

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, TO PRESERVE AND SAVE THE SOUTH SHORE COMMUNITY CENTER (SSCC) AT 833 6TH STREET, FOR THE BENEFIT OF THE CITY AND THE NON-PROFIT GROUPS PROVIDING CRITICAL COMMUNITY SERVICES AT THE FACILITY, INCLUDING CHILD CARE, ELDERLY SERVICES AND SERVICES FOR ECONOMICALLY DISADVANTAGED PERSONS; DIRECTING THE ADMINISTRATION TO TERMINATE THE PROPOSED FIRE STATION NO. 1 PROJECT AT THE SSCC SITE AND ALL AGREEMENTS ASSOCIATED THEREWITH; AND FURTHER, EXPRESSING THE CITY COMMISSION'S UNWAVERING SUPPORT FOR A NEW FIRE STATION NO.1 FACILITY, DIRECTING THE ADMINISTRATION TO TAKE ALL APPROPRIATE STEPS TO IMMEDIATELY COMMENCE THE DESIGN AND DEVELOPMENT OF SUCH NEW FACILITY AT THE EXISTING FIRE STATION NO. 1 LOCATION; AND FURTHER, DIRECTING THE ADMINISTRATION TO IDENTIFY RESILIENCE GRANTS AND OTHER GRANT FUNDING OPPORTUNITIES TO SUPPLEMENT THE G.O BOND FUNDING AND/OR OTHER FUNDING THAT MAY BE AVAILABLE FOR A NEW FIRE STATION NO. 1 PROJECT.

WHEREAS, the South Shore Community Center (the "South Shore Community Center" or the "SSCC"), located at 833 6th Street, was built in 1971 and designed by renowned architect Morris Lapidus; and

WHEREAS, in 1991, the City provided funding to the Little Havana Activities and Nutrition Center ("LHANC") in the amount of \$42,550, pursuant to an agreement ratified by the Commission pursuant to Resolution No. 91-20424, to renovate a portion of the SSCC to open a childcare center for residents of the South Beach area where the demographics reflected a need for such services; and

WHEREAS, the LHANC has operated the Rainbow Childcare Center at the SSCC for over three decades, providing a much needed service to local residents; and

WHEREAS, South Florida Seniors in Action, Inc ("SFSIA") occupies office space on the ground floor of the SSCC and provides a variety of services to the elderly community in Miami Beach. (i.e., food distribution, healthcare eligibility, etc.) that were originally provided by LHANC; and

WHEREAS, the Miami Dade County Community Action Agency ("CAA") occupies office space at the SSCC from where it operates the South Beach Community Enrichment Center which empowers economically disadvantaged individuals, families and communities to achieve self-sufficiency through resource mobilization, service delivery, education and advocacy; and

WHEREAS, the above-non-profit agencies have collectively provided critical social services to the neediest residents in our community, and have successfully operated for many years at the South Shore Community Center; and

WHEREAS, Fire Station No. 1 ("Fire Station No. 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, the City Administration commissioned a professional evaluation of Fire Station No. 1 by Borrelli and Partners, and the final report issued on May 6, 2015 indicated that existing site conditions and minimum code requirements warranted a full demolition and site reconstruction of Fire Station No. 1; and

WHEREAS, on November 6, 2018, 70% of the voters in the City of Miami Beach approved a General Obligation Bond in the aggregate amount of \$439,000,000 (the "G.O. Bond") to fund capital improvement projects throughout the City; and

WHEREAS, the G.O. Bond voter information guide included a project description for the construction of a new Fire Station No. 1 facility that would be able to withstand a Category 5 hurricane, other natural disasters and challenges such as security threats/risks and would house the 911 call center dispatch and keeping the existing Fire Station No. 1 facility as the City's required back-up center (the "Current Fire Station No. 1 Project"); and

WHEREAS, importantly, the Voter's Guide for the new Fire Station No. 1 did not identify a specific location for the Project, providing the City Commission with the flexibility to identify the location that serves the best interest of the City; and

WHEREAS, on July 31, 2019, pursuant to RFQ No. 2019-208-ND, the Mayor and City Commission adopted Resolution No. 2019-30913 approving and authorizing the Mayor and City Clerk to execute an Agreement with Wannemacher Jensen Architects, Inc. (WJA), for Architectural and Engineering Design Services for the Current Fire Station No. 1 Project to be located at the South Shore Community Center (the "A&E Agreement"); and

WHEREAS, on December 9, 2019, the Historic Preservation Board ("HPB") agreed with City Staff's request to proceed with the proposed relocation of Fire Station No. 1 to the site of the existing South Shore Community Center, noting that the building was Non-Contributing; and

WHEREAS, on January 15, 2020, pursuant to Request for Qualifications (RFQ) No. 2019-370-ND, the Mayor and City Commission adopted Resolution No. 2020-31112 approving and authorizing the Mayor and City Clerk to negotiate and execute an agreement with Kaufman Lynn Construction, Inc. (Kaufman Lynn) as Construction Manager at Risk, for the Current Fire Station No. 1 Project (the "CMaR Agreement") and the CMaR Agreement was executed on April 27, 2020 in the amount of \$80,000 for Pre-Construction Phase services only, contemplating a future amendment, subject to prior approval of the Mayor and City Commission, for the final negotiated Guaranteed Maximum Price ("GMP") for the construction phase of the project; and

WHEREAS, notwithstanding its initial inclination to support the construction of Fire Station No. 1 at its December 9, 2019 meeting, on June 15, 2021, the HPB requested that the Planning Department evaluate the current classification for the South Shore Community Center to determine whether its classification could be changed from Non-Contributing to Contributing in the City's Historic Properties Database, implicitly signaling that the HPB was concerned about the contemplated tear-down of the Morris Lapidus building; and

WHEREAS, at its September 13, 2021 meeting, the HPB determined that for the reasons set forth in the Planning Department staff report for item HBP21-0475, the South Shore

Community Center could not be reclassified as Contributing due to the definition for “Contributing” in Section 114-1 of the City Code; and

WHEREAS, at its June 22, 2022 meeting, the City Commission adopted Resolution No. 2022-32129, approving the granting of a certificate of appropriateness for the total demolition of the SSCC for the construction of the new Fire Station No. 1 at the site; and

WHEREAS, although the South Shore Community Center building is not technically “Contributing” pursuant to the definition in Section 114-1, the building should be saved from demolition because it was designed by Morris Lapidus, an architect who defined the “Miami Modern” style and who had a profound and lasting influence on Miami Beach’s architecture having designed world-renowned hotels, including the Fontainebleau (1952) and the Eden Roc Hotel (1953), as well as the iconic Lincoln Road Mall; and

WHEREAS, although the South Shore Community Center building has undergone some alterations over time, the building still has distinctive architectural features and finishes including rough board form concrete finish, smooth concrete finish, exposed concrete blocks in a stacked bond with raked joints and exposed precast concrete beams, all of which are characteristic of the Brutalist style of architecture; and

WHEREAS, the tenants at the SSCC have provided critical services to area residents, including childcare services, as well as services to assist the elderly and to empower economically disadvantaged individuals and families living in the area; and

WHEREAS, although the Administration is working to help relocate these tenants, there are no available locations in the immediate vicinity of the SSCC, and it is likely that a relocation may inconvenience residents and other persons utilizing services at the current SSCC location; and

WHEREAS, the Fire Department deserves a Fire Station No. 1 that is a state-of-the art, Category 5 hurricane hardened facility capable of housing the 911 Call Center Dispatch (a “State-of-the-Art Facility”); and

WHEREAS, in lieu of demolishing the SSCC and relocating Fire Station No. 1 to the SSCC site, Fire Station No. 1 should be rebuilt at its existing location as a State-of-the Art Facility (the “Alternate Fire Station No. 1 Project”); and

WHEREAS, the City staff should identify resilience grants and other grant funding available to supplement G.O. Bond funding and/or other funding available to design and build the Alternate Fire Station No. 1 Project;

WHEREAS, the City will need to terminate the A&E Agreement and the CMaR Agreement and issue new RFQs for the Alternate Fire Station No. 1 Project; and

WHEREAS, although the City has expended \$2,165,457 to date on the Current Fire Station No. 1 Project, the Administration can explore whether some of the work performed under the A&E Agreement and the CMaR Agreement by the consultants involved can be re-purposed for use in the Alternate Fire Station No. 1 Project; and

WHEREAS, the costs associated with terminating the current Fire Station No.1 Project pale in comparison to the immeasurable loss that the demolition of the Morris Lapidus building

would represent for the City and for the residents who obtain desperately needed services at the South Shore Community Center housed there.

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 elects to preserve and save the South Shore Community Center (SSCC) at 833 6th Street for the benefit of the City and the non-profit groups providing critical community services at the facility, including child care, elderly services and services for the economically disadvantaged; directs the Administration to terminate the proposed Fire Station No. 1 project at the SSCC site; and further, expressing the Commission's unwavering support for a new Fire Station No. 1 facility, directs the Administration to take all appropriate steps to immediately commence the design and development of such new facility at the existing Fire Station No. 1 location; and further, directs the administration to identify resilience grants and other grant funding opportunities to supplement the G.O. Bond funding and/or other funding that may be available for a new Fire Station No. 1 Project.

PASSED AND ADOPTED this _____ day of _____, 2023.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

(Sponsored by Commissioner Kristen Rosen Gonzalez)



City Attorney *RO* 12-4-23
Date