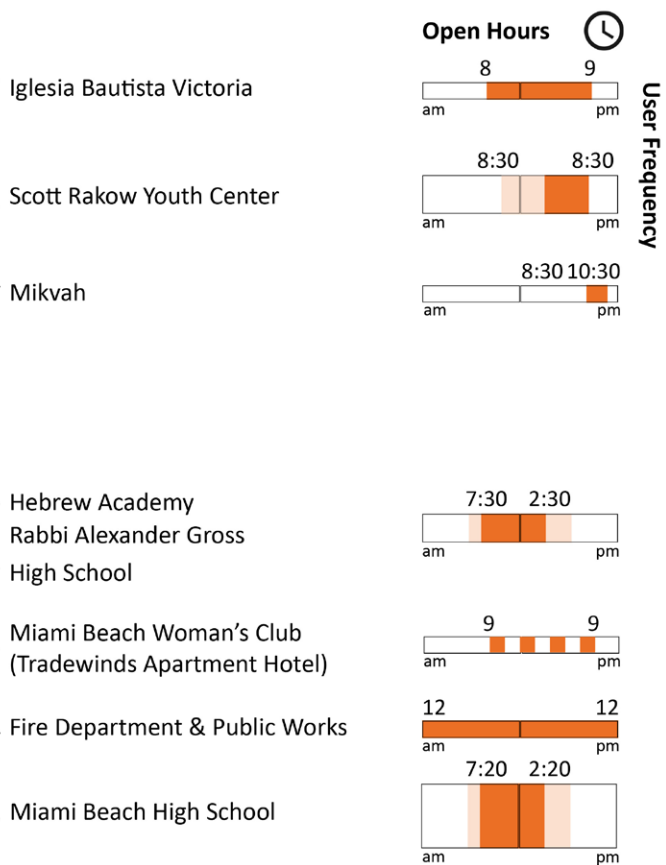
PARKS AND OPEN SPACE



LAND USE



CONTEXT

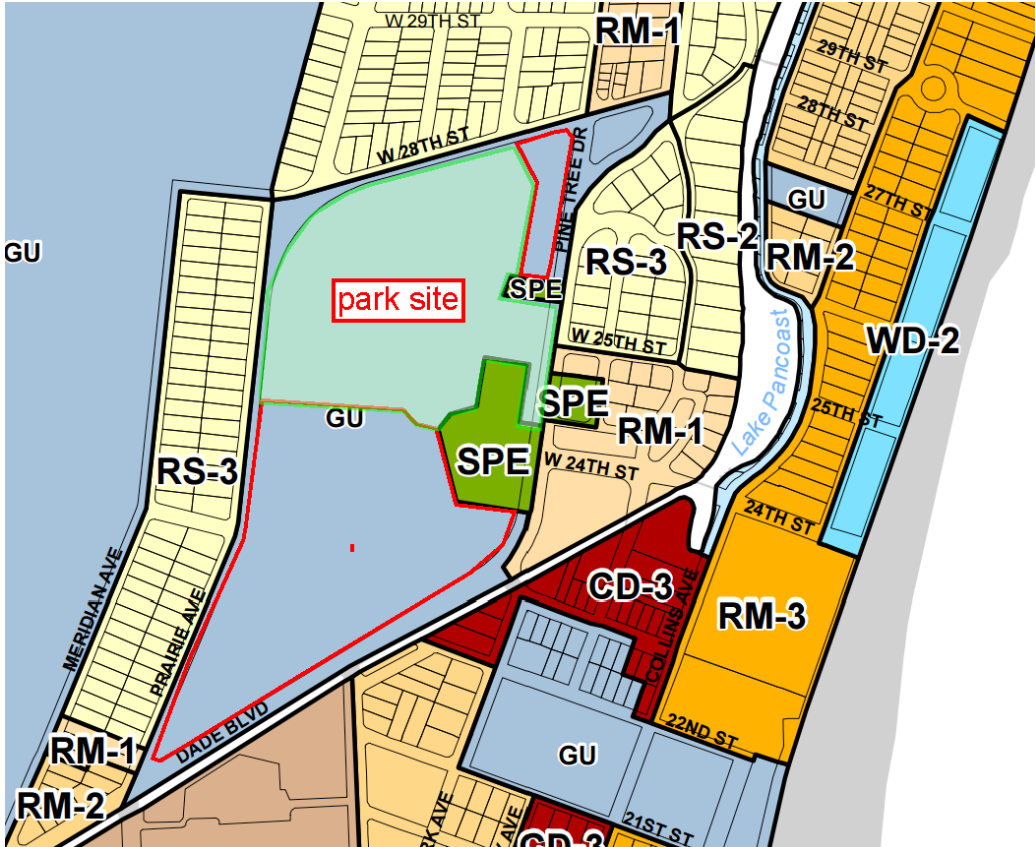


DEMOGRAPHICS LOCAL USAGE

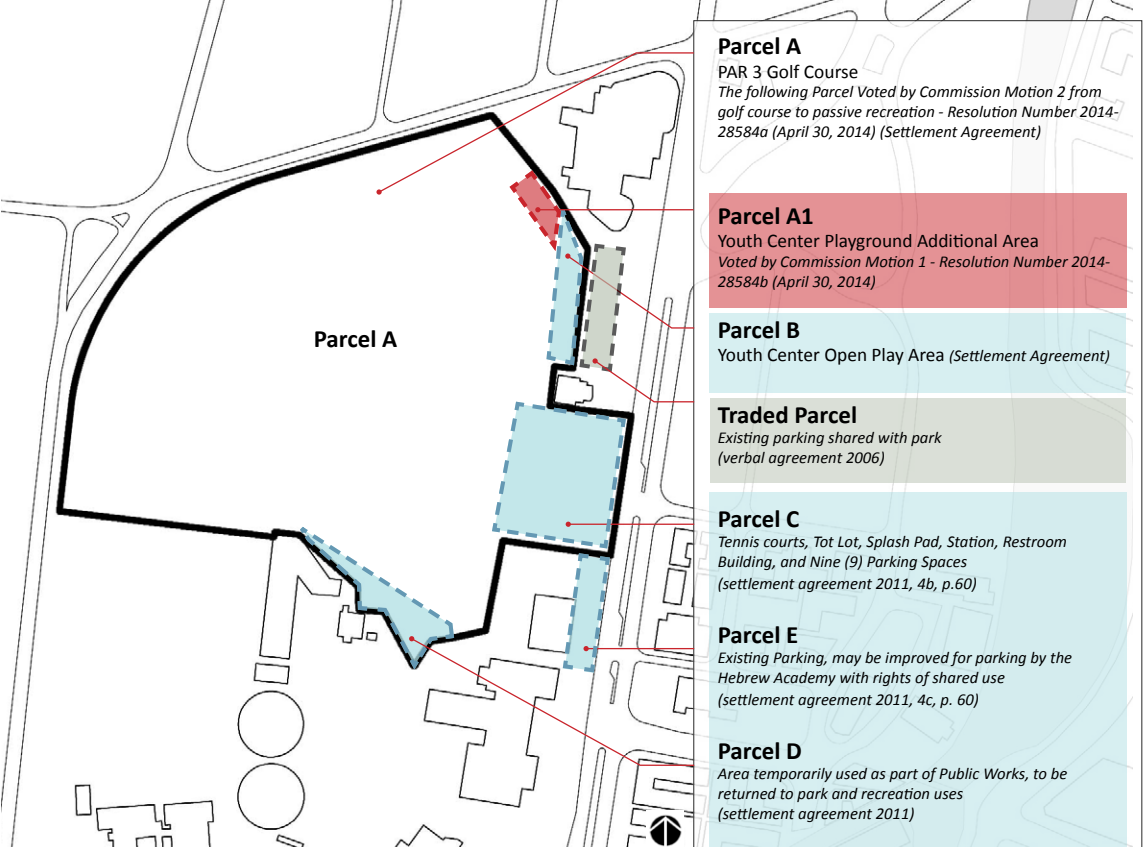


# ZONING INFORMATION

PROJECT CRITERIA-ZONING/SETBACKS	
To COMPLY TO RM-1 AS PER PLANNING AND ZONING DEPT.	
SITE SUMMARY	ALLOWED/REQUIRED
ZONING CLASSIFICATION	GU
FEMA ZONE	AE (EL8)
NET LOT AREA	N/A
GROSS LOT AREA	845,064 SF (19.4 ACRES)
AREA TABULATIONS	ALLOWED / REQUIRED
BASE F.A.R.	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	N/A
EXISTING PERVIOUS AREA	844,656 SF
EXISTING IMPERVIOUS AREA	408 SF (Pump Station)
PROPOSED PERVIOUS AREA ( lake not included )	628,494 SF
PROPOSED IMPERVIOUS AREA INCLUDES (22,781 SF OF PERVIOUS PAVING)	144,696 SF
PROPOSED LAKE	71, 874 SF
TENNIS FACILITY	
TENNIS BUILDING	2,367 SF, INCLUDES BREEZWAY WITH TRELLIS/PERGOLA CEILING
MECHANICAL ROOM	50 SF
BATHROOMS	MEN'S (2 Stalls), WOMEN'S (2 Stalls)
STORAGE ROOM	303 SF
MOP SINK	37 SF
VENDING MACHINES	25 SF
PARKING SUMMARY	
REQUIRED PARKING	
PROPOSED EAST PARKING LOT	75
ON STREET PARKING W. 28 <sup>TH</sup> STREET	9
ON STREET PARKING PRAIRIE AVENUE	6
ADA PARKING REQUIRED	3
ADA PARKING PROVIDED	2
SHORT TERM BICYCLE REQUIRED	
SHORT TERM BICYCLE PROVIDED	18



# LANDUSE



## SITE LANDUSE REGULATIONS



FACING SOUTH



1. Fairgreen Dr. facing South into park.  
( Neighborhood access, Single Family)



2. Middle protion of site facing South.  
( Existing Trees Behind)



3. Western edge of site facing South.  
( Residential Single Family)

FACING NORTH



4. South of site facing North.



5. Middle portion of site facing North.  
( Existing Specimen Tree)



6. Northeast corner of site facing North.  
( Youth Center )

EXISTING SITE PHOTOS



( Photos taken 2016-06-



# FACING WEST



7. Corner of 25th St. and Pinetree Dr. facing west.  
( Existing Bus Stop, Park Existing Trees )



8. Middle portion of site facing West.  
( Existing Specimen Tree)



9. North edge of site facing West.

# FACING EAST



10. Eastern edge of site facing East.  
( Existing bus stop, Major Traffic Corridor )



11. Middle portion of site facing Southeast.



12. Western edge of site facing Northeast.  
( Adjacent residential neighborhood )

# EXISTING SITE PHOTOS









( Photos taken 2016-06-28














# SITE FUNCTIONAL DIAGRAM

## PEDESTRIAN USE

-  Bus Stops
-  Existing Sidewalk
-  Major Traffic
-  Existing Bike Lane
-  Proposed Sidewalk
-  Proposed Bike Lane

## PARK ZONES

-  Parking
-  Entry
-  Active Recreation
-  Passive Recreation
-  Pollinator Garden
-  Pet Friendly
-  Central Lake
-  Swale
-  Littoral Zone
-  Changes in Elevation
-  View shed

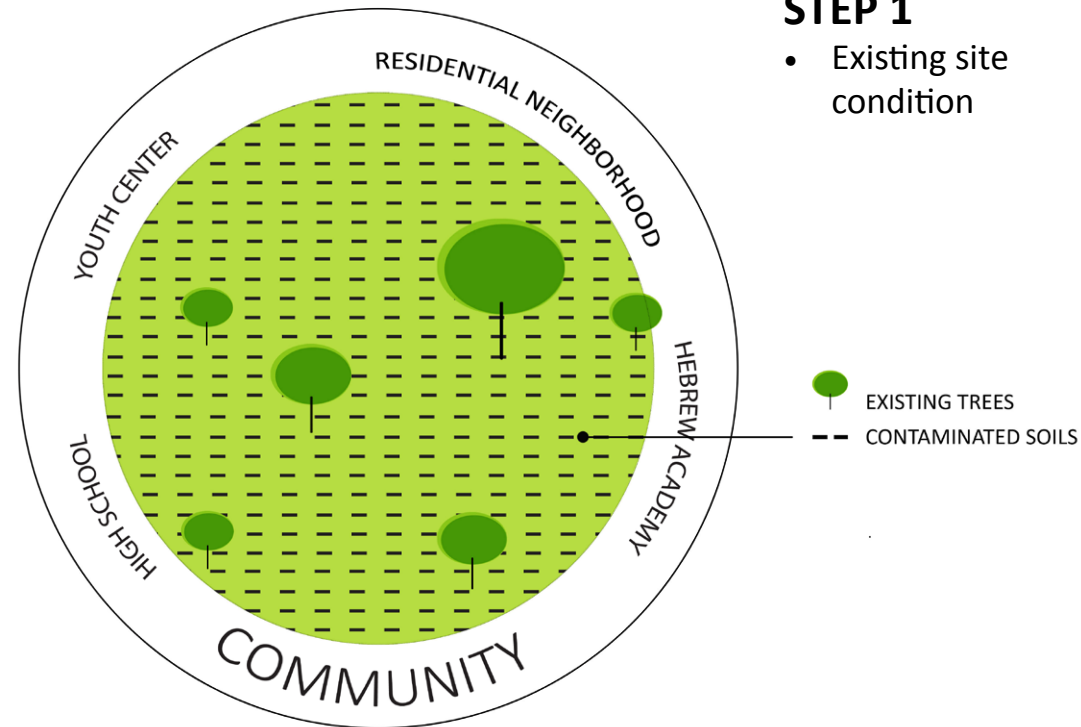




# DESIGN APPROACH & STRATEGY

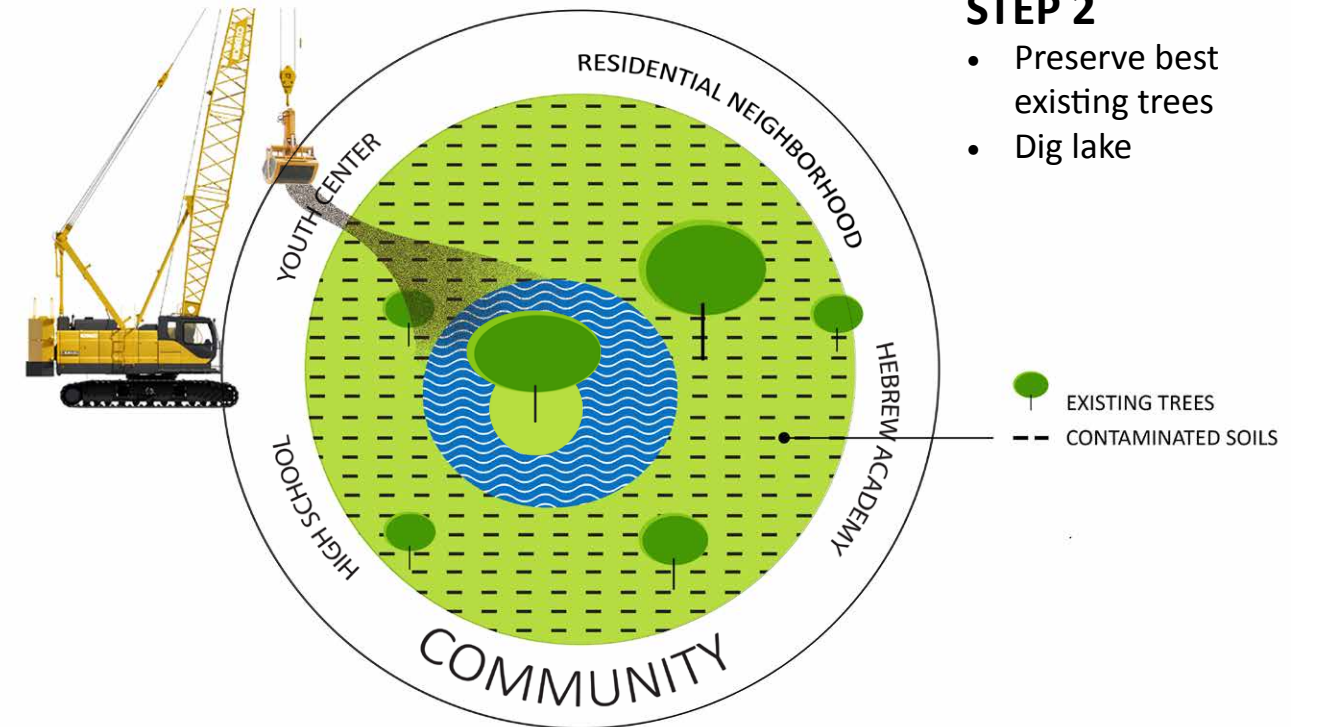
## STEP 1

- Existing site condition



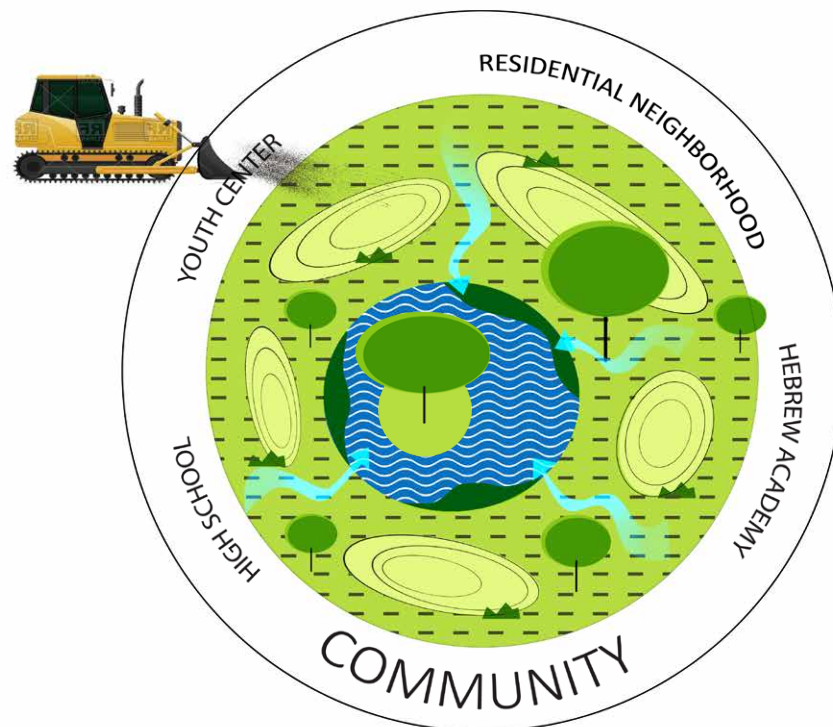
## STEP 2

- Preserve best existing trees
- Dig lake



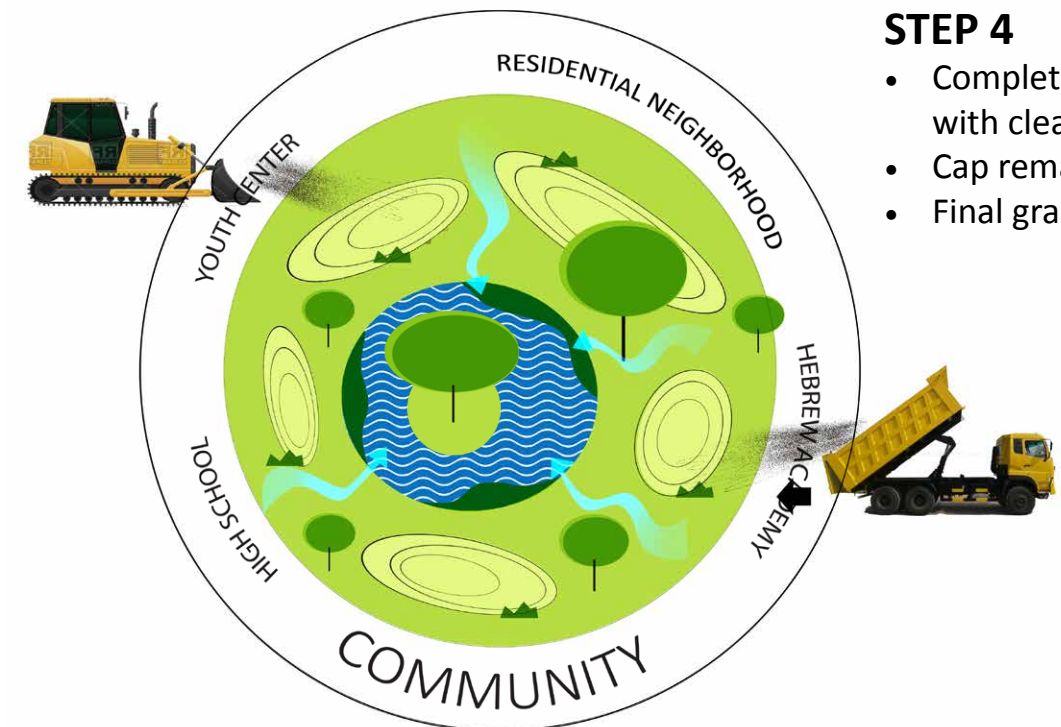
## STEP 3

- Form golf-like landforms to cap contaminated soil
- Create various littoral zones for diverse ecological habitats
- Improve drainage



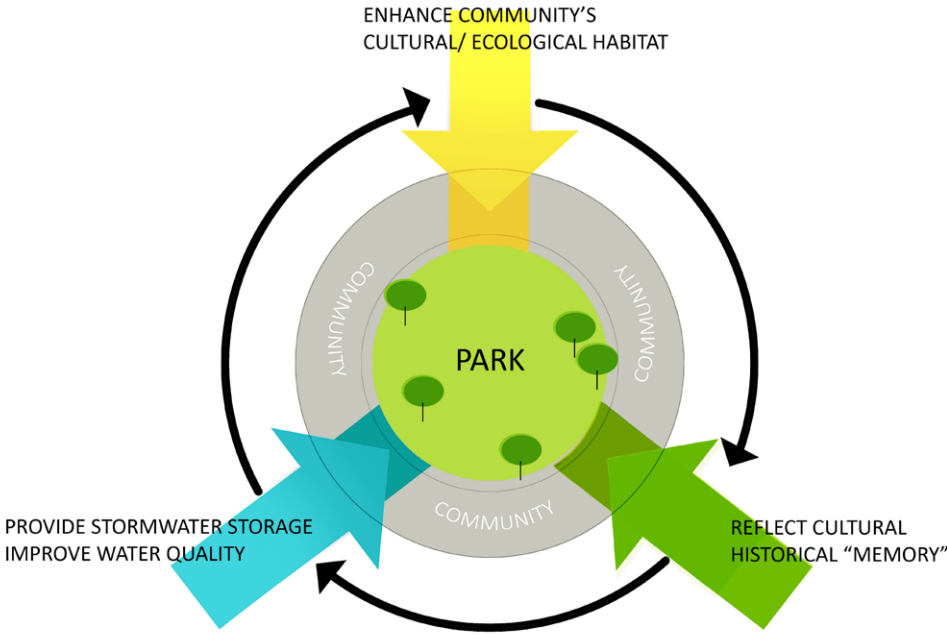
## STEP 4

- Complete landforms with clean fill
- Cap remainder of site
- Final grading




















# DESIGN CONCEPT DIAGRAM

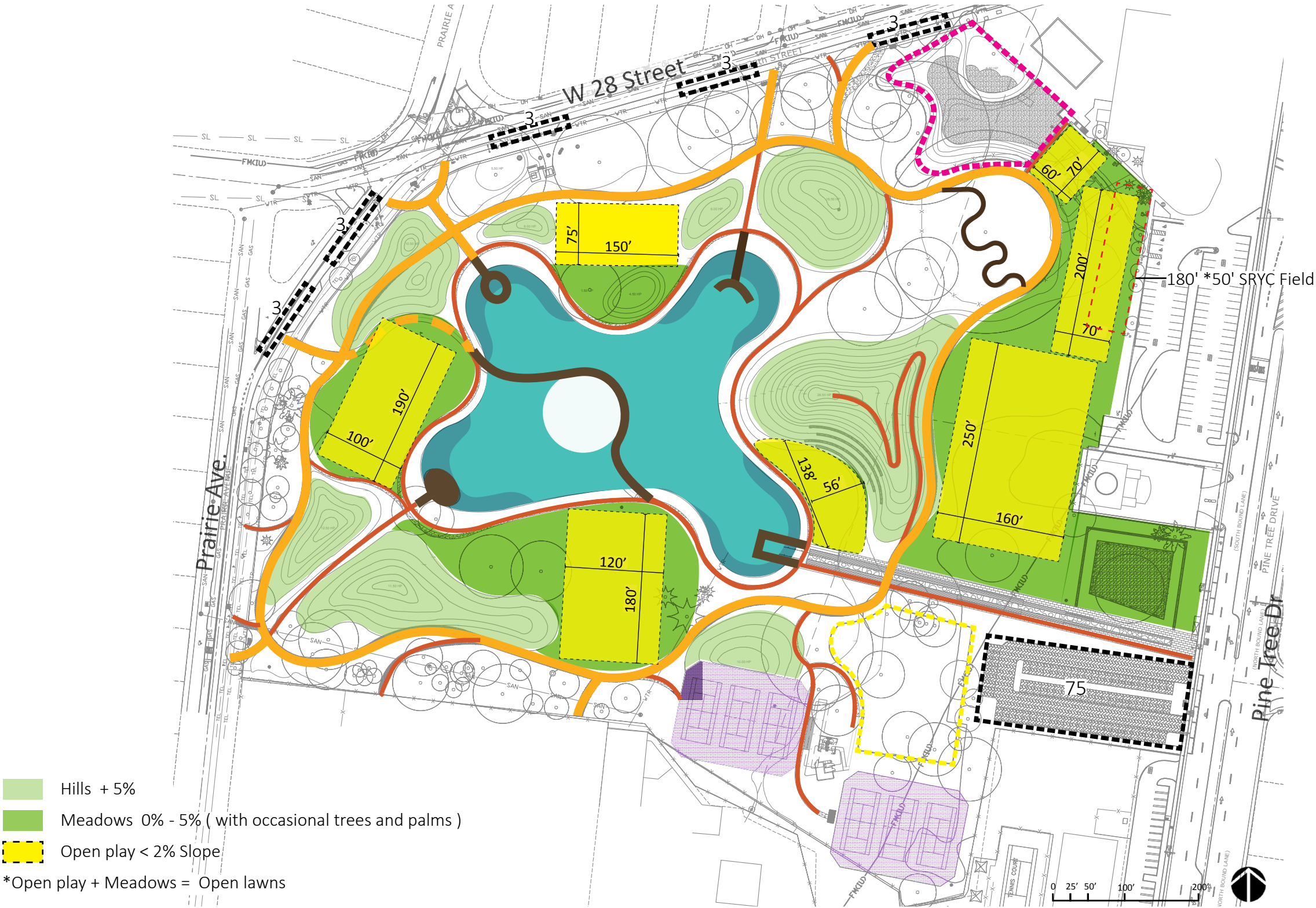


- Site is remediated and capped
- Topography is established
- Drainage is connected and site drains to central lake
- Littoral zones are established
- Trees are preserved and new trees are planted
- Program is placed
- Activities commence
- Park thrives with a healthy environment and an engaged public



PROGRAM SPECIFICATIONS FOR SITE PLAN

	Miles of Vita Course Loop	0.52
	Miles of Pathway	0.82
	Miles of Trails	1.34
	Miles of Boardwalks	0.19
	Acres of Open Play	2.73
	Acres of Meadow	2.30
	Acres of Open Lawns	5.03
	Acres of Hills	2.55
	Acres of Lake	1.65
	Acres of Littoral Zone	0.5
	Acres of Lake with Littoral Zone	2.15
	Acres Playground	0.5
	Acres Dog Park	0.55
	Tennis Courts	6
	Acres Parking Lot	0.63
	Parking Stalls	90
	Restroom	1*







# CONCEPT PLAN

## LEGEND

- 1 Playground
- 2 Bus stop
- 3 Tennis Courts
- 4 Tennis Facility and Bathroom
- 5 Parking
- 6 Dog Park
- 7 Entrance Plaza
- 8 Butterfly Garden
- 9 Amphitheater
- 10 Sunset Terrace
- 11 Lake & Islands
- 12 Vita Course
- 13 Meadow
- 14 Open Play
- 15 Overlook
- 16 Pavilions
- 17 Linear Water Feature
- 18 Park Signage
- 19 Community Garden

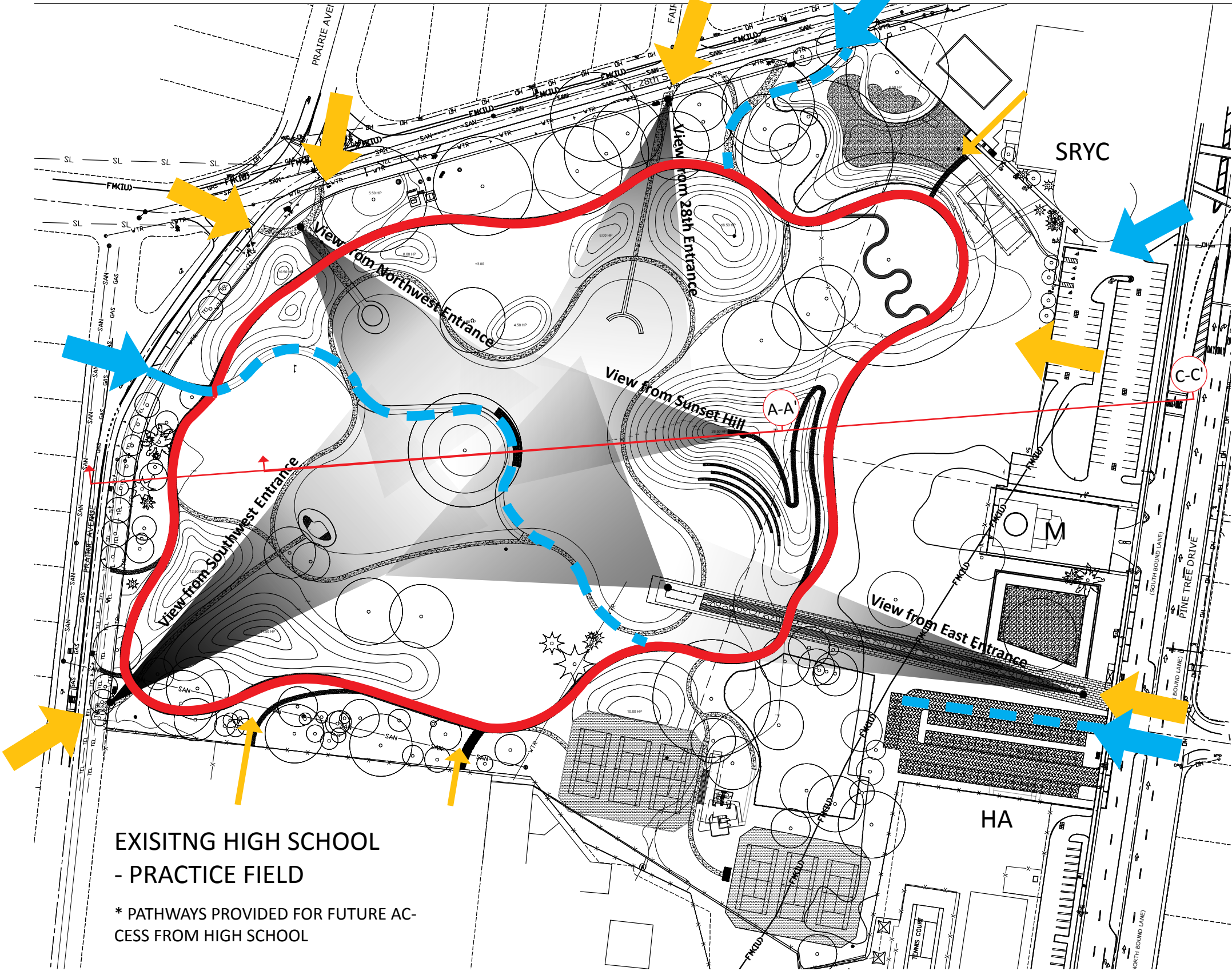
-  Trail System (5')
-  Vita course / Maintenance / Emergency





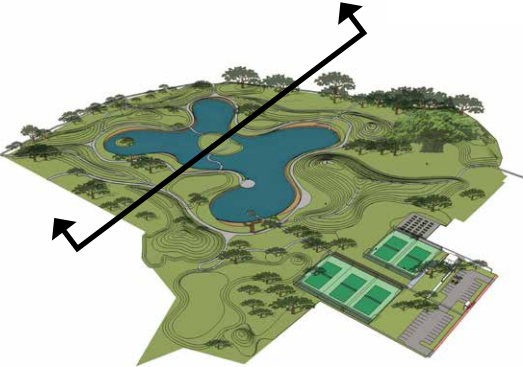
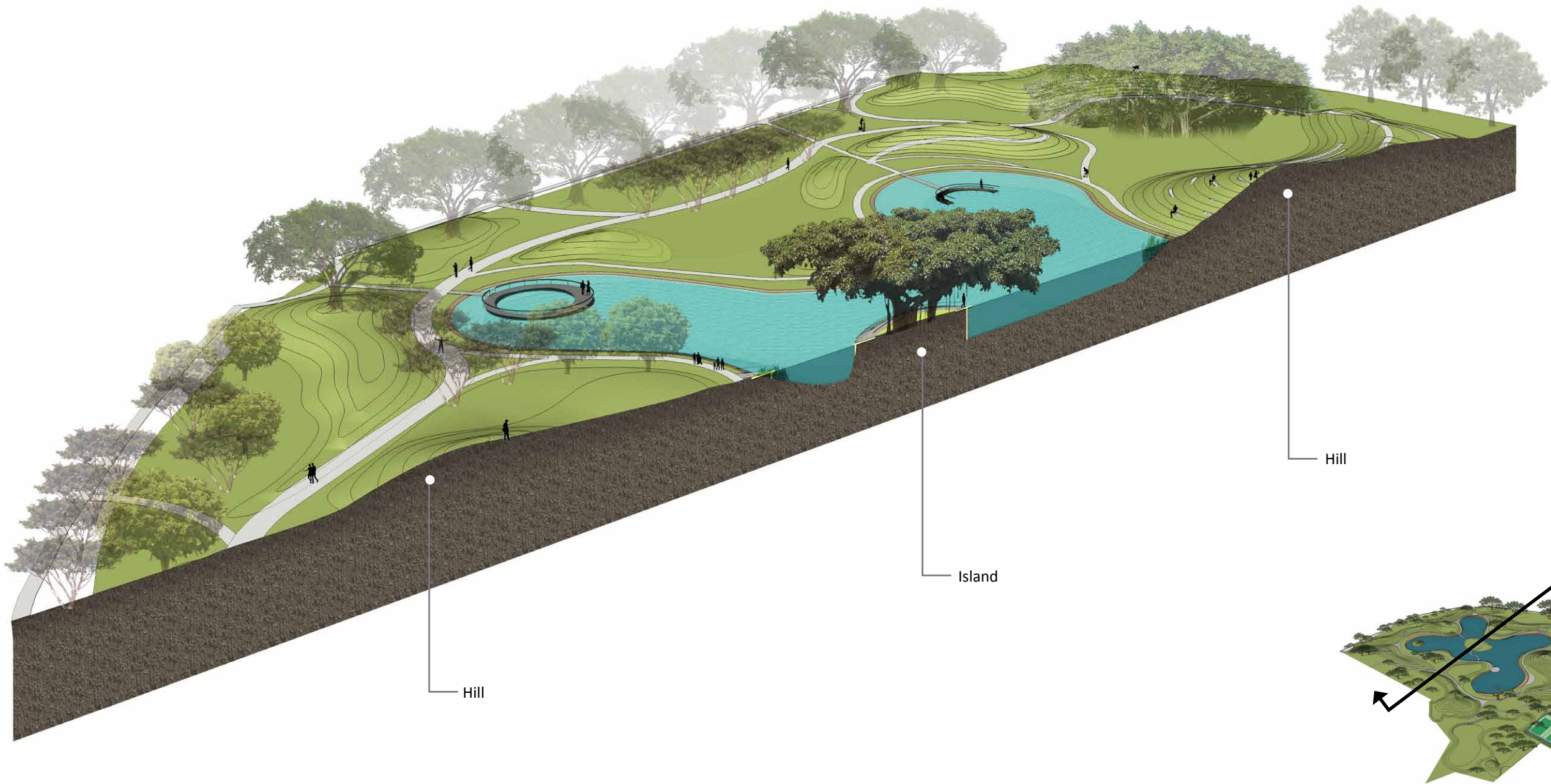
VIEW CORRIDOR + PARK ACCESS

- Multi use loop trail/jogging, vita course, emergency access
- Vehicular Service Access
- Park Access
- Main Views
- Island Section



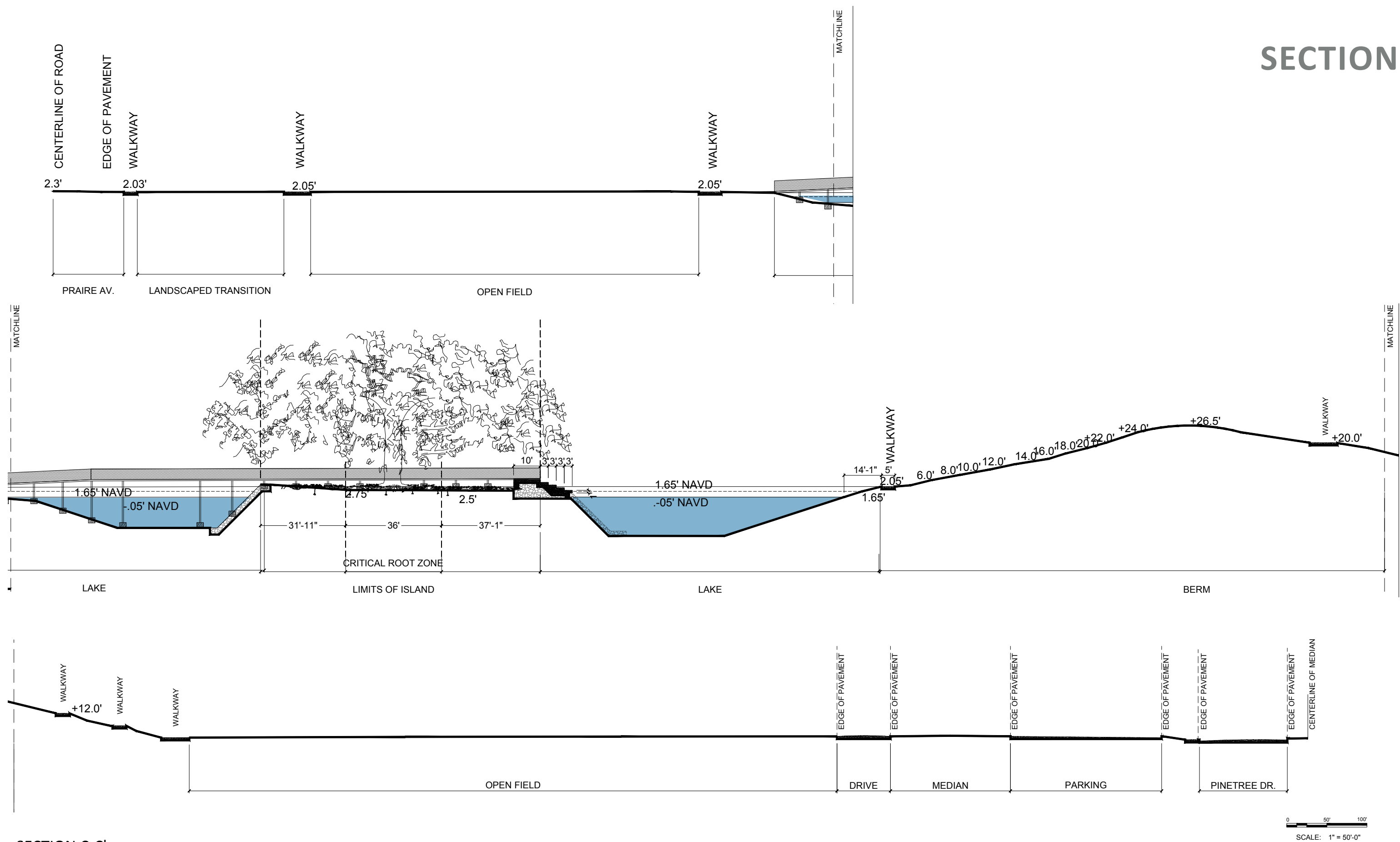


SITE AXONOMETRIC





## SECTION

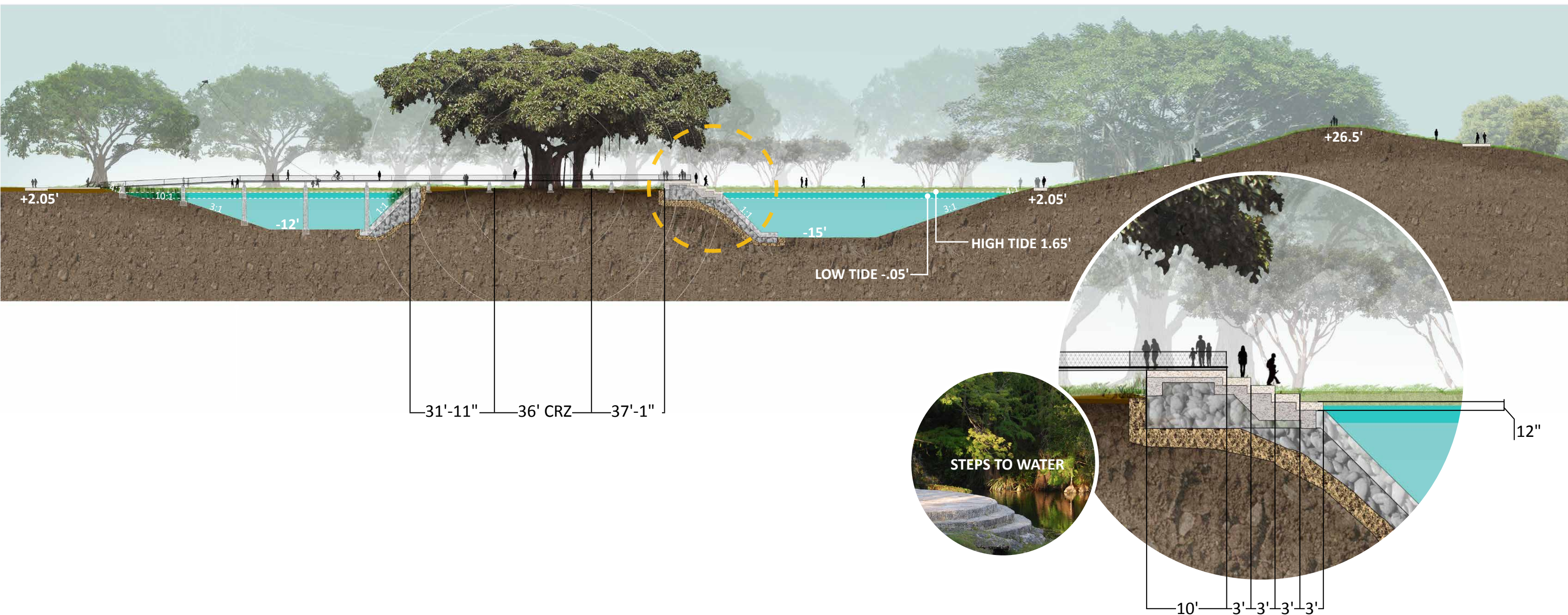


SECTION C-C'

NOT FOR CONSTRUCTION  
PLANS NOT COMPLETE WITHOUT WRITTEN SPECIFICATIONS

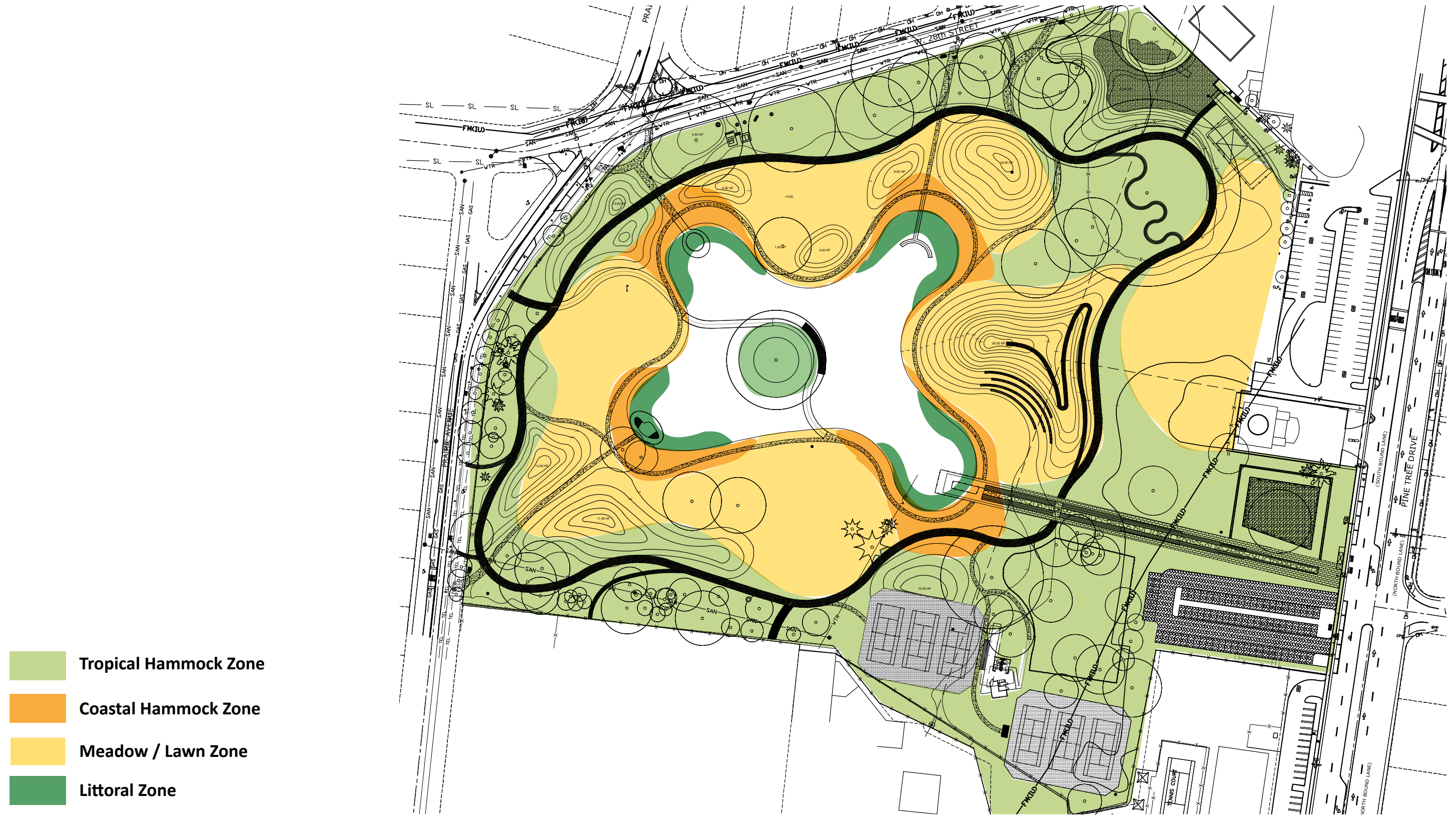


## SECTION ISLAND





## PLANT COMMUNITIES





# PLANT COMMUNITIES



*Quercus virginiana* /  
Live Oak



*Bursera simaruba* /  
Gumbo-limbo



*Swietenia mahogani* /  
Mahogany



*Roystonea elata* /  
Florida Royal Palm



*Lysiloma latisiliquum* /  
Wild Tamarind



*Psychotria nervosa* /  
Wild coffee



*Nephrolepis biserrata* /  
Sword fern



*Borrchia frutescens* /  
Sea Ox-eye Daisy



*Solidago sempervirens* /  
Seaside Goldenrod



*Juncus roemerianus* /  
Black Needle Rush



*Spartina alterniflora* /  
Smooth Cordgrass



*Conocarpus erectus* /  
Green buttonwood



*Rhizophora mangle* /  
Red mangrove



*Distichlis spicata* /  
Saltgrass



**Tropical Coastal Hammock**

**Transition Zone**

**Mangrove**

**Littoral Zone**



Beneficial Lawns



Bahiagrass



Mexican Clover



Creeping Charlie



Spanish Needles

Pollinator Attractors / Bird Friendly



*Asclepias curassavica* /  
Scarlet Milkweed



*Hamelia patens* /  
Firebush



*Callicarpa american* /  
Beautyberry



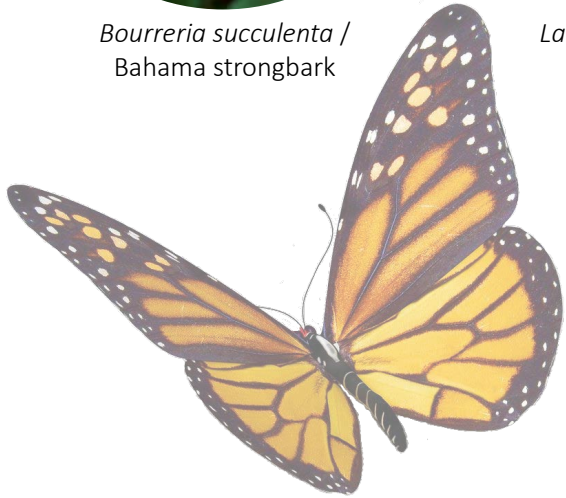
*Bouerreria succulenta* /  
Bahama strongbark



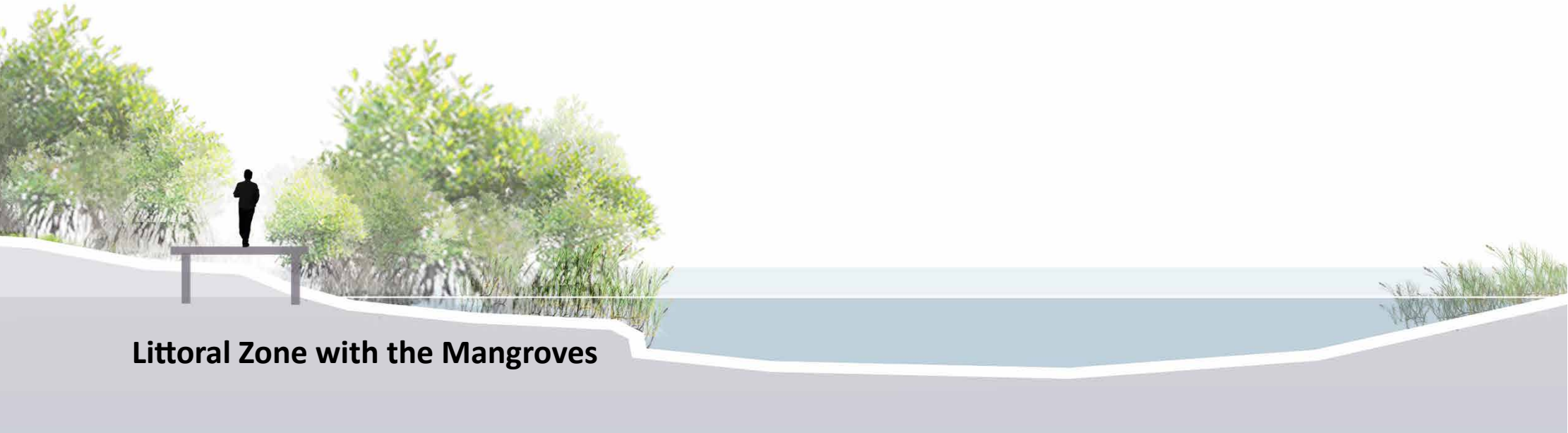
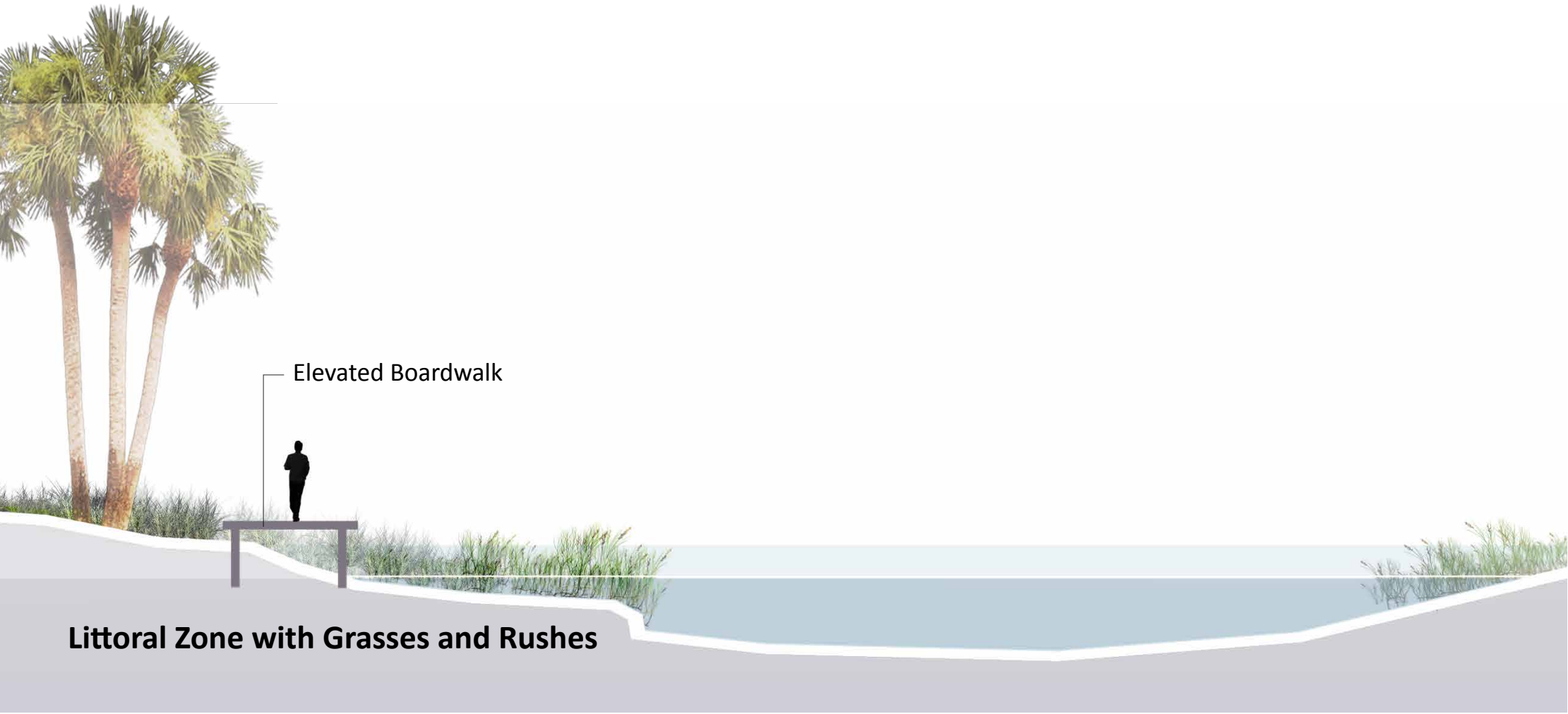
*Lantana involucrata* /  
Wild-sage



*Psychotria Nervosa* /  
Wild Coffee







# ANIMAL COMMUNITIES



Egret

## Littoral Zone Animal Species



Muscovy Duck



White Ibis



Softshelled Turtle



Southern Leopard Frog



Grass Shrimp



Sailfin Molly

## Mangrove Animal Species



Double-crested cormorant



Brown pelican



Yellow Warbler



Long key mangrove crab



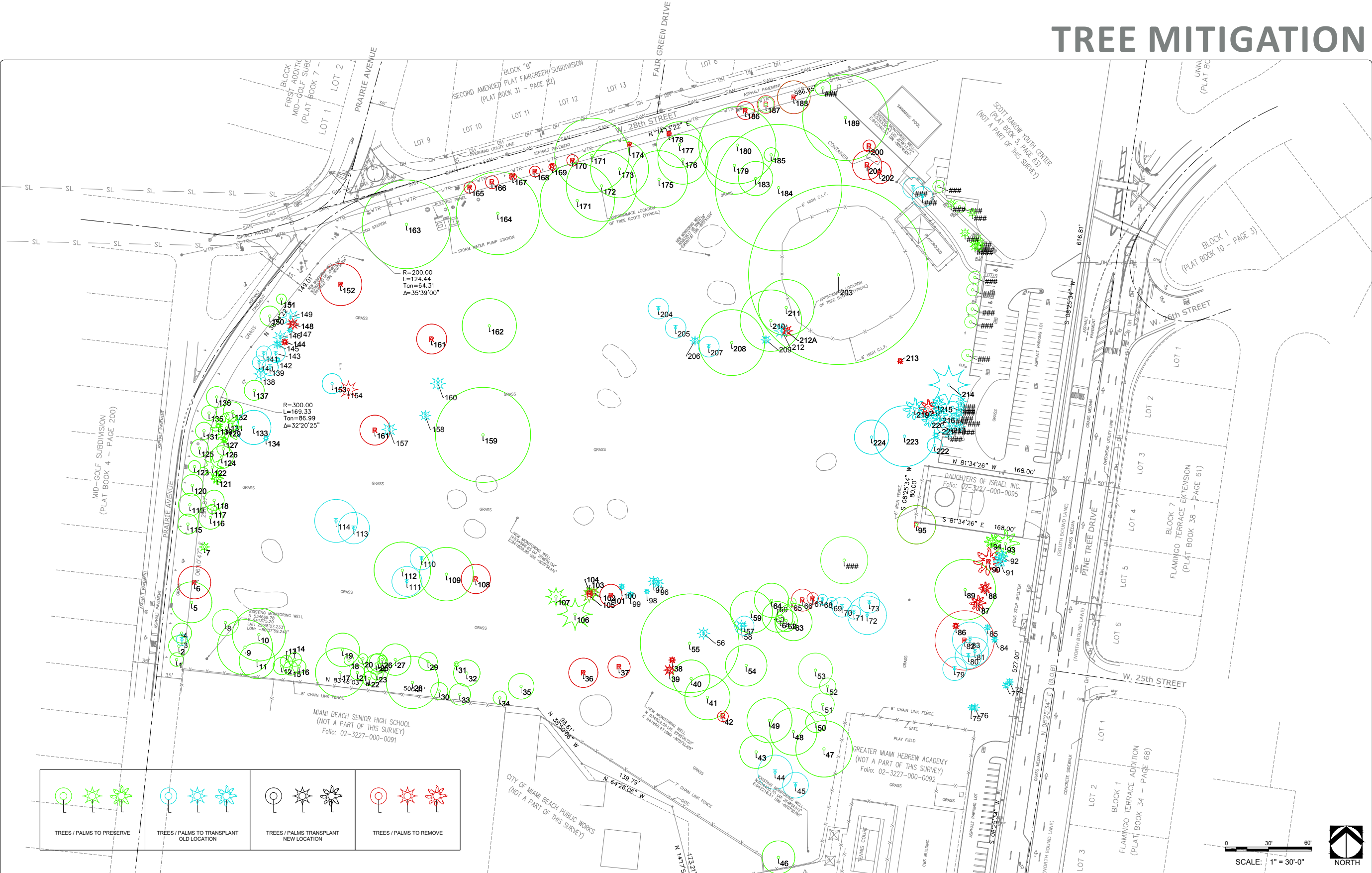
Sheepshead



Eastern oyster



TREE MITIGATION PLAN



<div>MIAMI BEACH</div> <div>CAPITAL IMPROVEMENT PROJECTS OFFICE</div> <div>1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</div>	PROJECT:	COMMUNITY PARK (FORMER PAR 3)	<div><div><div></div></div><div>savinomiller</div><div>DESIGN STUDIO</div><div>LANDSCAPE ARCHITECTURE   CIVIL ENGINEERING   PLANNING   DESIGN   CONSTRUCTION</div><div>3050 N.W. 107th Avenue, Suite 100, Miami, FL 33157</div><div>PH: 305.441.1111   FAX: 305.441.1112   WWW.SAVINOMILLER.COM</div><div>LANDSCAPE ARCHITECT</div></div>	CITY MANAGER:	JIMMY L. MORALES	LA OF RECORD		LANDSCAPE ARCHITECT OF RECORD:	5				File Name: 2016-09-23 30% Option 2 TREE MANAGEMENT.dwg																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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