

RESOLUTION NO. 2024-_____

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 (1) THE PROCESS TO ACQUIRE BY PURCHASE AND/OR EMINENT DOMAIN ANY PROPERTY NEEDED TO COMPREHENSIVELY ADDRESS THE PROGRAM FOR THE NEW FIRE STATION NO. 1 AND (2) THE DESIGN AND DEVELOPMENT OF SUCH NEW FACILITY(IES) AT THE EXISTING FIRE STATION NO. 1 LOCATION AND/OR OTHER PROPERTY OWNED AND/OR TO BE ACQUIRED BY THE CITY; 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 a new 911 call center dispatch (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 "Jefferson Avenue Alternate Fire Station No. 1 Project"); and

WHEREAS, at its December 13, 2023 meeting, the Administration indicated that the current location of First Station No. 1 on Jefferson Avenue is insufficiently large (21,000 square feet) to accommodate the program for the State-of-the-Art Facility, including the 911 Call Center Dispatch and sufficient parking for firefighters, EMTs and other personnel to be housed there, rendering the Jefferson Avenue Alternate Fire Station No. 1 Project unfeasible; and

WHEREAS, the City Commission deferred acting on this item to enable its sponsor, Commissioner Rosen Gonzalez, the opportunity to identify alternative locations in light of the concern with the size of the Jefferson Avenue site; and

WHEREAS, as there are few undeveloped properties in the South Beach area as large as the site of the South Shore Community Center (45,000 square feet), the possibility of a different vision for the new Fire Station No. 1 was conceived that would entail adding a substation to the Jefferson Avenue Alternate Fire Station No. 1 Project that could allow for moving some of the programming contemplated for the State-of-the-Art Facility to the substation; and

WHEREAS, in the short period since the December 13, 2023 City Commission meeting, at least one (1) site (possibly two (2) sites) that could likely accommodate the new Fire Station No. 1 in its entirety and three (3) sites that could accommodate a substation to the Jefferson Avenue Alternate Fire Station No. 1 Project that could, at a minimum, house the 911 Call Center Dispatch as well as some engines that would handle some of the calls assigned to Fire Station No. 1, as follows:

- (1) 1260 Washington Avenue (23,250 square feet) and 1234 Washington Avenue (10,275 square feet) (the "Washington Avenue Site"). These properties were going to be developed as a mixed-use (office/residential) project spanning both folios. A foreclosure lawsuit was filed in 2023 against the properties. New management for the property owner indicated it intended to liquidate the company's assets. It is unclear whether these properties have been sold pursuant to an auction or otherwise. The properties could be acquired through purchase and/or eminent domain. With 33,525 square feet in the aggregate, the combined properties would likely accommodate the new Fire Station No. 1 substantially as currently envisioned.
- (2) 824 Alton Road (18,000 square feet) – The owner indicated willingness to sell the vacant land to the City for an amount not to exceed \$7M to be paid in yearly installments of \$2.33M. A substation could readily be constructed at this site.
- (3) 960 Alton Road (16,650 square feet) through purchase and/or eminent domain. A substation could readily be constructed at this site.
- (4) 140 MacArthur Causeway (the "Terminal Isle City Property") – This property is already owned by the City. Although there are structures on the site, there appears to be sufficient available FAR to build Fire Station No. 1 as currently envisioned. At a minimum, this site could accommodate a substation.

WHEREAS, the City Commission understandably wanted to ensure there were viable sites to prosecute the much-needed Fire Station No. 1 project prior to taking action on this item; and

WHEREAS, there are in fact properties available that would allow for the construction of a stand-alone State-of-the-Art Fire Station No. 1 substantially as currently envisioned (i.e., the Washington Avenue Site or the Terminal Isle City Property) or, if preferred, the construction of a State-of-the-Art substation to complement the Jefferson Avenue Alternate Fire Station No. 1 Project (i.e., the 824 Alton Road property, the 960 Alton Road property and the Terminal Isle City Property); and

WHEREAS, three (3) of the four (4) possible locations would be as close as (or closer than) the South Shore Community Center to Star, Palm and Hibiscus Islands; and

WHEREAS, City staff should assess the identified sites and determine which one is the most suitable to address the needs of the Fire Department for Fire Station No. 1 (the "Target Property") and engage in negotiations with the owner(s) of the Target Property to acquire such property; and

WHEREAS, the Administration should identify funding available to acquire the Target Property through purchase or eminent domain; 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 an alternative to the current Fire Station No. 1 project, whether as a standalone structure or as a combination of the Jefferson Avenue Alternate Fire Station No. 1 Project and a substation to provide additional capacity; and

WHEREAS, the City will need to terminate the A&E Agreement and the CMaR Agreement and issue new RFQs for the Jefferson Avenue Alternate Fire Station No. 1 Project and/or other alternative Fire Station No. 1 project(s); 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 Jefferson Avenue Alternate Fire Station No. 1 Project and/or other alternative Fire Station No. 1 project(s); and

WHEREAS, current proposed legislation in Tallahassee could result in the demolition of historic buildings in the City that do not conform to requirements for new construction issued by the National Flood Insurance Program, including buildings designed by Morris Lapidus, making the need to save the South Shore Community Center from demolition all the more pressing;

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 (1) the process to acquire by purchase and/or eminent domain any property needed to comprehensively address the program for the new Fire Station No.1 and (2) the design and development of such new facility at the existing Fire Station No. 1 location and/or other property owned and/or to be acquired by the City; 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 _____, 2024.

Steven Meiner, Mayor

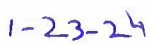
ATTEST:

Rafael E. Granado, City Clerk

(Sponsored by Commissioner Kristen Rosen Gonzalez)

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney  
Date