


MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

FROM: Thomas R. Mooney, AICP
Planning Director 

SUBJECT: DRB17-0193 (DRB File No. 23106)
1901 Convention Center Drive-Park

DATE: February 06, 2018

The applicant, the City of Miami Beach, is requesting design modifications to a previously approved Design Review Approval for a proposed new park to replace an existing surface parking lot.

RECOMMENDATION:

Approval with conditions

LEGAL DESCRIPTION:

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 parts of NE ¼ of sec 34 desc as comm NE corner of lot 7 block 3 of Lincoln Road sub A.

HISTORY:

On November 04, 2014, an application was presented and approved by the Design Review Board for a proposed new park to replace an existing surface parking lot item, pursuant to DRB File No. 23106.

SITE DATA:

Zoning:	Civic and Convention Center District (CCC)
Future Land Use:	Public Facility (CCC)
Park Area:	256,000 SF (5.8 acres)
Existing Uses:	Parking Lot
Proposed Uses:	Public Park / Restaurant / Veterans Plaza

LAND USES:

East:	MBCC / Museum Historic District—residential
West:	Palm View Historic District—residential
South:	City Parking Garage / City Hall
North:	Holocaust Museum / Botanical Garden

THE PROJECT:

The applicant has submitted plans and renderings entitled "Miami Beach Convention Center Renovation" as prepared by **FENTRESS Architects** and **West 8 Landscape Architects** dated 12/15/17.

Similar to the “Lincoln Park/Soundscape Park” approved in 2010 in conjunction with the New World Symphony, it is rare in any city when ‘hardened’ urban development is restored back to major public ‘green space’. In association with the renovations to the Miami Beach Convention Center, a new urban park is being created to replace a surface parking lot, referred to as P-lot, which currently contains spaces for approximately 800 vehicles.

CONSISTENCY WITH COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **park is consistent** with the Public Facility: Convention Center Facilities (PF-CCC) designation of the Future Land Use Map of the 2025 Comprehensive Plan. The proposed park is a facility necessary to support the convention center and the project implements multiple policies of Objective 4 Open Space of the Recreation and Open Space Element of the 2025 Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

The application, as proposed, appears to be consistent with the applicable requirements of the City Code. This 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 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.

Satisfied

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.

Satisfied

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.

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.

Satisfied

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.

Satisfied

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.

Not Applicable

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 Applicable
- (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.

Not Applicable

- (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.

Not Applicable

- (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.

Not Applicable

- (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.

Not Applicable

STAFF ANALYSIS:

DESIGN REVIEW

The application for the transformation of a nearly 6 acre parking lot into a community park was presented to and approved by the Design Review Board on November 04, 2014. The applicant is seeking design modifications to the original park design. The modified design for the Park has removed the previously approved pavilion and increased the central lawn to allow for large deployable event structures. In addition to the increased central lawn, the applicant is proposing further modifications that include the replacement of the raised planters with planting beds, freestanding bench structures, the relocation and reconfiguration of the Veteran's Plaza, flexible programming space, a play/fitness zone, art sculpture, utilities and infrastructure, a public restroom building, and alterations to the paving materials on adjacent rights-of-way.

The revised site plan for Convention Center Park has doubled the overall green area in the park by replacing significant portions of hardscape with a thin network of walkways, and by decreasing the size of the Veteran's Memorial Plaza by nearly a tenth. The modified Plaza has been relocated to the south east corner of the site. With a pinched entrance that opens into the Park at a diagonal, the new Plaza is an almond-shaped hardscape of coral sandstone paving tiles that set in grass, threads into the surrounding landscape. The Plaza's commemorative medallion, a bronze medal on top of a large granite base (7'-6" x 9'), is horizontally set atop of the new plaza. Staff finds that the proposed Plaza integrates well

into the overall Park with its use of porous hardscape, as well as creates an impactful entrance from 18 Street and Convention Center Drive.

Amidst the wondering paths and landscape at the north end of the Park, a pocket of green area has been reserved for play and fitness, while on an open green area at the north east corner of the park an art sculpture has been sited. Additionally, a flexible programming space is proposed on 18 Street. Design Miami has held its annual show at the P-lot since 2010, occupying approximately 70,000sf of actual event space, or half of the lot. The approved design did not accommodate the show's footprint. Finished in decomposed granite and designed around a cluster of Royal Poinciana trees, this flexible space serves as a central node for vehicular functions that include a truck path for event loading and setup, food truck function and bus loading for visitors. Sited along the circumference of the flexible space, the applicant is proposing a new restroom building that is designed with a screen similar to the restroom structure at Soundscape Park.

Alongside site plan modifications, the applicant is proposing changes to park-wide hardscape. The revised design calls for coral sandstone paving at the Veterans' Plaza, decomposed granite at the flexible function space, concrete sidewalks along the perimeter of the park, and concrete pathways with a rock salt finish within the park.

Lastly, the design has been revised to accommodate utilities and infrastructure improvements. A storm water pump station and two FPL Load Centers have been discreetly placed along the perimeter of the park. Set within the landscape, these utilities are to be wrapped in a contemporary screen that will lend it to better assimilate into the park environment. Moreover, due to extensive underground utilities and infrastructure below Convention Center Drive, the right-of-way paving has been changed from brick pavers to asphalt.

The revised hardscape plan, increased open green space and variety of programming tucked into its vegetated periphery lend the Convention Center Park to extensive flexibility of use and programming. Staff is supportive of the proposed modifications and finds that the design further enhances the park as a unique and lush tropical respite.

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.

TRM/JGM/FSC

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DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: February 06, 2018

FILE NO: DRB17-0193

PROPERTY: **1901 Convention Center Drive- Convention Center Park**

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 lyg 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 Design Review Approval for design modifications to a previously approved Design Review Approval for a proposed new park to replace an existing surface parking lot.

ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated 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 is consistent with Design Review Criteria in Section 118-251 of the Miami Beach Code.
- C. 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 is consistent with Sea Level Rise Criteria in Section 133-50(a) of the Miami Beach Code.
- D. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The final design and details of all exterior paving systems, including samples, shall be provided, in a manner to be reviewed and approved

- by staff.
- b. The final design and details of the park lighting systems shall be provided, in a manner to be reviewed and approved by staff.
 - c. The final design and details of the proposed benches shall be provided, including materials and finishes, subject to the review and approval of staff.
 - d. The final design and details of the proposed screen structures for utilities and infrastructure shall be provide, including materials and finishes, subject to the review and approval of staff.
 - e. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - f. The final details of the restroom building exterior design, including color selection and material samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - g. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - h. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the

- proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited
 - e. Pedestrian crosswalks shall be provided at all vehicular curb cuts including the three vehicular curb-cuts located along the east side of convention Center Drive.
 - f. A built in skateboard deterrent mechanism shall be incorporated as part of any seating wall or bench located within the public parkways and park land. Such deterrent fixture shall be integral to the overall design and shall require minimal to no maintenance.
 - g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
 - i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - j. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
3. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).

- II. **General Terms and Conditions applying to 'I. Design Review Approval' noted above.**
- A. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - C. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
 - D. 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.
 - E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 - F. Nothing in this order authorizes a violation of 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 Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Miami Beach Convention Center Renovation", as prepared by **FENTRESS Architects** and **West 8 Landscape Architects**, signed, sealed and dated 12/15/2017, and as approved by the Design Review 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 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 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.

