

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE ADMINISTRATION (1) TO STUDY THE POSSIBLE RELOCATION OF THE NEW FIRE STATION NO. 1 PROJECT (PROJECT) TO A CITY-OWNED SITE LOCATED ALONG ALTON ROAD BETWEEN 11TH STREET AND 12TH STREET, AT THE WESTERN BOUNDARY OF FLAMINGO PARK AT ALTON ROAD BETWEEN 11TH AND 12TH STREETS (FLAMINGO PARK SITE), TAKING INTO ACCOUNT RESPONSE TIMES, PORTABILITY OF STATE GRANT, TIME AND COST IMPACTS OF MOVING THE PROJECT TO THE FLAMINGO PARK SITE AND COMMUNITY INPUT AND (2) TO PRESENT THE ADMINISTRATION'S FINDINGS AT THE MAY 15, 2024 COMMISSION MEETING; AND FURTHER, DIRECTING THE ADMINISTRATION TO WORK WITH THE OFFICE OF THE CITY ATTORNEY TO DETERMINE THE REQUIREMENTS FOR A COUNTY-WIDE VOTER REFERENDUM PURSUANT TO ARTICLE VII OF THE MIAMI-DADE COUNTY CHARTER IN AUGUST 2024 AND TO PREPARE THE NECESSARY RESOLUTIONS TO PROCEED WITH AN AUGUST REFERENDUM SHOULD THE COMMISSION WISH TO RELOCATE THE PROJECT TO THE FLAMINGO PARK SITE.

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

**WHEREAS**, over the past three decades, the Community Center has housed various non-profit organizations that have provided critical services to our community, including childcare, services for the elderly and for economically disadvantaged individuals and families; 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**, a professional evaluation of Fire Station No. 1 in 2015 by Borrelli and Partners commissioned by the City Administration concluded that existing site conditions 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**, through various actions taken by City boards and previous City Commissions, the South Shore Community Center was selected as the preferred location for the new Fire Station No. 1 project; 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 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

**WHEREAS**, the A&E Agreement and CMaR Agreement has each been amended to address additional scope and, in the case of the CMaR Agreement, to establish the Guaranteed Maximum Price for the construction of the Current Fire Station No. 1 Project; and

**WHEREAS**, significant progress has been made in advancing the Current Fire Station No. 1 Project, but community concerns regarding the closing and demolition of the South Shore Community Center have resurfaced; and

**WHEREAS**, at the December 13, 2023 meeting of the City Commission, my colleague, Commissioner Kristen Rosen Gonzalez, sponsored and presented to the Commission for its consideration a Resolution to stop the contemplated demolition of the Community Center for the purpose of building the new Fire Station No. 1 at that site and,

instead, rebuild Fire Station No. 1 at its existing location as a State-of-the Art Facility (the “Jefferson Avenue Alternate Fire Station No. 1 Project”); and

**WHEREAS**, at the December 13, 2023 Commission 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 the item until the Commission’s next meeting on January 31, 2024 to afford Commissioner Rosen Gonzalez the opportunity to identify alternative locations in light of the concern with the size of the Jefferson Avenue site; and

**WHEREAS**, at the January 31, 2024 Commission meeting, because 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), Commissioner Rosen Gonzalez presented for consideration a different vision for the new Fire Station No. 1 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 between the December 13, 2023 and January 31, 2024 City Commission meetings, Commissioner Rosen Gonzalez identified 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; and

**WHEREAS**, at its January 31, 2024 meeting, thanks to the efforts of Commissioner Tanya Bhatt, the Mayor and City Commission unanimously directed the Administration to pursue two (2) parallel paths for the Fire Station No. 1 Project: (1) proceed with next steps for the Fire Station No. 1 Project as currently contemplated at the Community Center site and (2) evaluate the feasibility of pursuing alternate sites for Fire Station No. 1, with the item to be reviewed by the Mayor and City Commission again for a final decision at its May 15, 2024 meeting; and

**WHEREAS**, the community served by Fire Station No. 1 deserve a facility that will expand emergency coverage and reduce response times throughout the service area and the Fire Department merits a Fire Station No. 1 that is a state-of-the art, Category 5 hurricane hardened facility (a “State-of-the-Art Facility”); and

**WHEREAS**, although the vision of a sub-divided Fire Station No. 1 to include a main station and a sub-station was a creative approach, developing the Fire Station No.

1 project on a single site that includes all of the programming contemplated for the Current Fire Station No. 1 Project would be significantly more desirable and more cost-effective; and

**WHEREAS**, a City-owned property fronting Alton Road between 11th Street and 12th Street at the western boundary of Flamingo Park (the “Flamingo Park Site”)(see **Exhibit A** to this Resolution, page 4) is currently underutilized; and

**WHEREAS**, the response times from Flamingo Park Site are better than response times from the existing Fire Station No. 1 location on 11<sup>th</sup> and Jefferson (see **Exhibit A** to this Resolution, page 6); and

**WHEREAS**, if there is a need to relocate the new Fire Station No. 1 from the currently contemplated location at the Community Center site to another location within “Central South Beach,” there should not be any issues with the \$11 million resiliency grant from the State of Florida based on preliminary discussions with the Manager of the Resilient Florida Program, however, the City would likely have to seek an extension on the deadline for the use of funds; and

**WHEREAS**, subject to a few exceptions which are inapplicable here, pursuant to Section 7.02 of the Miami-Dade County Charter, no permanent structures may be erected in a public park unless each structure is approved by a majority vote of the voters in a County-wide referendum; and

**WHEREAS**, the cost to the City to conduct a special election in August or November 2024 would be approximately \$70,747.40 (see **Exhibit A** to this Resolution, page 10); and

**WHEREAS**, the sponsor of this resolution has proceeded to present this item for consideration by the City Commission following an initial presentation made to the Flamingo Park Neighborhood Association which provided constructive initial feedback regarding the possible relocation of Fire Station No. 1 to the Flamingo Park Site; and

**WHEREAS**, although the Flamingo Park Site is not identical to the South Shore Community Center site, subject to confirmation by a survey, it is anticipated that a significant amount of the work performed under the A&E Agreement and the CMaR Agreement by the consultants can be re-purposed for use at the Flamingo Park Site; and

**WHEREAS**, like the Community Center site, a preliminary review indicates that the Flamingo Park Site could continue to provide or accommodate:

- a location surrounded by three adjacent roadways for increased vehicular ingress and egress,
- four double loaded, elevated apparatus bays, with enough space to park 10-12 emergency vehicles,



