

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: May 10, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB File No. 7629, **1901 Convention Center Drive – Miami Beach Convention Center.**

The applicant, City of Miami Beach, is requesting a Certificate of Appropriateness for an Art in Public Places (AIPP) art installation at the northeast corner of the Convention Center.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness

BACKGROUND

On November 4, 2014, the Design Review Board reviewed and approved an application for the expansion and modifications of the existing Miami Beach Convention Center, including a revised site plan and exterior design changes, as well as new multi-level additions and a new parking level on the roof (DRB File No. 23100).

On January 13, 2015, the Historic Preservation Board reviewed and approved a Certificate of Appropriateness for the construction of a portion of the Convention Center building and landscape plan total demolition of the existing bandshell and the Recreation Center building, and located within the boundaries of the 21st Street Community Center Historic Site. Additionally, the Board recommended in favor of the issuance of a Certificate of Appropriateness for the total demolition of the bandshell and the Recreation Center building to the City Commission (HPB File No. 7506).

On March 11, 2015, the City Commission granted the Certificate of Appropriateness for the total demolition of the bandshell and the Recreation Center building to the City Commission, pursuant to Section 118-563 of the City Code (Resolution No. 2015-28948).

EXISTING STRUCTURES

Local Historic Site: 21st Street Community Center

There are currently four buildings located within the boundaries of the historic site, including the Carl Fisher Clubhouse, a theater, bandshell and a recreation center building. Additionally, the site contains a large strangler fig tree and decorative terrazzo plaza.

Constructed in 1916, the Carl Fisher Clubhouse is the oldest municipal structure in the City. This 1-story structure, designed by architect August Geiger in an eclectic Mediterranean Revival style, is defined by a central hall, flanked on the north and south by loggias.

In 1937 the theater and bandshell were added to the site. The theater, often referred to as the 'Little Stage', was designed by Robert A. Taylor. Taylor's design incorporates some of the architectural vocabulary employed by Geiger in the Clubhouse.

In 1986 a 1-story recreational center building, designed by Norman M. Giller & Associates was constructed at the southeast portion of the site.

THE PROJECT

The applicant is proposing to install a large scale tile mural for the exterior walls of the northeast entrance of the Convention Center. A segment of this mural is located within the southern portion of the 21st Street Community Center Local Historic Site.

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.

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.
Satisfied
 - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.
Satisfied
- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. Exterior architectural features.
Satisfied

- b. General design, scale, massing and arrangement.
Satisfied
 - c. Texture and material and color.
Satisfied
 - d. The relationship of a, b, c, above, to other structures and features of the district.
Satisfied
 - e. The purpose for which the district was created.
Satisfied
 - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.
Not Applicable
 - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.
Not Applicable
 - h. The original architectural design or any subsequent modifications that have acquired significance.
Satisfied
- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. 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.
Not Applicable
 - b. 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
 - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.
Satisfied

- d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.
Not Applicable
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces 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 preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
Not Applicable
- f. 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 any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.
Not Applicable
- g. 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 and consistent with a City master plan, where applicable.
Not Applicable
- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
Not Applicable
- i. 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
- j. Any proposed new structure shall have 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).
Not Applicable
- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, 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 sidewalk street, or streets shall have

residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

Not Applicable

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Not Applicable

- m. Any 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

- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

Not Applicable

- o. 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

STAFF ANALYSIS

The City of Miami Beach established an Art in Public Places program in 1984, following the example of successful programs in cities such as Seattle and New York. By ordinance, 1.5 percent of the cost of City-owned construction projects is set aside for “works of art in public places other than museums which enrich the public environment.” Art in Public Places (AIPP) Committee is responsible for the commission and purchase of works of art by contemporary artists in all media. Funds from construction projects are aggregated into the AIPP Fund and allocated for art at public sites and for collection maintenance. The Fund is administered by a City Commission appointed citizen's board, the AIPP Committee.

The Historic Preservation Board serves as advisor to the City Commission which makes the final determination with respect to AIPP projects.

The City issued an international call to artists to create public art for the Miami Beach Convention Center renovation and expansion in January 2015. Over 500 artists from around the world submitted qualifications for consideration. After a competitive selection process, the AIPP Committee recommended the following renowned artists to create site specific public art for the Miami Beach Convention Center:

- Elmgreen & Dragset (Berlin)
- Ellen Harvey (Brooklyn)
- Joseph Kosuth (London, New York)
- Sarah Morris (New York)
- Joep Van Lieshout (Ravenstein)

One of the selected works of art is located within the southern portion of the 21st Street Community Center Local Historic Site. This particular piece, entitled 'Sans Souci', is proposed to be installed on the exterior walls of the northeast corner of the Convention Center. Designed by highly acclaimed international artist Sarah Morris, the mural will consist of custom fabricated porcelain tiles arranged in geometric patterns.

Staff is highly supportive of the proposed art installation which was inspired in part, by Miami Beach's dynamic and exuberant Post War Modern style architecture.

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 Certificate of Appropriateness criteria.

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: May 10, 2016

FILE NO: 7629

PROPERTY: 1901 Convention Center Drive

APPLICANT: City of Miami Beach

LEGAL: Park east of Bayshore Golf Course & Park south of canal & east of Washington Avenue less parcel to bpi per or 976-566 & less greater Miami Hebrew Academy per or 2241-185 & less r/w lvg on Alton Road & less ports of NE ¼ of sec 34 desc as comm NE corner of lot 7 block 3 of Lincoln Road sub A.

IN RE: The application for a Certificate of Appropriateness for an Art in Public Places (AIPP) art installation at the northeast corner of the Convention Center.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the 21st Street Community Center Local Historic Site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:
 1. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

2. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
3. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
4. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "City of Miami Beach Convention Center Art in Public Places Recommendations", as prepared by the City of Miami Beach, dated May 10, 2016, approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of

the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this _____ day of _____, 20__.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:
City Attorney's Office: _____ ())

Filed with the Clerk of the Historic Preservation Board on _____ ())