

**DRAFT**

# WEST LOTS NORTH BEACH

A COMMUNITY INPUT DISCUSSION

MIAMI BEACH

DOVER, KOHL & PARTNERS  
town planning

# WHAT ARE WEST LOTS?

West Lots are eight city-owned lots (half-blocks) between 79<sup>th</sup> & 87<sup>th</sup> Street on Collins across from North Beach Oceanside Park



# APRIL 30 TO MAY 3, 2018: PUBLIC WORKSHOP



75+ attendees

# One Word Card

**ONE WORD** that comes to  
mind about the **WEST LOTS...**

**NOW:**

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**IN THE FUTURE:**

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*(in my vision)*

# ONE WORD ABOUT WEST LOTS NOW:



# ONE WORD ABOUT WEST LOTS IN THE FUTURE:



# STAKEHOLDER MEETINGS

A man in a white shirt is standing and pointing at a large chart titled 'STUDY PLAN' on a wall. Several people are seated around a table in front of him, looking at the chart. The chart has columns for 'STUDY AREA', 'STUDY OBJECTIVE', and 'STUDY PHASE'. The background is a meeting room with a wooden table and chairs. There are some papers and a laptop on the table. The overall scene is a professional meeting.

**Historic Preservation**

**Climate Change & Resilience**

**University & Education**

**Economic Development & Jobs**

**Housing & Affordability**

**Transportation**

**Parks & Recreation**

Meetings attended by Staff and Staff-recommended stakeholder representatives

# STAKEHOLDERS & COMMISSIONERS



Here's a summary of words we kept hearing. A complete memorandum of input coming soon.

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# WHAT WE HEARD: A TOP 5

1) Grow **with consensus** in ways that enhance North Beach's uniqueness.

2) Provide **active uses** to support the **passive park**.

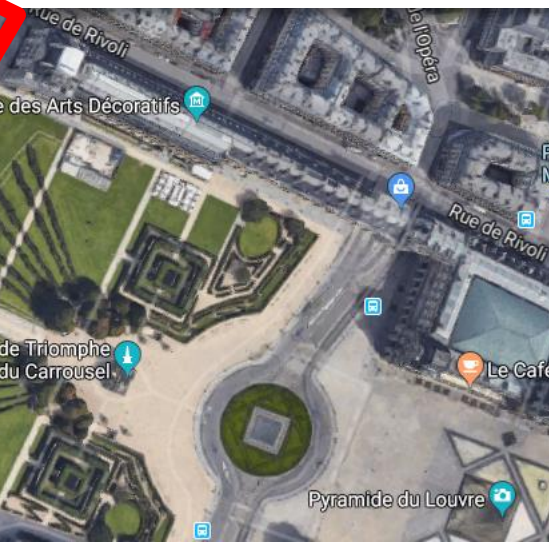
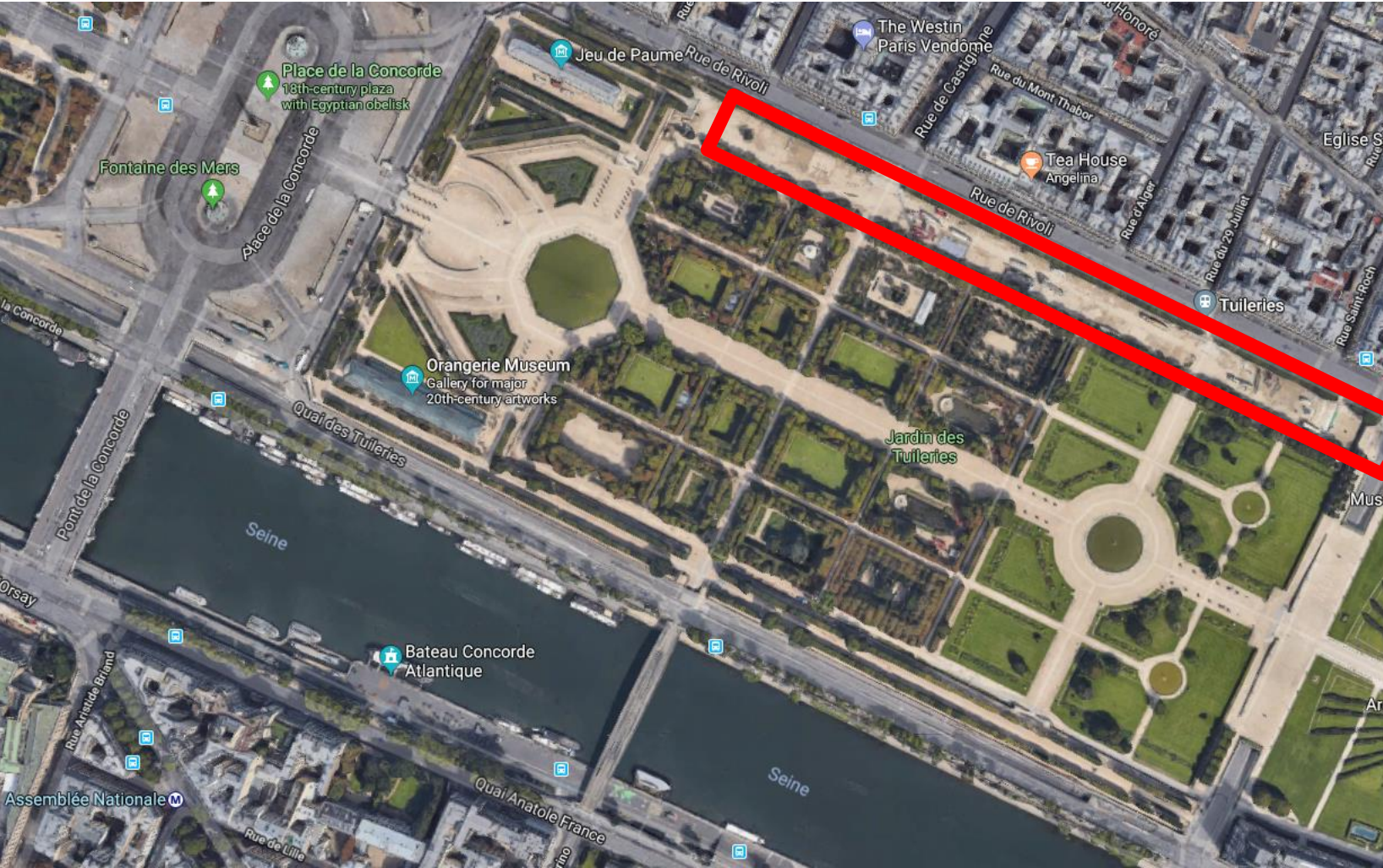
What's the big idea for West Lots? North Beach Oceanside Park.

3) **Higher-height** (if needed) and revenue-generating uses, on **edges**.

4) Showcase **resilience** and **sustainability**

5) Don't lose **parking** but improve transit **access**

Provide **active uses** to support the **passive park**.



Example: The lots north of the Tuileries in Paris are kept available for temporary uses.

Provide **active uses** to support the **passive park**.



North Beach Yard (Coming Soon)



The Skatepark

Examples: The City is already providing temporary, active uses.

Provide **active uses** to support the **passive park**.



Market Hall



Botanical Gardens

Other temporary uses  
which could become  
permanent  
(if they are popular)



Splash Pad



*Monstrum* destination art/play parks

Provide **active uses** to support the **passive park**.



Art Space



Outdoor Dining

Other temporary uses  
which could become  
permanent  
(if they are popular)



Eco Hotel

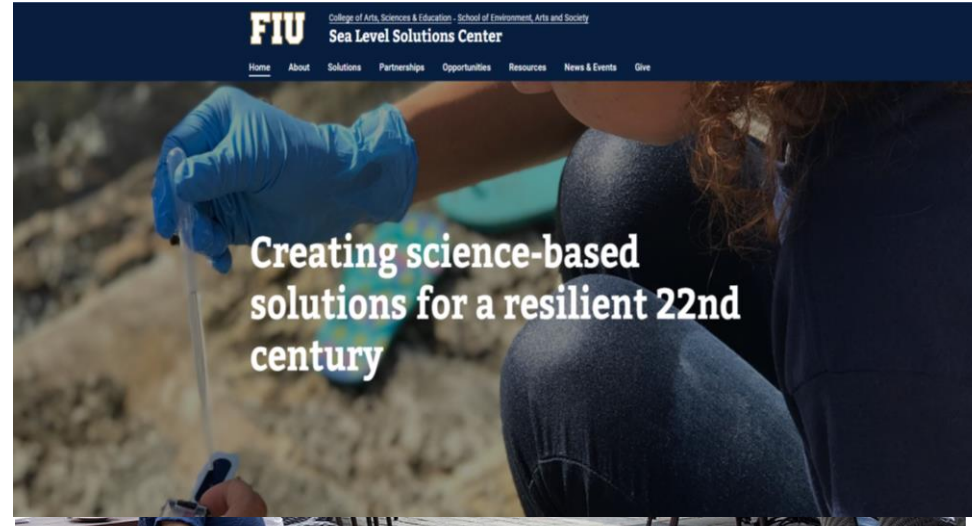


Bike shop/coffee shops

# Showcase **resilience**



Resilience labs



Innovation Campus

Other temporary uses  
which could become  
permanent  
(if they are popular)



Stormwater Bio-Park in Atlanta

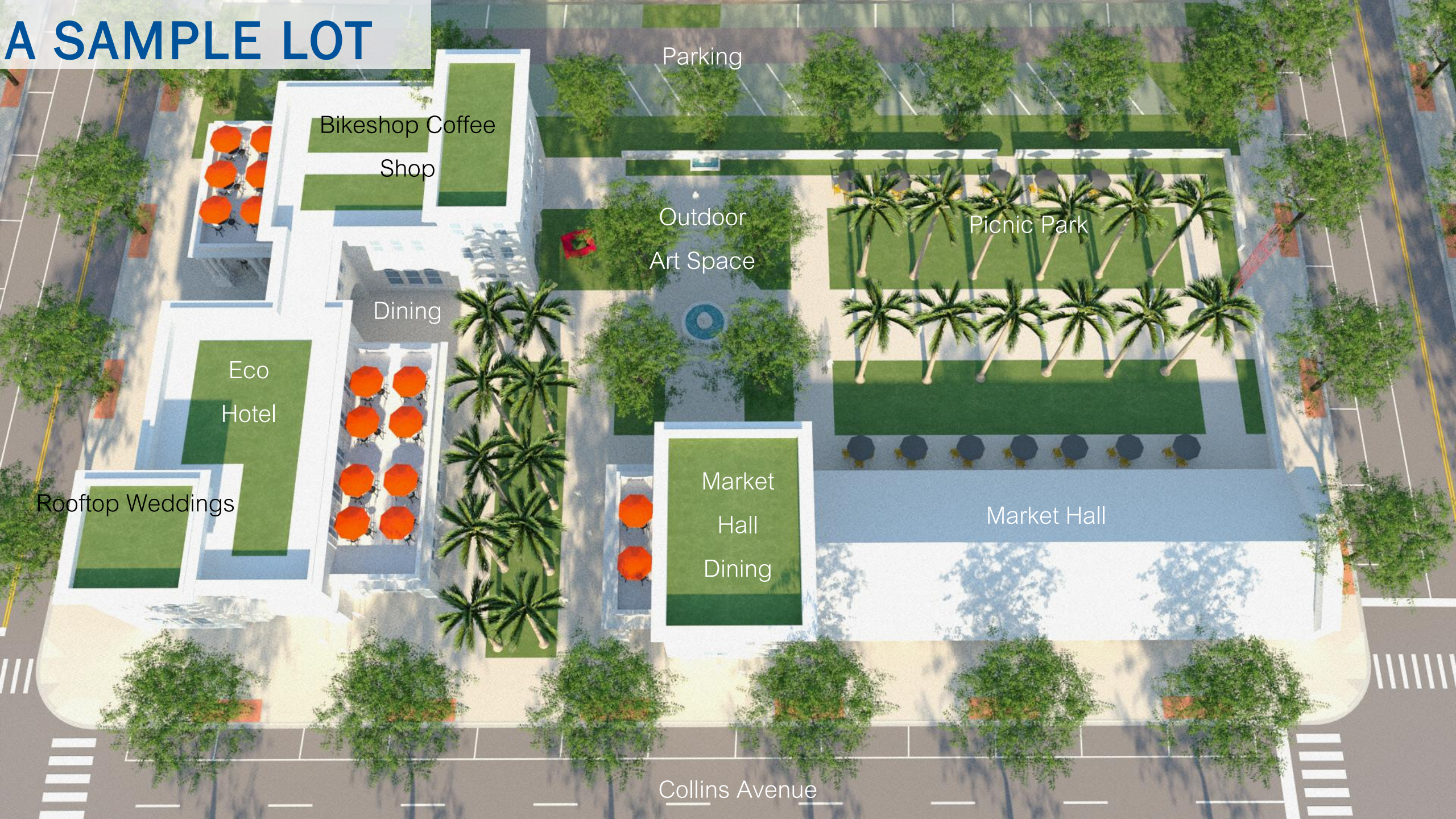


Water Square in Rotterdam

What could physically  
fit on a single half-lot?

Quite a bit.

# A SAMPLE LOT



Parking

Bikeshop Coffee  
Shop

Outdoor  
Art Space

Picnic Park

Dining

Eco  
Hotel

Rooftop Weddings

Market  
Hall  
Dining

Market Hall

Collins Avenue

# A SAMPLE LOT

Parking

Innovation  
Campus

Playground

Botanical Garden

Tropical Gardens

Concessions  
& rentals:  
water,  
souvenirs, kayaks &  
boards

Splashpad

Collins Avenue

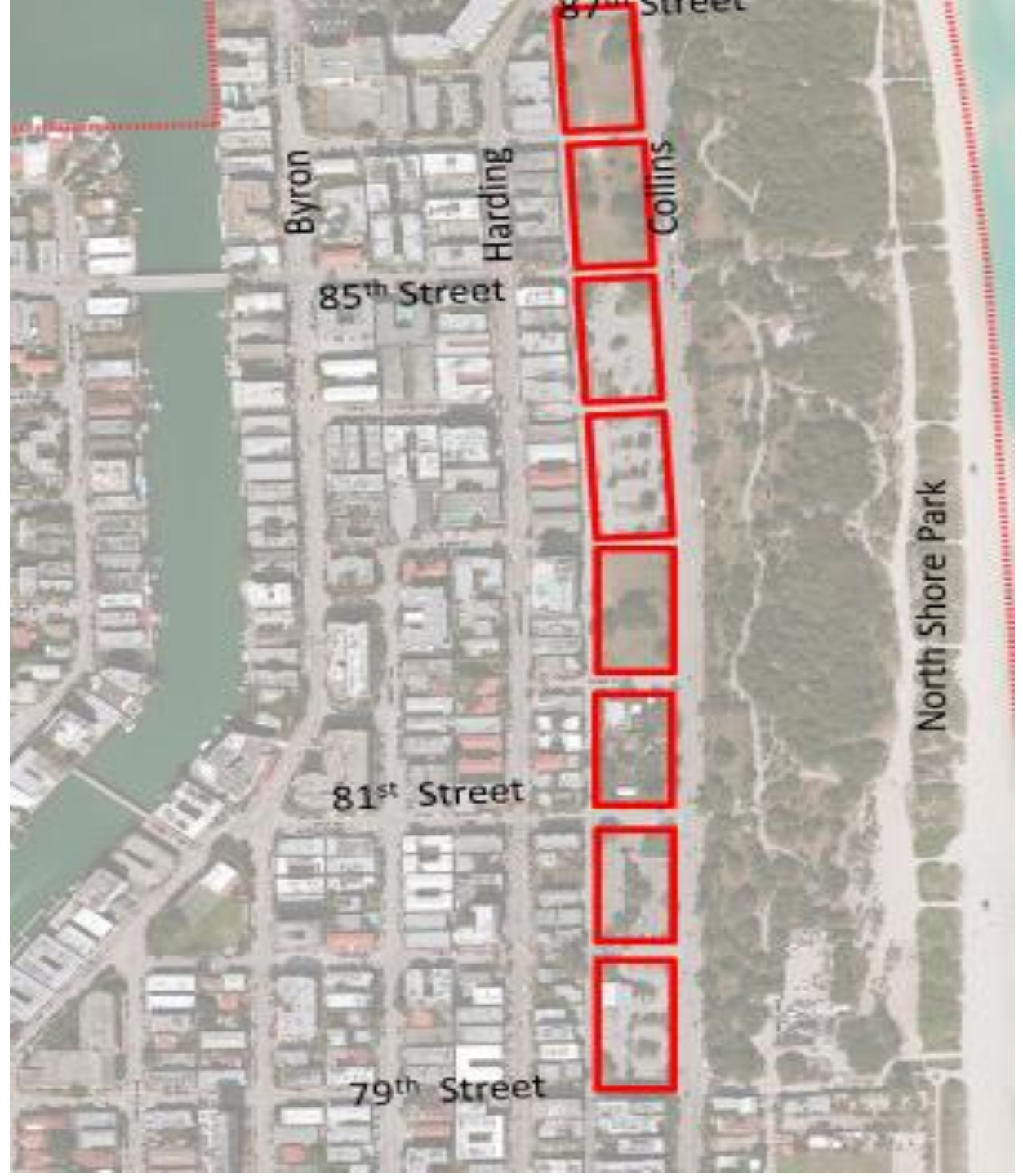


**Higher-height** (if needed) and revenue-generating uses, on **edges**.

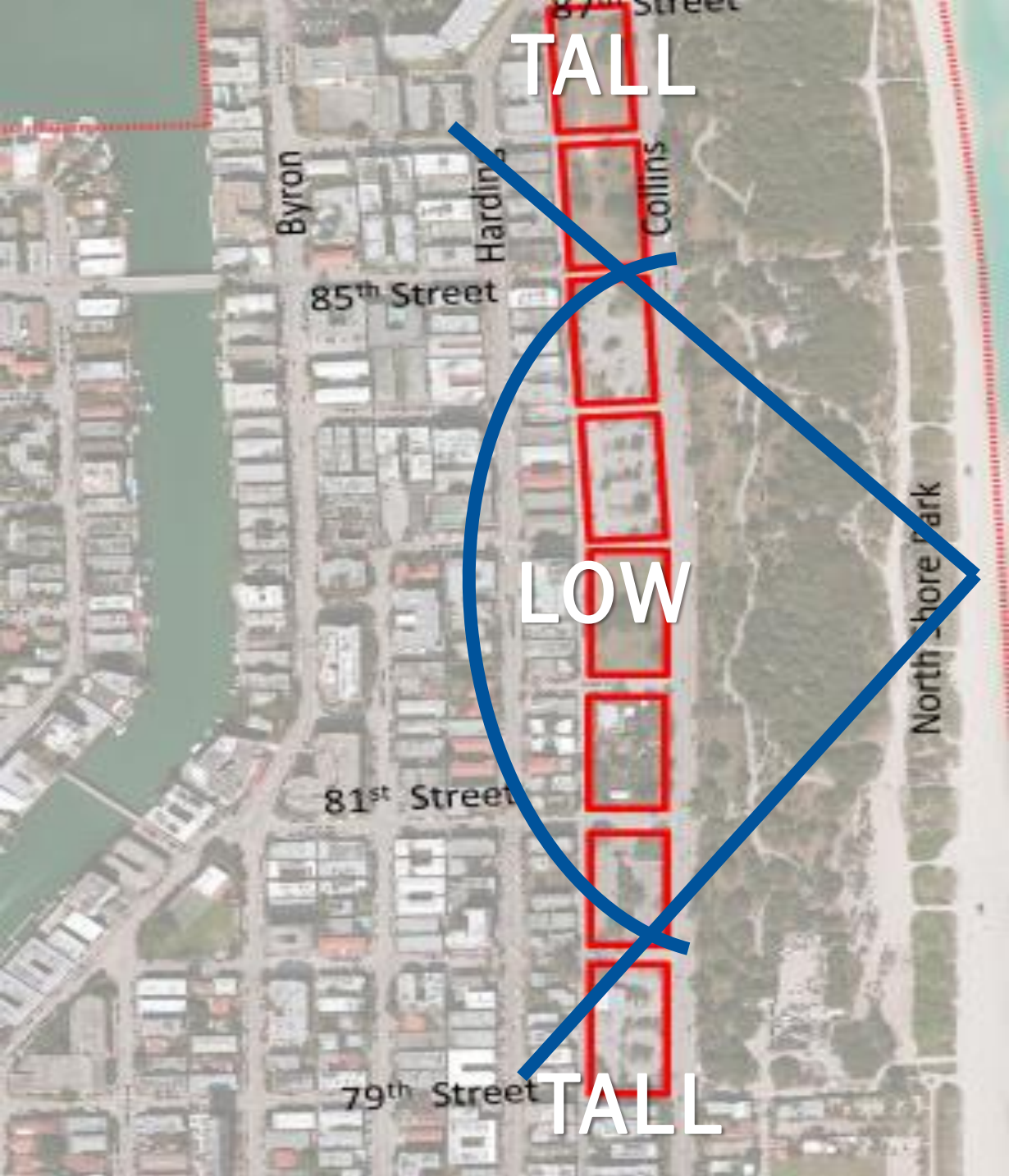


The view from the beach. We see higher heights near Town Center and Surfside

WHAT WE  
HEARD:  
THE VIEW FROM  
THE BEACH

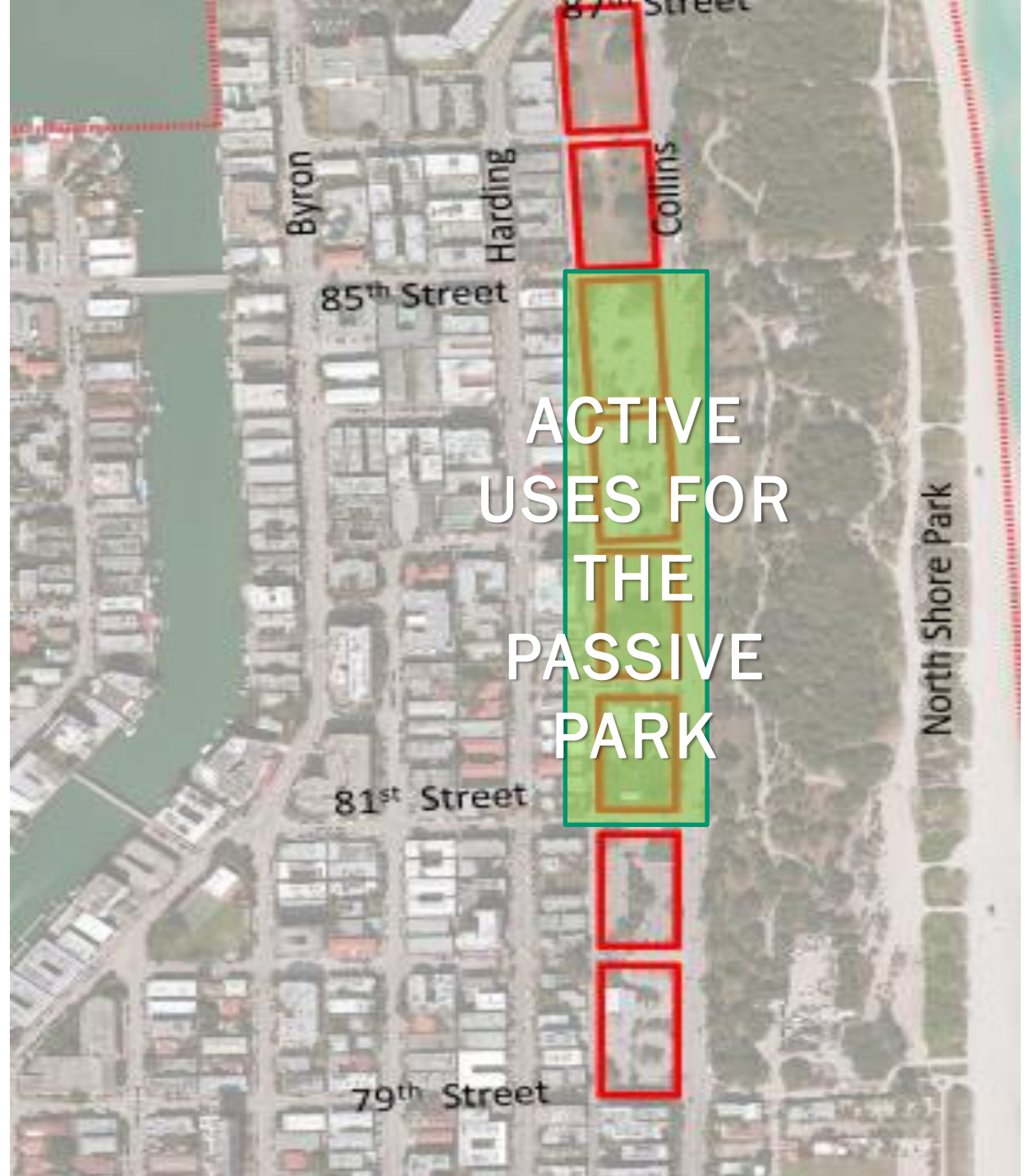


WHAT WE  
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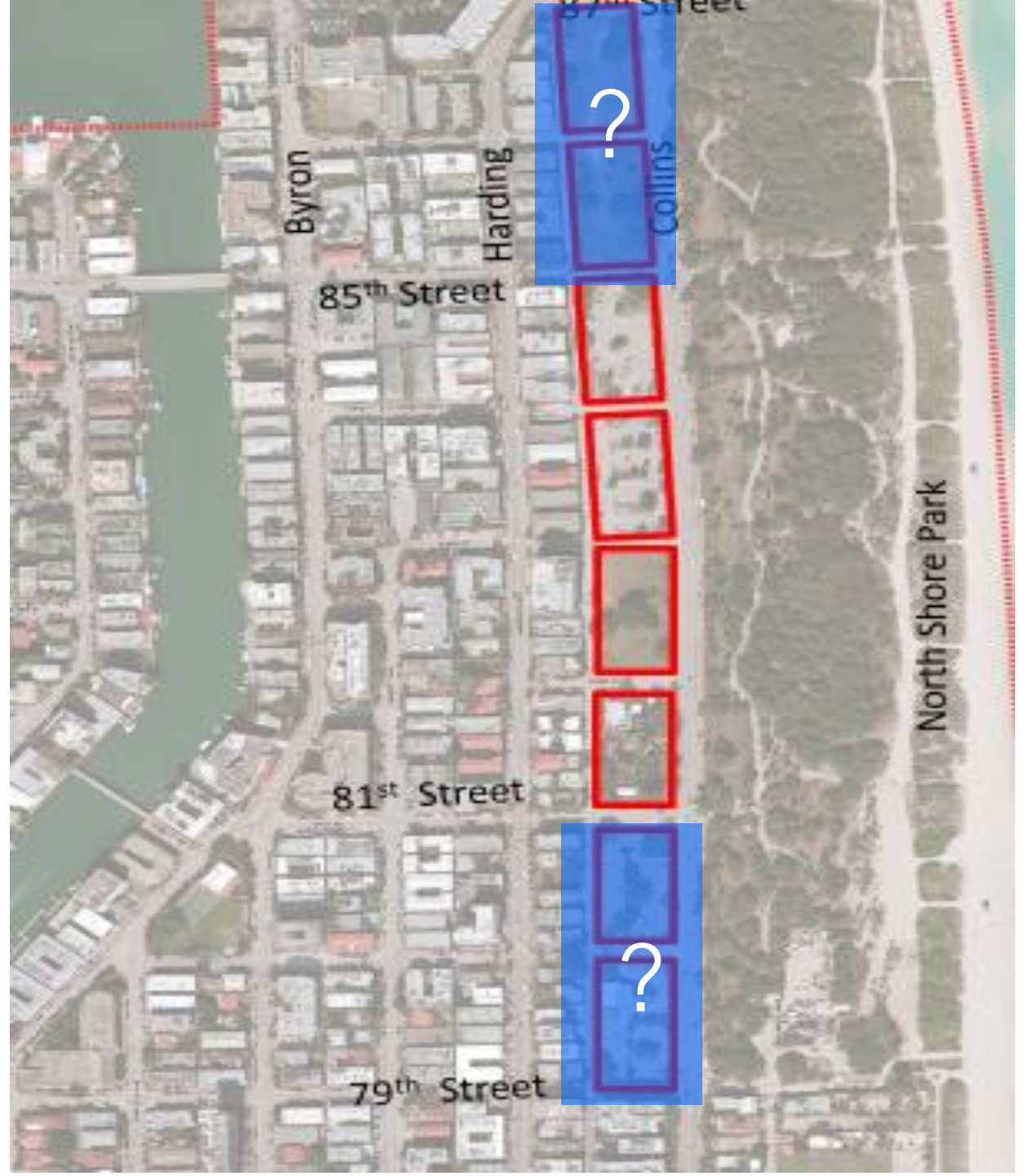


# WHAT WE HEARD: ACTIVE USES FOR THE PASSIVE PARK

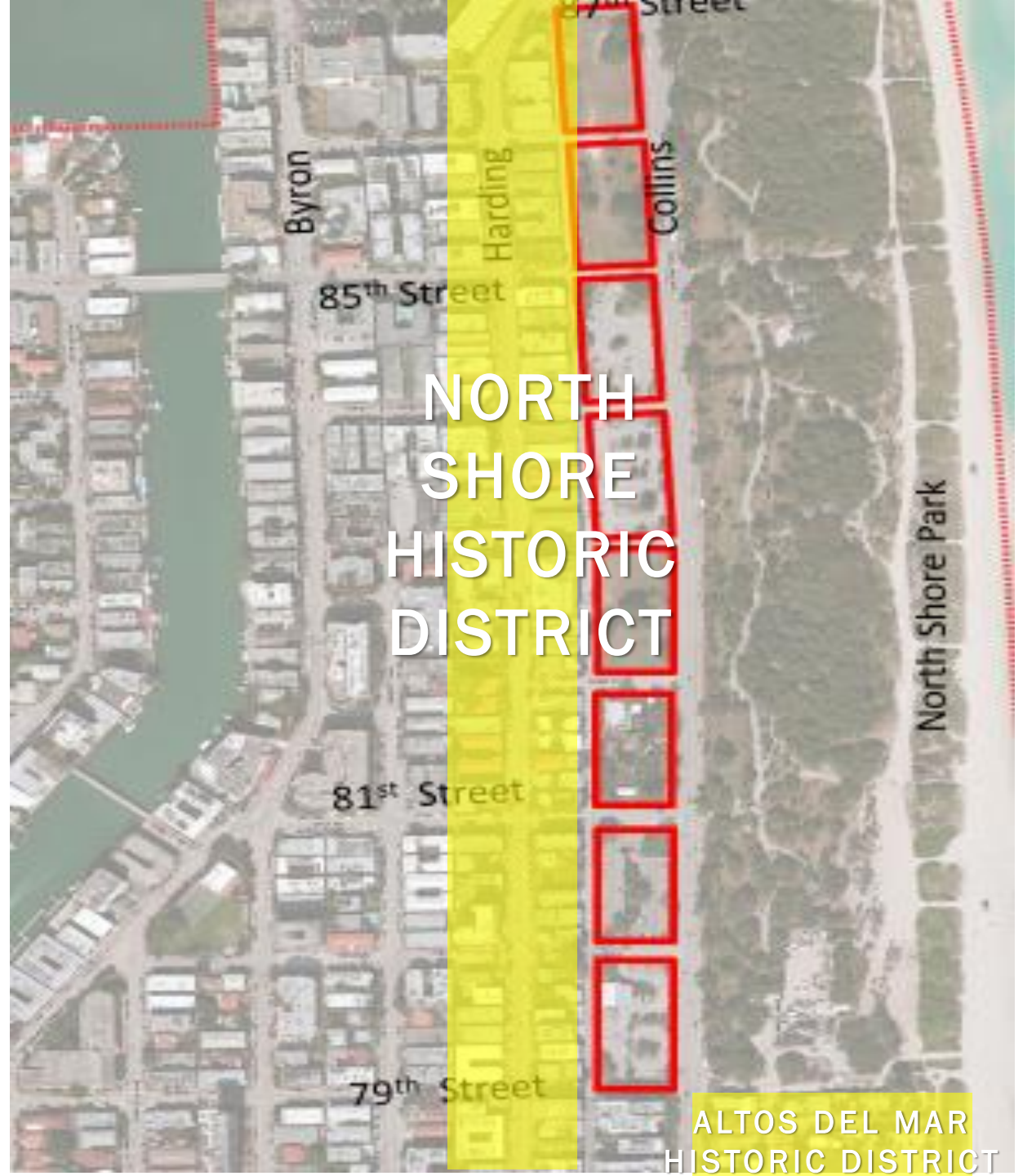
Low-impact, active, civic/social uses which compliment the passive park on the mid-blocks.



WHAT WE HEARD:  
TALLER NEAR THE  
EXISTING CENTERS



WHAT WE HEARD:  
EVERYTHING MUST  
RESPECT THE  
HISTORIC DISTRICTS



NORTH  
SHORE  
HISTORIC  
DISTRICT

ALTOS DEL MAR  
HISTORIC DISTRICT

# REMEMBER: VOTER APPROVAL MAY BE NEEDED...

...to rezone from current government / residential district to a mixed-use district

Currently GU (Civic & Government Use); RM-1 (Residential Multi-family, low-intensity). Requires a ballot item to change.

...to increase the Floor Area Ratio (FAR)

Current FAR is between 1.25 and 1.4; 3.5 approved for Town Center at 71st

...to lease more than 10 years or sell properties

THOUGH QUESTIONS REMAIN...

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