

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: September 01, 2020

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **DRB20-0563 (fka DRB17-0125)**
2300 Pinetree Drive/2795 Prairie Avenue—Community Park (former Bayshore Municipal Golf Course Par 3)

The City of Miami Beach has filed an application requesting Design Review Approval for the substantial improvements of a former golf course into a community park including the excavation of a lake, dog park areas, tennis courts, a restroom and storage facility, and parking area, in addition to other features including new signage. This project was previously approved on September 05, 2017. This project will require GU waivers from the sign regulations to be approved by City Commission.

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. On September 05, 2017, the Design Review Board reviewed and approved the design for the new community park, pursuant DRB17-0125. The applicant did not obtain the necessary permits within the allotted 18 month timeframe.

On June 24, 2020, the Mayor and City Commission approved additional services for Bayshore Park that included the design of the park identification signage. The consultant has prepared the design of four (4) monument signs for the new Bayshore Park located at 2795 Prairie Avenue.

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 “Bayshore Park Improvements, Design Review Application – Final Submittal” by **Savino & Miller Design Studio** dated, signed sealed July 07, 2020.

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.

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 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 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.

Not Applicable

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

ANALYSIS:

DESIGN REVIEW

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 19.4 acres, and is bounded by single family residences along Prairie Avenue and West 29th Street, Miami Beach Senior High School 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.

The key components of the concept design for the future Community Park include the following:

- 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 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.

SIGNAGE:

The approximately 20-acre Bayshore Park is bordered by 28th Street to the north, Prairie Avenue to the west and Pine Tree Drive to the east. The monument signs will be placed at four (4) different access locations within the park as depicted within the submitted plans. The design concept for the monument signs is inspired by the existing park site's banyan trees and is in scale with the proposed park characteristics and the surrounding neighborhood. The park's entrance monument signs are proposed to be fabricated with a laser cut aluminum metal installed over a concrete base. Additionally, illumination will be placed in the back of the sign to create a dramatic silhouette and avoid light trespass towards the residential neighborhood.

The Bayshore Park property is zoned Government Use (GU). The park site is predominantly surrounded by single-family residential (RS) zoning. Pursuant to section 142-425 of the Land Development Regulations (LDR), GU zoned properties are required to utilize the average requirements contained in the surrounding zoning districts in order to determine the maximum number, type and size of allowable signage.

The City's RS zoning district is restrictive in the allowance of commercial signage or other identifying markers. The three signs along the rights-of-way that abut the RS district to the north and west are not permitted as monument signs. However, Section 138-4, allows for certain signs to be exempt regardless of the zoning district, such as traffic signs, historical

markers and signs directing and guiding pedestrians; and traffic and parking signs on private property. However, the size of these exempt signs is limited to 2 square feet (SF). The Park's entrance monument signs are unique and large in scale. In order to achieve the size of the sign resulting from the unique branded design, each of these three signs would require a variance from this section of the code, unless waived by the City Commission. The sign along Pine Tree Drive, designed in scale with the others, can be analyzed as a 'monument sign' which is permitted within the RM-1 zoning district subject to setback and size restrictions. Therefore, the proposed design and location would also require a waiver from Sec. 138-19 of the LDR's that regulate detached signage throughout the City. On July 29, 2020, the City Commission approved the GU waivers for the proposed signage.

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.

EXHIBIT 'A'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST IN THE CITY OF MIAMI BEACH, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF TRACT A-B-C-D-E-F-G-H-I-J-A AS SHOWN AND DESCRIBED AS "RESERVED PROPERTY" IN THE DEED FROM THE CITY OF MIAMI BEACH, FLORIDA TO THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 976 AT PAGE 566 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N06°13'57"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE FOR 298.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 32°20'25" FOR 169.33 FEET TO THE POINT OF TANGENCY; THENCE N38°34'22"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE FOR 149.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 35°39'00" FOR 124.44 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 28TH STREET AND THE POINT OF TANGENCY; THENCE N74°13'22"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST 28TH STREET FOR 986.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST 28TH STREET AND THE ARC OF SAID CURVE HAVING A RADIUS OF 48.50 FEET AND A CENTRAL ANGLE OF 90°46'31" FOR 76.84 FEET TO A POINT OF NON-TANGENTIAL INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE, WITH SAID POINT OF NON-TANGENTIAL INTERSECTION BEARING N74°59'35"E FROM THE CENTER OF SAID CURVE; THENCE S8°25'34"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE FOR 616.81 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE, N81°34'26"W FOR 168.00 FEET; THENCE S08°25'34"W FOR 80.00 FEET; THENCE S81°34'26"E FOR 168.00 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY OF PINE TREE DRIVE; THENCE S08°25'34"W ALONG SAID WESTERLY RIGHT-OF-WAY DRIVE OF PINE TREE DRIVE FOR 527.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF THE GREATER MIAMI HEBREW ACADEMY PROPERTY AS DESCRIBED IN THE DEED FROM THE CITY OF MIAMI BEACH, FLORIDA TO SAID GREATER MIAMI HEBREW ACADEMY AS RECORDED IN OFFICIAL RECORDS BOOK 2241 AT PAGE 185 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N81°34'26"W ALONG SAID EASTERLY PROJECTION OF THE NORTHERLY LINE AND THE NORTHERLY LINE OF SAID GREATER MIAMI HEBREW ACADEMY FOR 349.03 FEET TO THE MOST NORTHERLY CORNER OF SAID GREATER MIAMI HEBREW ACADEMY PROPERTY; THENCE S34°36'34"W ALONG THE WESTERLY LINE OF SAID GREATER MIAMI HEBREW ACADEMY PROPERTY AND ITS SOUTHWESTERLY PROJECTION THEREOF, FOR 84.95 FEET; THENCE N14°17'58"W FOR 173.21 FEET; THENCE N64°26'06"W FOR 139.79 FEET; THENCE N 38°50'06"W FOR 98.61 FEET TO A POINT OF INTERSECTIONS WITH THE NORTHERLY LINE OF SAID TRACT A-B-C-D-E-F-G-H-I-J-A; THENCE N83°46'03"W ALONG SAID NORTHERLY LINE OF TRACT A-B-C-D-E-F-G-H-I-J-A FOR 500.21 FEET TO THE POINT OF BEGINNING.