



YOUR VOICE, IN ACTION!

GO#45: FIRE STATION 1

833 6th Street



Historic Preservation Board Meeting
December 13, 2021



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PROPOSED PROJECT LOCATION

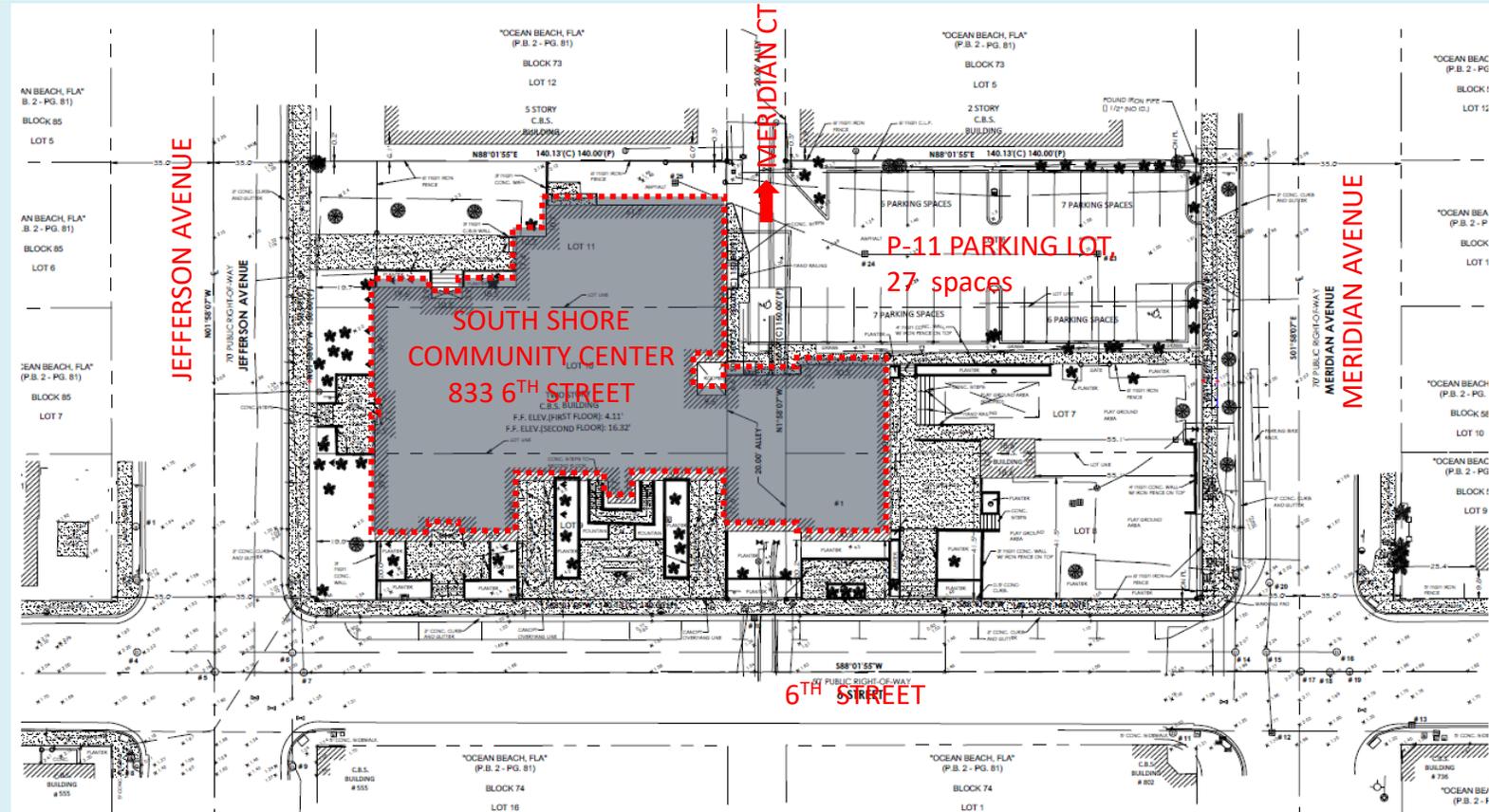
MIAMIBEACH



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Facts about the South Shore Community Center

- Approx. 1 acre property, adjacent to three adjacent roadways, 6th Street, Jefferson Avenue and Meridian Avenue
- Located 4 blocks south of current Fire Station
- Building is more than 3 feet below FEMA base flood elevation (BFE) requirements and is vulnerable to flooding
- Surface Parking Lot P-11 located on site, 27 spaces with access to Meridian Court
- Non-Contributing classification





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Existing Building Design elements:

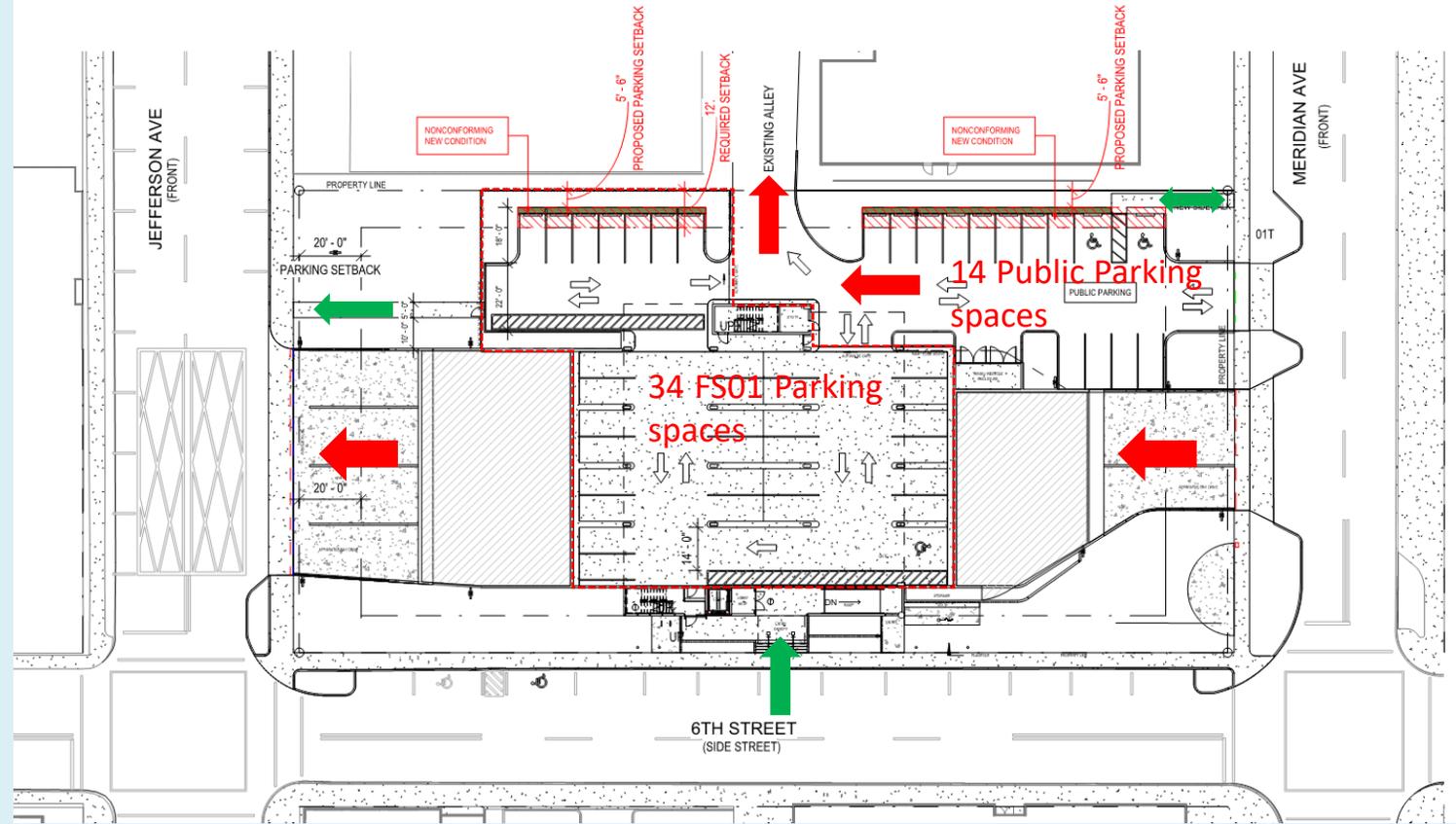
- Stacked bond faced block
- Textured poured in place concrete planters integrated into building facade
- Double-T Entrance canopy feature



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Site Plan

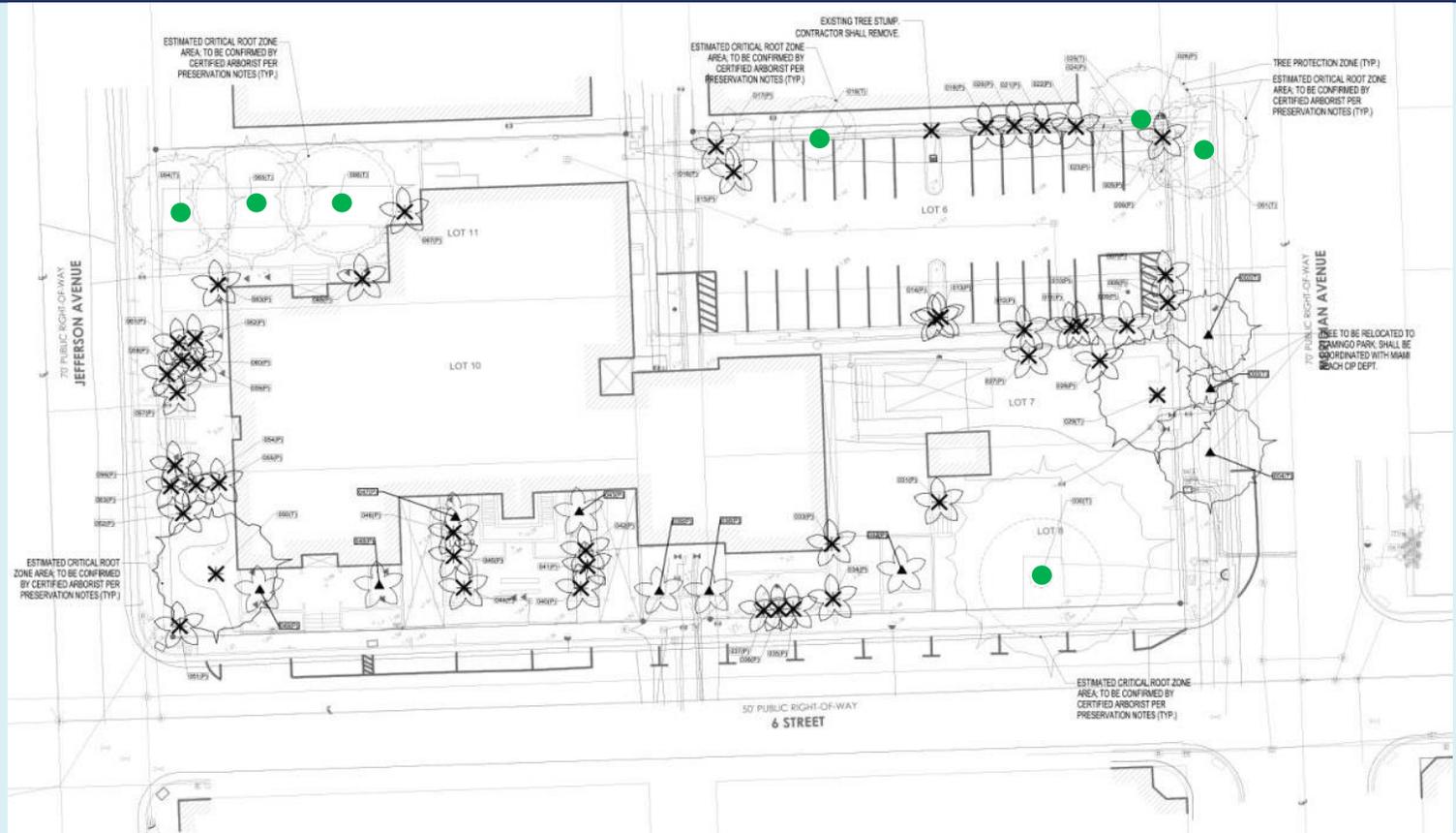
- Pedestrian access from 6th street
- Maintains vehicular access for Meridian court and public surface parking lot, P-11
- Provides secured parking for fire station staff
- Maximizes green space





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Existing Landscape Plan





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Proposed Landscape Plan

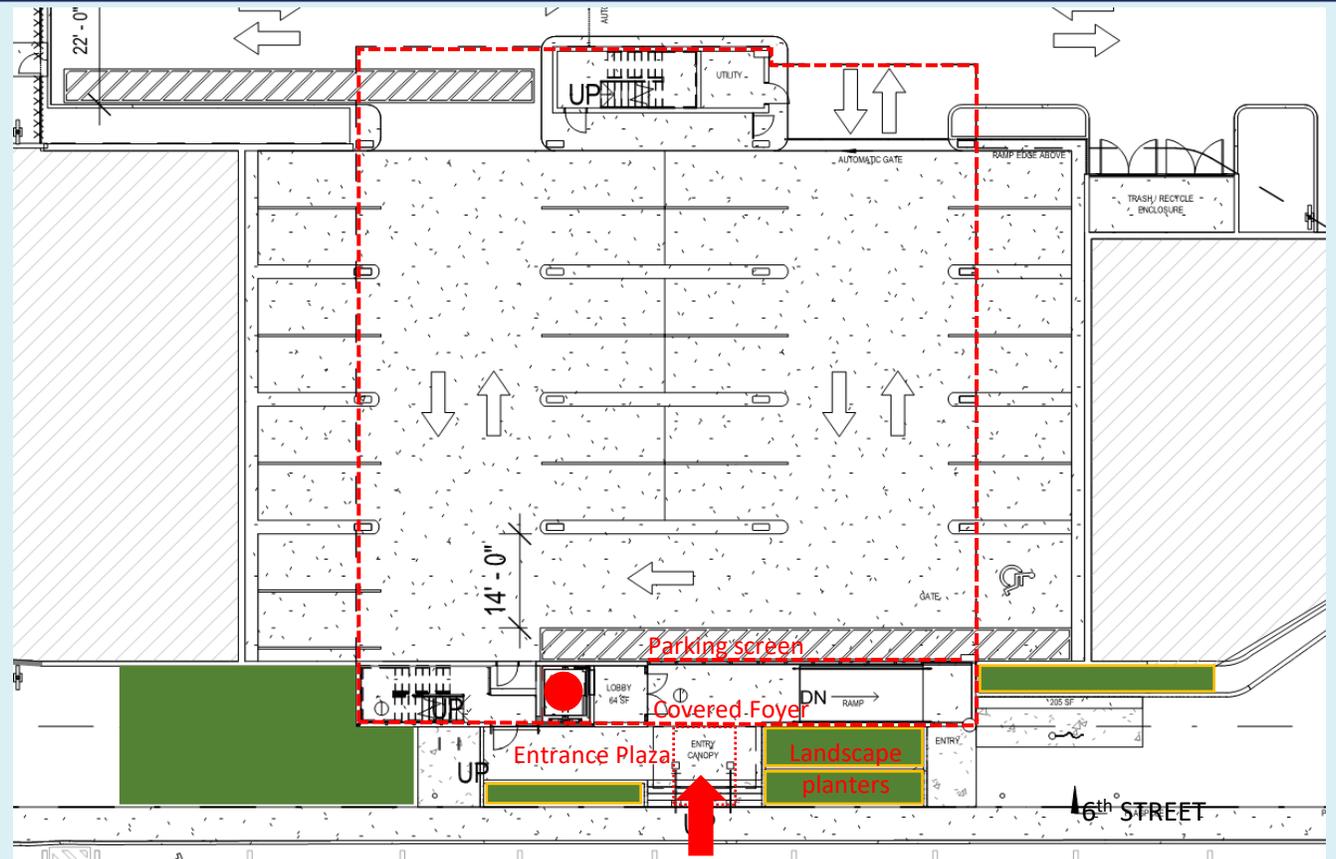




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Ground Level

- Entry plaza on 6th street
- Secured parking below apparatus bays
- Public access for watch office services
- Secured circulation for fire station staff
- HPB waiver for 0' building setback along 6th street to allow for design features that include the reuse of one the existing concrete canopies and the placement of cast in place concrete planters

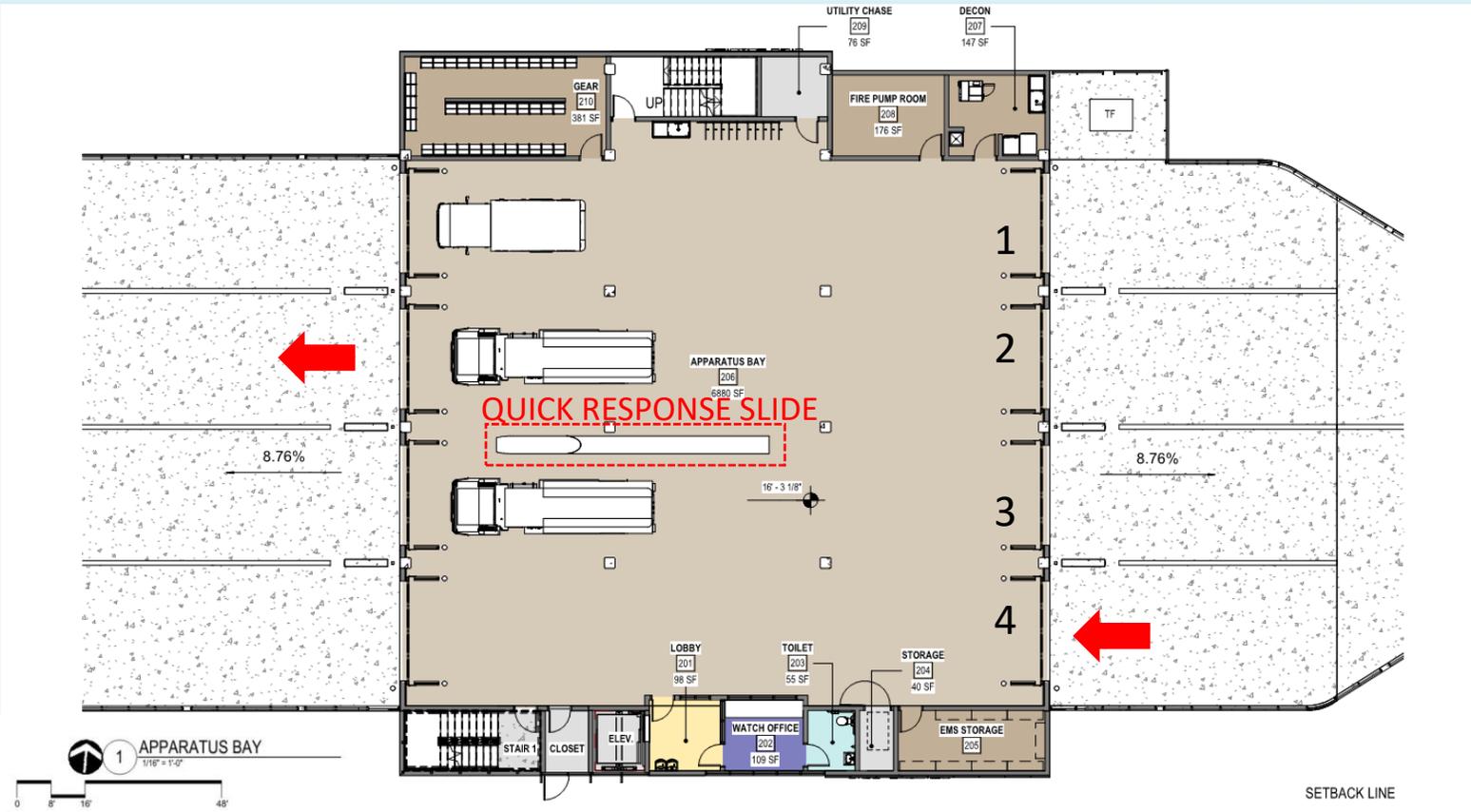




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First Level

- 4 drive-thru bays for improved access & quick emergency response times
- Watch office
- Apparatus bays secure emergency vehicles during storms

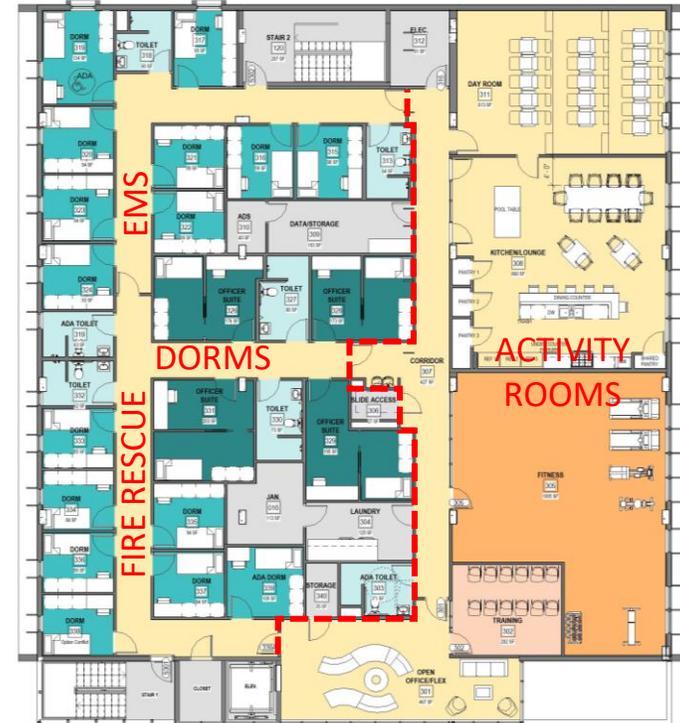




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Second Level

- Layout plan for efficient operations
- Dorms and activity rooms are separated to enhance functionality and control sound



PROPERTY LINE



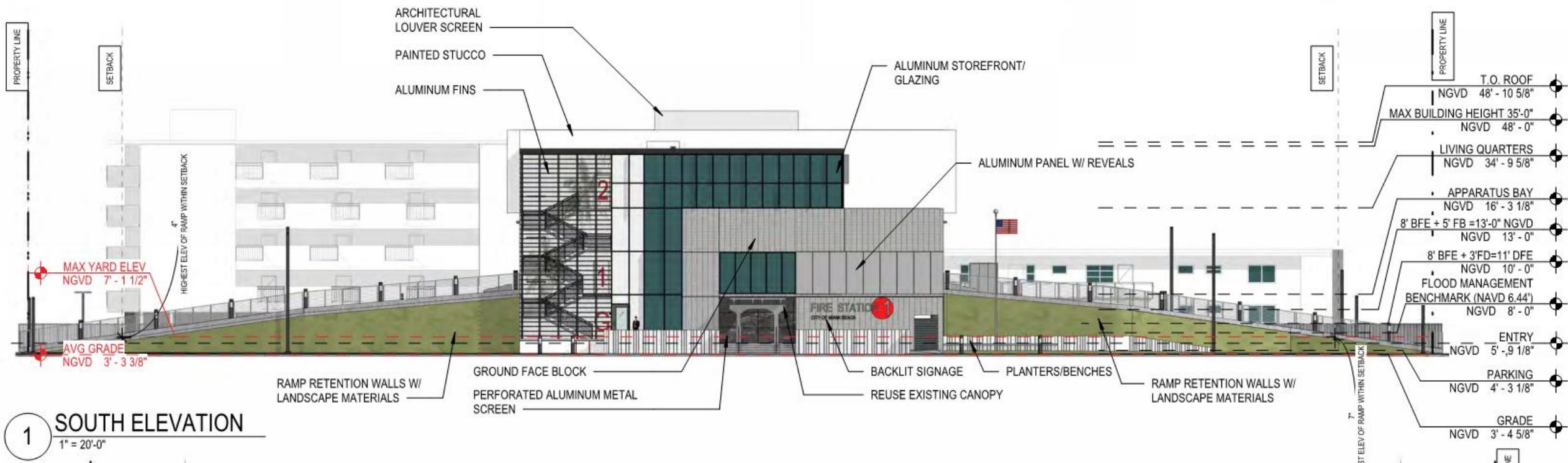
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FIRE STATION LIVING QUARTERS

1/16" = 1'-0"



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PROPOSED DESIGN



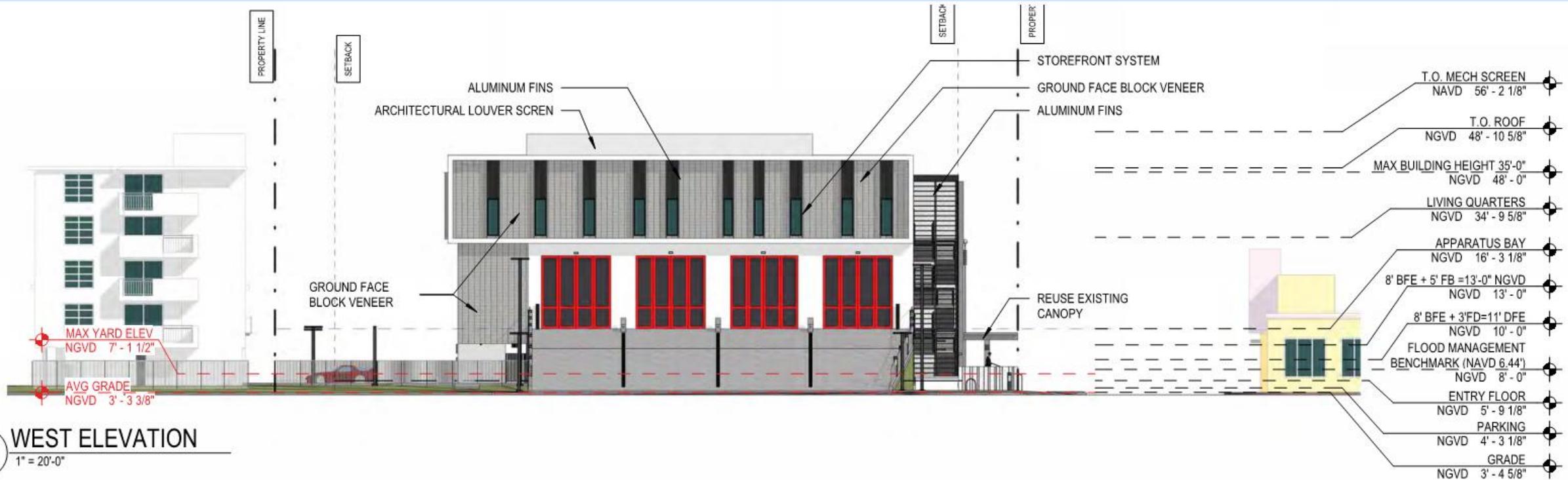
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PROPOSED DESIGN

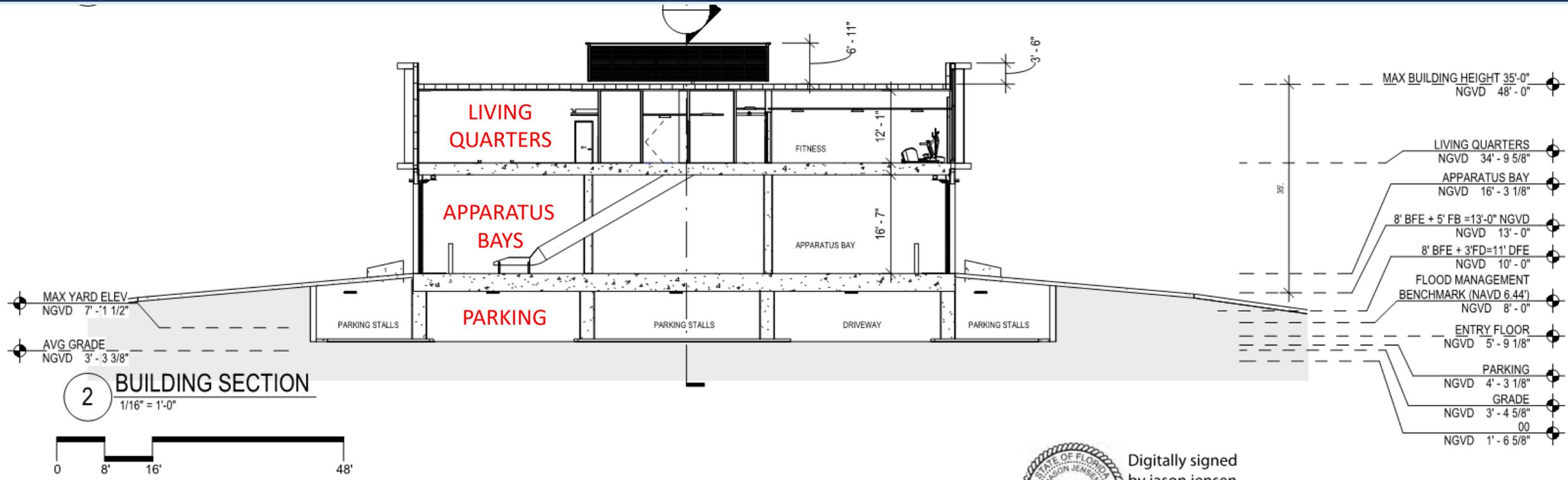


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PROPOSED DESIGN

MIAMI BEACH



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PAINTED STUCCO



ALUMINUM PANEL W/ REVEAL SYSTEM



SEASHELL CONCRETE FOR APPARATUS BAY RAMPS



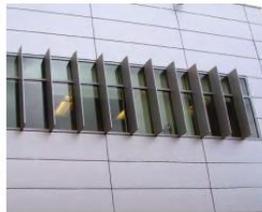
ALUMINUM HORIZONTAL SCREEN FOR STAIR ENCLOSURE



FOUR-FOLD BAY DOORS



STOREFRONT AND RAILINGS KYNAR 500 CHARCOAL GREY



ALUMINUM FINS



GROUND FACE STACKED BOND MASONRY VENEER ECHELON TRENDSTONE, COLOR: GRAYSTONE



ROOF EQUIPMENT SCREEN



GRAPHIC ART FOR PERFORATED PARKING SCREEN



EXTERIOR PAVERS: ARTISTIC SHELLOCK IVORY



PLANTERS DESIGN INSPIRED BY EXISTING HISTORICAL BUILDING DESIGN



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GRAPHIC ART FOR PERFORATED PARKING SCREEN



DECORATIVE PARKING SCREEN



Digitally signed

KEY PLAN



PROPOSED SCREEN ALONG 6TH STREET FRONTAGE



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Facility Program

- 3 levels - 29,309 square feet facility
- Building will meet LEED Gold Certification requirements
- The building design evokes the modern character of city's historic district and promotes a vibrant continuity between the new facility and its urban context



VIEW FROM 6 STREET, SW CORNER



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Facility Program (cont.)

- Larger canopy trees maintained on site. Some trees and palms will be relocated to Flamingo Park and other sites throughout the City
- Parking is not visible from 6th street
- Exterior design promotes the continuity of urban landscape



VIEW FROM 6 STREET, SE CORNER



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Facility Program (cont.)

- Fire Department Parking lot secured with fencing and automated gates
- Use of stacked ground faced block inspired by architectural language of previous building
- New design provides a larger separation from the residential buildings to the north and provides landscape buffers



VIEW NW CORNER – NORTH ELEVATION



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- Entrance ramp off Meridian Avenue
- Access to P-11 off Meridian maintained in proposed design
- Landscape elements enhance the pedestrian walkways



VIEW FROM NE CORNER – EAST FACADE



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- Corner landscape bulb-outs provide more opportunities to enhance the street promenade
- Public street parking is maintained along 6th Street



VIEW FROM SW CORNER – WEST FACADE



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- Building placement allows for more city views for building on the NW Corner
- Exit Ramp to Jefferson is enhanced with landscape elements
- Proposed Fire Station is similar in height to Residential building at the NW corner of site



BIRD'S EYE VIEW FROM SW CORNER, ON JEFFERSON



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- The design conveys a sense of place associated with its context
- Vehicular Ramp edges are enhanced with landscape elements
- Access to Meridian Court and public surface parking lot, P-11



BIRD'S EYE VIEW FROM NE CORNER, ON MERIDIAN



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Thank You

www.miamibeachfl.gov/FS1



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WAIVERS TO DEVELOPMENT REGULATIONS APPROVED BY CITY COMMISSION ON DECEMBER 8, 2021:

- Waiver 1: Lot Coverage, 45% maximum, including the building and all paved area
- Waiver 2: Minimum 12' height of habitable floor over base flood elevation + minimum freeboard when parking provided at ground level
- Waiver 3: Curb cuts shall not be permitted if an alley existing, if curb cut required, shall not exceed 12'-0" width
- Waiver 4: Maximum Floor to Floor height of 12'-0"
- Waiver 5: Minimum Yard elevation of 5' NAVD
- Waiver 6: Required side for parking, Interior setback of 12'-0"
- Waiver 7: Short Frontage Requirements
- Waiver 8: Long Frontage Requirements
- Waiver 9: Buffers between dissimilar land uses
- Waiver 10: Landscape areas in permanent parking lots



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- West façade, on Jefferson Avenue
- Incorporate the Apollo / Versailles mural (17' high x 92' long) removed from in April 2015
- Mosaic tile could be mounted on a perforated metal screen

