

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: September 05, 2017

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB17-0125

2300 Pine Tree Drive/2795 Prairie Avenue – Community Park

The applicant, the City of Miami Beach, is requesting Design Review Approval for the substantial improvements of a former golf course into a community park including the installation of a lake, dog park areas, tennis courts, a restroom and storage facility, and parking area, in addition to other features.

Recommendation:

Approval with conditions

LEGAL DESCRIPTION: See EXHIBIT 'A'

BACKGROUND:

The subject Community Park is proposed on the site of the former 9-hole Bayshore Municipal Par 3 Golf Course. The subject site has been slated for renovation by the City of Miami Beach since 2009. As the renovation project has progressed, the City Commission added and modified items from the original scope.

The City's Planning Department was tasked with developing a conceptual design for the newly designated park project. Representatives from the Planning Department presented their conceptual design to the Parks and Recreation Facilities Advisory Board, Neighborhoods and Community Affairs Committee (NCAC), and City Commission. Additionally, a community meeting was held to gain additional public input. The City Commission approved the concept and the issuance of a Request for Qualifications (RFQ) on Sept 2, 2015.

As part of the project due diligence, the design team had a Phase II Environmental Site Assessment conducted to assess the potential presence of arsenic and other related chemicals of concern in the soil and groundwater on the site, which may have resulted from the historic use of the property as a golf course. The results of the assessment concluded the presence of contaminants at the site. Miami-Dade County responded with a letter to the City recommending that a temporary engineering control be installed around two areas where the soil sample results indicated elevated levels of contaminants. As such, temporary fencing has been installed to prevent access to these areas by the public and reduce potential exposure. These areas will be remediated during the construction of Community Park.

On January 12, 2017, the Parks and Recreation Facilities Advisory Board reviewed the

initial design and requested modifications that included the reduction of a proposed free form lake to approximately 1 acre and an increase in flat green space.

HISTORY:

Bayshore Municipal Park Golf Course was designed in 1940 by Bruce Devlin. After the war, most of the land was set aside for City of Miami Beach building projects and the old northern part of the course was used to build the Miami Beach Par 3 Golf Course, a 9-hole executive style course.

Located in the Central Bayshore neighborhood of Miami Beach, the site contains approximately 49.4 acres that are nestled within the single family residences along Prairie Avenue and West 29th Street; Miami Beach High and the Hebrew Academy; the City of Miami Beach Public Work Yards, multi-family residences along Pine Tree Drive and the Scott Rakow Youth Center.

SITE DATA:

Zoning: GU
Future Land Use: ROS, Recreation Open Space

Lot Size: ±845,064 SF (±19 acres)
Grade: ±4.23' NGVD
Flood: +8.0' NGVD
Difference: +3.77' NGVD
Adjusted Grade: +6.12' NGVD

Existing Pervious Area: 844,656 SF | 19.39 acres
Existing Impervious Area: 408 SF (Pump Station)
Proposed Pervious Area: 628,494 SF | 14.43 acres
Proposed Impervious Area: 144,696 SF | 3.32 acres
Proposed Lake: 71,874 SF | 1.65 acres
Proposed Tennis Building: 2,367 SF
Parking: 75 spaces

LAND USES:

East: Single Family Residential and Multi-Family Residential
North: Single Family Residential
South: GU, Miami Beach High and Hebrew Academy
West: Single Family Residential

THE PROJECT:

The applicant has submitted plans and renderings entitled "Community Park Improvements, City of Miami Beach, Florida, Design Review Application – Final Submittal" by **Savino & Miller Design Studio**; dated, signed sealed March 20, 2017.

The applicant is proposing to develop the 19.4 acre former PAR 3 Golf Course located at 2300 Pine Tree Drive/2795 Prairie Avenue as a natural, passive public park with a central lake, open playing fields, tennis courts and facility, dog park, pathways, vita course and a parking lot for approximately 90 cars.

ACCESSIBILITY COMPLIANCE

Additional information will be required for a complete review for compliance with the Florida Building Code 2001 Edition, Section 11 (Florida Accessibility Code for Building Construction). These and all accessibility matters shall require final review and verification by the Building Department prior to the issuance of a Building Permit.

CONCURRENCY DETERMINATION:

A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the project receiving any Building Permit.

CONSISTENCY WITH COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **recreational use** appears to be **consistent** with the ROS designation of the Future Land Use Map of the 2025 Comprehensive Plan. The main permitted uses in the ROS, Recreation Open Space Element are recreation and open space facilities.

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 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.
Not 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.
Not Satisfied; see below

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 Satisfied
Window drawings and schedules shall be included as part of the construction document submittal for a demolition/building permit to the Building Department.
- (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.
Not Satisfied
Sea Level Rise projections were not taken into account.
- (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.
Satisfied
- (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.
Satisfied

- (10) Where feasible and appropriate, water retention systems shall be provided.

Satisfied

STAFF ANALYSIS:

The key components of the concept design for the future Community Park include the development of an appropriate range of spaces and facilities for general and passive recreation, such as, open play areas, walking paths, lakes, landscape areas and tennis courts; maintaining certain elements of the existing topography; and providing accessibility to the neighboring community. Planning Department staff utilized examples of park elements from well-known parks throughout the country and incorporated these elements into the conceptual design. City staff also worked closely with representatives from the Police Department to ensure that the design contemplated security elements that would ensure safety for park visitors and the neighboring community.

The Community Park is conceived and programmed as a predominantly passive park, designed as an undulant landscape interspersed with plains of open, green areas, and a central, one acre amorphous- shaped lake. The main entrance plaza to the park is sited on Pine Tree Drive, programmed with parking for 75 vehicles. Adjacent to the plaza is a pedestrian axis, flanking a linear water feature, which pierces through the park and terminates at the central lake as an overlook. Six tennis courts with a tennis facility and bathroom, and a new surface lot parking are sited south of the axis. To the north and east of the main entrance the remainder of the program, which includes a dog park, an amphitheater, meadows, open green areas, an ADA children's playground and a vita course, are proposed along meandering walkways and bridges that encircle the lake.

In addition to the many community benefits that the proposed park offers, it is also an excellent example of implementing nature-based design solutions to City projects. With a hydrological analysis conducted by City, the lake is designed to improve storm water quality for the surrounding neighborhood before it is discharged into the Indian Creek.

In summary, staff is supportive of the proposal for the Community Park 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.

TRM/JGM/FSC