



PARKS, RECREATIONAL, AND CULTURAL FACILITIES

GENERAL OBLIGATION BOND

PROJECT: FLAMINGO PARK AND YOUTH CENTER

COST: \$30.55 MILLION

Department: Parks and Recreation/Capital Improvement Projects

Background

Flamingo Park is a 36.5-acre park located in South Beach, located at 1200 Meridian Avenue. The park amenities include an aquatic center, which features an 8 lane lap pool and a water playground; a tennis center with 17 courts which was renovated in 2013; a football stadium; an eight lane running track; a playground designed for children years 2-12; outdoor handball and racquetball courts, available for play during the day or at night; a dog park consisting of two separate areas for large and small dogs; two full court basketball courts; a softball field which hosts games for both intramural teams & Miami Beach Senior High's softball team; a soccer field and a baseball field, which serves both the Adult South Florida Baseball League and Miami Beach Senior High's baseball team.

Objectives

The PAL facility at Flamingo Park currently poses space and use limitations. Based on a recent AECOM analysis, the facility attained a high vulnerability rating, particularly due to its propensity to flood and lack of redundancy. There is currently only one indoor restroom downstairs (two stalls in female, and one urinal and one stall in male) which is inadequate to service all the children. There is no restroom on the second floor, and the constant flow of adults in the building, accessing the weight room and adult programming in the upstairs area from 9 a.m. to 1 p.m., creates security concerns. Room sizes can only hold at most 20 children (5 classrooms).

Additionally, the two main multipurpose areas are not functional. One room is right at the entrance of the building, which also serves as the front desk and welcome area. There is no storage space in the facility, which requires recreation staff to set-up and breakdown rooms every day and store equipment off to the side of the multipurpose rooms, thus taking usable space away from the children. There have also been repeated mold issues throughout the building, and constant leaks upstairs require the ceiling tiles to be frequently changed. The HVAC system is frequently inoperable, making rooms either too cold or too hot.

The one elevator servicing the first and second floor is constantly out of service, rendering it difficult to transition the children through the building, since there is only one stairwell. The lack of a dedicated office space requires staff to take over rooms for a front desk and administrative use, when that area could be used for the children.

The new recreation facility would be about 30,000 square feet and could include some of the following amenities: classrooms, a basketball gymnasium (2 full courts), an indoor running track, a fitness center, an auditorium, a community room, a teaching kitchen, locker rooms, multipurpose room, a rock climbing wall, a dance room and a library. These improvements would provide a facility that would address all of the current issues, as well as better serve the communities' needs.

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Flamingo Park's amenities are heavily used at night by the community. Upgrading the sport lighting to LED will enhance our park's aesthetics, improve the illumination of the area, as well as address any spillage of light onto the neighboring residences. Improving to LED will also save the City energy costs. As technology changes and LED becomes more available, the current system in place will become obsolete and a maintenance nuisance.

The Flamingo Park playground is a very popular and heavily used playground. The current playground was designed for children ages 2-12. Due to the age of equipment, heavy use, and demand from the public, the existing equipment has reached its lifespan and requires replacement.

The estate fence encompassing the area of the football field at Flamingo Park, is currently in poor condition and is in a constant state of repair. Vandals continue to damage and break the pickets from the fence to get into the park or create a shortcut. This in turn makes it difficult for Parks Staff to enforce against trespassing. New fencing will add to the overall aesthetics of the park, as well as improve upon the security of the facility.

The Flamingo Pool complex is in use all year round. To keep up with the demands of public use and improve on the maintenance costs of operating the pool pumps and filtration systems, new upgraded equipment will allow for more efficient and cost effective maintenance.

There is a sizable fitness community using the Flamingo Park track and its surrounding areas. Fitness equipment is needed in this heavily used football stadium area. Moreover, the current fitness apparatus by the basketball courts are in poor condition and require replacement.

Security cameras are also needed at the Flamingo Park pool and playground in order to increase safety and provide enhanced security.

Estimated cost for the PAL Facility will be \$15.4M

Flamingo Park's master plan has already addressed improvements, such as the new tennis center, the football field and running track, the new restroom facility, the soccer field and the old Property Management site. To complete outstanding improvements in the master plan such as the softball field, baseball field and historic lodge renovation, the shortfall for the masterplan needs to be addressed. The master plan, designed by the firm Wolfberg Alvarez and Partners, incorporates park wide improvements to include a new butterfly garden consisting of the addition of new trees, palms, ground covers native plants and new concrete pathways as well as new concrete curb and gutters, and drainage systems. A historic lodge, used as a former Property Management building, will be fully renovated and converted into a multi-use community center. Park entrances and water features will also be added. Other improvements include a renovated baseball field consisting of a new natural turf playing field, new irrigation system and guy wire relocation. Restrooms and press boxes will be renovated, as well as bleachers, ADA accessible ramps and stairs. The adjacent softball field renovations include installation of a new artificial turf, construction of new bleacher, canopy system and dug-outs.



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Improvements to the surrounding areas include new concrete walkways, new fencing, landscape, irrigation, drainage and lighting systems. The additional implementation cost, specifically associated with improvements on the master plan, is \$10.2M.

Resilient strategies proposed at the park include stormwater retention and re-use system and solar panels for the pedestrian lighting. Estimated cost for the implementation of these strategies is \$4.95M.



Execution

The following components can be started immediately through the City's procurement process: Pool pump room replacement; fence replacement; playground replacement; upgraded security cameras.

The following components will need additional design, permitting and approvals: New community center (PAL); Sports LED lighting upgrades; Masterplan improvements; Outdoor fitness equipment.

Recommendations

The preceding upgrades and improvements have been recommended by staff based on usage, need and maintenance cost savings. The new PAL facility and fitness equipment would be subject to approval by regulatory boards, particularly HPB, as the park is in a historic district.