



Parks that Protect and Connect

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Bayshore Park - Former Par 3 Golf Course

2530 Pine Tree Drive, Miami Beach



Agenda

- **About the Project**
 - Significant Blue Green Infrastructure
 - Areas of Innovation
- **Story: Conception to Completion**
- **Funding Sources**
- **Partnerships**
- **Permitting**
- **Challenges & Lessons Learned**



Retention lake at Bayshore Park near project completion



About the Project

- **Location & Size** — 19.4-acre former Par 3 Golf Course at 2530 Pine Tree Drive, Bayshore neighborhood
- **Opening Date** — Park opened on September 28, 2025
- **Project Goal** — To create a passive park of natural beauty for community enjoyment and enrichment, reflecting our island's culture and ecology while service as a model of sustainability, stewardship and resilience



Aerial view of park near completion

Story: Conception to Completion

- **Early History**
 - Project began in 2012; Par 3 redesign canceled, revived, and re-scoped
 - Site used as a construction debris site after Hurricane Irma (2018)
- **Planning Evolution**
 - Multiple RFQs (2009-2016)
 - Original design scrapped; Planning team developed new concept
 - Early concepts did not include resilient lake features
- **2018 Commission Direction: Resilience and Sustainability**
 - Required stormwater modeling
 - Evaluation of gravity flow vs. pump/piped discharge
 - Onsite storage + reuse
 - Solar power, permeable paving, recycled materials
- **Buy-in**
 - Funding shortfalls led to G.O. Bond funding (overall GO Bond \$439M 2018)
 - Required resident support



Issues & Constraints



Pump Station



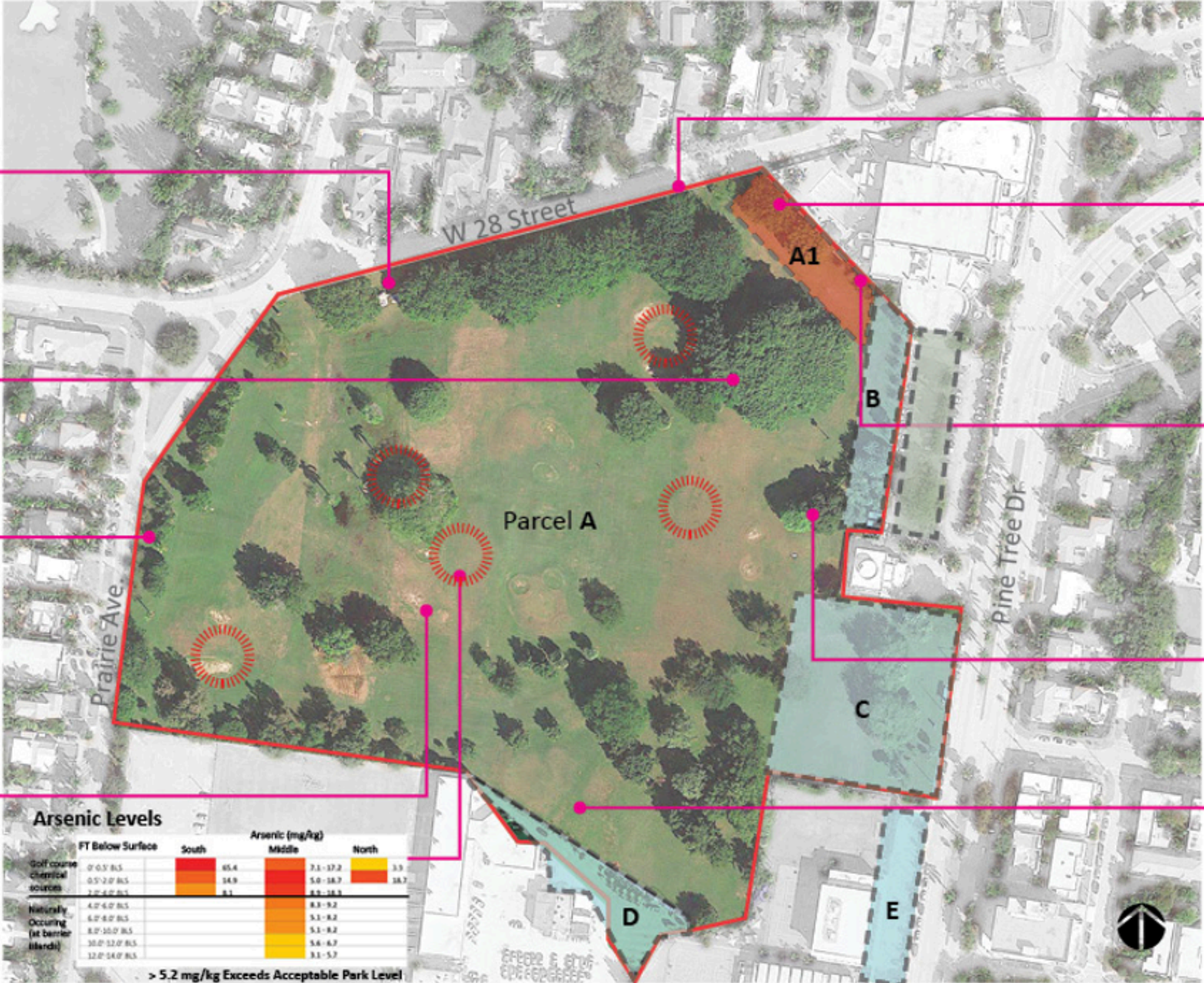
Tree Maintenance & Preservation



Stormwater / Swale



No Sense of Place



Lack of Sidewalks



Edge Conditions



Lack of Connection



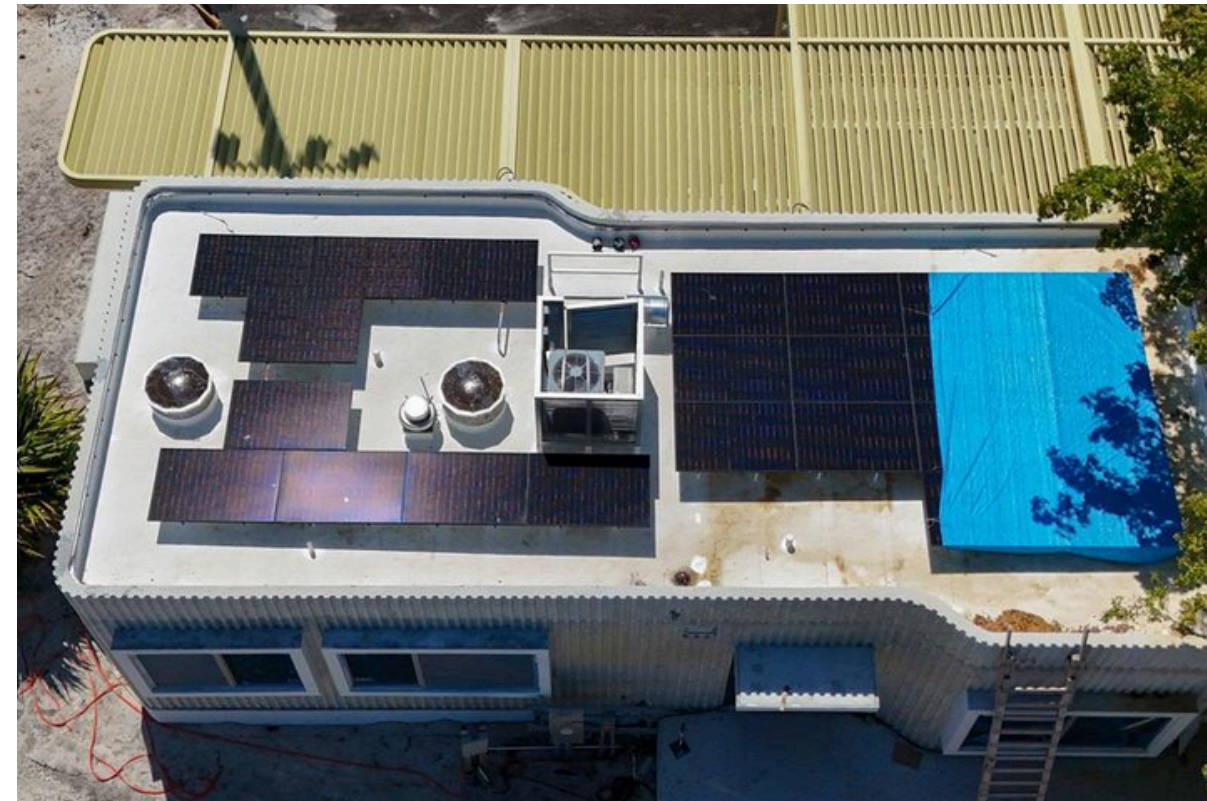
Homeless Residents



Lack of Biodiversity

Resilience and Sustainability Features

- Stormwater retention lake: 25-yr 3-day park
- Permeable surfaces
 - Coquina walkways (100% permeable material)
 - Permeable paver system parking area
- Solar-powered tennis complex
- Ozone treatment system
- R-tank systems under grass to retain water
- Tree Canopy
- Florida Friendly and Native Species



Solar-powered tennis complex



Walking path bridge on the retention lake

Areas of Innovation

- **Stormwater Features** – Retention lake, ozone system, R-Tanks- avoids stormwater discharge to canal and Bay
 - Original concept was retention and overflow- not permitted
 - Limits quantity for extended watershed
- **Soil Encapsulation** – Creation of Sunset Hill
- **Tree nursery strategy:**
 - *Removed trees stored onsite in a temporary nursery*
 - *367 new trees, 249 new palms, 28 transplanted, 112 preserved*



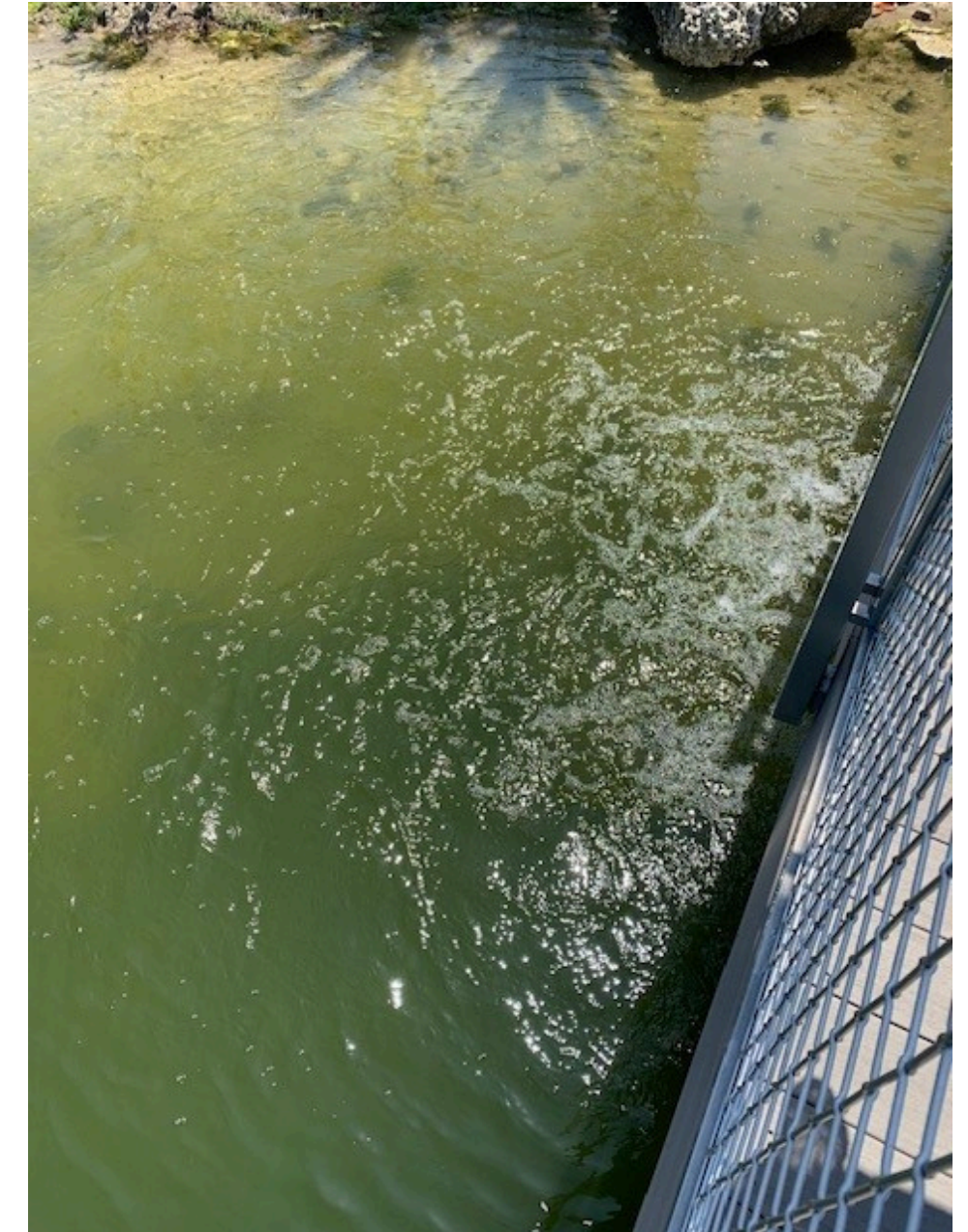
Permeable Surfaces & Stormwater Quality



Permeable paver system in the parking lot



Coquina pathway (in lower right quadrant)



Ozone water treatment

Creating a new habitat



Quercus virginiana / Live Oak



Bursera simaruba / Gumbo-limbo



Swietenia mahogani / Mahogany



Roystonea elata / Florida Royal Palm



Lysiloma latisiliquum / Wild Tamarind



Psychotria nervosa / Wild coffee



Nephrolepis biserrata / Sword fern



Borrchia frutescens / Sea Ox-eye Daisy



Solidago sempervirens / Seaside Goldenrod



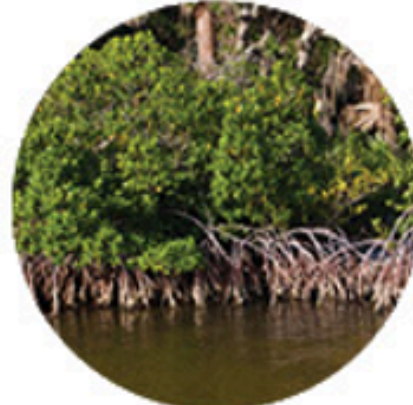
Juncus roemerianus / Black Needle Rush



Spartina alterniflora / Smooth Cordgrass



Conocarpus erectus / Green buttonwood



Rhizophora mangle / Red mangrove



Distichlis spicata / Saltgrass



Tropical Coastal Hammock

Transition Zone

Mangrove

Littoral Zone

Funding

- **Total project cost — \$42.8M**
 - Blend of City funding & GO Bond
- **Funding challenges**
 - Required resident buy-in (approval of GO Bond)
 - Resilient Florida grant (first year of program); however, it was later determined ineligible due to already having a vendor selected.



Historic Banyan Tree- Courtesy of Miami Herald

Partnerships

- Neighborhood Association- Frequent meetings and very active and engaged
- BUSLAM — Contractor
- Savino Miller — Landscape architect / designer - residents of the City
- City Planning Department — Original concept design
- City Commission Neighborhood Affairs Committee
- Miami-Dade County DERM —
 - Permitting, water quality
 - Environmental oversight



Community at the Bayshore Park Grand Opening



Permitting

- Agencies – DERM; City internal permitting; Design Review Board
- Restrictions
 - No lake-to-storm-drain connection
 - No ROW drainage into park
 - Concerns about connecting to Collins Canal
- Environmental remediation
 - Removed top 1 ft of arsenic-contaminated soil
 - Groundwater monitoring wells required
 - Soil disposed at hazardous waste facility
- Lessons learned
 - Restrictions shaped stormwater design
 - Contamination required major regrading + tree relocation



Linear water feature

Challenges & Lessons Learned

- Long-term commitment
- Opportunity through conflict
- True incremental adaptation
- Resilience objectives across departments evolved over time- vision and foresight to adjust over time to achieve blue green



Portion of the park during construction near project completion



Questions & Answers



2025 Grand Opening of park