

BAYSHORE PARK IMPROVEMENTS

CITY OF MIAMI BEACH, FLORIDA

DESIGN REVIEW APPLICATION - FINAL SUBMITTAL

July 7, 2020

DRB 17-0125

PROJECT TEAM

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DESIGN SCOPE

- PASSIVE PARK
- LAKE
- OPEN MEADOW/PLAY AREAS
- LAND FORMS
- PLANTING
- DOG PARK
- TENNIS FACILITY
- JOGGING PATH
- PARK SIGNAGE
- EXERCISE CLUSTER
- PLAYGROUND
- BOARDWALKS & PATHS
- PARKING, VEHICULAR & SERVICE ACCESS
- NEIGHBORHOOD STORMWATER RETENTION
- SPECIALTY PLANTING & BUTTERFLY GARDEN
- CPTED CONSIDERATIONS





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



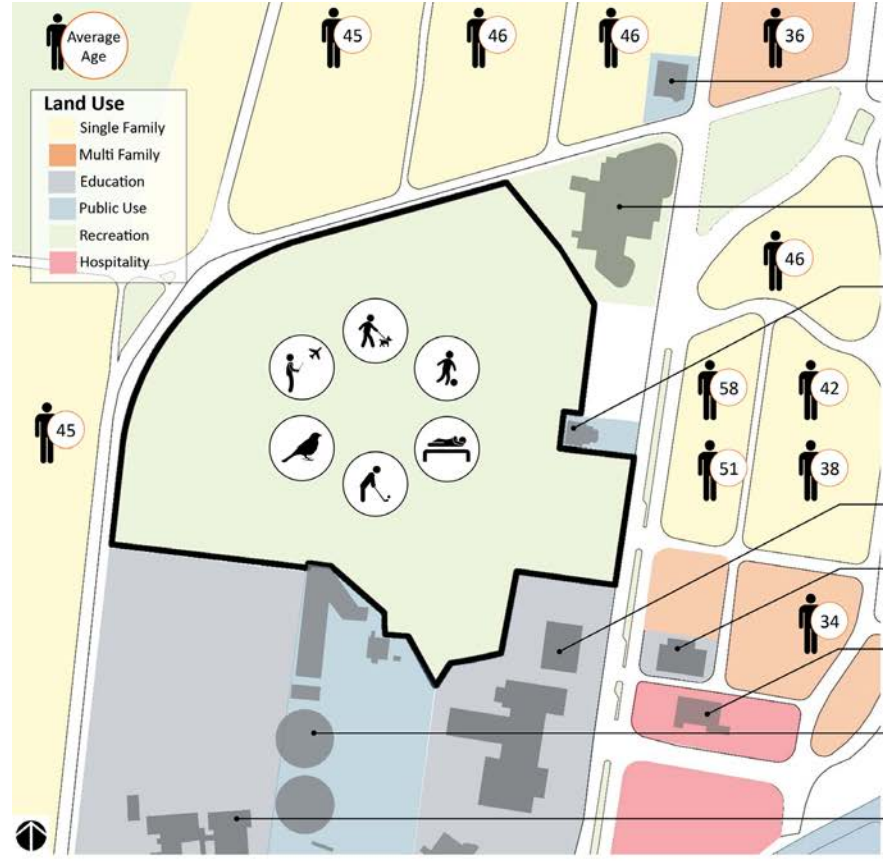
CIRCULATION



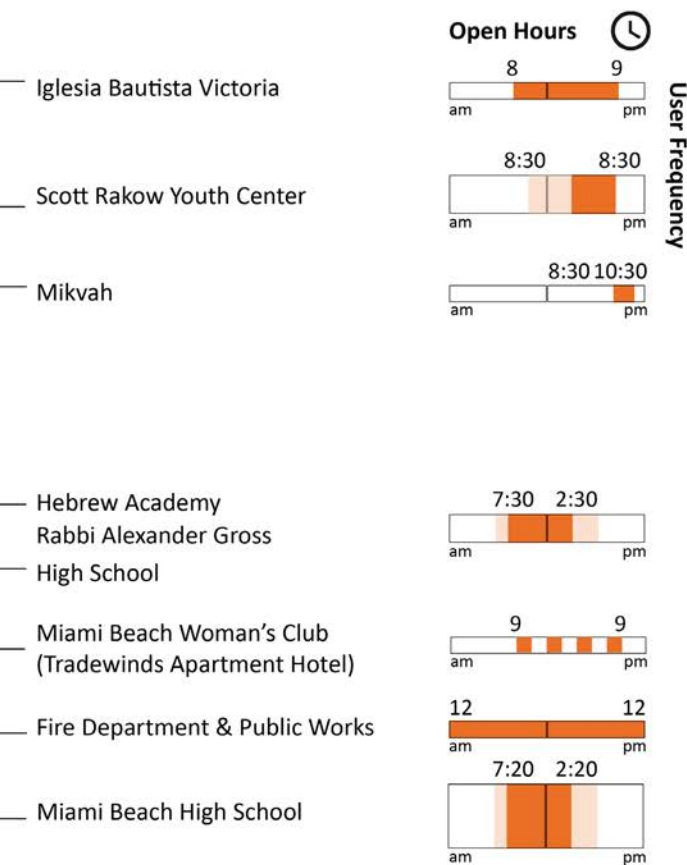
PARKS AND OPEN SPACE



LAND USE



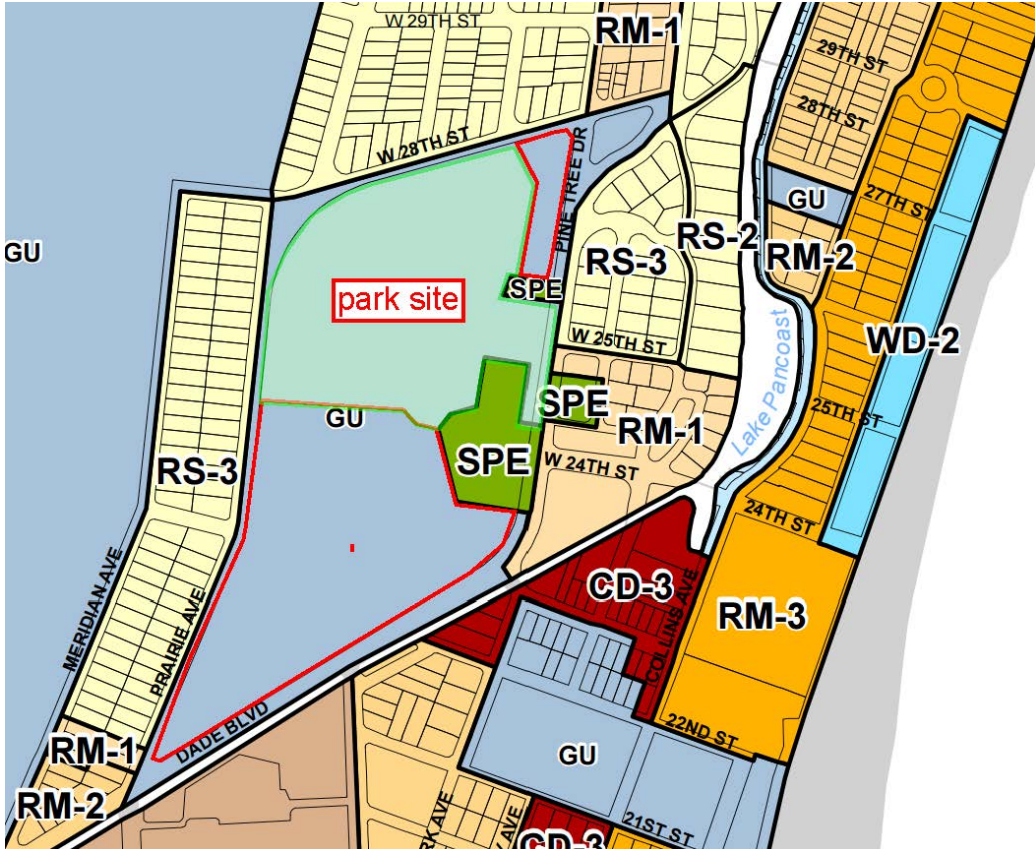
CONTEXT



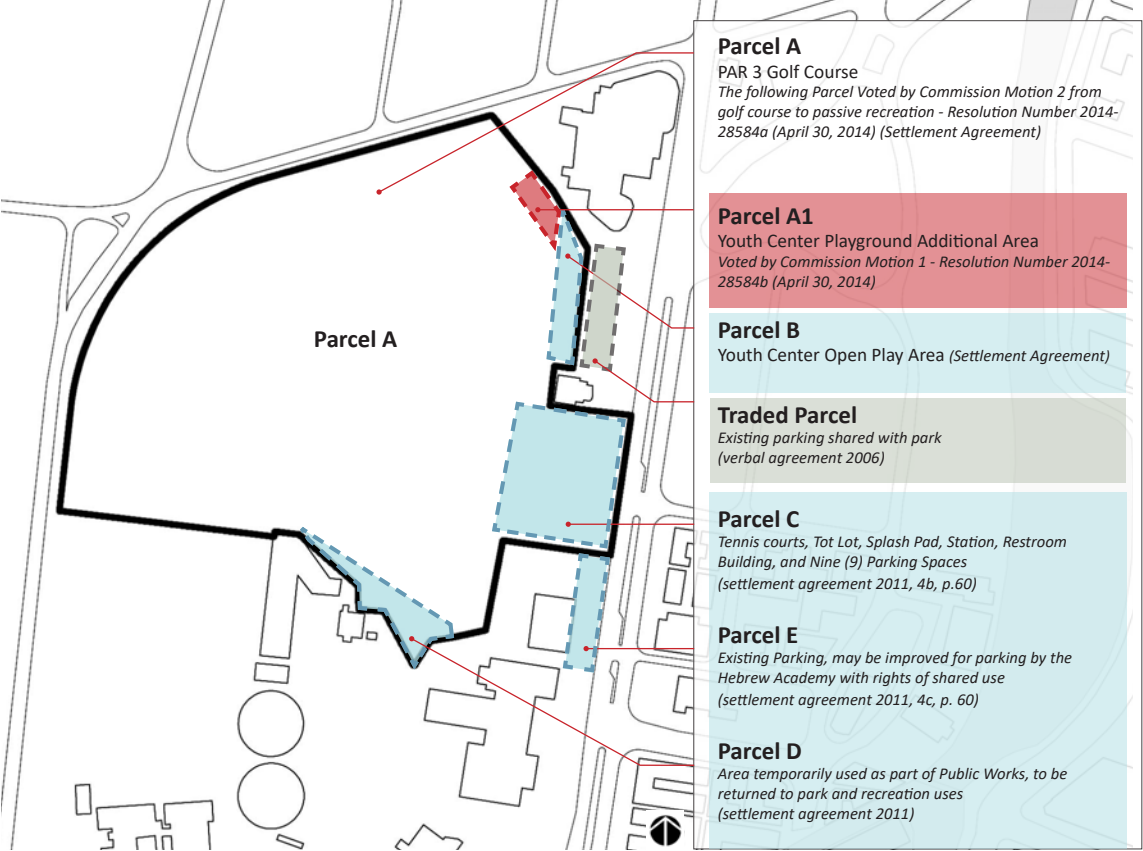
DEMOGRAPHICS LOCAL USAGE

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 TRELIS/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 TH 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

- Parcel A**
PAR 3 Golf Course
The following Parcel Voted by Commission Motion 2 from golf course to passive recreation - Resolution Number 2014-28584a (April 30, 2014) (Settlement Agreement)
- Parcel A1**
Youth Center Playground Additional Area
Voted by Commission Motion 1 - Resolution Number 2014-28584b (April 30, 2014)
- Parcel B**
Youth Center Open Play Area (Settlement Agreement)
- Traded Parcel**
Existing parking shared with park (verbal agreement 2006)
- Parcel C**
Tennis courts, Tot Lot, Splash Pad, Station, Restroom Building, and Nine (9) Parking Spaces (settlement agreement 2011, 4b, p.60)
- Parcel E**
Existing Parking, may be improved for parking by the Hebrew Academy with rights of shared use (settlement agreement 2011, 4c, p. 60)
- Parcel D**
Area temporarily used as part of Public Works, to be returned to park and recreation uses (settlement agreement 2011)

FACING SOUTH



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



**2. Middle portion 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

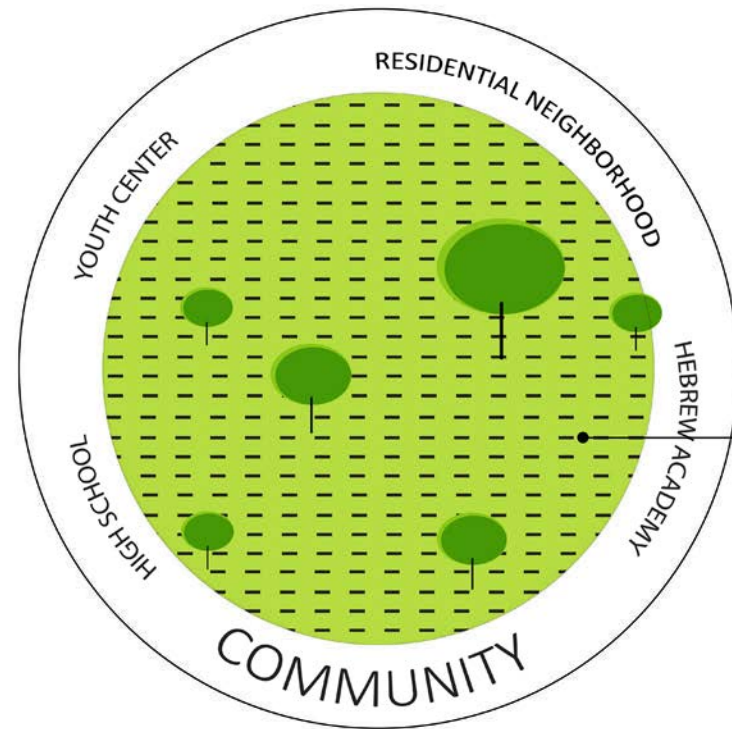
-  Bus Stops
-  Existing Sidewalk
-  Major Traffic
-  Existing Bike Lane
-  Proposed Sidewalk
-  Proposed Bike Lane

PARK ZONES

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

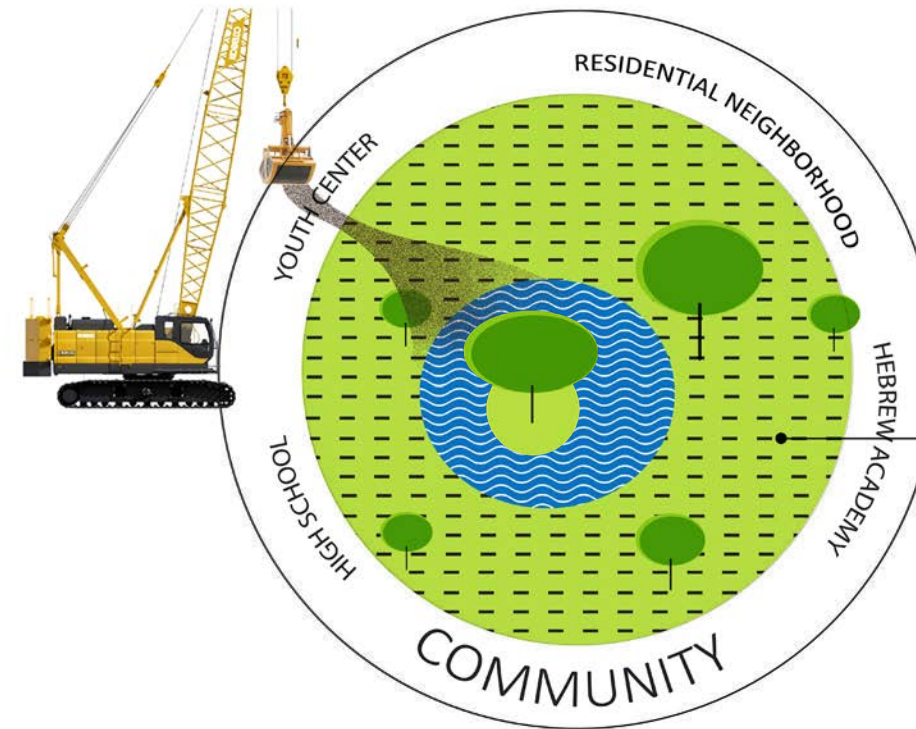


DESIGN APPROACH & STRATEGY



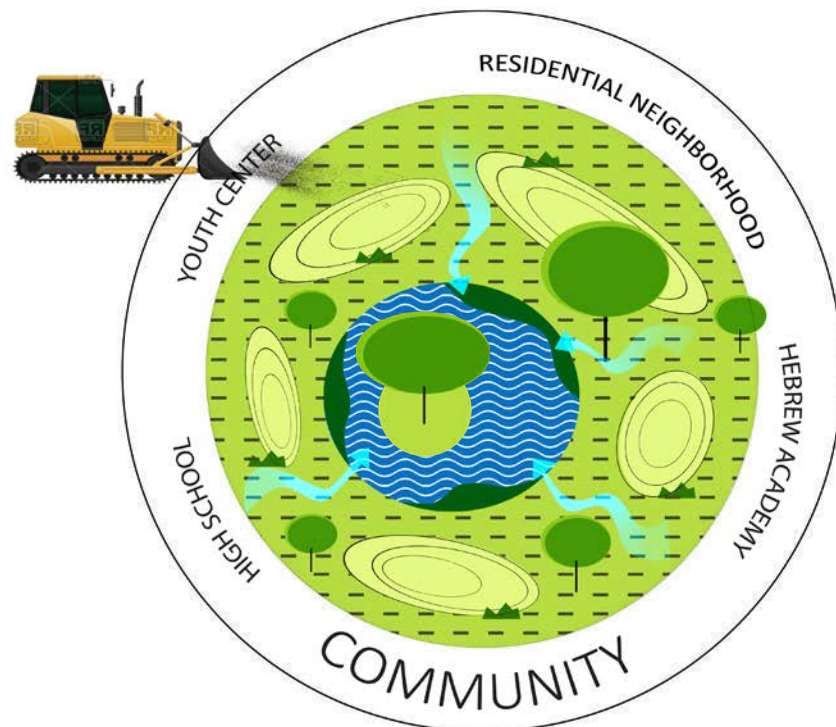
- STEP 1**
- Existing site condition

● EXISTING TREES
 --- CONTAMINATED SOILS

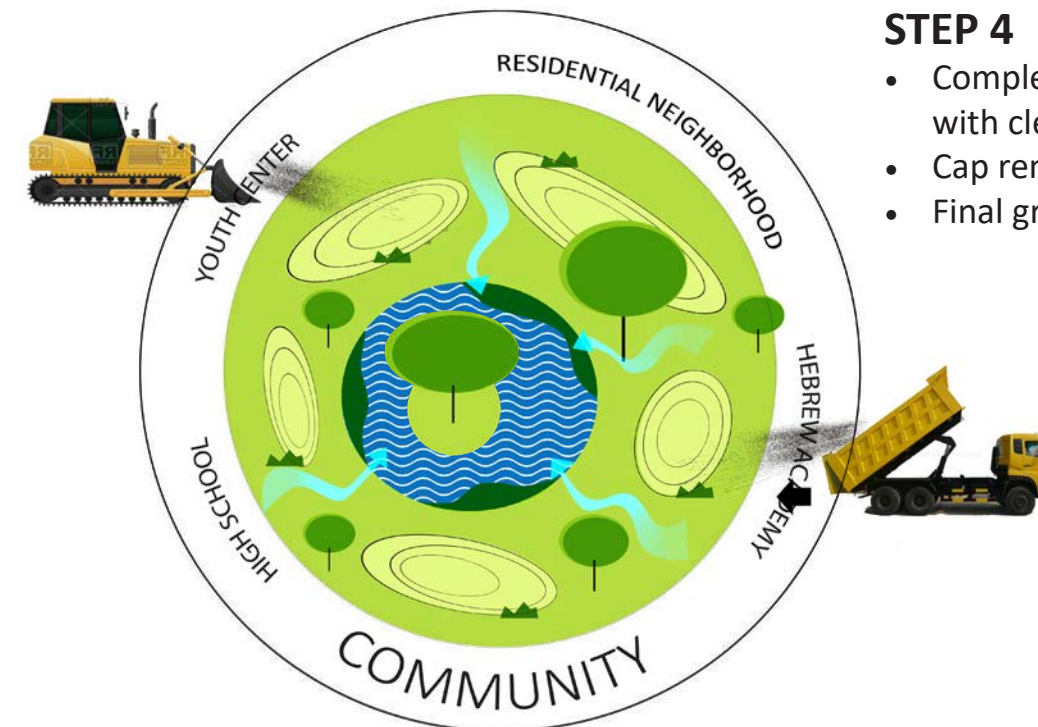


- STEP 2**
- Preserve best existing trees
 - Dig lake

● EXISTING TREES
 --- CONTAMINATED SOILS

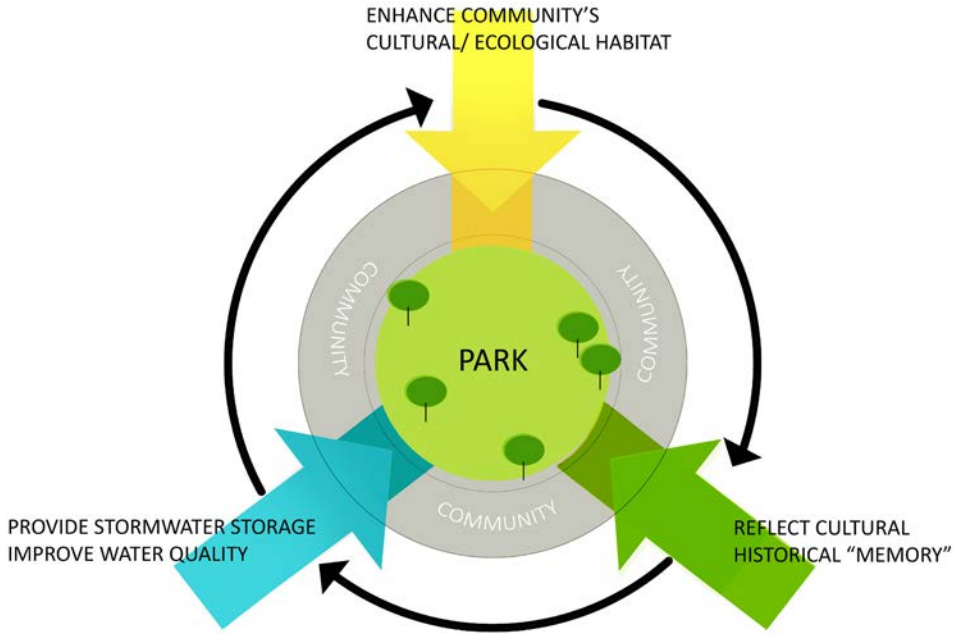


- STEP 3**
- Form golf-like landforms to cap contaminated soil
 - Create various littoral zones for diverse ecological habitats
 - Improve drainage



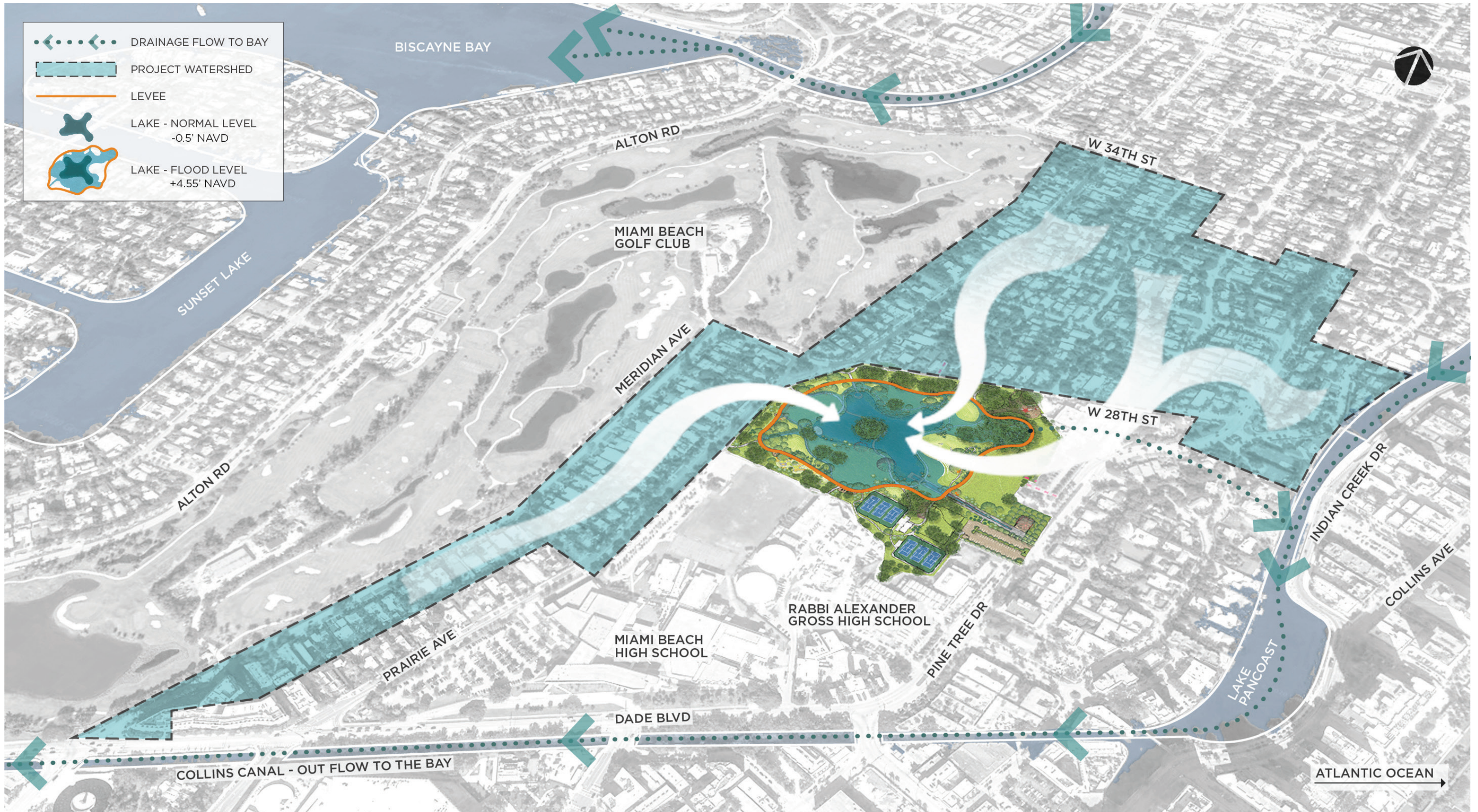
- STEP 4**
- Complete landforms with clean fill
 - Cap remainder of site
 - Final grading

DESIGN CONCEPT DIAGRAM








- Lake dug to create landforms, provide cap for contamination and site water retention
- Lake to provide future neighborhood watershed storage to enhance city resiliency
- Topography is established
- 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

NEIGHBORHOOD WATERSHED AND PARK DRAINAGE



STORMWATER MANAGEMENT DIAGRAM



LEGEND

-  Stormwater Run-off from Central Bayshore South Watershed
-  Levee - Flood Perimeter +4.60' NAVD
(10' Wide Jogging / Maintenance / Emergency Path)
-  Lake at Normal Water Level -0.5' NAVD
-  Neighborhood Stormwater at Max Flood Elevation +4.55' NAVD
-  Retention/Detention Module


















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: Elev. -0.5' NAVD
- 12 Exercise Cluster
- 13 Meadow
- 14 Open Play
- 15 Overlook
- 16 Pavilions
- 17 Linear Water Feature
- 18 Park Signage
- 19 Maintenance Area
- 20 Trash Collection

-  Trail System (5')
-  Jogging / Maintenance /
Emergency Path (10')
Levee Elev. +4.60' AVD



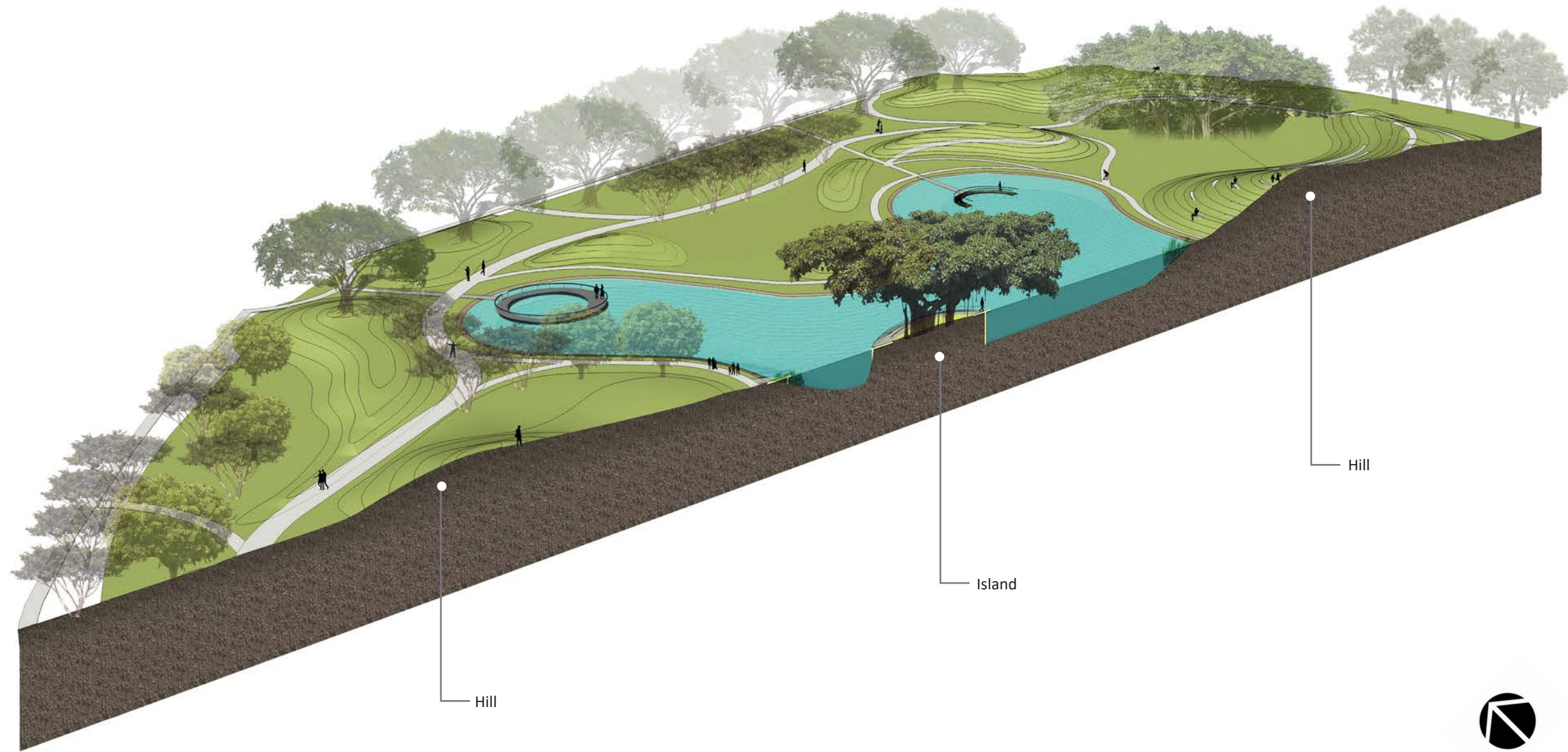
PROGRAM SPECIFICATIONS FOR SITE PLAN

	Miles of Jogging Loop	0.50
	Miles of Pathway	0.75
	Miles of Trails	1.60
	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*

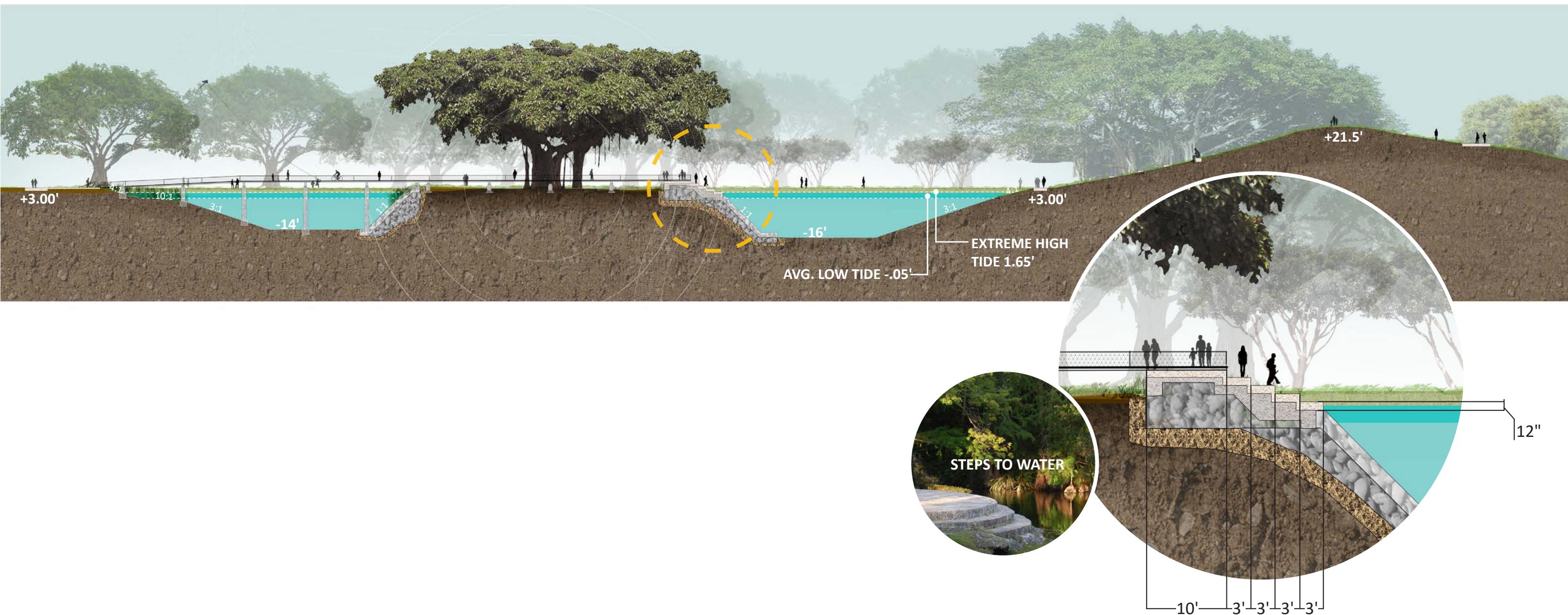
-  Hills + 5%
 -  Meadows 0% - 5% (with occasional trees and palms)
 -  Open play < 2% Slope
- *Open play + Meadows = Open lawns



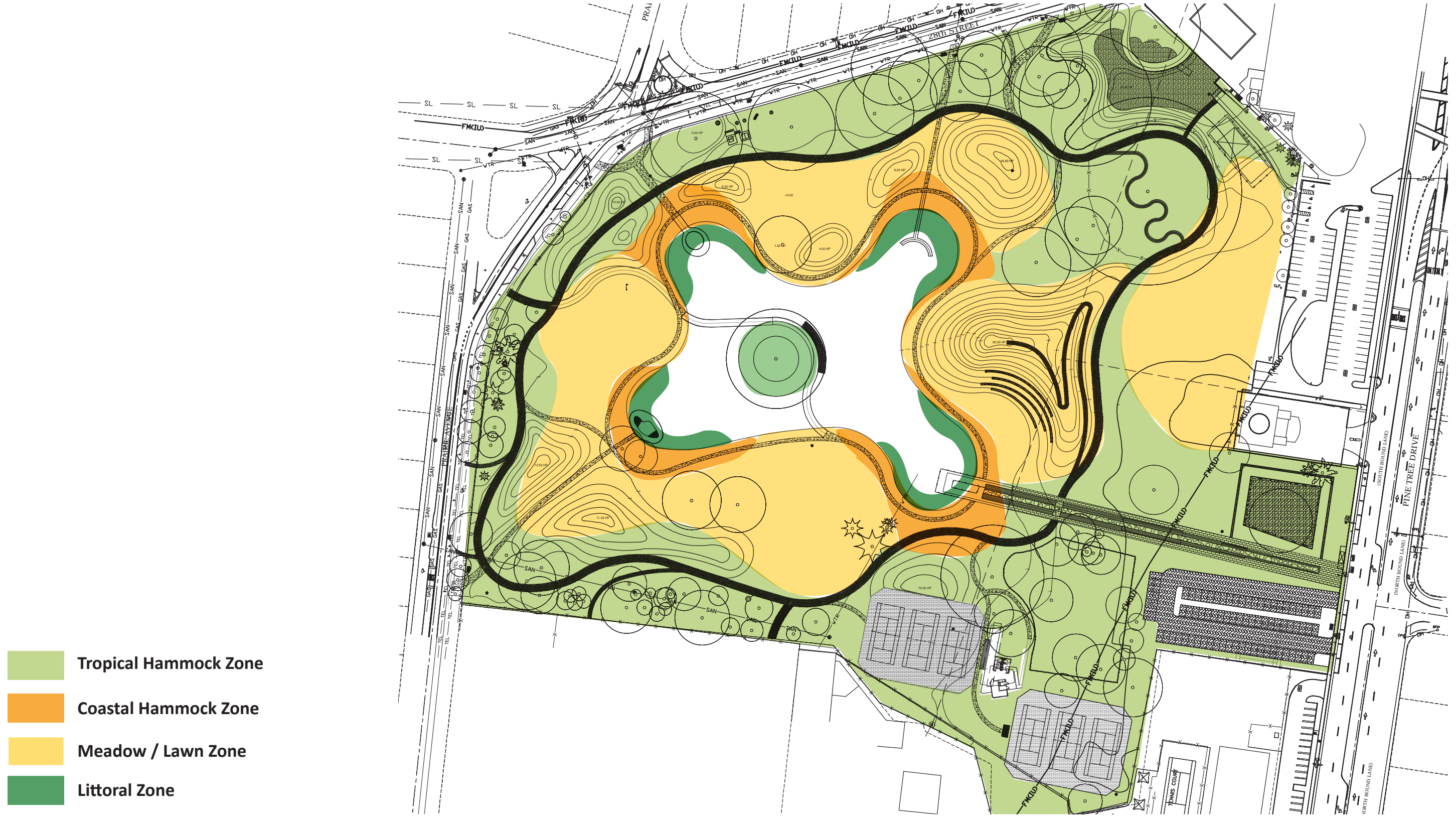
SITE AXONOMETRIC



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



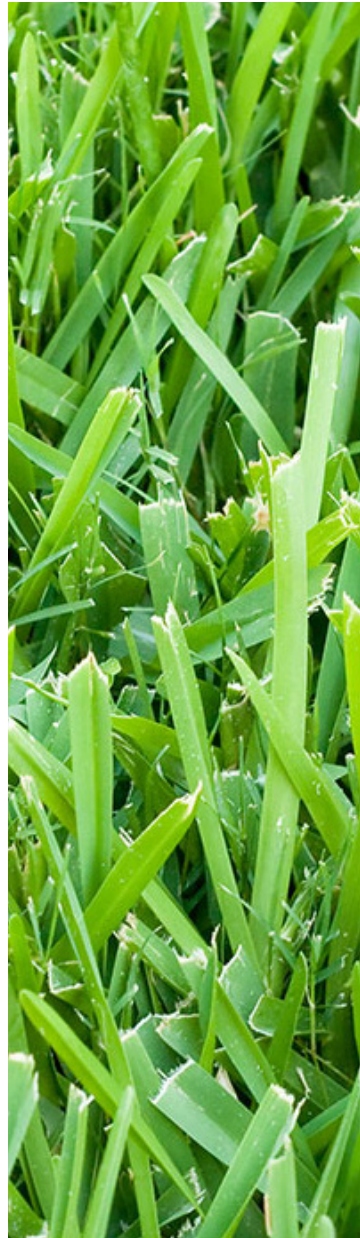
Tropical Coastal Hammock

Transition Zone

Mangrove

Littoral Zone

Beneficial Lawns



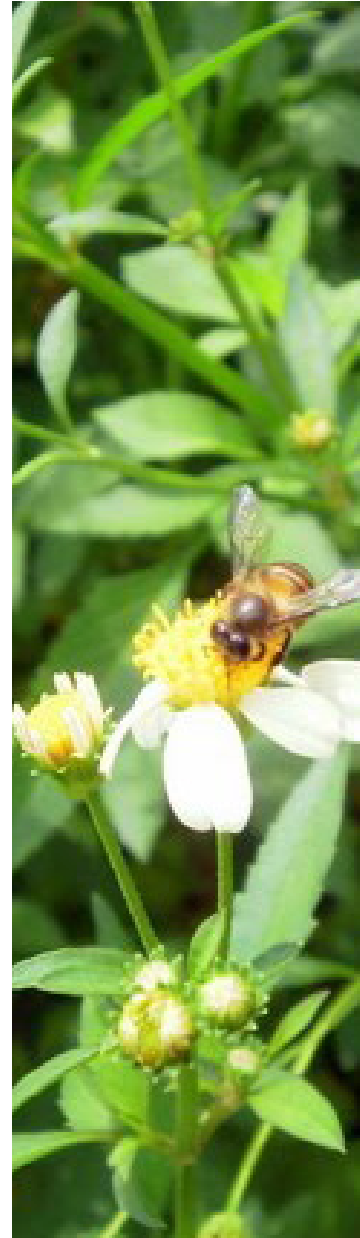
St. Augustine 'Floritam'



Mexican Clover



Creeping Charlie



Spanish Needles

Pollinator Attractors / Bird Friendly



Asclepias curassavica /
Scarlet Milkweed



Hamelia patens /
Firebush



Callicarpa american /
Beautyberry



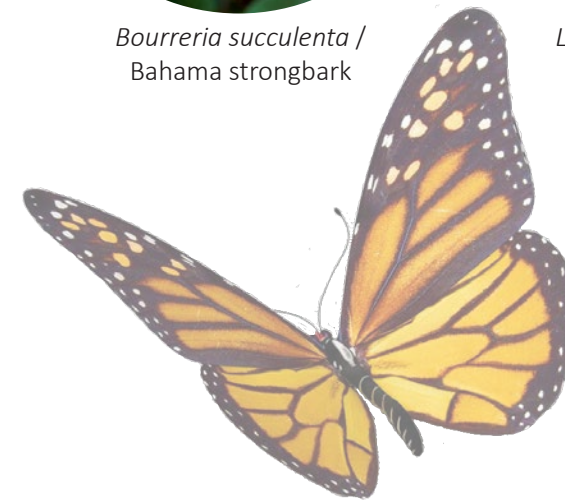
Bouyeria succulenta /
Bahama strongbark

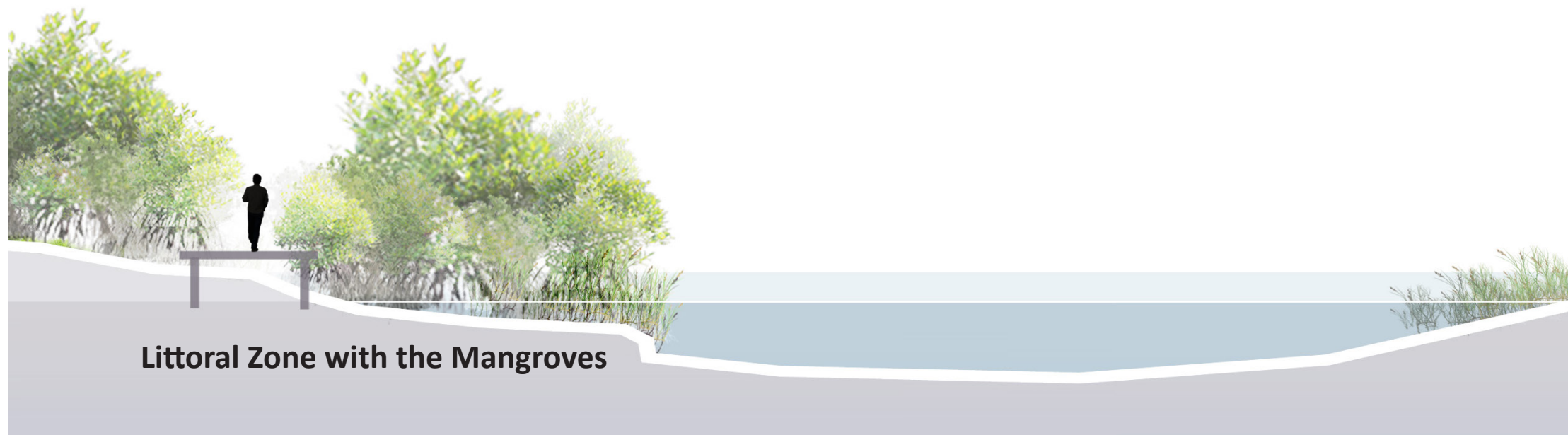
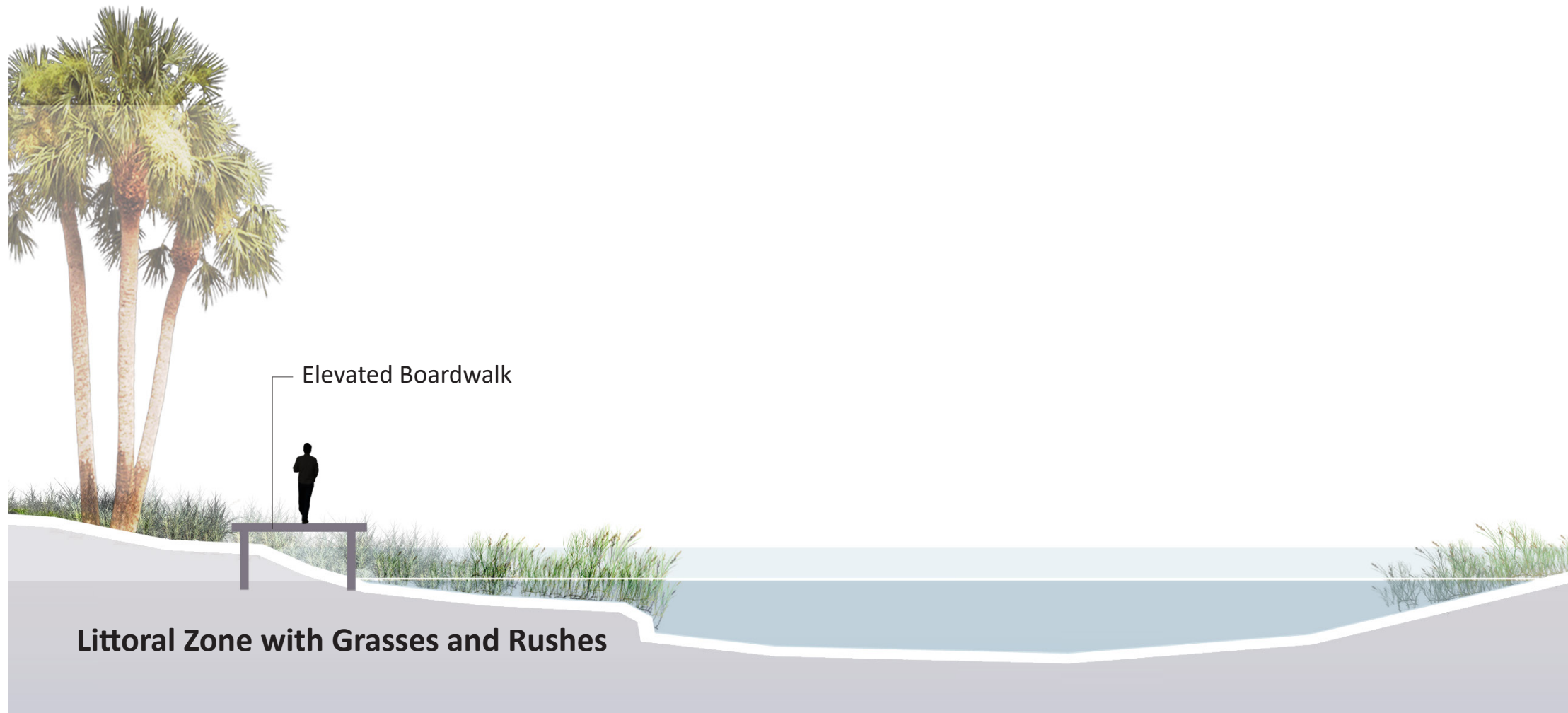


Lantana involucrata /
Wild-sage



Psychotria Nervosa /
Wild Coffee





ANIMAL COMMUNITIES



Littoral Zone Animal Species



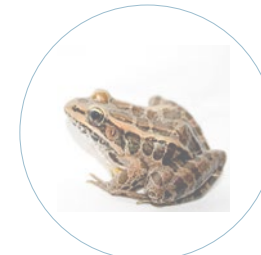
Muscovy Duck



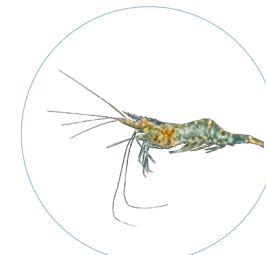
White Ibis



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