

SOUTH POINTE PARK PLAYGROUND REPLACEMENT

1 WASHINGTON AVENUE

DRB26-1181

FINAL SUBMITTAL

MAY 10TH, 2026

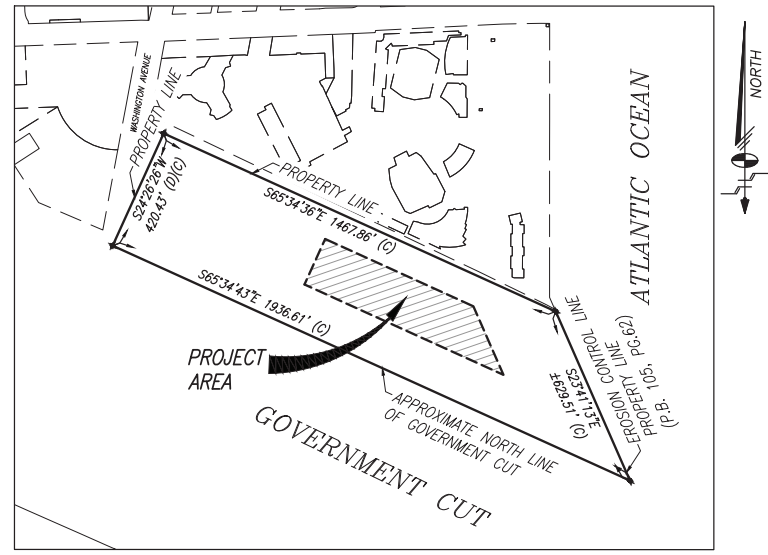
Scope of work: the Scope of work of the project entails the demolition of the existing playground and the installation of a new playground, The submittal of this package to DRB is to obtain the approval of the removal of the shade structure at the west side of the playground. The rest of the playground will be submitted to obtain administrative approval.

GENERAL LEGEND:

- ALUMINUM TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (ROUND)
- ANCHOR/BY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CATCH BASIN P-3
- CENTERLINE
- CHECK VALVE ASSEMBLY
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE POWER POLE
- CONTROL POINT
- COMMUNICATION PULL BOX
- CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DRAIN (CIRCULAR OR SQUARE)
- ELECTRIC BOX (ABOVE GROUND)
- ELECTRIC PULL BOX (BELOW GROUND)
- ELECTRIC HAND HOLE
- ELECTRIC OUTLET
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FIRE LINE SAMOSE CONNECTION
- FIRE LINE CONNECTION
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. FIBER NETWORK
- F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST, BELLARD
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MALDRO
- MONITOR WELL
- MONUMENT LINE
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- ROUND CATCH BASIN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT BOX
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC CONTROL POST
- TRAFFIC SIGNAL POST
- TRAFFIC SIGNAL BOX
- TREE & PALM
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- WOOD TELEPHONE POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

- A denotes ANGLE
- CHL denotes CHORD LENGTH OR CHORD DISTANCE
- CHLB denotes CHORD BEARING
- I denotes INTERSECTION
- P.C.P. denotes PERMANENT CONTROL POINT
- P.M.M. denotes PERMANENT REFERENCE MONUMENT
- P.B. denotes PLAT BOOK
- P.C. denotes POINT
- P.O.C. denotes POINT OF COMMENCEMENT
- P.O.B. denotes POINT OF BEGINNING
- OHW denotes OVERHEAD UTILITY WIRES
- D.B.S. denotes DEED RECORDS BOOK
- P.C. denotes POINT OF CURVATURE
- CONC. denotes CONCRETE
- CL. denotes CHAIN LINK FENCE
- M.F. denotes METAL FENCE
- W.F. denotes WOOD FENCE
- F.F.E. denotes FLOOR ELEVATION
- F.L.P. denotes FOUND IRON PIPE
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.N.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET LB-87 NAIL & BRASS DISC
- C.I.P. denotes CORRUGATED IRON PIPE
- CL. denotes CLEAR
- E.T.P. denotes ELECTRIC TRANSFORMER PAD
- ENCR. denotes ENCROACHMENT
- D.C. denotes DEPRESSION CURB
- PL. denotes PLANTER
- B.S. denotes BUS SHELTER
- I.E. denotes INVERT ELEVATION
- T.O.P. denotes TOP OF PIPE
- (D) denotes DEED DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (R) denotes RECORD OR PLATTED DISTANCE
- SECTION — APPROXIMATE BOTTOM OF SLOPE
- COMM — COMMUNICATION
- DRAIN — DRAINAGE
- F.P.L. — F.P.L. ELECTRIC
- FM — FORCE MAIN
- IRRIG — IRRIGATION
- GAS — NATURAL GAS
- OHW — OVERHEAD WIRES
- SM — SANITARY SEWER
- TOP — APPROXIMATE TOP OF BANK
- VEG — VEGETATION LINE
- W.M. — WATER
- /// — LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH
Scale: 1"=300'
A PORTION OF SECTION 10-54S-42E, MIAMI-DADE COUNTY, FLORIDA.

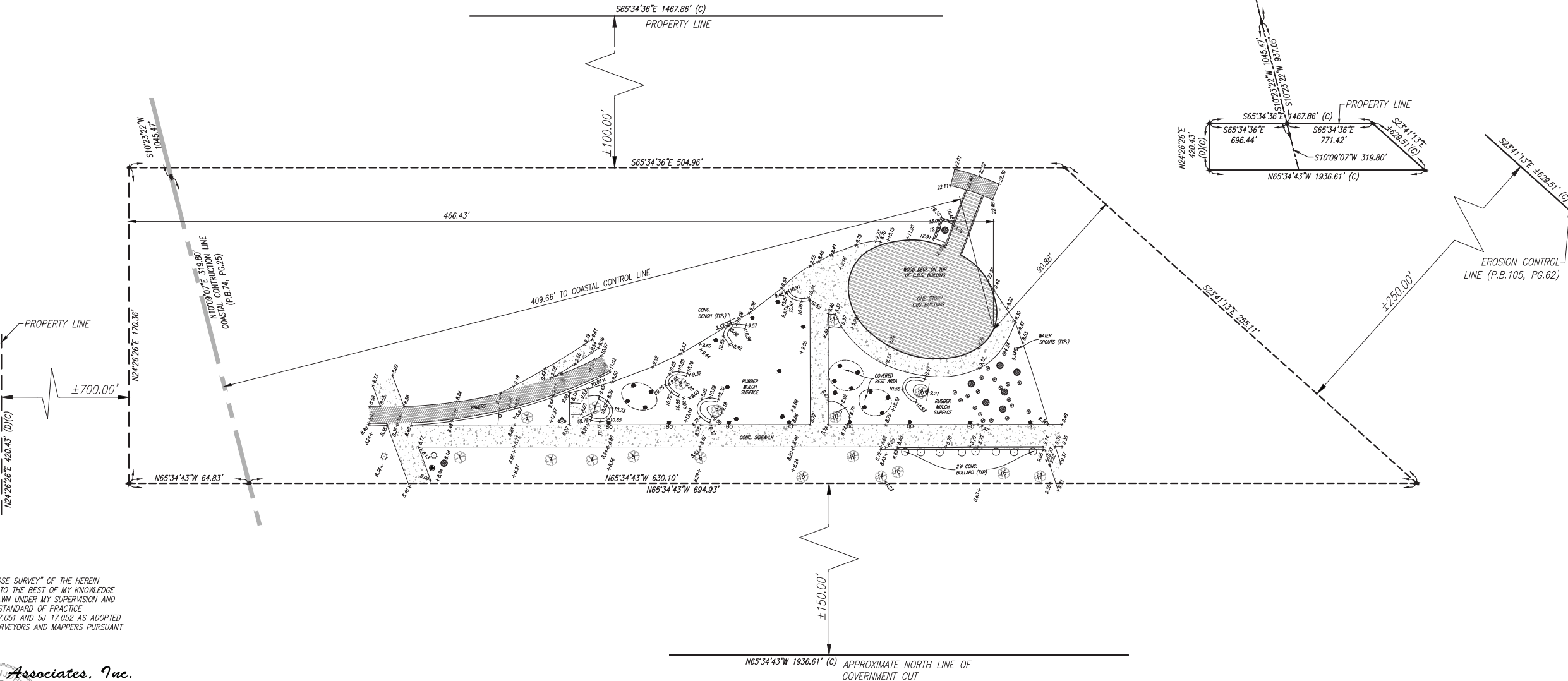
SURVEYOR'S NOTES:

- THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
- THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION AND ELEVATION OF THE EXISTING IMPROVEMENTS WITHIN THE LIMITS OF THE AREA SHOWN HEREON.
- COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE SYSTEM, FLORIDA EAST ZONE, NAD (83/90) DATUM - US SURVEY FEET AND ARE REFERENCED TO LOCAL NGS MONUMENTS BY DIFFERENTIAL GPS SURVEY.
- CITY OF MIAMI BEACH BENCHMARK: CMB BISC 01 R
DESCRIPTION: PK NAIL & WASHER IN LIGHT POLE CONC BASE - ELEVATION: 7.38' N.G.V.D. 29 (5.84' N.A.V.D. 88)
- SITE AREA LIES WHOLLY WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATION 8.0', COMMUNITY NUMBER 120651 (CITY OF MIAMI BEACH). FLOOD MAP 12086C PANEL 0319, MAP DATED 09/11/2009, INDEX DATE 09/11/09.

TREE TABLE

TREE NO	COMMON NAME	SPECIES	IN.	HT.	CNPKY. Ø
1	MAHOGANY	"Swietenia mahagoni"	14	15	15
2	BUTTONWOOD	"Conocarpus erectus"	14	15	20
3	SEAGRAPE	"Coccoloba uvifera"	30	20	25
4	COCONUT PALM	"Cocos nucifera"	14	30	15
5	COCONUT PALM	"Cocos nucifera"	5	25	15
6	COCONUT PALM	"Cocos nucifera"	6	25	15
7	GUMBO LIMBO	"Bursera simaruba"	24	25	30
8	GUMBO LIMBO	"Bursera simaruba"	24	25	25
9	GUMBO LIMBO	"Bursera simaruba"	20	25	20
10	Green buttonwood	"Conocarpus erectus"	24	20	25
11	COCONUT PALM	"Cocos nucifera"	14	30	15
12	COCONUT PALM	"Cocos nucifera"	13	30	15
13	SEAGRAPE	"Coccoloba uvifera"	30	25	20
14	SEAGRAPE	"Coccoloba uvifera"	14X14X6	25	25
15	COCONUT PALM	"Cocos nucifera"	12	30	15
16	COCONUT PALM	"Cocos nucifera"	15	30	20
17	COCONUT PALM	"Cocos nucifera"	15	30	20
18	COCONUT PALM	"Cocos nucifera"	12	30	15

NOTE:
THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwelbke - Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: **Mark Steven Johnson**
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

Schwelbke - Shiskin & Associates, Inc.
LAND SURVEYORS
ENGINEERS
3240 CORPORATE WIL. MIAMI, FLORIDA 33122
TEL: (305) 435-2010 FAX: (305) 438-2288

CERTIFICATE OF AUTHORIZATION
No. LB-87

Drawn By: A.H. Date: 01-30-2024
Checked By: M.S.J. Date: 01-04-2024
Order No. 277514 F.E. No. 2314 Pg. 4
Scale: AS SHOWN

Sheet 1 of 1
File No. AJ-6332

SPECIFIC PURPOSE SURVEY

Section 10, Township 54 South, Range 42 East, Miami-Dade County, Florida.

REVISIONS

DATE	BY	REVISIONS

FILE NO. AJ-6332





SOUTH POINTE PARK PLAYGROUND – SHADE STRUCTURE REMOVAL

1 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

Folio #: 0242100000040

Legal Description of Property:

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 TO POB LESS BEG W/MOST COR LOT 6 BLK 4 PB 6-77 S 24 DEG W420.43FT N 65 DEG W261.59FT N 31 DEG W242. 83FT N 57 DEG E226.20FT E208.58FT SELY151.63FT TO POB LESS A PORT PER LEASE AGREEMENT BETWEEN CITY OF MIAMI BEACH & SPECIALTY RESTAURANTS INC & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PB 105-62 LOT SIZE 718857 SQ FT M/L

South Pointe Park



Design Development Presentation
April, 2026

Enclosed

1. Concept Development
2. Site Plan
3. Diagrams
4. Renderings
5. Site References
6. Annex



Concept Development



Design Concept

Under the Sea



The playground concept comes from the ocean. The design took dolphin, shark, sea turtle, coral reefs, and other sea creatures as inspiration, created a play space for all ages. Both design options have an eye catcher center play piece that are 30 feet tall to draw kids into the playground. Variety of play activities allow kids to explore the space at all abilities.

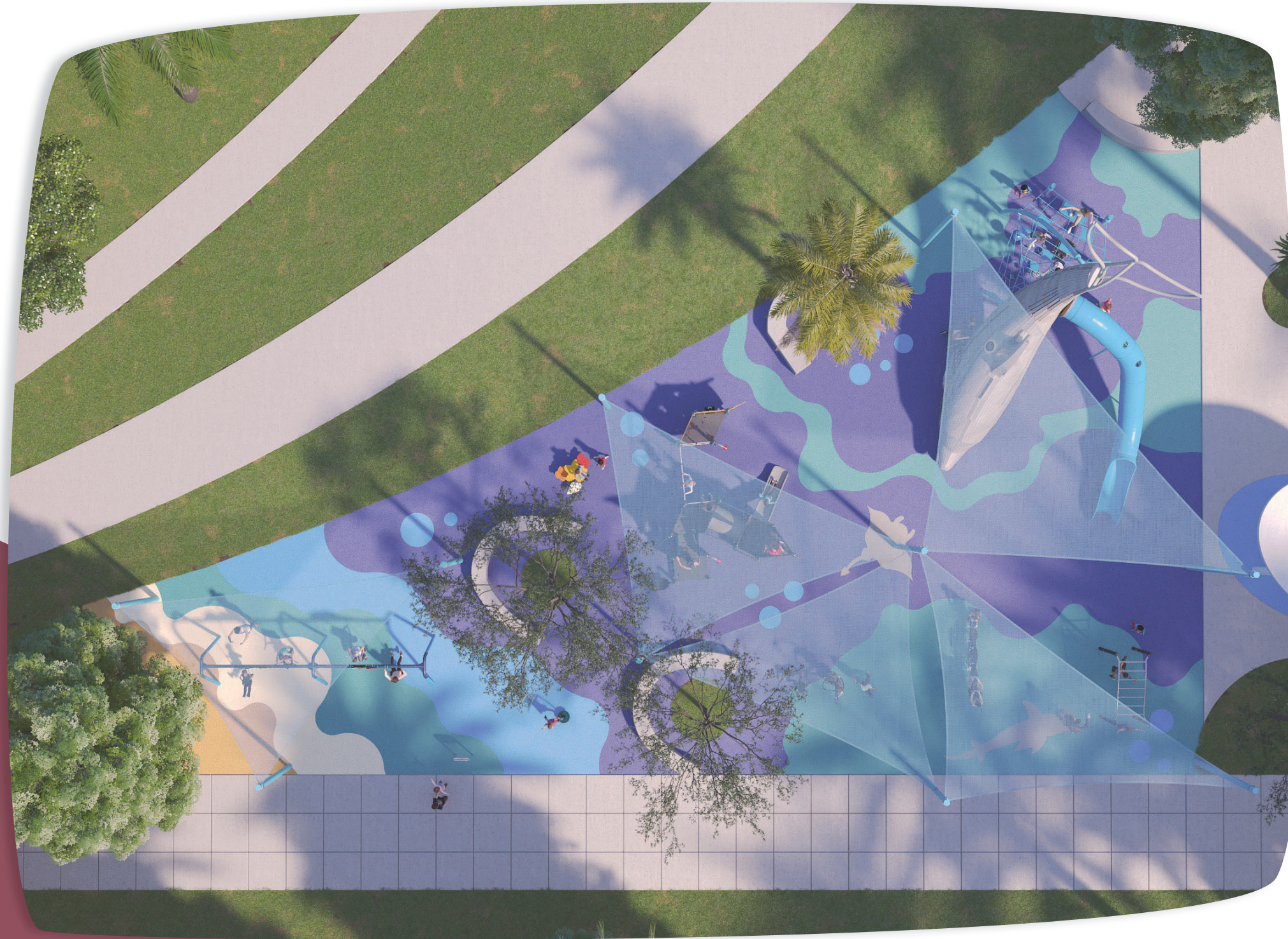
Inspiration



Design



Site Plan



Zones

The playground is within South Pointe Park. There is a restroom building along with a snack shop next to the playground. A splash pad is also adjacent to the play area.

Circulation

The playground is easy accessible. There are two walking paths on either side of the playground leading to the play site.

Age Groups

The playground is for all ages (2-12 year olds). There are separate play areas for the 2-5 and the 5-12 age groups.



Diagrams

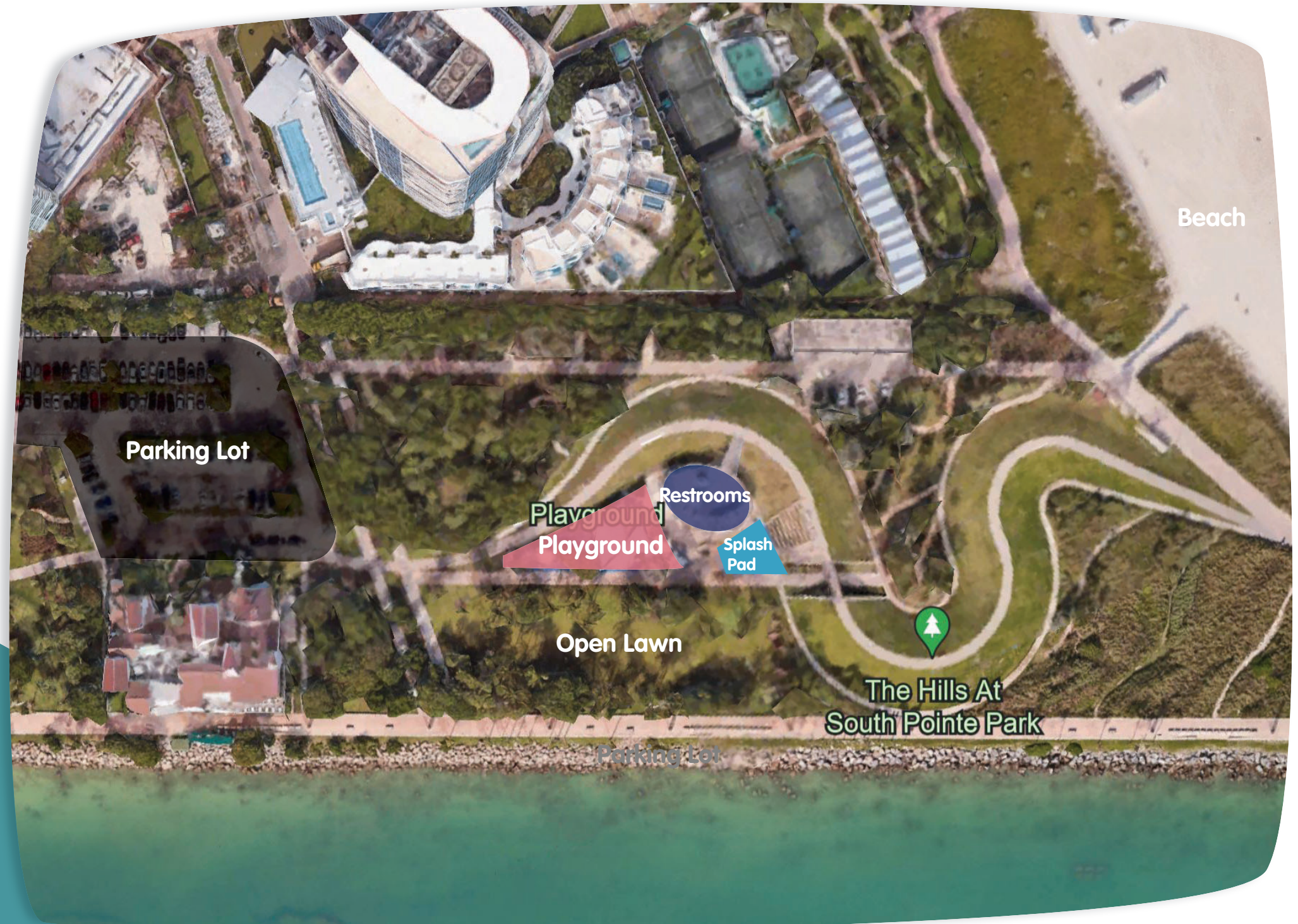


Site Diagrams



Zones

The playground can be accessible by the walking paths leading from the parking lot. There are restrooms and a snack shop located in the building next to the playground. On the other side of the building, there is a splash pad for water play.

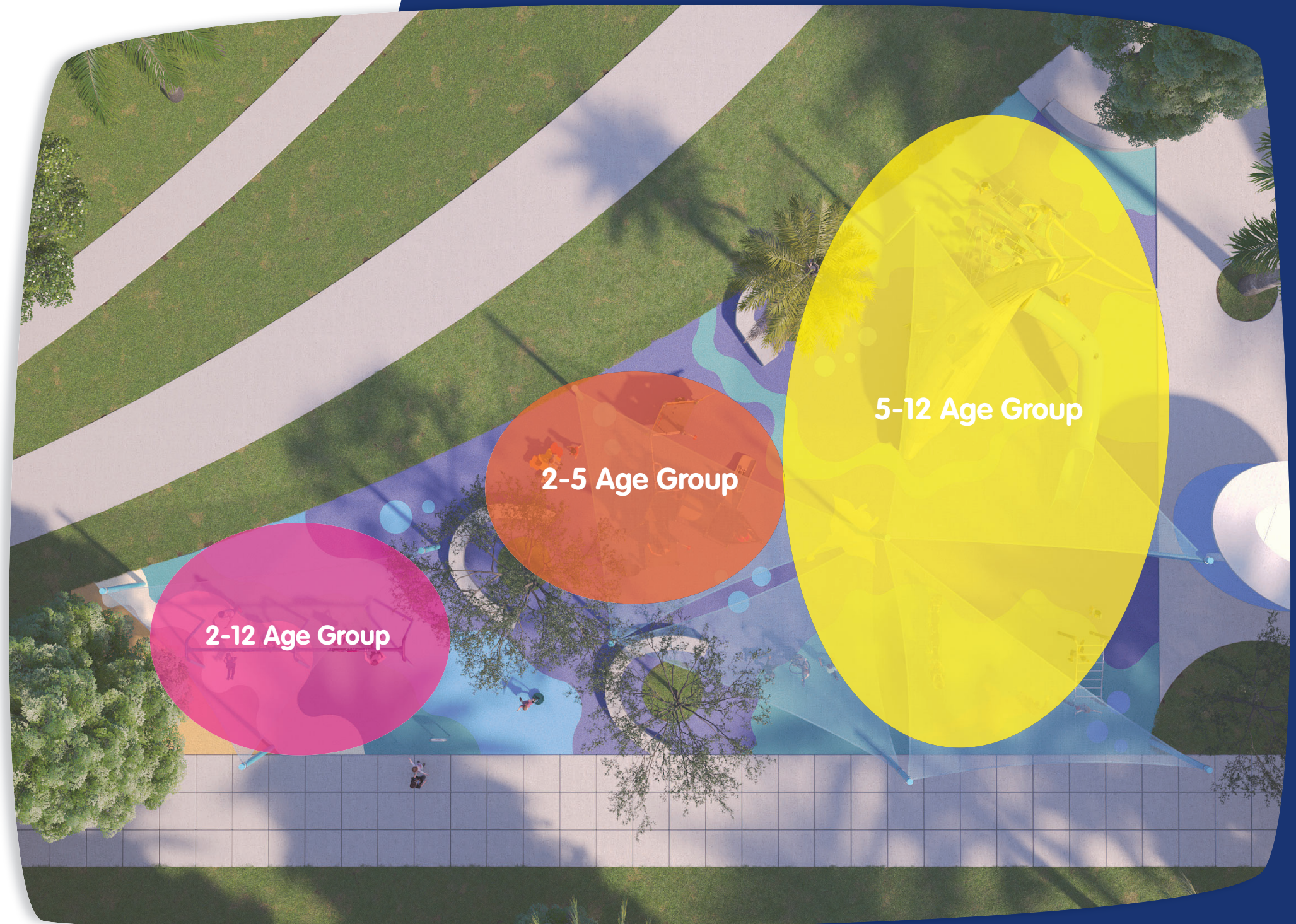


Site Diagrams



Age Group

The playground is for the 2-12 year olds. There are two separate areas for the 2-5 and the 5-12 age groups. The swing is for all ages.

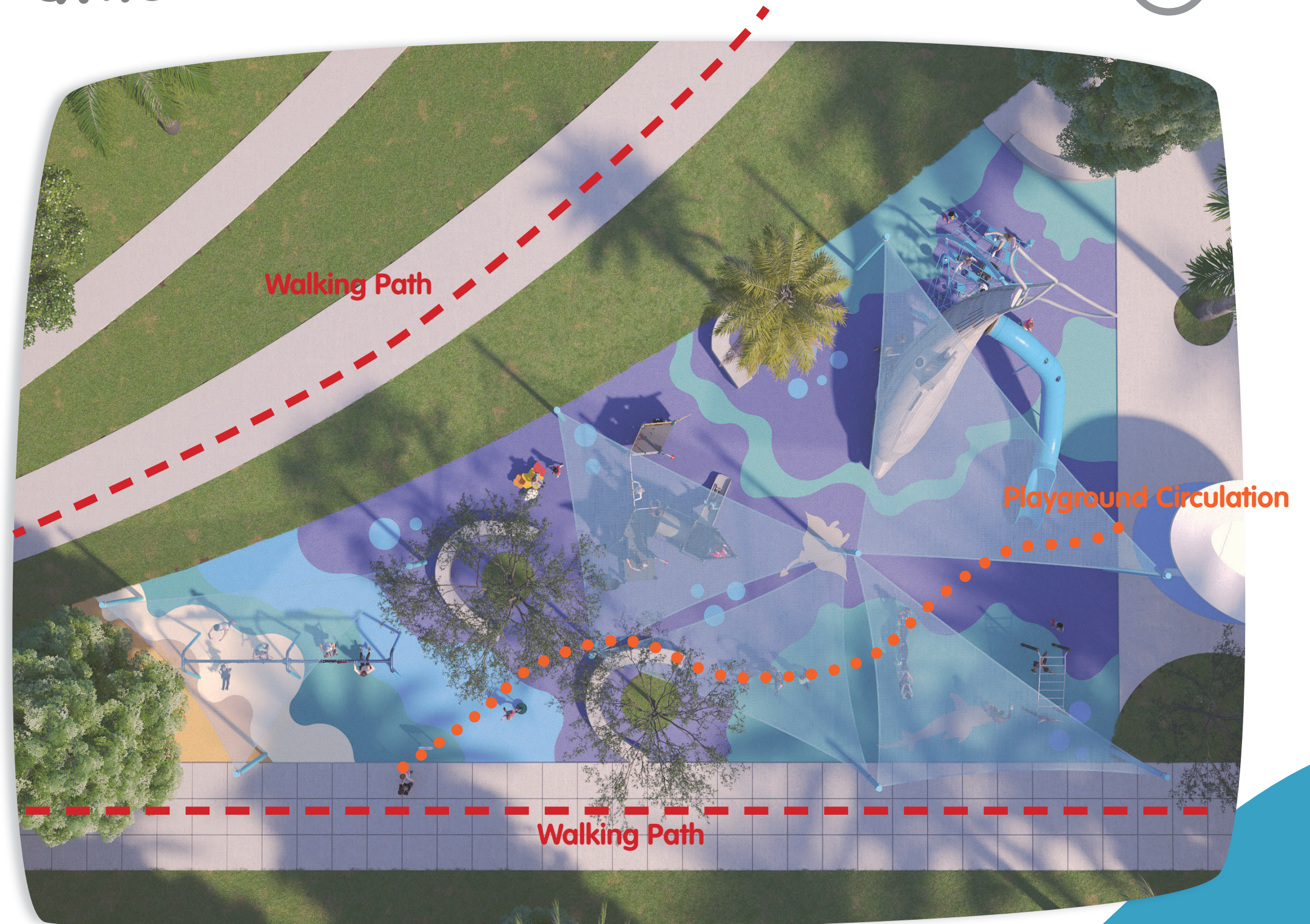


Site Diagrams



Circulation

The playground has easy access. There are two walking paths on either side of the playground to allow access. The play equipment are at least 6 feet apart in between to create circulation space within the play areas.

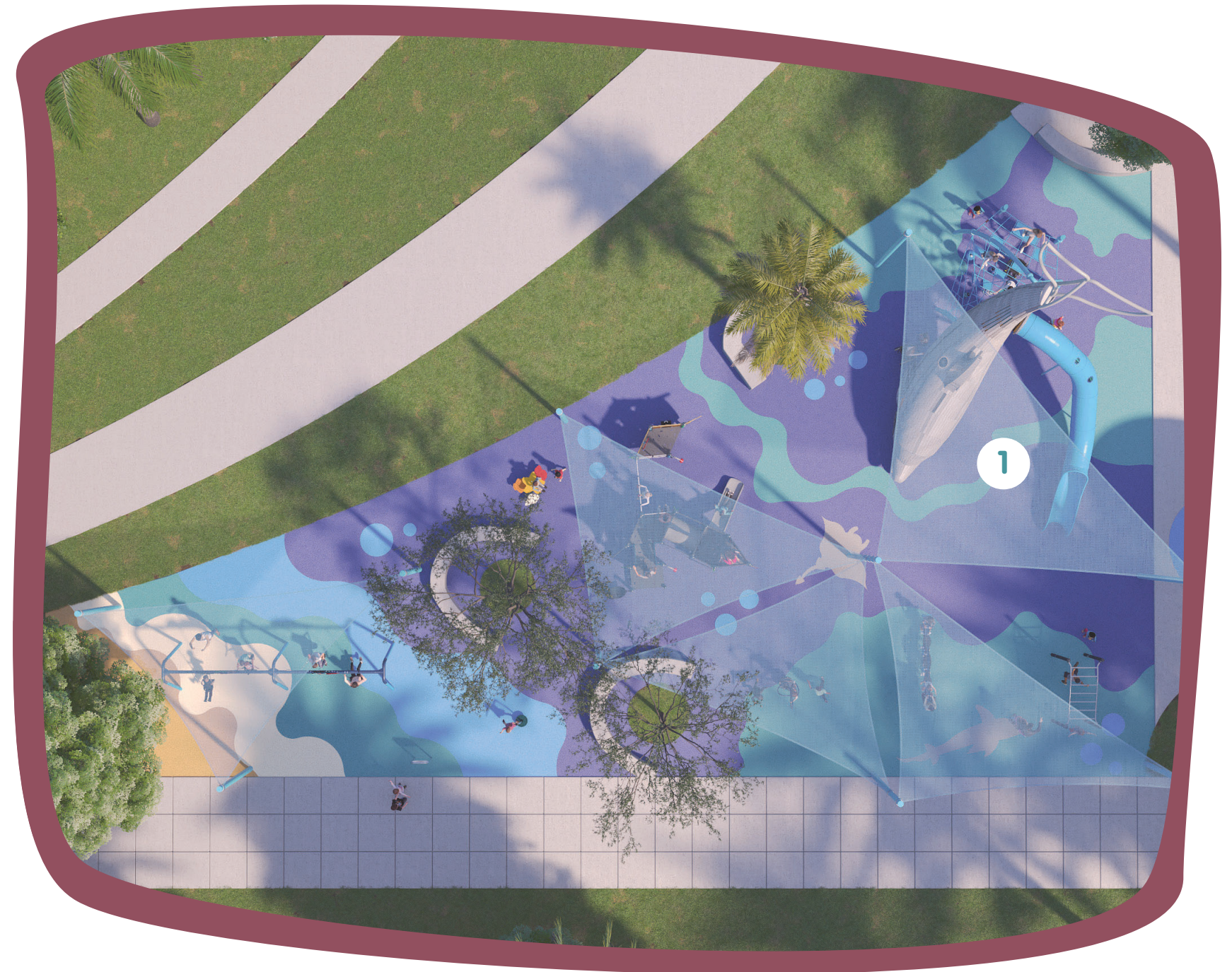
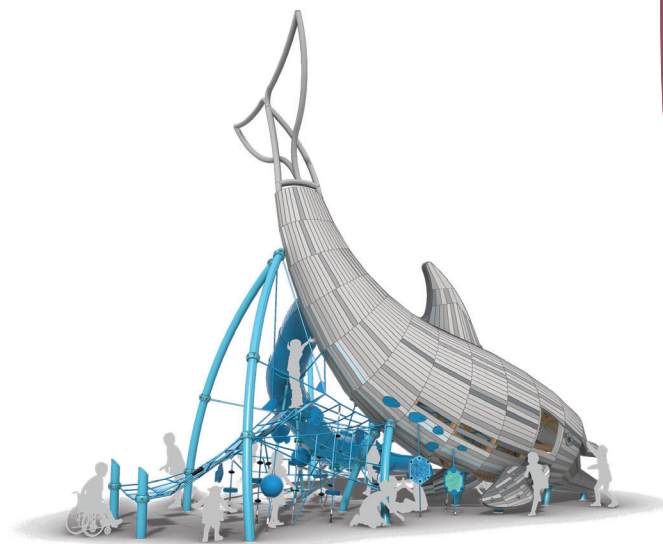
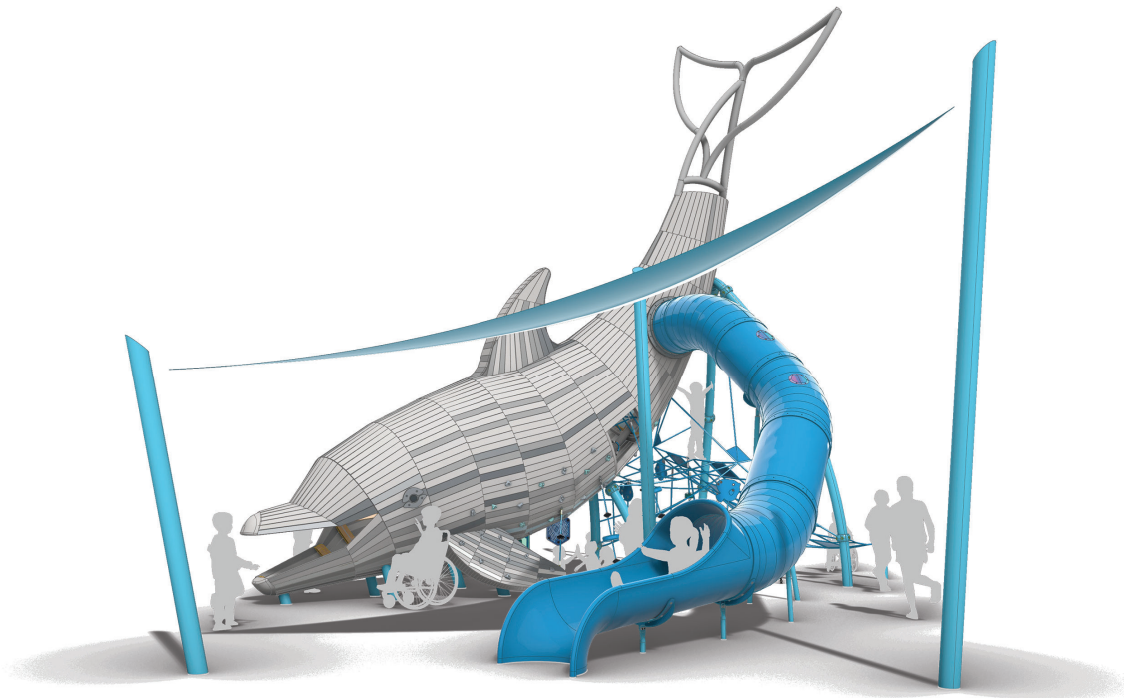


Equipment



Equipment

1. Dolphin Play Sculpture



Equipment

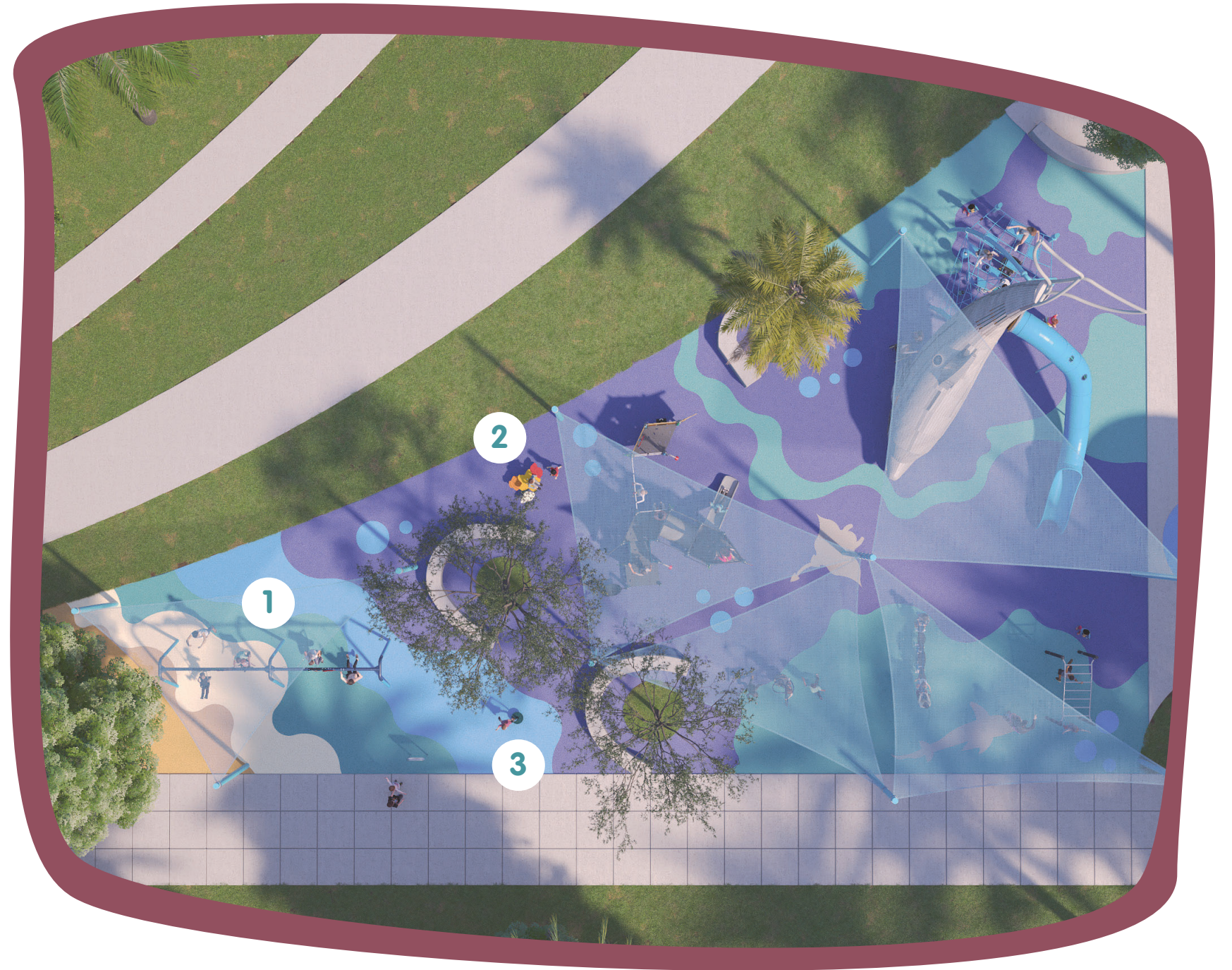
1.2 bay swing



2. seashell table and chair



3. junior spica



Equipment

1. shark



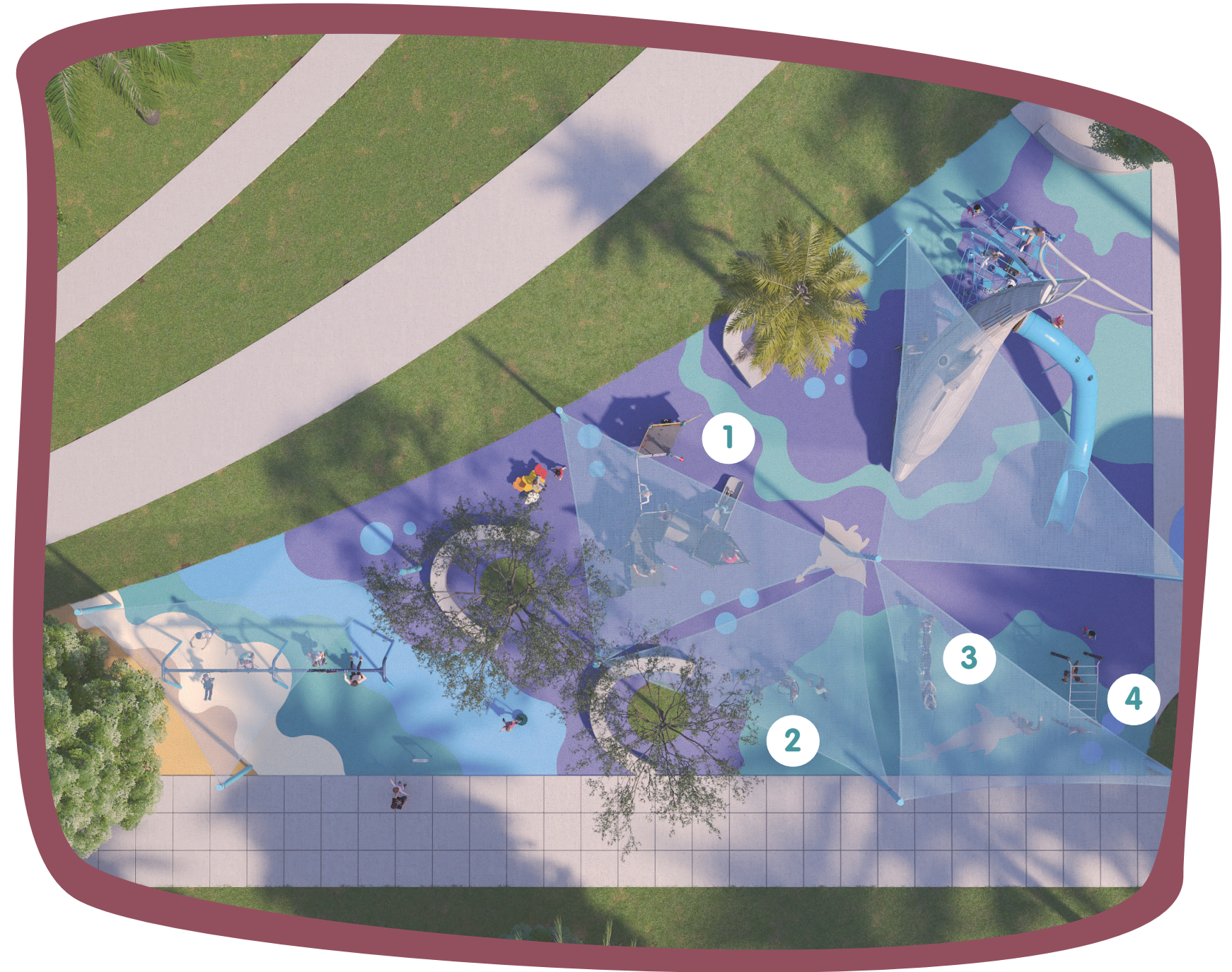
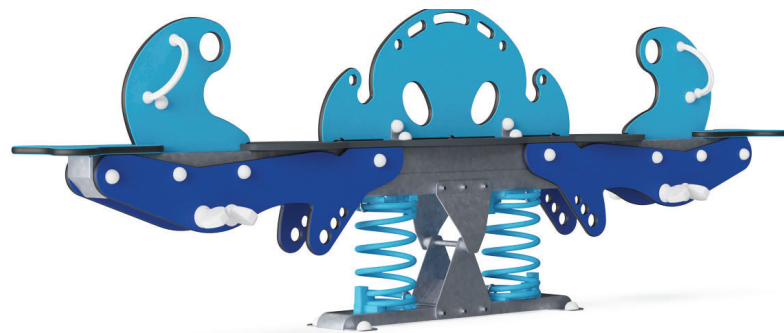
4. monkey bar



2. rocket roller



3. seesaw



Renderings















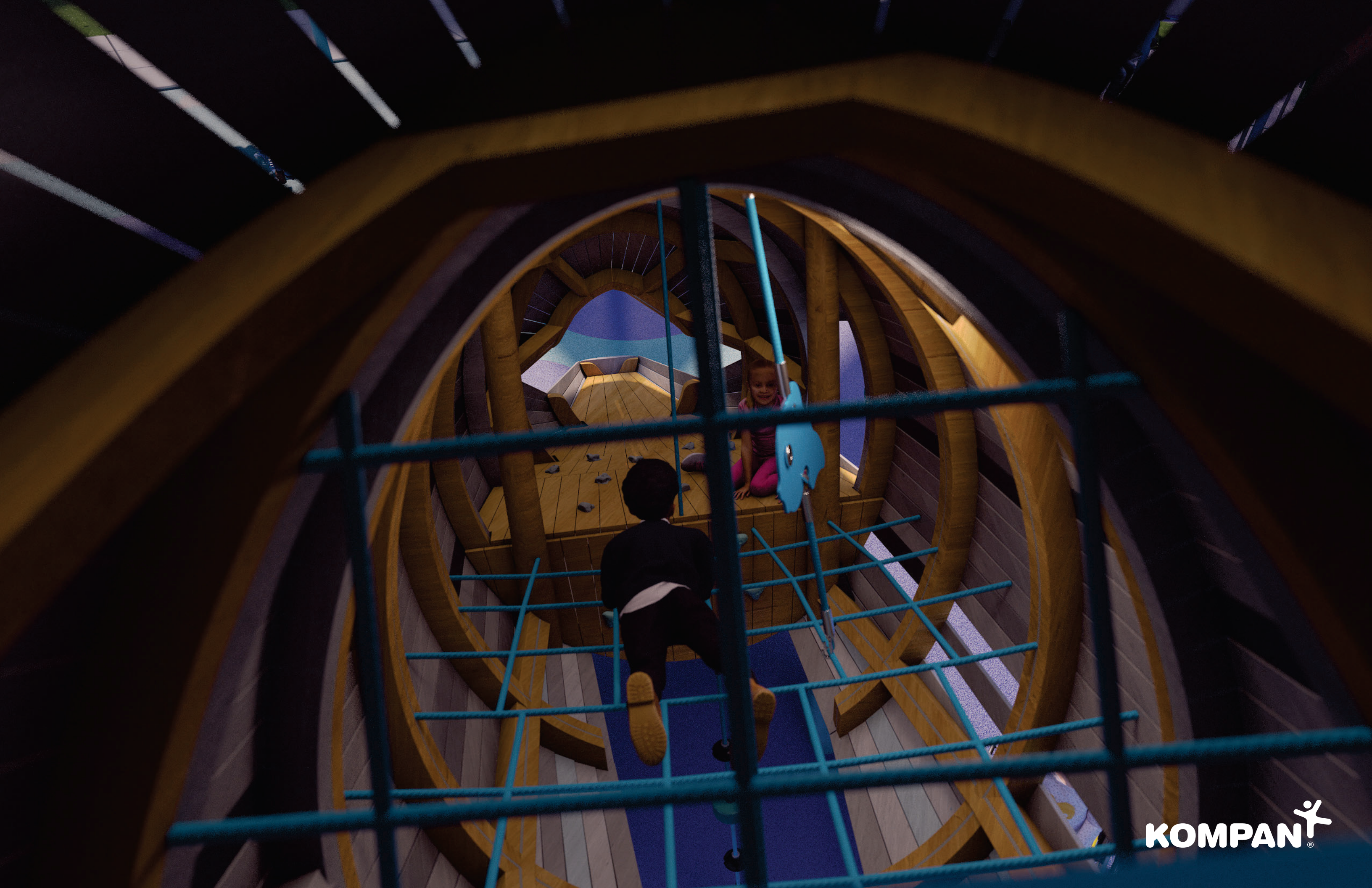














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