

May 12, 2023

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

PROJECT DESCRIPTION NARRATIVE

To construct a temporary modular structure within Flamingo Park located to the north of the existing children's playground and to the west of the lodge building at approximately 1245 Michigan Avenue. The temporary structure is proposed to be used as a childcare facility while plans are developed for a permanent location.

The proposed "T" Shaped single story temporary structure has been designed in a manner that recalls a traditional gable roofed building of wood frame construction and modified to reflect the programmatic needs of the end-user. This type of construction was used during the earliest period of development of Miami Beach, as the majority of buildings of that period (circa 1912) were of simple wood frame construction often with stucco. Hardie Board siding in lieu of stucco was predominately used in this design, due to concerns of cracking from differential settlement and movement of the modular buildings over time. The off setting of the modular elements creates variety in the exterior elevations which allows for shade and shadowing of the elevations and massing, as well as an opportunity to change exterior color of the massing.

The building was sited to be accessed from Michigan Avenue, and placed as close as possible without impacting existing tree canopy. Pedestrian access from the park is also provided from the butterfly garden.

The proposed location, placed behind the lodge and adjacent to the existing playground is the most appropriate option within the park and should provide the least disruption to park users.

- I. Evaluation of the compatibility of the physical alteration or improvement with the surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the City Code.
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as may be amended from time to time.
Not Applicable
 - b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.
Not Applicable
 - c. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.
Satisfied – Based on the evaluation of City of Miami Beach Planning Zoning Department review April 11, 2023.
- II. In determining whether a particular application is compatible with the surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code.
 - a. Exterior architectural features.
Features include berms to lessen perceived height of building due to flood elevation requirements, the use of flat and gabled roofs, free standing aluminum canopies over main walkways, ramps and stairs, hardie board siding and single hung windows.



- b. General design, scale, massing, and arrangement.
The building consists of single story “T” shaped building with outdoor play areas for children with covered play equipment, free-standing aluminum canopies, flat and gable roofs. The design promotes the use (children’s daycare) and is consistent with the scale and massing of this type of facility, additionally the facility does not compete with the primary use of the site (public park).
 - c. Texture and material and color.
The use of hardie board siding, stucco (at pilasters/piers), metal roofing and freestanding aluminum canopies and railings provide variety without competing with the surrounding park area.
 - d. The relationship of a, b, c, above, to other structures and features of the district.
The building compliments its setting within the park and does not compete with surrounding buildings in the neighborhood, the use of residential elements (hardie board siding, single hung windows, metal roofs, further compliment the surrounding neighborhood.
 - e. The purpose for which the district was created.
Satisfied - Based on the evaluation of City of Miami Beach Planning Zoning Department review April 11, 2023.
 - f. The relationship of the size, design and the sitting of any new or reconstructed structure to the landscape of the district.
The “T” shaped design allows for the inclusion of landscape area for recreational use by the children, additionally, the building was sited in area that does not impact the existing landscape including several mature trees.
 - g. An historic resource report, containing all available data and historic documentation regarding the building, site, or feature.
Satisfied – Based on the evaluation of City of Miami Beach Planning Zoning Department review April 11, 2023.
 - h. The original architectural design or any subsequent modifications that have acquired significance.
Not Applicable
- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows:
- a. 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.
The building was sited to allow direct pedestrian access from Michigan Avenue with secondary pedestrian access points to the future butterfly garden to the north and the existing “lodge” building to the east. Existing drainage structures were avoided. New electrical service is being provided and consolidated with other park projects to minimize the number of fenced electrical service yards.
 - b. 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 – Based on the evaluation of City of Miami Beach Planning Zoning Department review April 11, 2023.

- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.
Satisfied – Based on the evaluation of City of Miami Beach Planning Zoning Department review April 11, 2023.
- d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.
The building design is appropriate and compatible with the environment, and it enhances not only the appearance of the community but serves an essential need of the community.
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces 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 preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
The building was sited to minimize impact on the existing landscaping at Flamingo Park. Pathway lighting and security lighting are provided, the building will meet or exceed all fire code requirements.
- f. 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 any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.
The facility was designed anticipating pedestrian traffic. Vehicular traffic does not conflict with pedestrian traffic.
- g. 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 and consistent with a City master plan, where applicable.
In conjunction with the future butterfly garden project to the north, pathway lighting that matches the butterfly garden lighting has been included, additionally building mounted security lights shall be installed.
- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
In conjunction with the future butterfly garden project, paving material will match the butterfly garden.
- i. 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.
Headlights, vehicle noise and other light sources will not impact this facility.



- j. Any proposed new structure shall have 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).
The “T” shaped building and its east west orientation is compatible with the building site and surrounding area.
- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, 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 sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.
The facility is one story and satisfies this requirement.
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not Applicable
- m. Any 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).
The site selected allowed for a modest building footprint, which does not impact existing landscaping or future projects.
- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.
The main entry faces Michigan Avenue and includes storefront doors and single hung windows for pedestrian compatibility.
- o. 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.
There are no service bays, delivery bays, or trash rooms. Refuse receptacles selected match the butterfly garden receptacles.

