

RESOLUTION NO. 2022-32129

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING PURSUANT TO MIAMI BEACH CITY CODE SECTION 118-563(D), TO CONSIDER GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), FOR THE CONSTRUCTION OF A NEW THREE-STORY FIRE STATION (FIRE STATION 1).

WHEREAS, the existing Fire Station 1 located at 1051 Jefferson Avenue, was built in 1967 and serves the areas south of 15th Street including Star Island, Hibiscus Island, Palm Island, MacArthur Causeway up to Watson Island and Terminal Island; and

WHEREAS, in 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces that included upgrades to the mechanical, plumbing and electrical systems, and an addition which increased the total square footage of the facility to 12,836 square feet; and

WHEREAS, on February 3, 2015 the City retained the firm of Borelli & Partners ("Borelli") to provide a detailed comprehensive facility assessment report which included a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation, and site inspections, to determine the current overall condition of the facility; and

WHEREAS, Borelli's assessment report concluded that significant maintenance and repairs are required to continue operations in the current facility and instead recommended the demolition and reconstruction of the existing Fire Station 1; and

WHEREAS, the concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community; and

WHEREAS, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters, and although a major renovation would address some issues, the existing building does not address the operational needs of the Fire Department, nor provide the facilities required to meet the anticipated increase in demands due to the growth and development of the area; and

WHEREAS, the building does not provide sufficient parking spaces for the employees of the fire station, which negatively impacts the availability of parking in the neighborhood; and

WHEREAS, in 2016, staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1 and the sites, including locations within the Flamingo Park, were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC); and

WHEREAS, two design concepts, locating Fire Station 1 in a parking lot in Flamingo Park, were presented to the NCAC, FCWPC and the Flamingo Park Neighborhood Association, for direction on the location and required project budget; and

WHEREAS, upon the rejection of this site by the community, the project did not move forward and remained unfunded; and

WHEREAS, on July 21, 2017, the Administration presented a proposal for a 2018 General Obligation Bond Program to the FCWPC identifying a preliminary wish list of projects to be funded, which included the Fire Station 1 project; and

WHEREAS, on November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements; and

WHEREAS, funding in the amount of \$10,000,000 was included for the development of a new Fire Station 1; and

WHEREAS, on May 8, 2019, the City Commission approved the issuance of a Request for Qualifications (RFQ) for architectural and engineering design services for the new Fire Station 1 facility, and on July 31, 2019, the City Commission adopted Resolution 2019-30913, and

WHEREAS, the City retained Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility; and

WHEREAS, the project currently proposes the new Fire Station 1 at the current location of the South Shore Community Center, 833 6th Street, in the Flamingo Park Neighborhood (the "Site"); and

WHEREAS, this Site was selected because of its size, access to frontages on three sides (6th Street, Jefferson Avenue and Meridian Avenue), and, due to its geographic location, for the possibility of improved emergency response times; and

WHEREAS, this property also provides access to the alley, Meridian Court, and public access parking at surface lot P-11; and

WHEREAS, the new 29,309 square feet Fire Station 1 facility includes four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces and the project shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification; and

WHEREAS, the design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability; and

WHEREAS, access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA and vehicular access is maintained to Meridian Court in the proposed design; and

WHEREAS, the design requires the demolition of the two story, Morris Lapidus designed community center, which houses a day care, and offices that provide social services to the community; and

WHEREAS, the two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022, and these leases will continue to be renewed until the property needs to be vacated for demolition, and at that time, the tenants will be relocated with the City's assistance; and

WHEREAS, the City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action, so that no community programs or services are lost as a result of the building's demolition; and

WHEREAS, during the Historic Preservation Board (HPB) meeting on June 15, 2021, the HPB asked the Planning Department staff to evaluate the current classification of the South Shore Community Center, for the purpose of possibly modifying its classification from non-contributing to contributing in the City's Historic Properties Database; and

WHEREAS, at its September 13, 2021 meeting, the HPB reviewed and discussed the staff report, and determined that the South Shore Community Center is a non-contributing building; and

WHEREAS, on September 23, 2021, Wannemacher Jensen and CIP presented the 30% design documents to the General Obligation Bond Oversight Committee (GOBOC) and the Committee voted unanimously to support the project as presented,

WHEREAS, following the September 23, 2021 GOBOC meeting, a Letter to the Commission was issued indicating GOBOC support and recommendation for the project to move forward as quickly as possible; and

WHEREAS, on September 30, 2021, the City Commission approved the scheduling of a public hearing to consider the waiver of development regulations pursuant to Section 142-425 (d) of the Land Development Regulations; and

WHEREAS, on October 5, 2021, the Office of Capital Improvement Projects ("CIP") presented the 30% design documents to the community during a virtual public meeting where CIP and the design consultant responded to resident questions ; and

WHEREAS, on November 1, 2021, the 30% design documents were also presented to the Flamingo Park Neighborhood Association, and several questions from residents were addressed; and

WHEREAS, the project is fully funded and on December 7, 2021, the City received notice of a grant award of \$8.414 million from the Florida Department of Environmental Protection - Florida Resilient Grant Program for Fire Station 1. Funds from the grant become available on July 1, 2022 (FY 2023); and

WHEREAS, on December 8, 2021, the City Commission adopted Resolution 2021-21949, confirming the use of the 833 6th Street site by granting waivers of certain land development regulations required for the construction of the new Fire Station 1; and

WHEREAS, on March 8, 2022, the Historic Preservation Board ("HPB") granted approval of the Certificate of Appropriateness for the demolition of the existing building, and for the design of the new three story Fire Station1 building, with parking at the ground level, at 833 6th Street; and

WHEREAS, the approved design, as previously requested by HPB, incorporates design elements from the existing Morris Lapidus building including the retention of several planters along 6th Street, the relocation and reuse of portions of the entry canopies, use of stacked split face concrete block, and an exposed staircase; and

WHEREAS, the 30% design phase of the project has been completed and the consultants are scheduled to proceed with the 60% design phase; and

WHEREAS, pursuant to Miami Beach City Code Section 118-563(i), the actions of the HPB regarding Certificates of Appropriateness for demolition of any building, structure, improvement, or landscape feature located within a historic district and located on City-owned, Government Use (GU) zoned property shall be advisory with the right of approval or disapproval vested with the City Commission; and

WHEREAS, the City Code does not require the City Commission to schedule a public hearing in considering the issuance of a Certificate of Appropriateness for Demolition; and

WHEREAS, however, as this is the same process followed by the Historical Preservation Board, in an effort to provide additional notice beyond what is legally required,, it is recommended that the Commission schedule a public hearing on the matter; and

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA that the Mayor and City Commission hereby set a public hearing pursuant to Miami Beach City Code Section 118-563(d), to consider granting a certificate of appropriateness for the total demolition of an existing two-story building, located at 833 6 street (South Shore Community Center), for the construction of a new three-story fire station (Fire Station 1).

PASSED AND ADOPTED this 4 day of May 2022.

ATTEST:



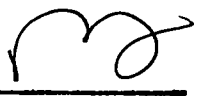
RAFAEL E. GRANADO, CITY CLERK



DAN GELBER, MAYOR

MAY 10 2022

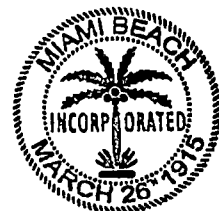
APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

3-29-22

Date



MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: May 4, 2022

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING PURSUANT TO MIAMI BEACH CITY CODE SECTION 118-563(D), TO CONSIDER GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), FOR THE CONSTRUCTION OF A NEW THREE-STORY FIRE STATION (FIRE STATION 1).

BACKGROUND/HISTORY

The existing Fire Station 1 located at 1051 Jefferson Avenue, was built in 1967 and serves the areas south of 15th Street including Star Island, Hibiscus Island, Palm Island, MacArthur Causeway up to Watson Island and Terminal Island. In 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces that included upgrades to the mechanical, plumbing and electrical systems. An addition was also constructed providing additional space for Fire Rescue which increased the facility to 12,836 square feet.

On February 3, 2015, the firm of Borelli & Partners was retained to provide professional Architectural and Engineering services for a detailed comprehensive facility assessment report to include conducting a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation and conducting site inspections, to determine the current overall condition of the facility. Subsequently, Borelli and Partners submitted an assessment report for the facility which concluded that significant maintenance and repairs were required to continue operations and recommended the demolition and reconstruction of the existing Fire Station 1. The concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community. Additionally, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters. Although a major renovation would address some issues, the existing building does not address the operational needs of the Fire Department, nor provide the facilities required to meet the anticipated increase in demands due to the growth and development of the area. Finally, the building does not provide sufficient

parking spaces for the employees of the fire station, negatively impacting the availability of parking in the neighborhood.

In 2016, staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1. The sites, including locations within the Flamingo Park, were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC). Two design concepts, locating Fire Station 1 in a parking lot in Flamingo Park, were presented to the NCAC, FCWPC and the Flamingo Park Neighborhood Association, for direction on the location and required project budget. Upon the rejection of this site by the community, the project did not move forward and remained unfunded.

On July 21, 2017, the Administration presented a proposal for a 2018 General Obligation Bond Program to the FCWPC, identifying a preliminary wish list of projects to be funded, which included the Fire Station 1 project.

On November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements. Funding in the amount of \$10,000,000 was included the development of a new Fire Station 1.

On May 8, 2019, the City Commission approved a request to issue a Request for Qualifications (RFQ) for architectural and engineering design services for the new Fire Station 1 facility. On July 31, 2019, the City Commission adopted Resolution 2019-30913, and the City retained the firm of Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility.

The project currently proposes the new Fire Station 1 at the current location of the South Shore Community Center, 833 6th Street, in the Flamingo Park Neighborhood. This site was selected because of its size, the access to frontages on three sides, 6th Street, Jefferson Avenue and Meridian Avenue, and its geographic location, affording the possibility of improved response times. This property also provides access to the alley, Meridian Court, and public access parking at surface lot P-11.

The new 29,309 square feet Fire Station 1 facility will provide four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces. The project shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification. The design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability. Access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA. Vehicular access is maintained to Meridian Court in the proposed design.

The design requires the demolition of the two story, Morris Lapidus designed community center, which houses a day care, and offices that provide social services to the community. The two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022. Leases will continue to be renewed until the property needs to be

vacated for demolition. At that time, the tenants will be relocated with the City's assistance. The City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action, so that no community programs or services are lost as a result of the building demolition.

During the Historic Preservation Board (HPB) meeting on June 15, 2021, the HPB asked the Planning Department staff to evaluate the current classification of the South Shore Community Center, for the purpose of possibly modifying its classification from non-contributing to contributing in the City's Historic Properties Database. At the September 13, 2021 meeting, the HPB reviewed and discussed the staff report, and determined that the South Shore Community Center is a non-contributing building.

On September 23, 2021, Wannemacher Jensen and CIP presented the 30% design documents to the General Obligation Bond Oversight Committee (GOBOC). The Committee voted unanimously to support the project as presented, and a Letter to the Commission was issued indicating GOBOC support and recommendation for the project to move forward as quickly as possible.

On September 30, 2021, the City Commission approved the scheduling of a Public Hearing to consider the waiver of Development Regulations pursuant to Section 142-425 (d) of the Land Development Regulations, after duly noticed public hearing, advertised in the newspaper at least fifteen (15) days prior to the hearing, a description of the request and the time and place of such hearing was be posted on the property, and notice be given by mail to the owners of land lying within 375 feet of the property at least fifteen (15) days prior to the hearing.

On October 5, 2021, CIP presented the 30% design documents to the community during a virtual public meeting. CIP and the design consultant responded to questions from several residents.

On November 1, 2021, the 30% design documents were also presented to the Flamingo Park Neighborhood Association, and several questions from residents were addressed.

The project is fully funded. On December 7, 2021, the City received notice of a grant award of \$8.414 million from the Florida Department of Environmental Protection - Florida Resilient Grant Program for Fire Station 1. Funds from the grant become available on July 1, 2022 (FY 2023).

On December 8, 2021, the City Commission adopted Resolution 2021-21949, confirming the use of the 833 6th Street site by granting waivers of certain land development regulations required for the construction of the new Fire Station 1.

On March 8, 2022, the Historic Preservation Board (HPB) granted approval of the Certificate of Appropriateness for the demolition of the existing building, and for the design for the new three story Fire Station1 building, with parking at the ground level, at 833 6th Street. The approved design, as previously requested by HPB, incorporates design elements from the existing Morris Lapidus building including retention of several planters along 6th Street, the relocation and reuse of portions of the entry canopies, use of stacked split face concrete block, and an

exposed staircase.

The 30% design phase of the project has been completed. The consultants are proceeding with the 60% design phase.

ANALYSIS

Pursuant to Miami Beach City Code Section 118-563(i), the actions of the HPB regarding Certificates of Appropriateness for demolition of any building, structure, improvement, or landscape feature located within a historic district and located on City-owned, Government Use (GU) zoned property, shall be advisory with the right of approval or disapproval vested with the City Commission.

The City Code does not require the City Commission to schedule a Public Hearing in considering the issuance of a Certificate of Appropriateness for Demolition. However, this is the same process followed by the Historical Preservation Board. In order to protect the City from potential challenges, it is recommended that the Commission follow the same process.

The Administration requires the granting of a Certificate of Appropriateness for the demolition of the South Shore Community Center, by the City Commission, for the use of this property as the location of the New Fire Station 1.

SUPPORTING SURVEY DATA

Results from the 2019 Resident Survey show that 8% of residents rated city facility improvements as the most important capital improvements project.

FINANCIAL INFORMATION

Not applicable.

CONCLUSION

The Administration recommends that the City Commission approve the resolution.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

Yes

Strategic Connection

Neighborhoods - Provide quick and exceptional fire and emergency response.

Legislative Tracking

Capital Improvement Projects