

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139,
www.miamibeachfl.com
Tourism and Culture Department
Tel: 305-673-7577

July 22, 2025

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive,
2nd Floor
Miami Beach, FL 33139

Re: DRB LETTER OF INTENT – Design Review Board Letter of Intent for permanent public artwork “Bird House” at Bayshore Park at 2795 Prairie Ave, Miami Beach, FL 33140

Dear Mr. Mooney,

Per LTC 217-2025, at the May 20, 2025, Art in Public Places (AiPP) Committee Meeting, Committee members selected the “Bird House” proposal by artist Michele Oka Doner as the public artwork for the Bayshore Park Project. The artist will install a sculpture that references a Coconut Palm Tree, measuring 20 feet high and six (6) feet in diameter, to be located at Fairview Hill, west of the playground.

Proposed Location:

The 19.4-acre former Par 3 Golf Course at 2795 Prairie Ave is currently being developed into Bayshore Park (“The Park”), a passive park for Miami Beach residents to enjoy. The new Park, which was partially funded by the 2018 voter-approved General Obligation Bond, will include environmental remediation, a central lake with boardwalks, a pavilion, six courts marked for both tennis and pickleball, restrooms, children's playground, dog park, jogging trail and pathways, a fitness cluster, butterfly garden, linear water feature, parking lot, walkway lighting and security camera systems. In addition to forementioned amenities, the Park will include a unique commissioned work of art as part of the Art in Public Places Program collection.

The Art in Public Places (AiPP) program is a city board responsible for the commission and purchase of artwork by contemporary artists in all media. The program is funded from 2% of hard costs for city projects and joint private/public projects. Funds from construction projects may be aggregated into the AiPP Fund and allocated for artwork at public sites and for collection maintenance. The fund is administered by a City Commission-appointed citizen’s board of seven members, the AiPP Committee.

The scope of work for the selected artist, Michele Oka Doner, includes providing, delivering and installing a custom art piece for Bayshore Park. This includes design therein with applicable hardware. The selected proposal of “Bird House” was required to provide a maintenance plan for the care of artwork.

The pre-determined potential locations for placement of the artwork included the Park’s Entry Plaza, Tree Island and Fairview Hill. The Artist selected Fairview Hill both for its proximity to nature as well as it’s elevation in consideration of potential flooding. In addition, the other proposed locations, the Entry Plaza and Tree Island, are no longer viable areas for placement as Entry Plaza has a statement tree already placed and the Tree Island bridge cannot accommodate the necessary equipment for installation.

On July 15, 2025, the Art in Public Places Committee motioned to approve Fairview Hill as the proposed location for the “Bird House” public art proposal at Bayshore Park by artist Michele Oka Doner.

Project Description:

Michele Oka Doner’s “Bird House” is inspired by the artist’s childhood and the natural elements that characterize the Park and City. A Miami Beach native, Doner grew up across the street from the park, and always marveled at the wildlife that made their homes among its foliage. “Bird House” recalls an abandoned birdhouse which the artist discovered in a Coconut Palm Tree. Her proposed sculpture, which will stand 20 feet high and six (6) feet in diameter, embodies the magic which exists in the natural world. Composed of shining mica, “Bird House” will be a radiant icon, combining the familiar with the mysterious, welcoming visitors of all ages to appreciate the beauty (both natural and artist-made) that makes the City of Miami Beach so special. Michele Oka Doner was recently designated Guardian of the City of Miami Beach’s Great Banyan Tree and represents Miami Beach as Ambassador for Arts and Culture.

Per the Design Review Criteria, section 2.5.3.1 of the Land Development Regulations, the design of the “Bird House” artwork addresses the following criteria:

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways. (Not Applicable)
- b. 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. (Not Applicable)
- c. 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. (Not Applicable)
- d. 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 2.5.3.2.(Not applicable)

- e. 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 article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans. (Not Applicable)
- f. The proposed structure, 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. (Applicable)
- g. 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. (Applicable)
- h. 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 safety 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)
- i. 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. (Not Applicable)
- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design. (Not Applicable)
- k. 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)
- l. 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). (Not Applicable)
- m. 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)
- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and

- o. elevator towers. (Not Applicable)
- o. 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)
- p. 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)
- q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refused receptacles, as well as trash rooms shall be arranged to have a minimal impact on adjacent properties. (Not Applicable)
- r. In addition to the foregoing criteria, section 104-6 (t) the General Ordinances 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).
- s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable. (Applicable)

Per the Sea Level rise and Resiliency Review Criteria from section 7.1.2.4 of the Land Development Regulations, the architectural drawings of the proposed new log cabin address the following criteria:

Criteria for development orders:

- a. A recycling or salvage plan for partial or total demolition shall be provided. (Not Applicable)
- b. Windows that are proposed to be replaced shall be hurricane proof impact windows. (Not Applicable)
- c. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. (Not Applicable)
- d. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations. (Not Applicable)
- e. The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties. (Applicable)
- f. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land and shall provide sufficient height and space to ensure that the entryways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height. (Not Applicable)
- g. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood

- elevation. (Not Applicable)
- h. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard. (Not Applicable)
 - i. 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 54 in General Ordinances. (Not Applicable)
 - j. As applicable to all new construction, stormwater retention systems shall be provided. (Not Applicable)
 - k. Cool pavement materials or porous pavement materials shall be utilized. (Not Applicable)
 - l. The design of each project shall minimize the potential for heat island effects on-site. (Not Applicable)

The City of Miami Beach Tourism and Culture Department, as well as the Miami Beach Art in Public Places Committee, respectfully requests the Design Review Board's favorable review and approval of this application for site placement. If you have any questions or require additional information, please contact me at 305-673-7577 x 26597.

Sincerely,

A handwritten signature in blue ink, appearing to be 'L. Garcia', written over a circular stamp or mark.

Lissette Garcia Arrogante, MPA
Director
Tourism and Culture Department
City of Miami Beach