

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE ADMINISTRATION TO (1) PRORITIZE THE RECONSTRUCTION OF THE NORTH BEACH HISTORIC LOG CABIN, (2) INCLUDE THE PROJECT IN TRANCHE 1 OF THE PARKS CATEGORY OF THE G.O. BOND IF POSSIBLE AND (3) IDENTIFY AND QUANTIFY FUNDING GAPS SO THESE MAY BE ADDRESSED DURING THE FISCAL YEAR 2025 BUDGETING PROCESS.

WHEREAS, the North Beach historic log cabin (the "Log Cabin") was built in 1934 by Miami architect Emil Ehmann, less than 20 years after the City of Miami Beach was founded; and

WHEREAS, the Log Cabin was subsequently used as a community plant nursery over the course of several decades and also served the community by hosting programs for mentally disabled adults; and

WHEREAS, although not designated historic by the City, the Log Cabin has long been considered a significant historic structure and a beloved community fixture for residents of North Beach; and

WHEREAS, a 2017 study by Douglas Wood Associates determined that relocation of the existing structure was not feasible because of its poor condition, and estimated that approximately fifty percent (50%) of the existing structure could be salvaged and a replacement structure constructed for between \$750,000 and \$1 million; and

WHEREAS, on October 18, 2017, the Mayor and City Commission approved \$274,000 for the dismantling, removal and offsite storage of the salvageable components of the Log Cabin; and

WHEREAS, the dismantling process commenced in December 2017 and was completed in March 2018; and

WHEREAS, all salvageable components of the Log Cabin were cataloged, tagged and carefully stored in two (2) 20' dry storage containers then hauled; and

WHEREAS, Dover Kohl & Partners ("DKP"), an urban design firm retained by the City to work on a West Lots Concept Plan (the "West Lots Plan"), was asked to comment on the relocation and treatment of the Log Cabin as part of its work on the West Lots Plan; and

WHEREAS, DKP provided three (3) options for the location of the Log Cabin and four (4) scenarios for its reconstruction (a copy of DKP's report dated April 18, 2018 is attached as **Exhibit A** to this Resolution); and

WHEREAS, DKP recommended that Option 2 be selected for the proposed use and location, and that the second scenario (preservation and restoration) was best as the treatment for the Log Cabin;

WHEREAS, City staff presented the various options for the use and placement of the Log Cabin at the May 18, 2018 meeting of the Finance and Citywide Projects Committee ("FCWPC"), as well as feedback from, and ideas generated by, North Beach residents during public meetings and charrettes that took place during the week of April 30, 2018; and

WHEREAS, the FCWPC recommended the second proposed option by DKP, which would restore the Log Cabin to a mixed use community and information center that also operated as a café or concession stand serving the North Beach Oceanside Park (the "Park"); and

WHEREAS, the FCWPC requested that the restoration incorporate a historic component and highlight the history of the Log Cabin within the North Beach community, designating it as a historic site within the Park once the exact location for placement is determined and reconstruction is completed; and

WHEREAS, the FCWPC requested that the exact placement of the Log Cabin within the Park be as close as possible to the entrance at 82nd Street and Collins to increase access and visibility to the community; and

WHEREAS, on June 6, 2018, pursuant to Resolution No. 2018-30356 (a copy of which is attached as **Exhibit B** to this Resolution), the Mayor and City Commission accepted the FCWPC's recommendation to reconstruct, restore and designate the Log Cabin as a historic site to be used as a mixed use community space that would serve as a café or concession as well as an information center located in the Park (the "Project"); and

WHEREAS, on November 6, 2018, Miami Beach voters approved the issuance of a General Obligation Bond that included the Project at an estimated cost of \$1,076,000; and

WHEREAS, additional funding will be required to close any funding gaps associated with construction cost escalations since 2018 as well as soft costs not originally estimated; and

WHEREAS, the Project was originally slated to commence when Tranche 2 of the G.O. Bond is issued, which was expected to coincide with the completion of the Park, however, the Park was completed in 2023 and there is not yet a date certain for the issuance of Tranche 2; and

WHEREAS, the reconstruction of the Log Cabin should be prioritized and, to the extent possible, pursued with Tranche 1 funding for any project that has not yet been commenced; and

WHEREAS, any funding gaps identified by the Administration, should be considered during the fiscal year 2025 budgeting process.

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 hereby direct the Administration to (1) prioritize the reconstruction of the north beach historic log cabin, (2) include the project in Tranche 1 of the Parks category of the G.O. Bond if possible and (3) identify and quantify funding gaps so these may be addressed during the fiscal year 2025 budgeting process.

PASSED AND ADOPTED this ___ day of _____, 2024.

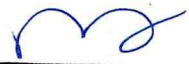
ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

(Sponsored by Commissioner Kristen Rosen Gonzalez,
Co-Sponsors Commissioner Tanya K. Bhatt and Commissioner Laura Dominguez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *RD* 3-27-24
Date