

## Freitas, Gabriela

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**From:** Freitas, Gabriela  
**Sent:** Wednesday, April 5, 2023 4:05 PM  
**Cc:** Tackett, Deborah; Seiberling, James; Kallergis, Nick; Gonzalez, Jessica; Herrera, Miriam  
**Subject:** FW: RE HPB23-0564, 1245 Michigan Avenue, An Application for a Certificate of Appropriateness for the introduction of a temporary facility within Flamingo Park

Hello bcc'd Board members and Staff,

Please see below public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,



**Gabriela C. Freitas, Office Associate V**

PLANNING DEPARTMENT

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**From:** HPB <HPB@miamibeachfl.gov>

**Sent:** Wednesday, April 5, 2023 1:03 PM

**To:** Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>

**Subject:** Fwd: RE HPB23-0564, 1245 Michigan Avenue, An Application for a Certificate of Appropriateness for the introduction of a temporary facility within Flamingo Park

Please process

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**From:** David MCKINNEY <[david.d.mckinney416@gmail.com](mailto:david.d.mckinney416@gmail.com)>

**Sent:** Wednesday, April 5, 2023 9:29:20 AM

**To:** HPB <[HPB@miamibeachfl.gov](mailto:HPB@miamibeachfl.gov)>

**Subject:** RE HPB23-0564, 1245 Michigan Avenue, An Application for a Certificate of Appropriateness for the introduction of a temporary facility within Flamingo Park

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Historic Preservation Board  
City of Miami Beach  
Via Email: [hpb@miamibeachfl.gov](mailto:hpb@miamibeachfl.gov)

RE HPB23-0564, 1245 Michigan Avenue, An Application for a Certificate of Appropriateness for the introduction of a temporary facility within Flamingo Park

Dear Chair and Members:

I join with the Flamingo Park Neighborhood Association and request that you deny the certificate of appropriateness for the introduction of a temporary facility within Flamingo Park.

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Our position is based on the Secretary of the Interior's standards and Miami Beach's Historic Preservation statutes:

- Guidelines for historic districts prepared by the National Park Service call for "Identifying, retaining, and preserving . . . landscapes that are important in defining the overall historic character . . ." [N.B.: Flamingo Park is the defining element of the neighborhood and historic district.]
- The Historic Preservation statutes call for the protection of sites and districts "to promote tourism, foster civic pride, and maintain physical evidence of the city's heritage . . ." [N.B.: The importance of Flamingo Park as physical evidence of the city's heritage is outlined in the Background section below.]

In addition, the certificate of appropriateness should be denied for the following reasons:

1. **Locating temporary quarters in Flamingo Park is a problem of the city's own making.** The city has failed to identify and fund a permanent site for the center despite assurances to the HPB and to the Commission. The temporary facility also does not allow the center to operate at its full capacity as stipulated in its license. Finally, with no sunset clause on the facility, it is probable that this facility will become permanent.
2. **The temporary building reduces green space and sets a dangerous precedent for all city's parks.** It establishes the city's parks as "swing spaces" or permanent installations for functions that the city has failed to plan for. The HPB's action will set a precedent for the city and future land use decisions.
3. **The structure reduces the ability to manage rainwater and increases flooding in the park.** The addition of the building reduces the permeability of the soil.
4. **The temporary building harms the historic fabric of the park and the surrounding Flamingo Park Historic District.** The park represents a significant aspect of Miami Beach's history and the role that green space and recreation played in the city's development. At present, Flamingo Park is fully programmed with 85% of its space dedicated to organized activities and only 15% left to green space. Further reduction of green space also affects overall quality of life for the neighborhood and the city.

To place these concerns in historical context, I provide a brief background on the Flamingo Park.

Thank you for your consideration in this matter.

Sincerely,

David D. McKinney, Ph.D.  
Architectural Historian  
1020 Meridian Ave 416  
Miami Beach, FL 33139

## Background

The Flamingo Park area has been set aside for recreational use throughout the history of the City of Miami Beach. The 36.5 acres that is now Flamingo Park began as part of the Flamingo Park Golf Course. In 1926, as reported by the *Miami Herald*, the city leased the area, officially naming it Flamingo Park, from Carl G. Fisher Properties with the proviso that the area would be employed for recreational purposes.

In 1927, the city established its Parks Department under the direction of J.B. Lemon, and Flamingo Park was transformed into a joint recreational area and public park. In April 1927, the *Miami Herald* reported that shrubs and flowers were being planted along Meridian Avenue and Eleventh Street to beautify the neighborhood and enhance the park.

In 1931, the city purchased the property, and its events at the park were reported nationally in newspapers and on radio. As shown in the 1951 Sanborn Map of Miami Beach, the area retained its joint use as recreation and park setting with the two areas clearly delineated.



This preservation of green space was reaffirmed by the current master plan for Flamingo Park. Even within the master plan, green space within Flamingo Park represents only 15%, and the city is now disregarding its own master plan by introducing additional functions into the park.