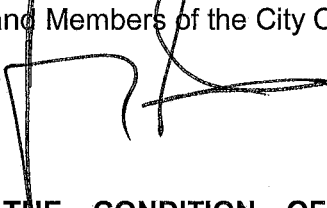


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COMMISSION MEMORANDUM

TO: Honorable Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: July 24, 2017

SUBJECT: **DISCUSSION REGARDING THE CONDITION OF THE LOG CABIN STRUCTURE LOCATED AT 8128 COLLINS AVENUE**

ADMINISTRATION RECOMMENDATION

City Administration recommends the Mayor and City Commission approving the recommendations.

Analysis

In May 2017, per the direction of Administration, the Property Management Division commissioned a conditions assessment report of the Log Cabin structure from BEA Architects, Inc. The consultant was asked to assess the building's conditions and provide cost estimates associated with conducting a major upgrade of the structure, relocating the structure to elsewhere on the site and maintaining the structure as a sort of gateway building for the site. The consultant determined that relocation was not viable (as further damage and/or collapse is possible) and, given the extent of the deterioration, making the structure code compliant would be "synonymous with construction of a new replacement structure". The cost estimate totaled \$487,500. This report was presented at the June 16, 2017 Finance and Citywide Committee meeting where the committee moved to fund the demolition and removal of the structure in the amount of \$15,000.

Upon receiving feedback from North Beach residents and the Mayor's North Beach Committee and Historic Preservation Board, Property Management staff reached out to the Building Official and contacted two additional consultants for evaluation of the Log Cabin. The City's Building Official visited the site and advised that the structure was not suitable for public use or occupancy. In particular, he noted that it is a fire trap, has no fire protection, and does not comply with ADA or Florida Building Code accessibility requirements. One consultant, McKenzie Construction, provided an estimate of \$685,246.59 (including contingency) to restore the structure, while conserving only 55% of the original logs.

Currently the Property Management Division is working with additional consultants to obtain proposals for the restoration and/or relocation of the log cabin structure.

At the July 21, 2017, Finance and Citywide Projects Committee (FCWPC) meeting, the following recommendations were issued regarding the log cabin structure located at 8128 Collins Avenue:

- Staff will collaborate with Daniel Ciraldo of the Miami-Dade Preservation League to further investigate the Log Cabin's historical significance within the context of the community.
- Administration will work with the City's Grants Department to identify potential funding opportunities available for restoration including the State Department's Division of Historical Resources (DHR), namely the DHR's Special Category Grants.
- Property Management Division to revisit feasibility of successfully relocating the Log Cabin and further explore the option to build an in-kind structure while salvaging key elements of the Log Cabin that remain in fair condition today (i.e. treated interior logs and coral rock fireplace).

The administration was asked to bring this information to the September 8, 2017 FCWPC meeting.

Conclusion

The Administration proposes accepting the FCWPC's recommendations delineated herein.