

**From:** [HPB](#)  
**To:** [Bueno, Lizbeth](#); [Fons, Monique](#)  
**Subject:** FW: Important to deny this fire station project  
**Date:** Tuesday, March 8, 2022 10:17:41 AM

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Please process.

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**From:** Franziska Medina <franziska.medina@gmail.com>  
**Sent:** Tuesday, March 8, 2022 6:20 AM  
**To:** HPB <HPB@miamibeachfl.gov>  
**Cc:** Clotilde L Luce <clluce@bellsouth.net>; Jack Finglass <jackfing@msn.com>; Beth Dunlop <beth.dunlop@gmail.com>; christina@loactionresources.com; Nina Weber Worth <ninanevanu@gmail.com>; David Mckinney <david.d.mckinney416@gmail.com>; auger007@aol.com; johannmoore859859@gmail.com  
**Subject:** Important to deny this fire station project

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

GOOD MORNING ESTEEMED HPB MEMBERS ,

Please add my name to the letter below, whose contents I fully support.

Thank you,  
Franziska Medina  
Miami Beach resident

To the HPB

Esteemed HPB members

The preservation issues revolving around this building are obvious and have been well-stated by widely regarded architectural historians and experts. But those are not the only considerations here.

Please consider three fundamental (and common sense) reasons

for denying the fire station project before you.

1. A series of bad planning decision, barely discussed in public--even though they entail the expenditure of a considerable amount public money-- that have produced a proposed building with incompatible massing and design to be thrust on a low-scale very pedestrian neighborhood disrupting the architectural harmony of the district.

2- The choice of this site would also cause havoc: fire engines rushing to emergencies, would make wide turns into narrow streets before reaching wider streets endangering some lives (it is a pedestrian district) as they rush off to save others,. It is not too late to reverse a poor planning decision made two years ago and pushed through with insufficient transparency.

3 - The third reason for denying this project concerns a flawed process from insufficient notice to parents and residents (whose lives will be disrupted) to the city's evasions on comparing costs of replacing the daycare center and playground. Left undiscussed, at least in public, are the true costs of demolition (not to mention the environmental impact) compared to costs of

far better alternative sites.  
The flaws in the process include the city's failure to post public comment sent to the HPB from respected authorities on preservation, to a very perfunctory review of better alternative sites which would allow saving money, saving a public facility, and of course saving the architecturally important Lapidus ensemble and playground. The city even barred an architectural photographer, with previous published photos of Lapidus in his own design environment, from taking photos of the building's interiors.... in sum, months of eluding the public right to know.

As the attached January 22 email a group of us sent to the Commission stated, residents had urged the HPB " to question the murky pattern of clearly inadequate notification of residents, parents, plus evasiveness on true costs of replacing the daycare center and playground. " Not only were parents not noticed and local residents not noticed, while the project was being pushed, but no public meeting was even called until shortly before the Commission was to vote, and only at the urging of one commissioner were the high costs of renting a space for the daycare finally provided.

Far safer 'turn ratio' conditions can be found in other sites, one being the City-owned

empty lot at the NE corner of  
4th and Alton, offering wide  
open fire truck exits  
immediately onto a 4 - lane  
thoroughfare.

A win/win solution would be to  
1 - not pay to demolish the  
Lapidus center and the lovely  
and irreplaceable outdoor  
playground, thus saving both  
history AND money by 2 -  
choosing the City- owned  
empty lot for a new well-  
designed station, the lot  
providing sufficient space and  
proximity to city parking, for fire  
fighters to park their own  
vehicles. The lot abuts empty  
retail and our two biggest north  
south/east west streets. As is  
being implemented in Europe,  
sirens can go quiet at night.

This would be a WIN for the  
fireman's union, a WIN for  
preservationists, for parents,  
for reduced public costs, for  
real sustainability not the  
gratuitous demolition of a  
Lapidus, and a real  
WIN/WIN for the city's public  
relations image.

Yours truly,

Beth Dunlop  
Jack Finglass  
Christina Labuzetta  
Clotilde Luce  
Nina Worth