



# MIAMI BEACH

PLANNING DEPARTMENT

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## DESIGN REVIEW BOARD STAFF REPORT

FROM: Richard G. Lorber, AICP, LEED AP *RLM for RGL*  
Acting Planning Director

DATE: February 1, 2011 Meeting

RE: Design Review File No. 22840  
1 Washington Avenue - South Pointe Park

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The applicant, the City of Miami Beach is requesting Design Review Approval for the replacement of existing playground equipment within the park and the construction of a new shade structure.

### LEGAL DESCRIPTION:

10 54 42 16.50 AC M/L BEG W/MOST COR LOT 6 BLK 4 PB 6- 77 S65 DEG E1476.52FT TO EROSION LINE SELY630.14FT TO M/H/L GOVT CUT NWLY2207.25FT N 31 DEG W375.17FT E473.67FT SELY151.63FT

### SITE DATA:

Zoning - GU (Government Use) & MR (Marine Recreation)  
Future Land Use Designation- ROS (Recreation Open Space) & MR (Marine Recreation)

### THE PROJECT:

The applicant has submitted plans entitled "South Pointe Park playground renovation project", as prepared by the Miami Beach Parks and Recreation Department, dated 12-14-10.

The City is proposing to remove the existing playground equipment located in the center of the park near the concession building, and replace it with new equipment of a different design. The overall design concept of the playground area will remain the same; however two (2) existing benches and trees will be relocated in order to accommodate the new equipment. One of the concrete walkways bisecting the play area will be removed and replaced with new safety surfacing material, to match the design and material of the current play surface. Additionally, two light weight canopy structures are proposed over the new equipment for shading.

### COMPLIANCE WITH ZONING CODE:

The application, as proposed, appears to comply with all pertinent aspects of the City Code. This shall not be considered final zoning review or approval. All zoning matters shall require final review and verification by the Zoning Administrator.

**ACCESSIBILITY COMPLIANCE**

Additional information will be required for a complete review for compliance with the Florida Building Code 2001 Edition, Section 11 (Florida Accessibility Code for Building Construction.) These and all accessibility matters shall require final review and verification by the Building Department 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.  
**Satisfied**
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.  
**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 Applicable**
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**

**STAFF ANALYSIS:**

Due in part to the deteriorated conditions of the playground equipment located within South Pointe Park, the City is proposing to remove the existing equipment located near the concession building, and replace it with new, more durable equipment of a different configuration. The overall design concept of the playground area will remain the same; however two (2) existing benches and trees will be relocated in order to accommodate the new equipment. The existing 'amoeba' play forms will also be relocated within the park, outside of the playground area. One of the concrete walkways bisecting the play area will be removed and replaced with new safety surfacing material, to match the design and material of the current play surface. Additionally, two light weight canopy structures are proposed over the new equipment for shading. The colors and materials proposed for the new equipment and shade structures are compatible with the design of the park, as previously reviewed and approved by the Board, and as such staff has no objections to the modifications proposed.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the application be approved, subject to the following conditions, which address the inconsistencies with the aforementioned Design Review criteria:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. The final design and details of the proposed canopy structures, including location, shall be provided, in a manner to be reviewed and approved by staff.
2. A revised landscape plan shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff.
3. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
4. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for

approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

5. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
6. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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