

CITY OF MIAMI BEACH:

MAYOR: STEVEN MEINER

COMMISSIONERS:
JOSEPH MAGAZINE
LAURA DOMINGUEZ
ALEXJ. FERNANDEZ
DAVID SUAREZ
TANYA K. BHATT
KRISTEN ROSEN GONZALEZ

PICKLEBALL IMPROVEMENTS
1245 MERIDIAN AVENUE
MIAMI BEACH, FLORIDA

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS

JUNE 2024
HISTORIC PRESERVATION BOARD FIRST DESIGN
FINAL SUBMITTAL



THREE (3) PICKLEBALL COURTS
REFER TO SD-1 FOR DETAILED
LOCATION

CAPE JUPITER, LLC

208 BARBADOS DRIVE
JUPITER, FLORIDA 33458
PHONE: (561) 329-1514
EMAIL: CAPELLC@OUTLOOK.COM
CERTIFICATE OF AUTHORIZATION: 30993

Claudine R Alexander
Digitally signed by
Claudine R Alexander
Date: 2024.06.28
20:32:44 -04'00'

CLAUDINE ALEXANDER, PROFESSIONAL ENGINEER,
STATE OF FLORIDA, LICENSE NO. 53822

THIS PLAN SHEET HAS BEEN DIGITALLY SIGNED AND SEALED BY:
CLAUDINE ALEXANDER, P.E. ON 06-28-2024.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



10805 GLENEAGLES ROAD BOYNTON BEACH, FLORIDA, 33436
561.736.6642 pattontnt@earthlink.net

AERIAL OF FLAMINGO PARK (N.T.S.)

LIST OF DRAWINGS:

- | | |
|-------------|--|
| SD-0 | COVER SHEET |
| | SURVEY (3 SHEETS) |
| HR-1 | HISTORIC RESOURCES REPORT |
| Z-1 | ZONING AND PARKING CHART |
| SP-1 - SP-4 | PHOTOS: EXISTING SITE CONDITIONS |
| SD-1 | OVERALL SITE PLAN |
| SD-2 | PARTIAL SITE PLAN |
| SD-3 | RENDERING: NORTHWEST VIEW |
| SD-4 | RENDERING: SOUTHEAST VIEW |
| SD-5 - SD-7 | DETAILS: PROJECT ACCESSORIES AND LIGHTING |
| SD-8 - SD-9 | PHOTOS: CITY GOLF COURSE PICKLEBALL COURTS |

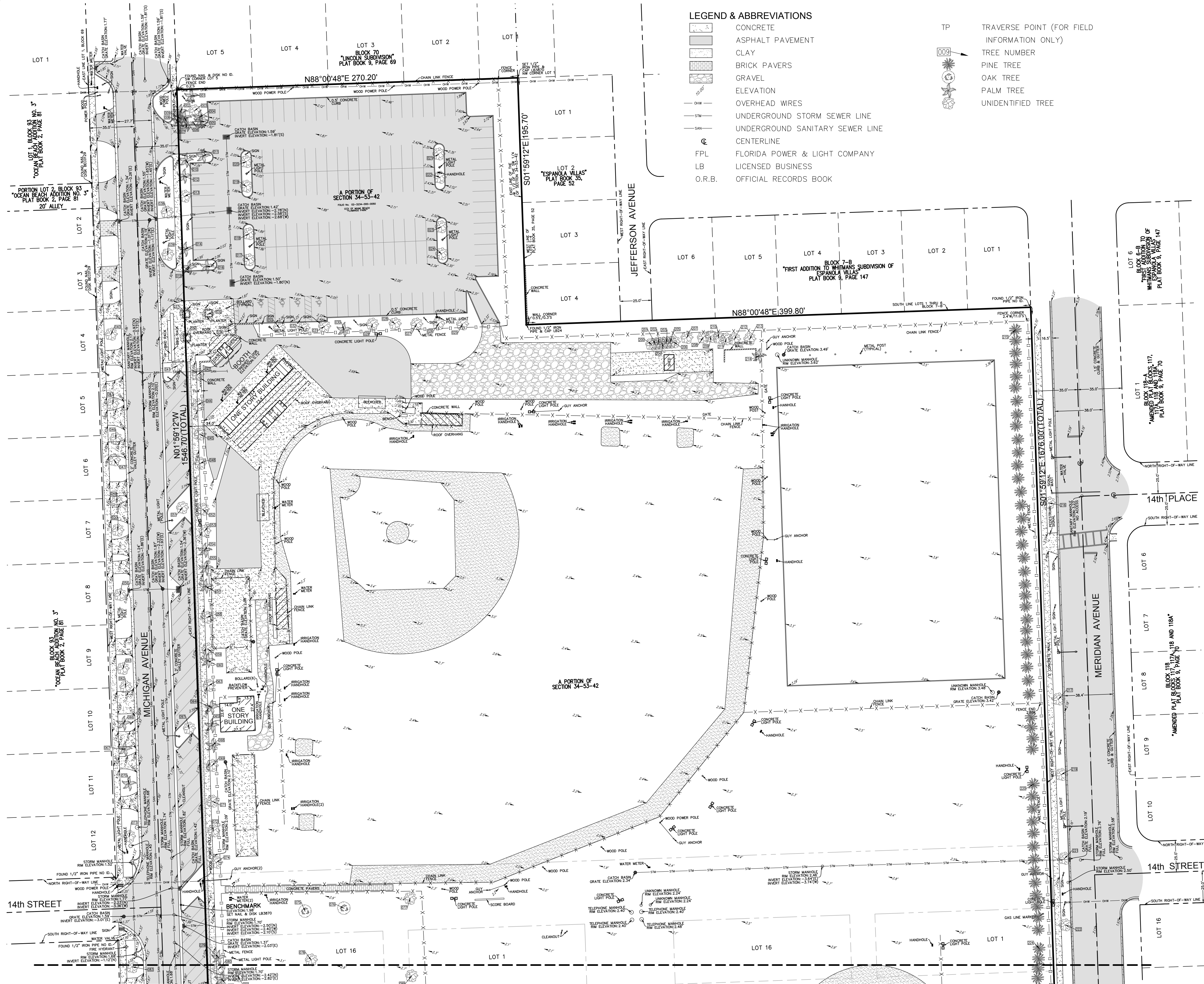
SCOPE OF WORK:

THE CONSTRUCTION OF THREE (3) PICKLEBALL COURTS
AND ANCILLARY SIDEWALKS AND ACCESSORIES SUCH
AS COURT LIGHTING, FOUNTAINS, AND BENCHES.

COVER SHEET

PICKLEBALL IMPROVEMENTS
CITY OF MIAMI BEACH FLAMINGO PARK
1245 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA

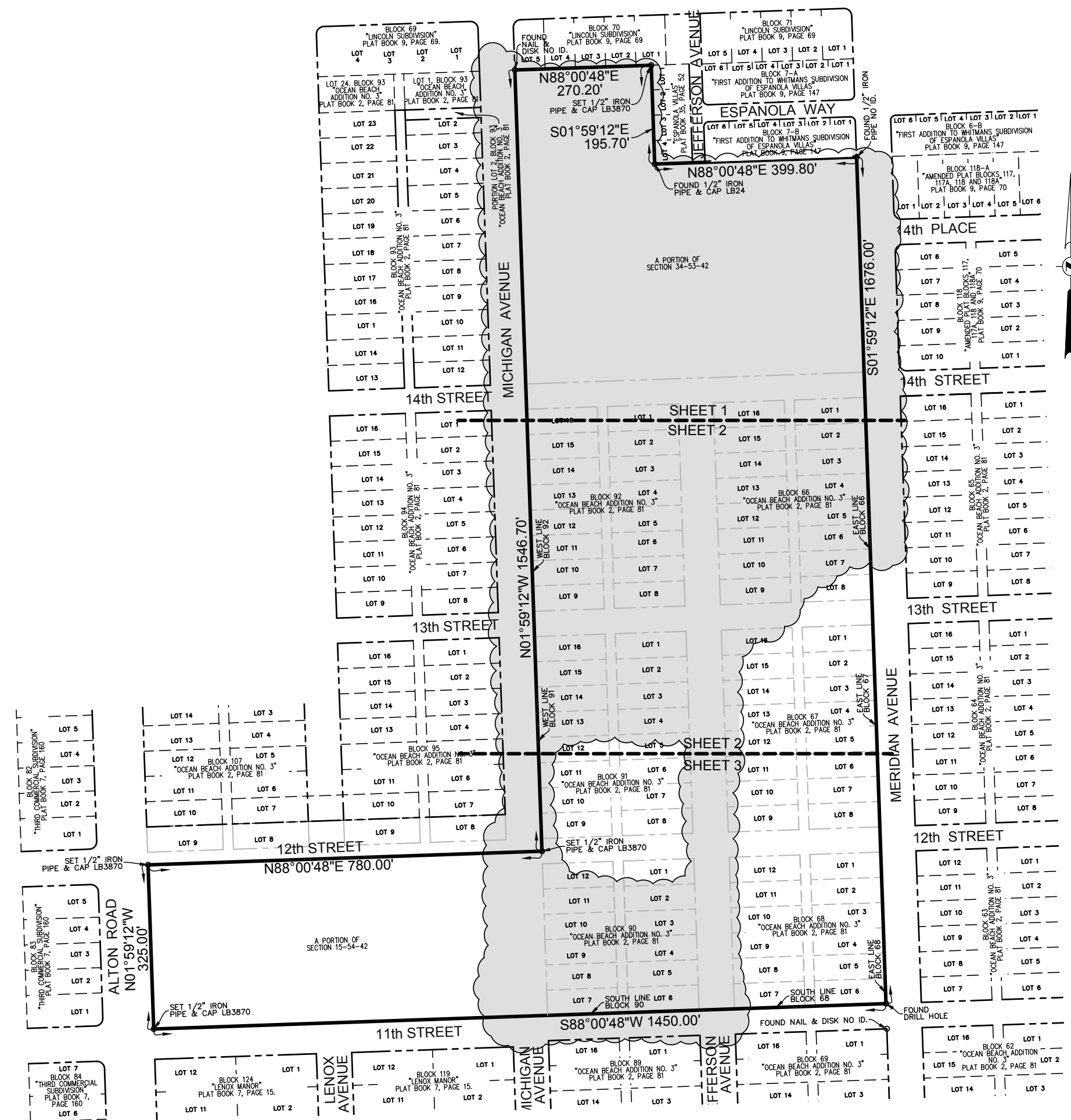
DATE	JUNE 2024
DWG	SD-0



LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- CLAY
- BRICK PAVERS
- GRAVEL
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK

- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE NUMBER
- PINE TREE
- OAK TREE
- PALM TREE
- UNIDENTIFIED TREE



VICINITY MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

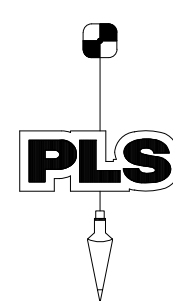
SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

NO.	REVISIONS	BY
1		
2		
3		
4		
5		

FLAMINGO PARK
1200 MERIDIAN AVENUE
MIAMI BEACH, FLORIDA 33139
(CITY OF MIAMI BEACH, MIAMI-DADE COUNTY)

PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY

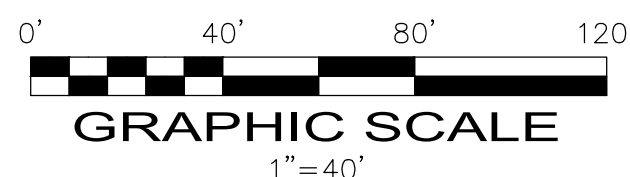


PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

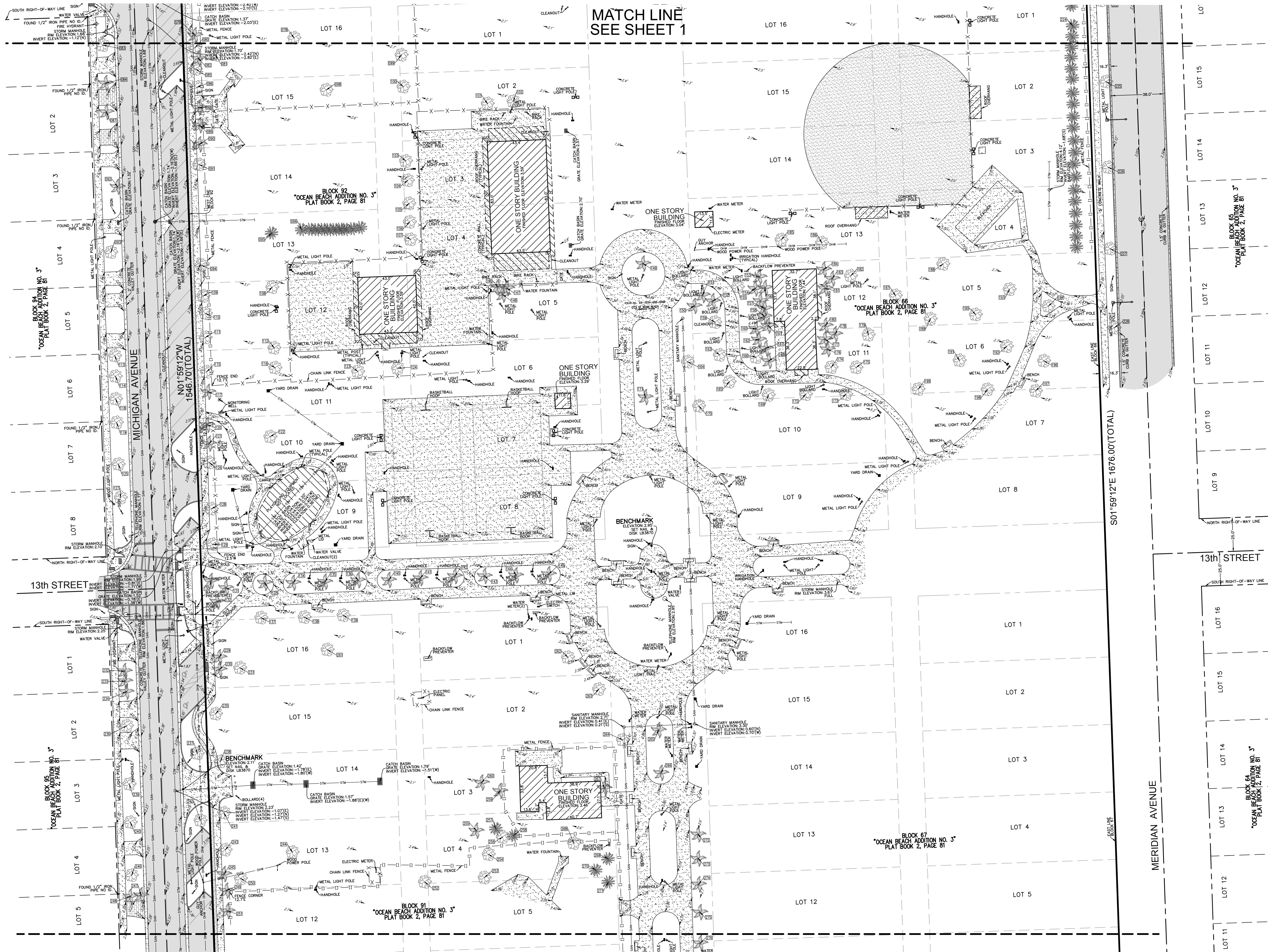
DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 07/08/22

CLIENT: WOLFBERG, ALVAREZ & PARTNERS
ORDER NO.: 70277



COPYRIGHT 2022 BY PULICE LAND SURVEYORS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY
MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.



LEGEND & ABBREVIATIONS

	CONCRETE	TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	ASPHALT PAVEMENT		TREE NUMBER
	CLAY		PINE TREE
	BRICK PAVERS		OAK TREE
	GRAVEL		PALM TREE
	ELEVATION		UNIDENTIFIED TREE
	OVERHEAD WIRES		
	UNDERGROUND STORM SEWER LINE		
	UNDERGROUND SANITARY SEWER LINE		
	CENTERLINE		
	FPL FLORIDA POWER & LIGHT COMPANY		
	LB LICENSED BUSINESS		
	O.R.B. OFFICIAL RECORDS BOOK		

LEGAL DESCRIPTION:

BLOCKS 66, 67, 68, 90, 91 & 92, "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF LOT 6, BLOCK 68, "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE SOUTH 88°00'48" WEST ALONG THE SOUTH OF SAID BLOCK AND BLOCK 90 EXTENDED FOR 1450.00 FEET; THENCE NORTH 01°59'12" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF ALTON ROAD 325.00 FEET; THENCE NORTH 88°00'48" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET 780.00 FEET; THENCE NORTH 01°59'12" WEST ALONG THE WEST LINE EXTENDED OF BLOCK 91 AND BLOCK 92 FOR 1546.70 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 70 "LINCOLN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 88°00'48" EAST ALONG THE SOUTH LINE OF LOTS 1 THRU 5, OF SAID PLAT, 270.20 FEET TO THE NORTHWEST CORNER OF LOT 1, "ESPAÑOLA VILLAS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 01°59'12" EAST ALONG THE WEST LINE OF LOTS 1 THRU 4, OF SAID PLAT 195.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 88°00'48" EAST ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED 399.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVE; THENCE SOUTH 01°59'12" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVE, ALSO BEING THE EAST LINE OF BLOCKS 66-68, INCLUSIVE, FOR 1676.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MIAMI-BEACH, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,429,298 SQUARE FEET (32.8122 ACRES), MORE OR LESS.

NOTES:

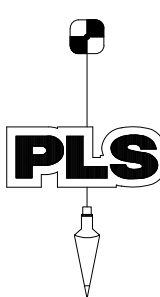
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #AC2261; ELEVATION: 3.01 FEET.
3. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8 FEET; PANEL #12086C0317L; COMMUNITY #120651; MAP DATE: 9/11/09.
4. THIS SITE LIES IN SECTIONS 15, TOWNSHIP 54 SOUTH, RANGE 42 EAST, AND 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 7-B "FIRST ADDITION TO WHITMANS SUBDIVISION OF ESPAÑOLA VILLAS" PLAT BOOK 9, PAGE 147, BEING N88°00'48"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.2'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.1'$.
9. THIS SITE CONTAINS 251 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (241 REGULAR & 10 DISABLED).
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
12. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

FLAMINGO PARK
1200 MERIDIAN AVENUE
MIAMI BEACH, FLORIDA 33139
(CITY OF MIAMI BEACH, MIAMI-DADE COUNTY)

PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY

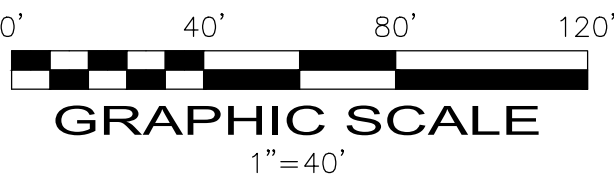


PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 07/08/22

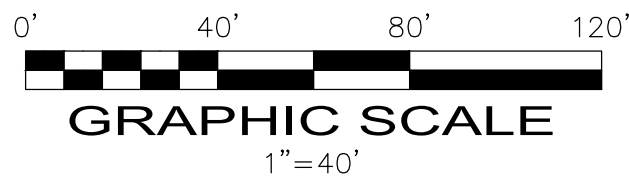
CLIENT: WOLFBERG, ALVAREZ & PARTNERS
ORDER NO.: 70277



MATCH LINE
SEE SHEET 2

LEGEND & ABBREVIATIONS

	CONCRETE	TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	ASPHALT PAVEMENT		
	CLAY		TREE NUMBER
	BRICK PAVERS		PINE TREE
	GRAVEL		OAK TREE
	ELEVATION		PALM TREE
	OVERHEAD WIRES		UNIDENTIFIED TREE
	UNDERGROUND STORM SEWER LINE		
	UNDERGROUND SANITARY SEWER LINE		
	CENTERLINE		
FPL	FLORIDA POWER & LIGHT COMPANY		
LB	LICENSED BUSINESS		
O.R.B.	OFFICIAL RECORDS BOOK		



THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L
CHECKED BY: J

CLIENT: WOLFBERG, ALVAREZ & PARTNERS

ORDER NO.: 7027

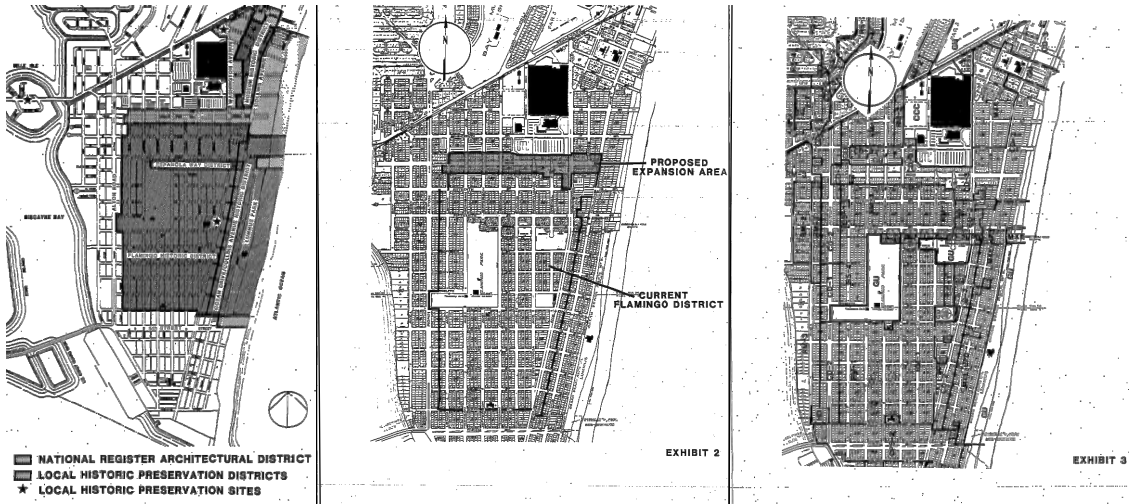
COPYRIGHT 2022 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

SITE NAME: Flamingo Park

A. NARRATIVE DESCRIPTION OF SITE

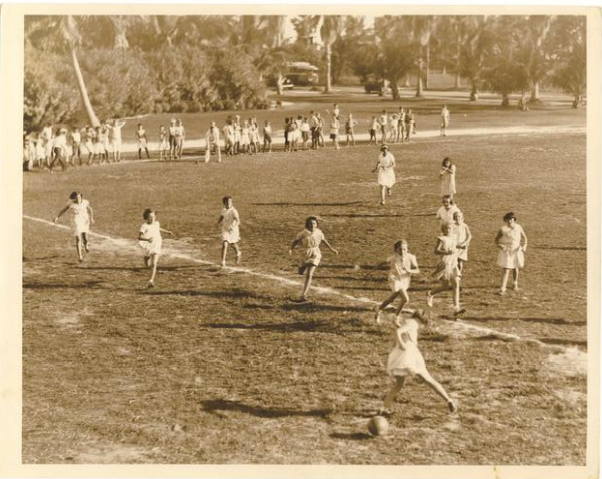
Flamingo Park is located in the Flamingo Park Local Historic District and the *NRHP*-listed MBAD in Miami-Dade County, Florida. It is in Township 53 South, Range 42 East, Section 34 and Township 54 South, Range 42 East, Section 34 (Miami 1988 USGS Quadrangle). It is roughly bounded by 11th Street on the south; Meridian Avenue on the east; Michigan Avenue on the west with a portion extending to Alton Road; and Espanola Way on the north. Currently the park contains a football field, baseball field, tennis courts, a card room, shuffleboard courts, a swimming pool, basketball and handball courts, and maintenance buildings. Memorial Field is the portion of the park which extends to Alton Road. It contains the football field with bleachers, an announcer's box, and a running track. It is presently the stadium for Miami Beach Senior High.

Flamingo Park is one of the largest sports and recreation complexes in Miami Beach. It was originally a facility for guests of the Flamingo Hotel, Carl G. Fisher's luxury hotel which opened in 1921 on Biscayne Bay at 15th Street. In 1921, the property was used as a polo field. In 1925, it became the Flamingo Golf Course and covered the entire area from 11th Street to just south of 14th Street, and from Alton Road east to Meridian. The park was purchased from the Miami Ocean View Company in 1929 for \$300,000 by the City of Miami Beach. At that time there were also an open air theater and an arena (Singman 1978).



B. DISCUSSION OF SIGNIFICANCE

Although there are no structures extant from the early 1920s period, Flamingo Park has been in use as a city park since 1929. The layout of the park features a historic north/south axis extending from Jefferson Avenue and an east/west axis extending from 13th Street which has been in place since before 1952. Flamingo Park is currently listed as a contributing resource to the *NRHP*-listed MBAD. It is also a contributing resource to the Flamingo Park Local Historic District.



SHEET TITLE:	FLAMINGO PARK HISTORIC RESOURCES DEPARTMENT		MIAMI BEACH PARKS AND RECREATION DEPARTMENT CHISHOLM architects	SHEET NO:
PROJECT:	FLAMINGO PARK PICKLEBALL COURTS 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 05/09/2024		

Item #	Project Information				
1	Address: 1200 Meridian Avenue, Miami Beach, Florida 33139	Folio Number: 02-3234-000-0050		Year built	1950
2	Board file number, Determination of Architectural Significance				
3	Located within Historic District:	YES			
4	Individual Historic Site:	YES			
5	Base Flood Elevations:				
6	Adjusted Grade:				
7	Proposed Use: Park				
8	Proposed Accessory Use:				
9	Signed and Sealed Landscape Plans				
	ZONING INFORMATION/CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio				
14	Building Height				
15	At grade parking lot on same lot				
a	Front Setback				
b	Side Interior				
c	Side facing Street Setback				
d	Rear Setback				
16	Subterranean, Pedestal, Tower				
a	Front Setback				
b	Side Interior				
c	Side facing Street Setback				
d	Rear Setback				
17	Subterranean, Pedestal, Tower				
a	Front Setback				
b	Side Interior				
c	Side facing Street Setback				
d	Rear Setback				
18	Minimum Apartment Unit Size				
a	New Construction				
b	Rehabilitated Building				
c	Hotel Unit				
19	Average Apartment Unit Size				
a	New Construction				
b	Rehabilitated Building				
c	Hotel Unit				
20	Required Open Space Ratio				
21	Parking				
22	Loading				



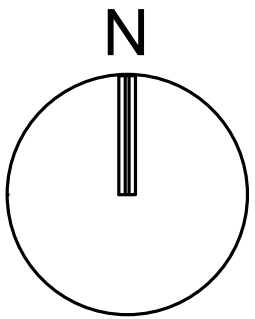


10805 GLENEAGLES ROAD BOYNTON BEACH, FLORIDA, 33436
561.736.6642 pattontnt@earthlink.net

1

EXISTING AERIAL MAP OF FLAMINGO PARK

1" = 30' (FOR ANSI D 34" X 22" PLOT)



2



IMAGE 1

3



IMAGE 2

4



IMAGE 3

0 30 60 90
SCALE: 1" = 30'

PHOTOS: EXISTING SITE CONDITIONS
PICKLEBALL IMPROVEMENTS
CITY OF MIAMI BEACH FLAMINGO PARK
1245 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA

DATE JUNE 2024
DWG

SP-1



IMAGE 4



IMAGE 5

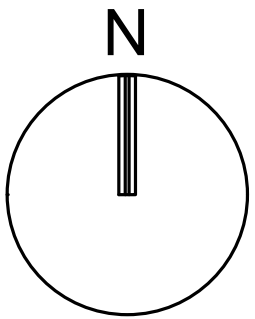


IMAGE 6

1

EXISTING AERIAL MAP OF FLAMINGO PARK

1" = 30' (FOR ANSI D 34" X 22" PLOT)



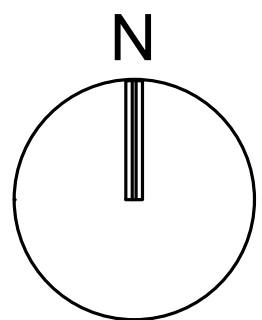


10805 GLENEAGLES ROAD BOYNTON BEACH, FLORIDA, 33436
561.736.6642 pattontnt@earthlink.net

1

EXISTING AERIAL MAP OF FLAMINGO PARK

1" = 30' (FOR ANSI D 34" X 22" PLOT)



2

IMAGE 7



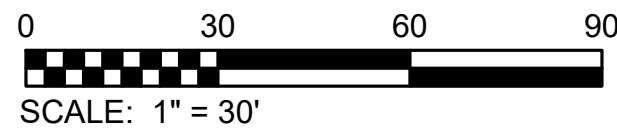
3

IMAGE 8



4

IMAGE 9



PHOTOS: EXISTING SITE CONDITIONS
PICKLEBALL IMPROVEMENTS
CITY OF MIAMI BEACH FLAMINGO PARK
1245 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA

DATE JUNE 2024
DWG

SP-3

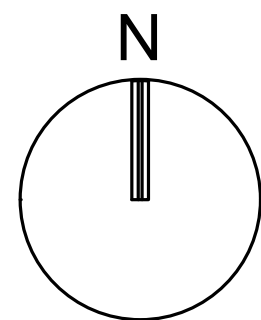


10805 GLENEAGLES ROAD BOYNTON BEACH, FLORIDA, 33436
561.736.6642 pattontnt@earthlink.net

1

EXISTING AERIAL MAP OF FLAMINGO PARK

1" = 30' (FOR ANSI D 34" X 22" PLOT)



2



IMAGE 10

3



IMAGE 11

4



IMAGE 12

5



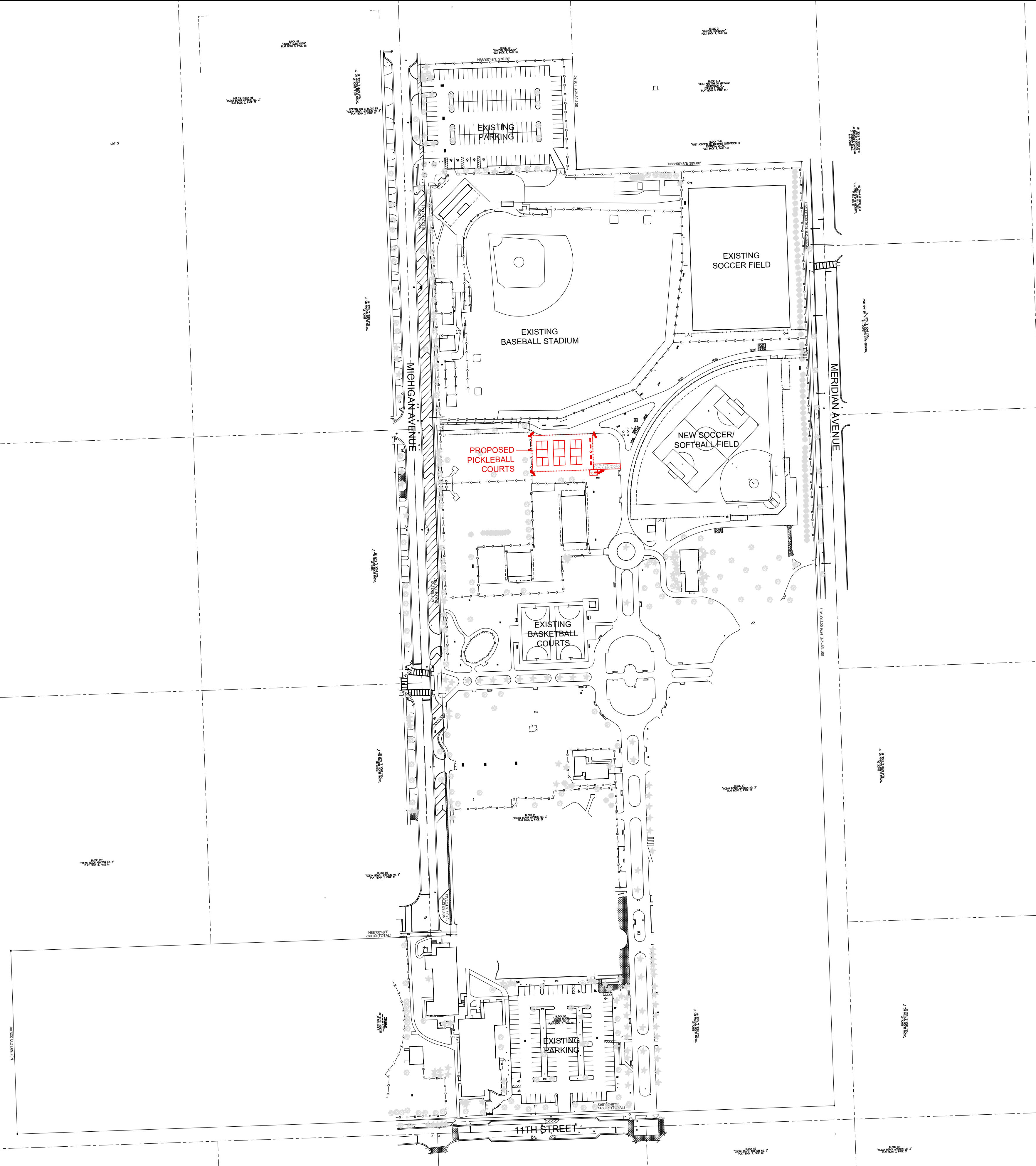
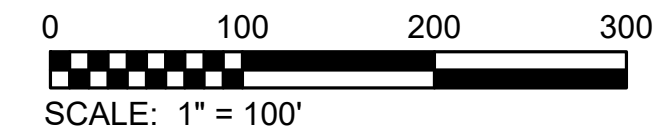
IMAGE 13

0 30 60 90
SCALE: 1" = 30'

PHOTOS: EXISTING SITE CONDITIONS
PICKLEBALL IMPROVEMENTS
CITY OF MIAMI BEACH FLAMINGO PARK
1245 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA

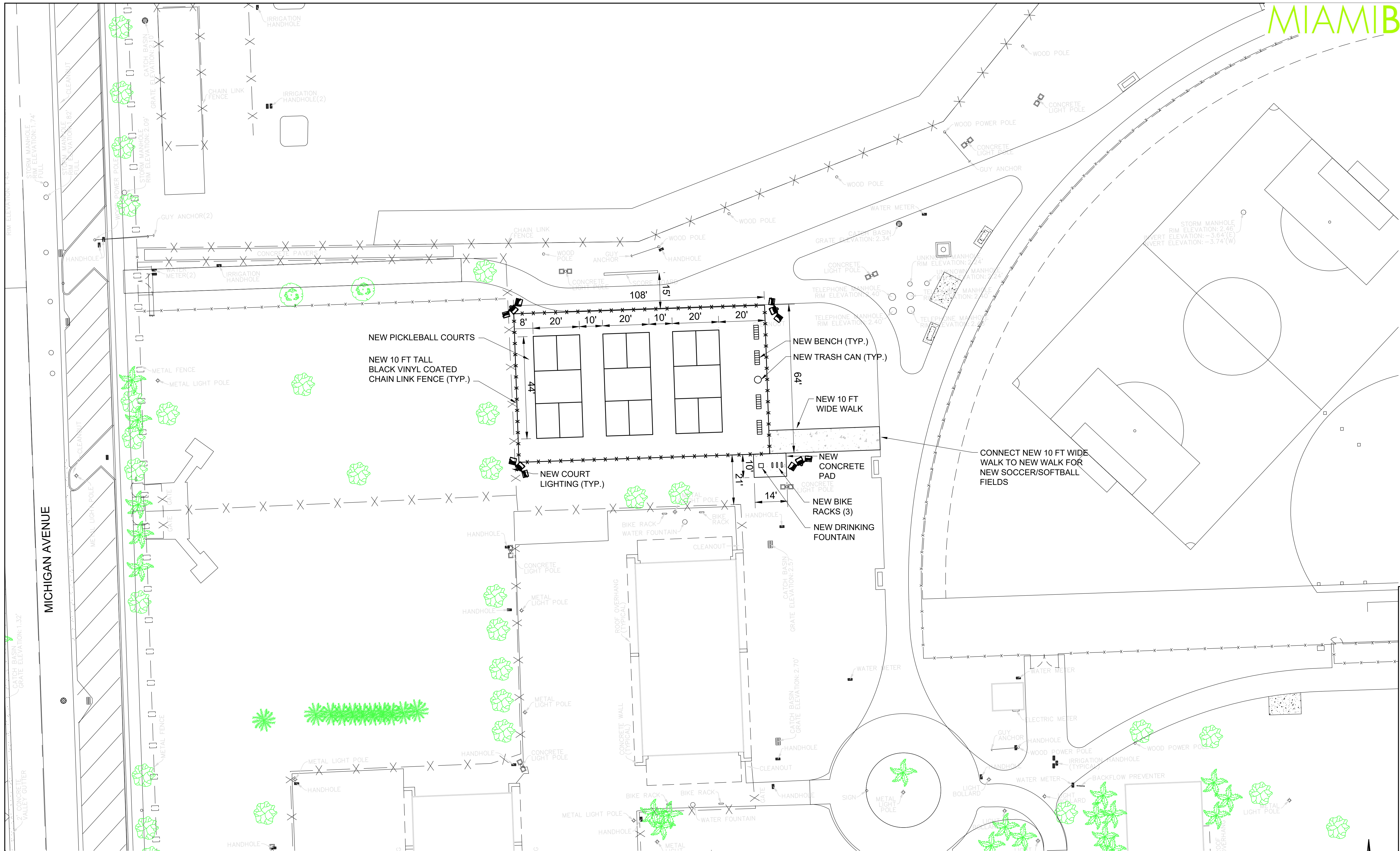
DATE JUNE 2024
DWG

SP-4

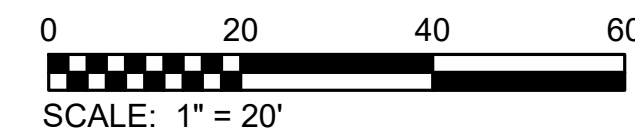


10805 GLENEAGLES ROAD BOYNTON BEACH, FLORIDA, 33436
561.736.6642 pattontnt@earthlink.net

OVERALL SITE PLAN
PICKLEBALL IMPROVEMENTS
CITY OF MIAMI BEACH FLAMINGO PARK
1245 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA



10805 GLENEAGLES ROAD BOYNTON BEACH, FLORIDA, 33436
561.736.6642 pattontnt@earthlink.net



PARTIAL SITE PLAN
PICKLEBALL IMPROVEMENTS
CITY OF MIAMI BEACH FLAMINGO PARK
1245 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA

DATE MAY 2024
DWG SD-2

