Condensed Title:

A Resolution of the Mayor and City Commission of the City of Miami Beach, Florida, granting a Certificate of Appropriateness for the demolition of the Flamingo Park Tennis Center and Courts, located at 1200 Meridian Avenue.

Key Intended Outcome Supported:

To ensure well designed quality Capital Projects

Supporting Data (Surveys, Environmental Scan, etc.):

More recreation opportunities are ranked by residents as one of the changes that will make Miami Beach a better place; 79% of residents rated recreation programs and facilities as excellent or good.

Issue:

Should the Mayor and City Commission consider granting a Certificate of Appropriateness for the demolition of the Flamingo Park Tennis Center and Courts at 1200 Meridian Avenue?

Item Summary/Recommendation:

PUBLIC HEARING

The construction of a new tennis center is one of the project priorities as outlined in the Request for Qualifications (RFQ) No. 05-06/07 scope for architectural/engineering services for the Flamingo Park Project. The Administration was previously requested to demolish the Tennis Center and Courts, while concurrently developing the construction documents and the Master Plan for the Flamingo Park Project for long-term improvements.

Pursuant to this direction, the Certificate of Appropriateness for demolition was presented during the October 14, 2008, and November 12, 2008, Historic Preservation Board (HPB) meetings. The HPB voted 7-0 in favor of staff's recommendations. Since this facility is a City owned property, the HPB recommendation is advisory to the City Commission (pursuant to City Code Section 118-563). It is, however, recommended that the Commission follow the Historic Preservation Board process of setting a Public Hearing to consider the granting of a Certificate of Appropriateness for demolition. It should be noted that the scheduling of a Public Hearing is not specifically required by the City Code, but is a prudent measure, and does not impact the demolition schedule or the timelines for the production of construction documents.

THE ADMINISTRATION RECOMMENDS THAT THE MAYOR AND CITY COMMISSION OPEN AND CONTINUE THE PUBLIC HEARING TO THE COMMISSION MEETING IN MARCH 18, 2009.

Advisory Board Recommendation:

The Historic Preservation Board reviewed this item at its meetings of October 14, 2008, and November 12, 2008, and approved it.

Financial Information:

Source of Funds:		Amount	Account
	1	N/A	N/A
	2		
	3		
OBPI	Total		

Financial Impact Summary:

City Clerk's Office Legislative Tracking:

Mario Gonzalez-Pola, CIP Office

Sign-Offs:

Department Director	Assistant City Manager	City Manager
FHB	TH	JMG

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MIAMIBEACH

AGENDA ITEM R7A

DATE 2-25-09

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City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: February 25, 2009 **PUBLIC HEARING**

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE FLAMINGO PARK TENNIS CENTER AND COURTS, LOCATED AT 1200 MERIDIAN AVENUE**

ADMINISTRATION RECOMMENDATION

Open and continue.

ANALYSIS

Flamingo Park is a 36-acre park bordered on the east by Meridian Avenue and on the west by Alton Road, from 11th to 12th Street, and Michigan Avenue, from 12th Street to 14th Street mid-block. The Park is comprised of a football stadium and grandstand; the tennis center (17 courts) the Friendship Corner building; the baseball stadium and grandstand; the Police Athletic League (PAL) building; the Flamingo Pool building; the Boys and Girls Club; the handball courts; the football field house and picnic shelter; the Property Management Yard office and facilities; the switch and storage building; the ticket booths and concession stands; the comfort station and the tot lot/playground.

The Flamingo Park Project scope of work includes architectural and engineering services for the master planning, design development, permitting, bid and award, and construction administration for the renovation of, and improvements to the Flamingo Park facilities, including the construction of a new tennis center building; new tennis courts and lighting; renovation of existing restrooms, or the provision of new ones; renovation of, or improvements to, the existing Friendship Corner; restoration of the existing softball field, basketball courts and handball courts; renovation of the baseball stadium; new park lighting and security lighting at entry promenade; landscape and irrigation improvements; additional parking areas and improved vehicular access; pedestrian circulation/access along the East/West and North/South axes; perimeter fencing and entry features and signage.

The project's initial priorities are to construct a new 5,000 square foot tennis center, including 18 courts (13 hydro grid & 5 hard), and facilities; provide accessible restrooms; and enhance park lighting. The proposed new tennis center will be located closer to 11th Street and the new tennis courts will be spaced farther apart in order to provide East-West landscaped pedestrian corridors. All other improvements are intended to be phased, and implemented according to the available budget.

On August 6, 2008, the Consultant conducted a charrette to present the proposed five (5) design options for the Flamingo Park Master Plan to the community prior to the subsequent Community Design Workshop (CDW). This additional presentation to the community was not part of the executed agreement. At the conclusion of this planning charrette, in addition to the questions asked

by some of the residents, the Flamingo Park Neighborhood Association (FPNA) presented City staff a resolution that addressed the priorities of their association, in an effort to have them included in the minutes of the meeting. On November 6, 2008, at the conclusion of this planning workshop, and based on comments received from the residents, as well as others present, the Consultant will develop the final master plan option that will be presented to the Commission.

Additionally, on October 14, 2008, and November 12, 2008, a request for a Certificate of Appropriateness for the complete demolition of the Flamingo Park Tennis Center/Courts was presented by staff and the Consultant to the Historic Preservation Board (HPB) (see Attachment). In light of the proposed improvements which benefit the general public, the Planning Department staff recommended approval. The HPB voted 7-0 in favor of staff's recommendations.

In conjunction with the on-going development of the Flamingo Park Master Plan and the design of the Tennis Center Pavilion Building/Courts, at the January 28, 2009, City Commission meeting, the Administration sought authorization to set a public hearing, pursuant to Miami Beach City Code Section 118-563, to consider granting a Certificate of Appropriateness for the complete demolition of the existing Flamingo Park Tennis Center and Courts, and to prepare the area for the future development of the new Tennis Center and Courts (Item C7E). Following discussion, a motion was made, and seconded, to approve the item and refer the demolition portion - as well the discussion on the site placement of the Tennis Center Pavilion building with respect to the park entrance - to the Finance and Citywide Projects Committee (FCWPC) for further consideration in the context of the overall planned improvements for the Park.

With respect to the duration of the tasks associated with the completion of the design services, this scope of work includes architectural, engineering, and landscape architecture services for the planning, design, bid and award, and construction administration services. Once all applicable comments from jurisdictional agencies, staff and stakeholders are incorporated into the Tennis Center and Courts design, the project will proceed from its current schematic design phase into final construction documents. It is anticipated that this design production effort will take the Consultant a maximum of four (4) months to complete before documents can be submitted through all the appropriate jurisdictional agencies to obtain a permit for construction.

The current City practice requires certain review agencies, such as Department of Environmental Resource Management (DERM), Miami-Dade County Public Works Department's, and Florida Health Department, as well as internal City departments to receive design documents at various design stages and provide comments. As such, a design production effort with a six (6) month duration period for the completion of architectural and engineering documents for the Tennis Center and Courts is consistent with our current practice of review by multiple reviewers at various points of the process. Please keep in mind that this timeframe includes the time necessary to present before the HPB or other applicable boards. The Consultant continues to make every effort to expedite the construction documents of the project.

Although some tasks have been delayed, others have advanced further. As of August 18, 2008, for instance, the Final Park Master Plan (90 day duration) experienced delays with the completion of the required updated topographic and boundary survey. Previously estimated to be completed by July 2008, later revised to be completed in October 2008, the Master Plan was presented to the Commission in February, via the February 11th FCWPC meeting, in an effort to seek guidance on the desired options. However, in an effort to accelerate other components of their scope of work, the Consultant has worked concurrently on the development of the programmatic/schematic design requirements for the Tennis Center and Courts, and the other Master Plan components. Given that the Consultant was authorized to proceed to Task 2, Design Services, in January 2009, it is anticipated that the Tennis Center/Courts design can be completed by May 2009, and construction completed as early as July 2010.

Please note below a summary outline of the revised Tennis Center and Courts project task milestones dates as follows:

Tasks	As of August 18, 2008	Current Schedule
Planning	October, 2008	February, 2009
Design Services (previously February 2009)	March, 2009	May, 2009
Bidding and Award (previously June 2009)	June, 2009	July, 2009
Construction (previously March 2010)	June, 2010	July, 2010

The Administration will explore all construction delivery options available to the City through its public procurement process to determine the one best suited to expedite the construction completion timelines of the Tennis Center and Courts, thus further reducing the current 12 month construction duration. One such option, that may offer reduction of construction duration timelines, may be the Construction Manager at Risk project delivery method.

At the February 11, 2009, FCWPC meeting, following a condensed presentation of the Flamingo Park "Draft" Master Plan and the various Master Plan options, with corresponding conceptual budget estimates, and a discussion on the project specific scope of work for the proposed tennis center and courts, the Committee directed the Administration to present the "Draft" Master Plan (*with the minor modifications discussions as requested during the FCWPC meeting*) and that further discussion on the scope of work for the tennis center and courts be referred to the March 10, 2009, FCWPC and subsequently presented before the City Commission on March 18th,in order to achieve a final determination on the granting of the Certificate of Appropriateness for demolition of the existing tennis center and courts. The modifications as put forth by the FCWPC members are as follows;conduct an analysis of the existing conditions of the existing tennis center building, and develop an estimate of probable cost for the minimal improvements to the existing tennis center; instead of all new construction; study the impact of shifting the building footprint further to the north to provide for enhanced green areas, which provides for a direct spatial relationship with the entrance to the existing pool facility; evaluate the reduction of programmatic spaces to minimize the tennis center building footprint , and consequently, its cost per square feet.

CONCLUSION

Since this facility is a City owned property, the HPB recommendation is advisory to the City Commission (pursuant to City Code Section 118-563). It is, however, recommended that the Commission follow the HPB process of setting a Public Hearing to consider the granting of a Certificate of Appropriateness for Demolition. It should be noted that the scheduling of a Public Hearing is not specifically required by the City Code, but is a prudent measure, and does not impact the demolition schedule, since the construction documents for this phase of the project have not been completed.

The Administration recommends that the Mayor and City Commission open and continue the Public Hearing to the Commission meeting to be held on March 18, 2009.

Attachment

JMG/TH/FHB/JC/MGP
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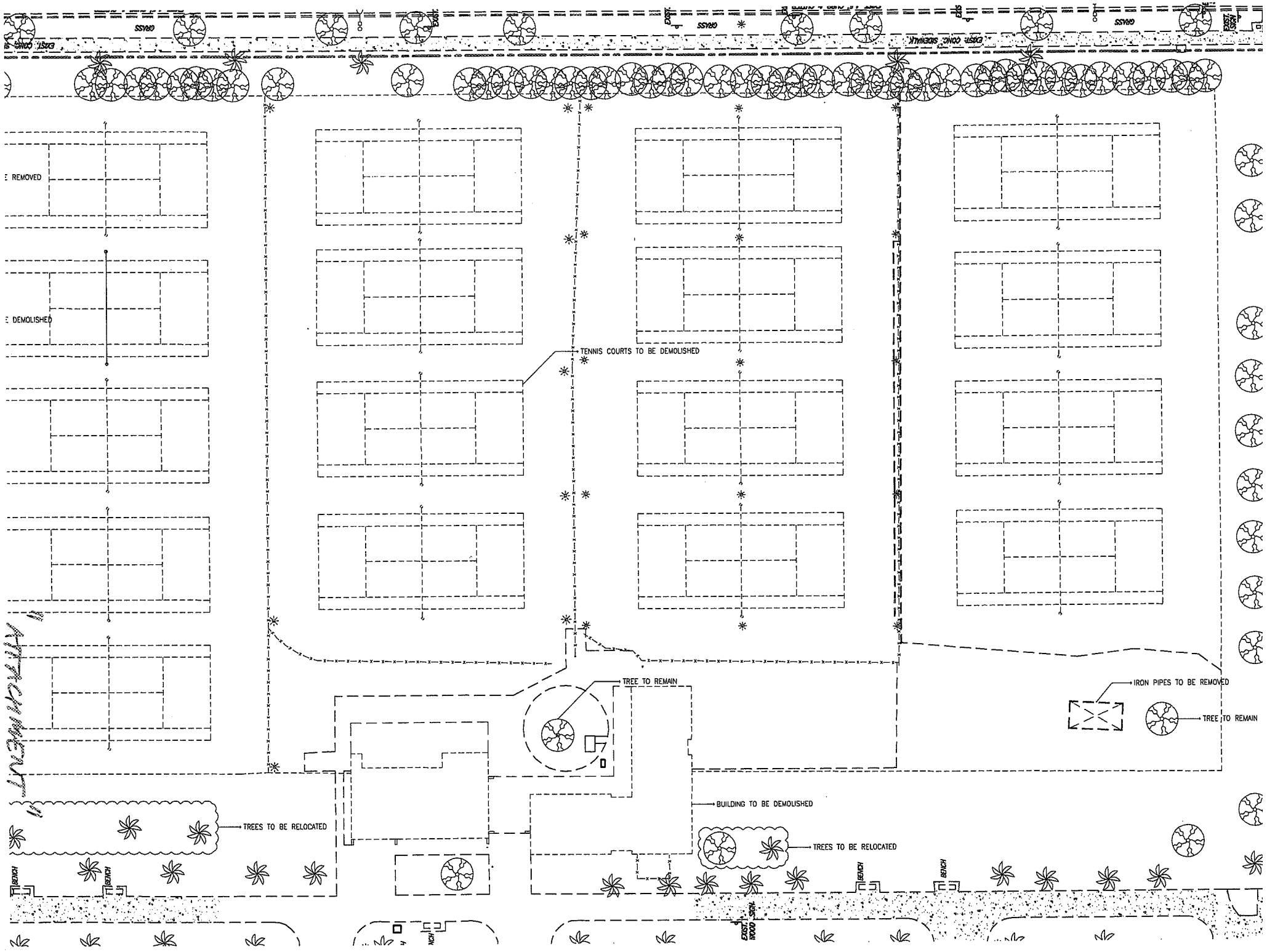
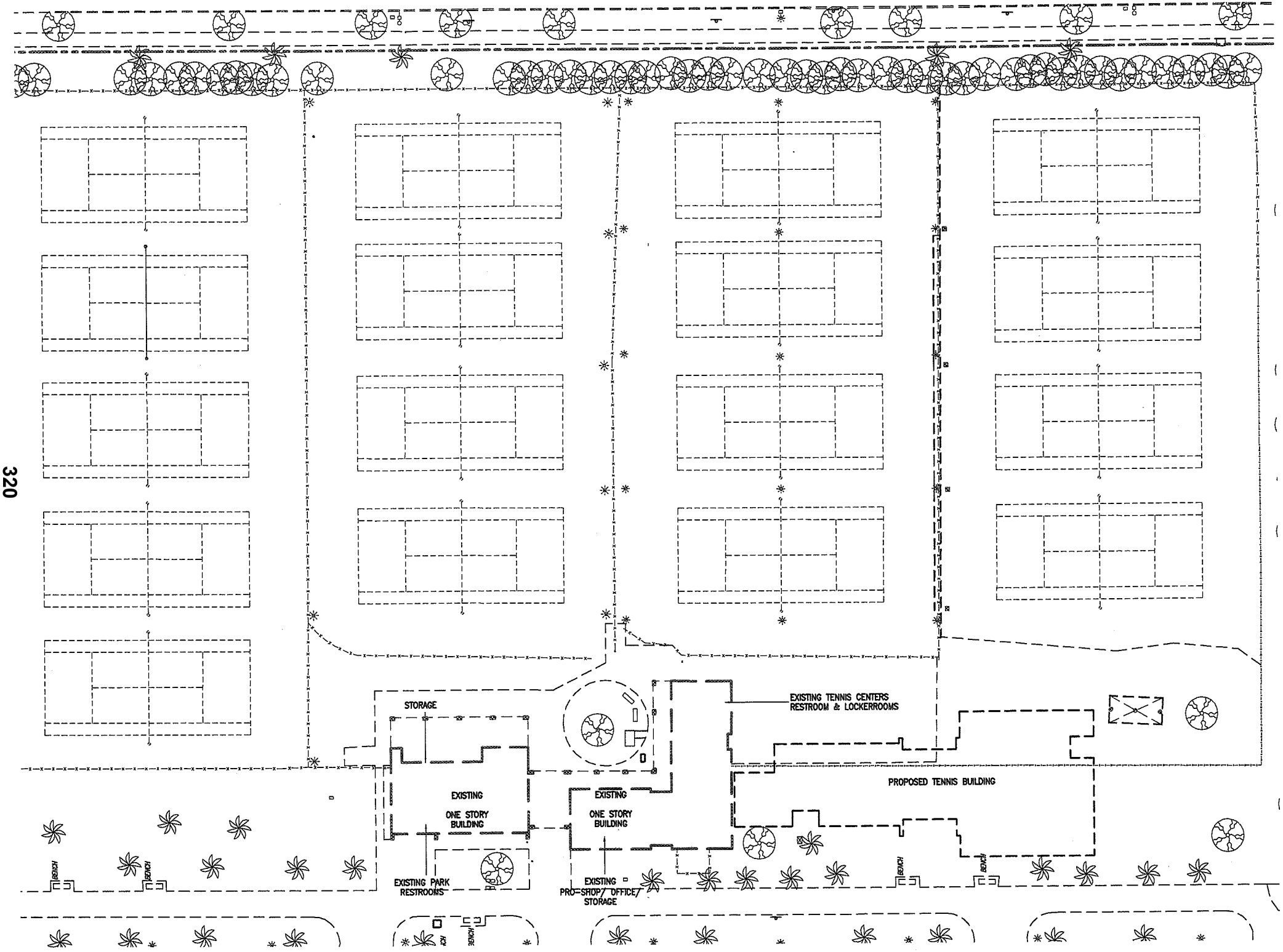
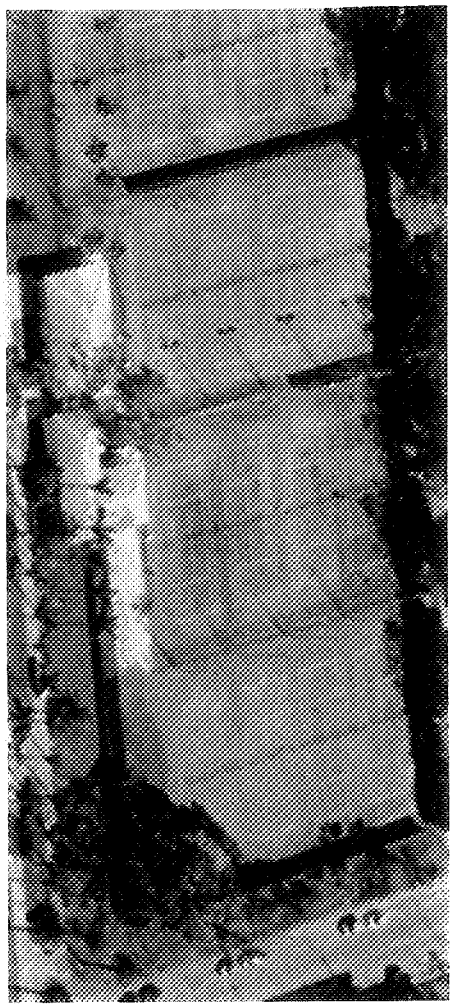
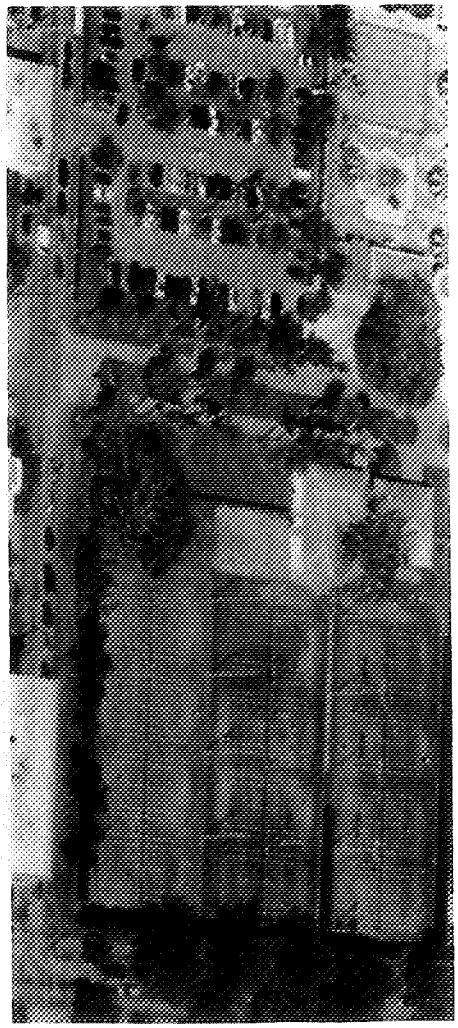
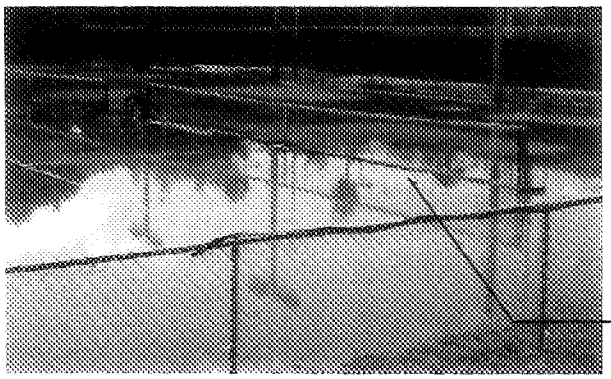


ATTACHMENT "A"


STORAGE
EXISTING TENNIS CENTERS RESTROOM & LOCKERROOMS
EXISTING ONE STORY BUILDING
EXISTING ONE STORY BUILDING
PROPOSED TENNIS BUILDING
BENCH
BENCH
BENCH
BENCH
EXISTING PARK RESTROOMS
EXISTING PRO-SHOP/ OFFICE/ STORAGE





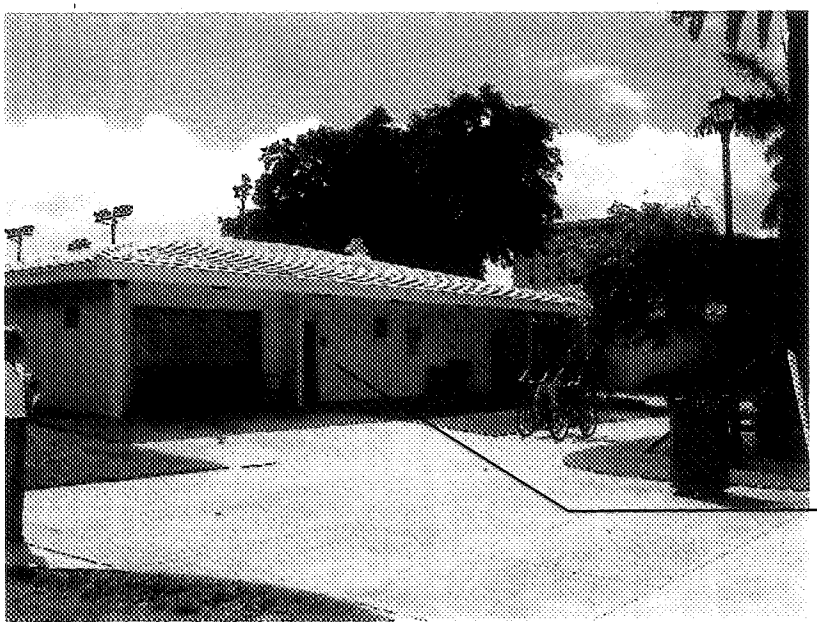


EXISITING COURTS

TENNIS CENTER RE

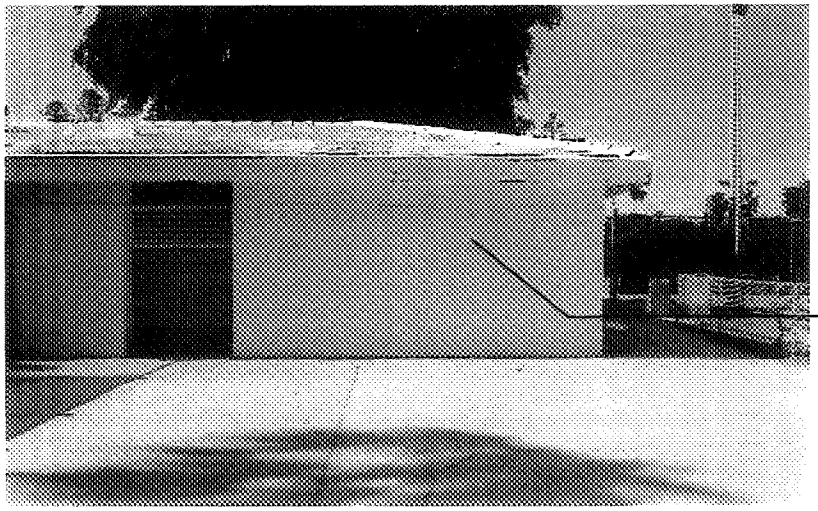
GATED MAIN ENTRANCE TO T
EXITING SIGNAGE AND TILED

FLOODING THROUGH COURTS.



PARK RESTROOMS ON NORT
OF TENNIS BUILDING.

EAST SIDE OF TENNIS BUILDING TERRACE.



SOUTH WALL OF TENNIS BUIL
CURRENTLY USED AS A PAR

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CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that a public hearing will be held by the City Commission of the City of Miami Beach, in the Commission Chambers, 3rd floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida, on **Wednesday, February 25, 2009 at 10:20 A.M.** Pursuant To Miami Beach City Code Section 118-563 To Consider Granting A Certificate Of Appropriateness For The Demolition Of The Flamingo Park Tennis Center And Courts, Located At 1200 Meridian Avenue.

Inquiries may be directed to the Capital Improvement Projects Department at (305) 673-7071.

INTERESTED PARTIES are invited to appear at this meeting, or be represented by an agent, or to express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This meeting may be opened and continued and, under such circumstances additional legal notice would not be provided.

Robert E. Parcher
City Clerk
City of Miami Beach

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact (305) 604-2489 (voice), (305) 673-7218(TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

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