


COMMISSION MEMORANDUM

TO: Honorable Mayor Steven Meiner and Members of the City Commission
FROM: Alina T. Hudak, City Manager 
DATE: April 3, 2024
SUBJECT: **DISCUSS AND TAKE ACTION ON THE ANALYSIS OF POTENTIAL ALTERNATIVE SITE SELECTIONS FOR THE LOCATION OF THE NEW FIRE STATION NO. 1 PROJECT.**

BACKGROUND

On September 13, 2023 the Mayor and City Commission adopted Resolution 2023-32775 approving and authorizing the Mayor and City Clerk to execute a Guaranteed Maximum Price (GMP) Amendment No. 2, to the agreement between the City of Miami Beach, Florida and Kaufman Lynn Construction, Inc., for the construction of the Fire Station No.1 Project, the construction of temporary facilities for the Rainbow Intergenerational Learning Center (daycare) currently located at the South Shore Community Center, and the provision of the infrastructure for the future installation of the Apollo mural on the new Fire Station's facade, in the amount of \$24,991,845, plus a five percent owner's contingency in the amount of \$1,249,592, for a total of \$26,241,437; and amending the time to achieve substantial completion from 420 days to 720 days; such amendment subject to and contingent upon an appropriation of funds by the City Commission. The total project budget is \$33,563,588 and is currently in the construction phase. As of March 31, 2024, approximately \$4M have already been spent (including \$2.1M GOB funds).

The project currently proposes to replace the existing Fire Station No. 1, with a new Fire Station at the South Shore Community Center site located at 833 6th Street. This site was selected after the evaluation of multiple sites during the conceptual site planning and feasibility phase because of the size, shape, the access to frontages on the three sides on 6th Street Jefferson Avenue and Meridian Avenue, and its central location which offers the possibility of improved response time towards the south, the Macarthur Causeway and Palm and Hibiscus Islands. The site is the location of public access surface parking lot, P-11. The site provides access to the alley, Meridian Court, through P-11. Construction of the new Fire Station No. 1 facility at this site requires the demolition of the existing South Shore Community Center, and includes the construction of a temporary daycare facility within Flamingo Park.

At the December 13, 2023, meeting of the City Commission, Commissioner Kristen Rosen Gonzalez, sponsored item C7 R 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. During that meeting the Administration indicated that the size of the property for the existing location of Fire Station No. 1 at 1045 Jefferson Avenue is insufficient (21,000 square feet) to accommodate the program for the new Fire Station No. 1 facility, rendering the proposition to reconstruct on the existing site unfeasible. The City Commission deferred the item and discussion to the next meeting on January 31, 2024, to afford Commissioner Rosen Gonzalez the opportunity to identify alternative locations considering the concern with the size of the site of the existing Fire Station No. 1.

On January 31, 2024 the Mayor and Commission, as part of item R7 E, Save the South Shore Community Center item, further discussed the potential relocation of the Fire Station No. 1 project from the proposed 6th Street site to an alternate location. Following a motion by Commissioner

Bhatt, the Mayor and Commission adopted Resolution 2024-32903, after the fact, directing the Administration to pursue two parallel paths for the Fire Station No. 1 Project: (1) continue to execute the current Fire Station No. 1 Project at the South Shore Community Center site and (2) continue to explore alternative sites for the new Fire Station No. 1 Project; and further, directing the Administration to present its findings at the May 15, 2024 Commission meeting to enable the City Commission to have all readily available information to inform its decision as to the option that is in the best interests of the City and its residents.

On February 21, 2024 the Mayor and Commission adopted Resolution 2024-32927, submitted by Commissioner Fernandez as item C7 W, directing the City Administration to study the possible relocation of the new Fire Station No. 1 project to a City-owned site located 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 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 7 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. As mandated by the Miami-Dade County Charter (Article 7) a county-wide voter referendum will be required prior to locating the Fire Station No. 1 facility within the limits of the park, as this would be considered non-park related use on park land.

Also, during the February 21, 2024 Commission meeting, the Mayor and Commission adopted Resolution 2024-32928, as amended from item C7 X, pausing the South Shore Community Center's demolition pending the Administration's thorough analysis and recommendations on the options and viability of alternate sites, to be presented during the Commission meeting on May 15, 2024, and further, confirm neighborhood consensus and approval from the Flamingo Neighborhood Association.

On March 13, 2024, the Commission heard item C7T which proposed suspension of any expenditures towards the Fire Station No. 1 project, until the City Commission receives and evaluates recommendations on the options and viability of other suitable locations for the fire station. During this meeting the Administration confirmed that demolition of the existing facilities at 833 6th Street would not take place until completion of the current analysis on alternative sites, that no mobilization or construction would take place and that ongoing activities were mostly administrative in nature. Ultimately the item was deferred to the April 3, 2024, Commission meeting.

ANALYSIS

In the weeks since the January 31, 2024 Commission Meeting, and at the direction of the Commission, the Administration and project team, including the design consultant and construction manager, have commenced a review of potential alternate sites for the Fire Station No. 1 project. The Administration has been working closely with Commissioners Bhatt and Fernandez to identify potential alternate sites:

1. 833 6 Street- (South Shore Community Center) - Current Site
2. Flamingo Park at Alton Road, between 11th and 12th Street (Flamingo Park)
3. 1000 Alton Road (Whole Foods)
4. 1100 5th Street (Pier 1)
5. 960 Alton Road
6. 550 9th Street and 900 Washington Avenue (City owned Surface Parking Lot P-12)
7. 1260 Washington Avenue
8. 429 Lenox Avenue

Identifying and selecting a potential site to house the new Fire Station No. 1 facility is defined by certain parameters which establish requirements as to size, location and physical arrangements. Characteristics which need to be taken into consideration include geographic location and service area, size of lot (3/4 to 1 Acre min.), length and width of lot, adjacent roadway elevations, and ingress/egress paths. Estimated travel times from the proposed location throughout the service area must also be considered. As this is a Category-IV essential facility as identified in the National Building Code, and needs to meet specific finished floor elevation requirements, access to the facility by fire-fighting apparatus is accommodated through ramped driveways. Given the difference of elevation between the adjacent roadways and the required finished floor, the ramps must travel certain lengths which, together with the minimum ground floor dimension of the building, establish the minimum length of any site which might accommodate the facility. The combination of these site selection parameters further limits the availability of potential sites.

As directed by the Commission and following the directive to minimize the redesign of the building, to the extent possible, the project team prepared overlays and reviewed potential site constraints or limitations for each of the identified alternate sites. In order to facilitate a comparison of the various sites, City staff engaged the design consultant and construction manager, and estimated additional costs to date for these services could reach approximately \$60,000. Pursuant to the directive received in January 2024, City staff from the Office of Capital Improvement Projects has dedicated over 500 hours, to the exploration of alternative sites. The analysis has been summarized and a matrix of potential sites with their respective characteristics has been prepared (Exhibit A).

Of the sites identified and reviewed, only the proposed location at 6th Street between Meridian and Jefferson, and three (3) alternate sites, Flamingo Park between 11 and 12 Street, 1000 Alton Road and 1100 5th Street, appear capable of accommodating the Fire Station No. 1 facility with associated ramps and driveways. Parcels owned by private entities will also incur acquisition costs, which for the purposes of this exercise have been estimated using Miami-Dade County's 2023 Market Values. The site analysis generated potential site plans for the three alternate sites. Regardless of the site selected, all alternatives including the South Shore Community Center, will require amendments to the agreements with both the design consultant and the construction manager.

The sites identified as potential locations are listed in the matrix, and further summarized as follows:

Site 1. South Shore Community Center

This location has been fully designed, is currently in the construction phase and meets all the necessary parameters for site selection for this facility. The property is large enough, measuring approximately 45,000 square feet, and provides sufficient length, approximately 300 feet, to accommodate the facility as well as the necessary ramps (Exhibit B). Furthermore, the length provides the opportunity to include ground floor parking under the building for staff, thereby reducing parking needs in the surrounding community. The use of this site will require the demolition of the existing South Shore Community Center, and the temporary relocation of the Rainbow Intergenerational Learning Center (Daycare) to Flamingo Park, the costs of which are included in the project's overall budget. The temporary Daycare in Flamingo Park, including the dedicated playground, occupies approximately 5,200 SF, or 0.33% of the overall park. The map of estimated travel times has been prepared for this location (Exhibit C), and there are 2,841 residents that live within 500 feet of this location.

Additional costs associated with construction escalation, additional professional services and related fees, as a result of delays to commencement of construction, beyond the current \$33.6M total project budget, are estimated to be at least \$2M. The City has committed to finding a location

and funding for a permanent Daycare facility, the cost of which is yet to be determined. As of March 31, 2024, approximately \$4M have already been spent.

Based on the original project timeline, the new Fire Station No. 1 would have been completed in the spring of 2026. Assuming that direction is provided by May, 2024, restart of the project at this location could result in at least 6 months of project delays for a new completion date of fall, 2026.

Site 2. Flamingo Park

This site presents sufficient site length to accommodate the ramps and drive through functionality, in the north-south direction, with access driveways from 11 Street and 12 Street (Exhibit D). This site provides an opportunity to accommodate parking under the building, for staff, with driveway access to this parking from Alton Road, which will require a driveway permit from the Florida Department of Transportation (FDOT). In order to accommodate the new fire station, the existing running track will need to be shifted eastward approximately 15'. Additionally, the approximately 1700SF restroom and locker building currently located west of the track, the approximately 800 SF field house located east of the track, and the scoreboard will have to be demolished and reconstructed. The selection of this site will require a county-wide voter referendum, waivers of certain Land Development Regulations and review and approval by the Historic Preservation Board. The map of estimated travel times has been prepared for this location (Exhibit E) and there are 2,748 residents that live within 500 feet of this location.

Additional costs associated with construction escalation, additional design and pre-construction services, construction scope, impacts to the track, locker-room building, field house, artificial turf and drainage, fees and other incidentals are estimated to be approximately \$15-20M (\$7-9M for fire station and \$8-10M for park modifications). Assuming the voter referendum passes in August of 2024, and corresponding direction is provided at that time, relocation of the facility to this site could result in at least 30 months of project delays from the original project timeline, for a new completion date of fall, 2028, inclusive of park modifications.

Site 3. 1000 Alton Road / 1001 West Avenue / 1025 West Avenue (Whole Foods)

This site is comprised of three individual parcels and a right-of-way and appears to accommodate a drive through configuration of the facility in an east west orientation, with ingress/egress drives at Alton Road and West Avenue (Exhibit F). Similar to the Flamingo Park site, this parcel could provide parking under the building, for City staff. This site will require a driveway permit from FDOT, and the vacation and reconfiguration of a portion of the right-of-way (Alton Court Alley). This alternative will require land acquisition of the parcels from private owners, waivers of certain Land Development Regulations and review and approval by the Design Review Board. The map of estimated travel times has been prepared for this location (Exhibit G) and there are 3,938 residents that live within 500 feet of this site.

Additional costs associated with construction escalation, additional design and pre-construction services, construction scope, land acquisition (\$15M per MDC 2023 Market Value) and other fees are estimated to be approximately \$20-25M. Development of the Fire Station No. 1 project at this site will take at least 48 months upon completion of land acquisition and assuming the existing buildings are vacated timely. For example, if the land acquisition process is completed in fall of 2024, the project will be completed in fall 2028, resulting in a 24-30 month delay from the original project timeline.

Site 4. 1100 5th Street / City Parking Lot P-5 / Right-of-Way (Pier 1)

This site is comprised of several contiguous parcels including the City owned surface parking lot located at 401 Alton Road (P-5), and a right-of-way which will have to be vacated. Drive through functionality cannot be accommodated in the north south direction, does not provide sufficient height to accommodate ground floor parking in the east west direction, requiring staff to park off-site. However, the project team did identify two potential layouts for the facility (Exhibit H). Both

alternatives will require land acquisition of the parcel from a private owner, vacation of right-of-way, waivers of certain Land Development Regulations and review and approval by the Design Review Board. Proximity to 5th Street and Alton Road with associated driveway locations may require FDOT approvals. The map of estimated travel times has been prepared for this location (Exhibit I) and there are 2,535 residents that live within 500 feet of this location.

1. Alternative 1 for this site includes drive-through functionality, ingress/egress from Alton Road and Lenox Avenue, and maintains, albeit reduced, public parking spaces. This layout will require additional grade level space for the maintenance of the trucks and equipment.
2. Alternative 2 for this site is comprised of a single ingress/egress arrangement from Lenox Avenue, eliminating the drive-through functionality, and maintains, albeit reduced, public parking spaces. A level turn-around area allows for vehicles to turn and back into the facility, as well as an area for vehicle and equipment maintenance.

The owner of this property has indicated that they are not interested in selling the property to the City.

Due to the many constraints and challenges at this location, the Administration does not recommend this site as a viable option.

CONCLUSION

All things being equal, and discounting concerns related to time and cost impacts, the Flamingo Park and Whole Foods sites offer viable alternative sites for the Fire Station No. 1 project. However, with no current additional funding sources, considering the immediate and future needs of the Fire Department and the age of the existing Fire Station No. 1, the Administration continues to recommend that the new Fire Station No. 1 project, currently in the construction phase, remain at the currently proposed South Shore Community Center site, as designed and previously approved. The site analysis and Exhibits have been provided to the Mayor and Commission for consideration of the Fire Station No. 1 project, as directed.

ATTACHMENTS:

Exhibit A – Matrix of Alternate Sites

Exhibit B – South Shore Community Center Site Plan

Exhibit C – South Shore Community Center Drive Times Map

Exhibit D – Flamingo Park Site Plan

Exhibit E – Flamingo Park Drive Times Map

Exhibit F – Whole Foods Site Plan

Exhibit G – Whole Foods Drive Times Map

Exhibit H – Alton Road Pier 1 Site Plan

Exhibit I – Alton Road Pier 1 Drive Times Map

No.	SITES	FIT Y/N	PROPERTY CHARACTERISTICS					OWNER	PROJECT CONSIDERATIONS	ESTIMATED RESPONSE TIME	ADDITIONAL PROJECT COST BEYOND CURRENT PROJECT BUDGET	# OF RESIDENTS WITHIN 500' RADIUS
			SIZE (SQFT)(Approx.)			TOTAL AREA (sq.ft.)	MIAMI-DADE COUNTY 2023 MARKET VALUE (Private Property only)					
			PRIVATE LOT	PUBLIC LOT	PUBLIC ROW							
SITES BEING CONSIDERED												
1	South Shore Community Center 833 6th Street	Y	N/A	45,000 + 5,200 Daycare at Flamingo Park (0.33% of total park area)	N/A	50,200	N/A	City of Miami Beach	1. Project is in the construction phase. 2. Construction includes Fire Station 1 and temporary location for Daycare at Flamingo Park for a total project cost of \$33,563,588. Approximately \$4 million has been spent (including \$2.1M GOB funds). 3. The temporary Daycare in Flamingo Park, including the dedicated playground, occupies approximately 5,200 SF, or 0.33% of the overall park. 4. Assuming direction is provided by May 2024, restart of the project could result in at least 6 months of project delays. Estimated completion date Fall 2026. 5. Additional costs associated with construction escalation, additional professional services and related fees is estimated to be at least \$2 million. 6. The City has committed to finding a location and funding for a permanent Daycare facility, the cost of which is yet to be determined. 7. The Administration recommends that the new Fire Station No. 1 project remain at the currently proposed South Shore Community Center site.	See estimated travel times map (Exhibit C)	\$2 million + Future Permanent Daycare Facility (TBD)	2,841
2	Flamingo Park Alton Road, between 11th and 12th Streets	Y	N/A	40,000 Fire Station Site 1,591,247 Park Total (2.5% of total park area)	N/A	40,000	N/A	City of Miami Beach	1. Adding the Fire Station to the Park would require a county-wide referendum. Article 7 of the Miami-Dade County Charter requires voter approval when adding non-park related uses on park land. 2. Site includes the western portion of Flamingo Park between 11th and 12 Streets, west of existing football field and track. The Fire Station site will be 2.5% of the overall park area. 3. Building will fit with North-South orientation of ramp. To fit, the running track would be relocated eastward to provide space for the Fire Station. Relocation will include replacing the associated field drainage system, and replacing the turf of the football field and track surface. The restroom and locker building as well as the field house would be demolished and rebuilt. A new scoreboard would be required. The adjustments to the field would continue to accommodate a soccer field, up to 65 yds wide x 120 yds long. 4. Additional costs associated to the construction of the Fire Station include construction, escalation, design and pre-construction services and other fees are estimated to be between \$7-9 million. 5. Additional costs associated to impacts to the track, locker-room building, field house, artificial turf and drainage includes construction, additional design and pre-construction services, and other fees and are estimated to be \$8-10 million. 6. Design shall include parking on site so employees will not use on-street parking. Employee parking may enter/exit to Alton Road. 7. Site has an easement and infrastructure for gas utilities close to the SW corner. 8. Project could be delayed at least 2 - 2-1/2 years. 9. Traffic analysis and possibly traffic signalization may be required for Alton Road. 10. This is a viable site.	See estimated travel times map (Exhibit E)	Total \$15-\$20 million (Fire Station \$7-\$9 million) (Park \$8 - \$10 million)	2,748

No.	SITES	FIT Y/N	PROPERTY CHARACTERISTICS					OWNER	PROJECT CONSIDERATIONS	ESTIMATED RESPONSE TIME	ADDITIONAL PROJECT COST BEYOND CURRENT PROJECT BUDGET	# OF RESIDENTS WITHIN 500' RADIUS
			SIZE (SQFT)(Approx.)			TOTAL AREA (sq.ft.)	MIAMI-DADE COUNTY 2023 MARKET VALUE (Private Property only)					
			PRIVATE LOT	PUBLIC LOT	PUBLIC ROW							
3	1000 Alton Road 1001 West Avenue 1025 West Avenue (Whole Foods Market)	Y	57,000	N/A	Pending	Pending	\$8,968,750 \$2,449,479 \$3,750,000 Total: \$15,168,229	Forte LTD	1. This site combines private property and portions of a ROW which would have to be vacated. 2. Relocation of utilities in the ROW will be required. 3. Will require a cross access easement to return Alton Court (alley) to West Ave. 4. The building will fit, in the East-West orientation exiting on Alton Road and West Avenue, with parking below the building at first floor level. Existing buildings would be demolished. 5. Traffic analysis and possibly traffic signalization may be required for Alton Road and West Avenue. 6. Additional costs associated to the construction of the Fire Station include construction, escalation, design and pre-construction services and other fees are estimated to be at least \$6 million. 7. The Miami-Dade 2023 Market value for the property is \$15.2 million. 8. Project could be delayed at least 2 - 2-1/2 years, depending on land acquisition timeframe. 9. This is a viable site.	See estimated travel times map (Exhibit G)	Total \$21.2 million (\$6 million Fire Station) (\$15.2 million Land acquisition)	3,938
SITE NO LONGER CONSIDERED												
4	Alton Rd, between, 4th and 5th Streets 1100 5th Street (Pier 1)	N	30,000	12,750	2,000	44,750	\$16,335,000	Gateway MB LLC City of Miami Beach	1. Parcel of land includes private property located at 1100 5th Street, public surface parking lot P-5 (4 parcels), and a public ROW (which would have to be vacated). 2. Drive through ramp does not fit in the North-South orientation if building is set at BFE +3'. 3. The drive through ramp fits in the East-West orientation. Parking cannot fit beneath the building, parking could be provided on-site or off-site. An East-West option with back in access from Lenox Ave will also fit. 4. School zone speed restrictions and traffic from school may affect access on 4th Street and Alton Road. 5 Site is subject to FDOT review if work performed on/near their ROW on 5th Street and at the corner of Alton Road. 6. On street parking would be lost on Lenox Ave for truck maneuvering accomodation. 7. Project could be delayed at least 2 - 2-1/2 years, depending on land acquisition timeframe. 8. Traffic analysis and possibly traffic signalization may be required for Alton Road. 9. Existing buildings will have to be demolished. 10. The owner of this property has indicated they are not interested in selling this property to the City. 11. Administration does not recommend this site as a viable option.	See estimated travel times map (Exhibit I)	\$20.5 million	2,535

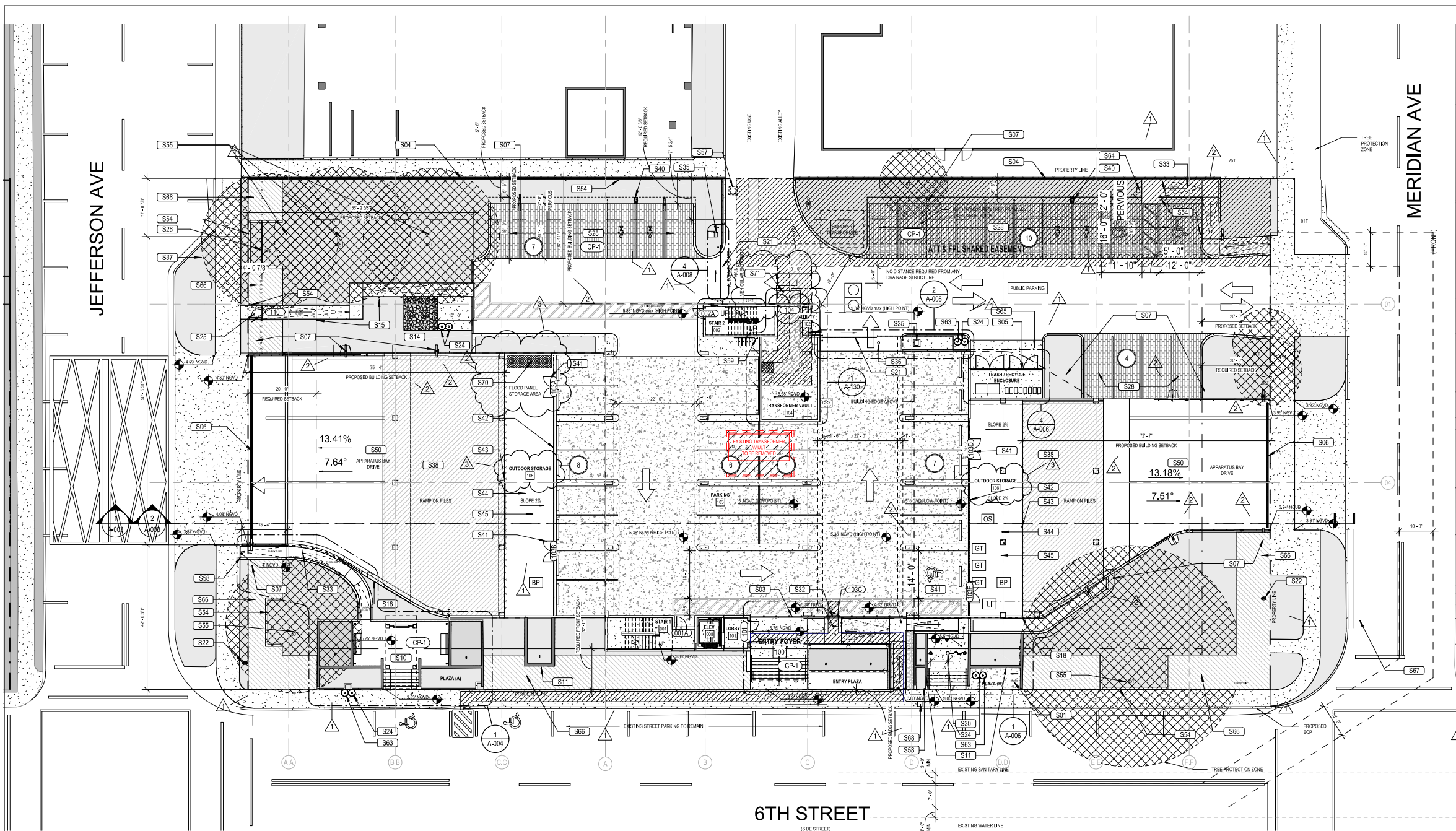
No.	SITES	FIT Y/N	PROPERTY CHARACTERISTICS					TOTAL AREA (sq.ft.)	MIAMI-DADE COUNTY 2023 MARKET VALUE (Private Property only)	OWNER	PROJECT CONSIDERATIONS	ESTIMATED RESPONSE TIME	ADDITIONAL PROJECT COST BEYOND CURRENT PROJECT BUDGET	# OF RESIDENTS WITHIN 500' RADIUS
			SIZE (SQFT)(Approx.)											
			PRIVATE LOT	PUBLIC LOT	PUBLIC ROW									
SITES NOT VIABLE														
5	960 Alton Road	N	16,650	N/A	N/A	16,650	\$5,485,610	Media Holdings Ltd.	The building and the required ramps, without parking beneath, does not fit on the site. Site is 162' long, where approximately 300' is required. Administration does not recommend this site as a viable option.	N/A	N/A	N/A		
6	550 9th Street and 900 Washington Avenue (Surface Lot P-12)	N	14,484	20,873	5,625	40,982	\$7,335,224	550 Ninth LLC City of Miami Beach	1. This site combines private property, a public parking lot and portions of a ROW on 9th Street which would have to be vacated. 2. Even with vacated ROW, the irregular shape of the site does not accomodate the existing Fire Station design. 3. A back-in configuration also does not fit. 4. 2018 forced sale of property - \$17,625,000 5. Administration does not recommend this site as a viable option.	N/A	N/A	N/A		
7	1260 Washington Ave	N	23,350	N/A	N/A	23,250	\$9,300,000	Urbin Miami Beach Owner LLC	The building and the required ramps, without parking beneath does not fit on the site. Site is 167' long, where approximately 300' is required. Administration does not recommend this site as a viable option.	N/A	N/A	N/A		
8	429 Lenox Avenue	N	22,350	N/A	N/A	22,350	\$30,000,000	Lenox 429 Ave, Inc.	The building and the required ramps, without parking beneath does not fit on the site. Site is 202' long, where approximately 300' is required. Administration does not recommend this site as a viable option.	N/A	N/A	N/A		

GENERAL NOTES

1. BOUNDS OF SCOPE OF WORK AREA ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
2. REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR PARKING, SIDEWALKS, AND DRIVEWAY DETAILS.
4. REFER TO DOOR SCHEDULE FOR DOOR CARD READER LOCATIONS.
5. ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DESIGN FLOOD ELEVATION (DFE) OR LOWEST POINT ELEVATION, WHICH IS HIGHER, OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGED RESISTANT MATERIAL ACCORDING TO TABLE 5-1 AND TABLE 1-1 OF ASCE 24-14. FOR INTERIOR SLABS USE 10 MIL VAPOR RETARDER COMPLYING WITH ASTM E1745 BETWEEN SOIL AND BOTTOM OF SLAB AND INSTALL CONFORMANCE WITH ASTM E1643, LAP JOINTS 6" AND SEAL WITH MANUFACTURER APPROVED TAPE, REPAIR ALL PUNCTURES AND TEARS, AND SEAL AROUND ALL PENETRATIONS. DO NOT USE ANY SHEETING BELOW EXTERIOR CONCRETE SLABS.

SPECIFIC KEYNOTES - SITE

NUMBER	TEXT
S01	(4) SHORT-TERM PARKING SPOTS, 2 IN-GROUND BICYCLE RACKS, EXISTING SALVAGED BICYCLE RACKS TO BE RE-INSTALLED.
S03	46' WIDE X 8'-6" HIGH DECORATIVE MEMORIAL PERFORATED ALUMINUM FENCE W/ GRAPHIC ART, DELEGATED DESIGN AND ENGINEERED, REFER TO SPECIFICATIONS
S04	7' HIGH ALUMINUM PICKET FENCE W/ PVC PRIVACY PANELS, REFER TO SPECIFICATIONS
S05	6' HIGH ALUMINUM PICKET GATE, REFER TO SPECIFICATIONS
S06	TRENCH DRAIN, REFER TO CIVIL
S07	LIGHT POLE, REFER TO ELECTRICAL
S10	PLAZA WITH REPURPOSED DOUBLE TEE CANOPY
S11	EXISTING PLANTER WALLS TO REMAIN, REPAINT AND REFINISH AS REQUIRED
S14	GRAVEL AREA, REFER TO CIVIL AND LANDSCAPE
S15	LIGHT BOLLARD, TYP, REFER TO ELECTRICAL
S18	SPLIT RIB (ONE SIDE) CMU BLOCK, REFER TO SPECIFICATIONS
S21	7' HIGH ALUMINUM PICKET AUTOMATIC ROLLING GATE
S22	FIRE HYDRANT TO FILL TRUCKS, COORDINATE WITH CIVIL AND PLUMBING
S24	LABELLED TRASH CAN, REFER TO SPECIFICATIONS
S25	36" WIDE X 7' HIGH ALUMINUM PICKET GATE, REFER TO DOOR SCHEDULE AND SPECIFICATIONS
S26	7' HIGH ALUMINUM PICKET FENCE, REFER TO SPECIFICATIONS
S27	6' HIGH ALUMINUM PICKET FENCE, REFER TO SPECIFICATIONS
S28	PAVERS, REFER TO CIVIL AND SPECIFICATIONS
S30	NEW 30' FLAGPOLE W/ IN-GRADE COLOR CHANGING UPLIGHTING, REFER TO ELECTRICAL
S32	3' WIDE X 7' HIGH GATE WITH GRAPHIC ART ON PERFORATED DECORATIVE METAL SCREEN TO MATCH FENCE
S33	FLEXI POUR ACCESSIBLE WALKWAY, 1.20 (5%) MAX SLOPE, 60" MIN WIDTH, REFER TO SPECIFICATIONS, PROVIDE RETAINING WALL ALONG THE PATH, COORDINATE W/ CIVIL AND LANDSCAPE
S35	GATE OPERATOR, REFER TO SPECIFICATIONS
S36	8" PIPE BOLLARD FILLED W/ CONCRETE W/ SLEEVES COLOR RED, REFER TO SPECIFICATIONS
S37	BIKE RENTAL RELOCATED FROM MERIDIAN
S38	COMPACTED FILL AND GRAVEL
S40	DUAL ELECTRICAL VEHICLE CHARGING PEDESTAL STATION, REFER TO SPECIFICATIONS AND ELECTRICAL
S41	7' WIDE PICKET DOUBLE GATE W/ PVC PRIVACY PANEL, REFER TO DETAIL AND SPECIFICATIONS
S42	7' HIGH PICKET FENCE WITH PVC PRIVACY SCREEN, REFER TO SPECIFICATIONS
S43	ADD ALTERNATE: 6' HIGH CHAINLINK FENCE
S44	ADD ALTERNATE: CONCRETE SLAB, REFER TO STRUCTURAL
S45	ADD ALTERNATE: PROVIDE SPRINKLERS AND LIGHTING
S46	PICNIC AND GRILL AREA, PROVIDE GAS HOOKUP
S47	CAST IN PLACE CONCRETE PLANTER WALLS TO MATCH EXISTING PLANTER WALLS DETAILING
S49	CLEAR ANODIZED ALUMINUM HANDRAIL, REFER TO SPECIFICATIONS
S50	CAST IN PLACE CONCRETE, REFER TO SPECIFICATIONS
S53	REPURPOSED DOUBLE TEE CANOPY, CLEAN AND PREPARE SURFACE TO RECEIVE NEW WATERPROOFING FLUID APPLIED MEMBRANE, ADD ALTERNATE: REDD PERIMETER FLASHING
S54	RETAINING WALL, REFER TO CIVIL
S55	EXISTING TREE TO REMAIN, REFER TO LANDSCAPE FOR ALL TREES TO REMAIN.
S57	EXISTING FIBER BOX TO REMAIN
S59	LANDSCAPE CONTROLLER
S61	POWDER COATED BIKE RACKS, REFER TO SPECIFICATION
S63	LABELLED RECYCLING BIN, REFER TO SPECIFICATIONS.
S64	CONCRETE PAD FOR PARKING PAY STATION, MORE INFO ON CONCRETE PAD, SEE CIVIL, COORDINATE DIMENSIONS WITH PARKING.
S65	CONCRETE PAD FOR TRASH ENCLOSURE, CURB TO SLOPE, REFER TO CIVIL
S66	BERM, REFER TO CIVIL
S67	CITIBIKE RACK LOCATED AT MERIDIAN AVENUE WILL BE RELOCATED, COORDINATE W/ CIP.
S68	THE PAY STATION ON 6TH ST WILL BE UNINSTALLED DURING CONSTRUCTION AND REINSTALLED ONCE THE BUILDING IS COMPLETE, COORDINATE WITH PARKING FOR PROCEDURE AND TIMING.
S70	FLOOD BARRIER STORAGE
S71	CONCRETE PAD FOR FLOOD PANELS



1 SITE PLAN
1/16" = 1'-0"

ZONING LEGEND

EXISTING LAND USE: CIVIC
MUNICIPAL FUTURE LAND USE: PF FLU, RM-1 FLU

FEMA FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE): 8.0' NGVD
DESIGN FLOOD ELEVATION (DFE): 11'-0" NGVD
GARAGE TOS ELEVATION (LP): 5'-0" NGVD
GARAGE TOS ELEVATION (HP): 5.38' NGVD
BOTTOM FLOOR TOS ELEVATION: 11.0' NGVD LOBBY: 5.75' NGVD
NEXT HIGHER TOS ELEVATION: 11.0' NGVD
HABITABLE SPACE TOS ELEVATION: 33.5' NGVD
LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING: 3.57' NGVD
HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING: 5.46' NGVD
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING: EXHAUST FAN IN PARKING GARAGE IS 4'-7"

CROWN OF ROAD ELEVATION:
3.13' NGVD AVERAGE - 6th STREET
3.57' NGVD AVERAGE - MERIDIAN
3.81' NGVD AVERAGE - JEFFERSON
5.81' NGVD = (8' BFE + 3.61' CROWN OF ROAD)/2

ADJUSTED GRADE ELEVATION:
BENCH MARK D-116, ELEVATION: 5.03' NGVD '29, -1.55' NAVD = + 3.48' (NAVD '88)

FIRM MAP NUMBER: 120660319L
GROSS LOT AREA: 45,000 S.F. (1.03 ACRES)
LOT COVERAGE ALLOWED: (45%) = 20,250 S.F.
LOT COVERAGE PROVIDED: (75%) = 33,721 S.F. PER CITY COMMISSION GRANTED WAIVER (REFER TO 2/A-001 FOR CALCULATION)

BUILDING FOOTPRINT: 12,056.5 S.F. (does not include apparatus bay ramps)
MAX. F.A.R.: ALLOWED 1.4 (63,000 S.F.); PUBLIC INSTITUTIONS FOR LOTS GREATER THAN 15,000 S.F. PROPOSED 19,567 S.F. (Floor space used for required accessory off-street parking spaces is not included)

*BUILDING HEIGHT: 35' ALLOWED, 35' PROPOSED (measured from BFE+5' of freeboard)

SETBACKS	GRADE PARKING	BUILDING
FRONT (REQUIRED)	20'	20'
MERIDIAN AVE	59'-9"	101'-10"
JEFFERSON AVE	20'-3"	102'-2"
SIDE, INTERIOR (REQUIRED)	12'-0"	12'-0"
NORTH	5'-6"	34'-11"
SIDE, FACING A STREET (REQUIRED)	12'-0"	12'-0"
6TH ST	21'-0"	0'-0"

SITE PLAN LEGEND

- X-X" AFF FINISH FLOOR LEVEL AT BUILDING ENTRY POINT
- AREA N.I.C.
- EXISTING BUILDING
- GREENSPACE
- ACCESSIBLE ROUTE
- BERM
- PROPERTY LINE
- LIGHT BOLLARD
- FENCE
- SETBACK
- FDC FIRE DEPARTMENT CONNECTION
- LIGHT POLE, REFER TO PHOTOMETRY FOR MOUNTING HEIGHT
- EXISTING TREE TO REMAIN
- NEW PROPOSED TREE (REFER TO LANDSCAPE)
- GREASE TRAP
- PARKING METER
- NUMBER OF PARKING SPACES
- TRANSFORMER
- OIL SEPARATOR
- LINT INTERCEPTOR
- BACKFLOW PREVENTER - REFER TO CIVIL
- POLE MOUNTED AUTOMATIC GATE CARD READER (CR1)
- WALL MOUNTED AUTOMATIC GATE CARD READER (CR2)

PROPOSED OFF-STREET PARKING	REQUIRED	PROPOSED	TOTAL
PUBLIC PARKING LOT SPACES*	14	14	14
FIRE STATION PARKING SPACES:	22	32	32
*26 EXISTING SPACES (1 ADA)			
GRAND TOTAL:			46
BICYCLE PARKING:			
SHORT-TERM	4	4	4
PERMANENT*	3	4	4
* LOCATED WITHIN COVERED PARKING			
ON STREET PARKING TO REMAIN			
6TH STREET FRONTAGE (EXISTING) (2 ADA)	13	13	13
JEFFERSON AVE (4 EXISTING)	0	0	0
MERIDIAN AVE (3 EXISTING)	0	0	0
GRAND TOTAL:			13

2 LOT COVERAGE DIAGRAM
1" = 80'-0"

GREENSPACE = 11,279 S.F.
LOT COVERAGE = 33,721 S.F.
LOT AREA = 45,000 S.F.
33,721 S.F./45,000 S.F. = 75%

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

PROJECT: **CITY OF MIAMI BEACH FIRE STATION #1**

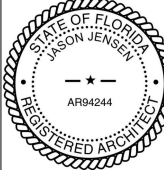
ADDRESS: 833 6TH STREET MIAMI BEACH, FL 33139

CONSULTANT: **Wannemacher Jensen Architects, Inc.**

SUB CONSULTANT:

ARCH. OF RECORD: **WJ ARCHITECTS**
FL REG: AR94244

DRAWN BY:
CHECKED BY:
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION
1	04-05-2023	PERMIT SET
2	06-30-2023	BLDG DEPT REVIEW
3	12-22-2023	BLDG DEPT REVIEW
4	02-15-2024	BLDG DEPT REVIEW

Drawing Title: **SITE PLAN**

Drawing No.: **A-001**

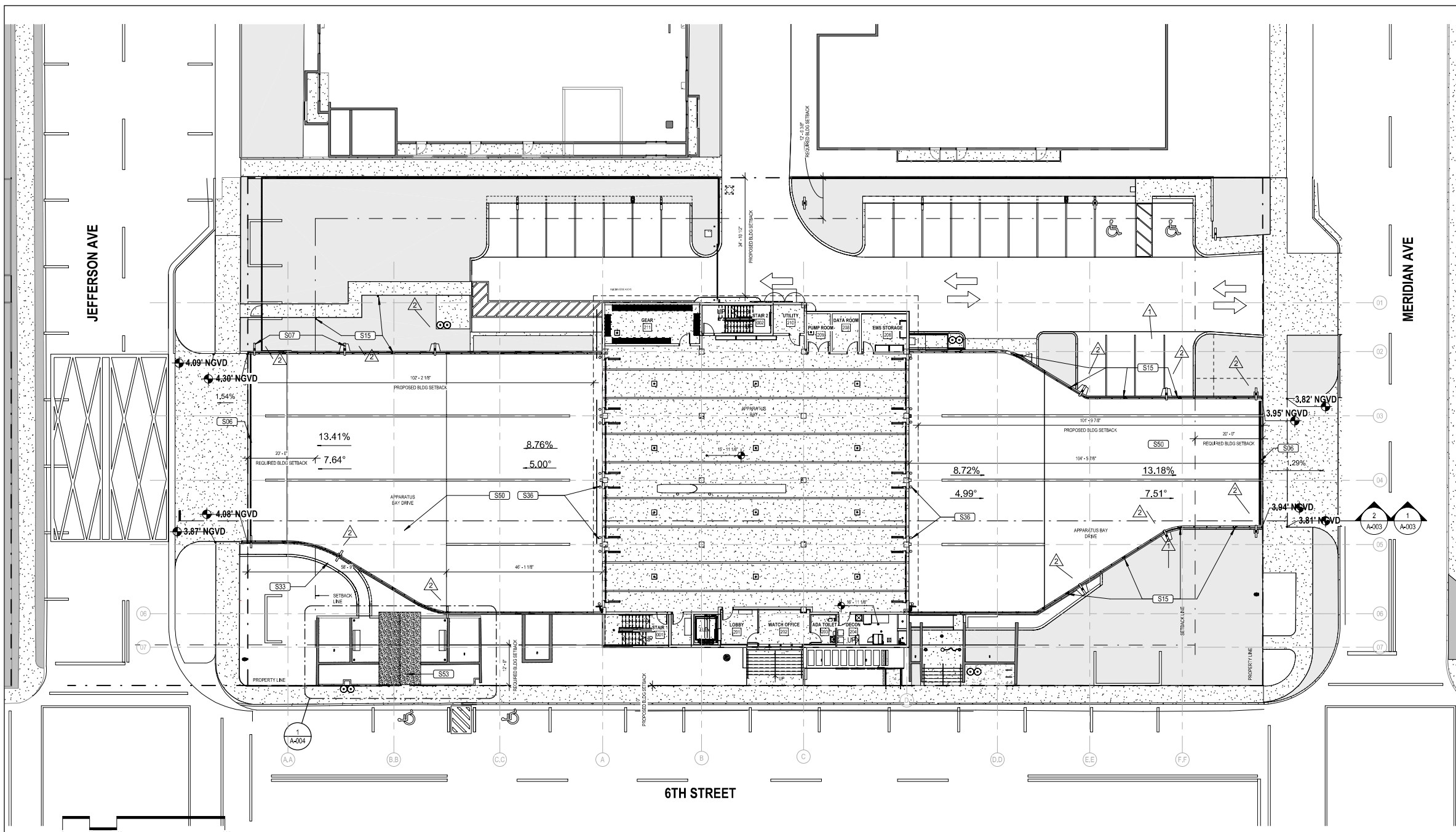
Filename:
Date: - of -
Sheet: - of -

GENERAL NOTES

- BOUNDS OF SCOPE OF WORK AREA ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
- REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.
- REFER TO CIVIL AND LANDSCAPE PLANS FOR PARKING, SIDEWALKS, AND DRIVEWAY DETAILS.
- REFER TO DOOR SCHEDULE FOR DOOR CARD READER LOCATIONS.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DESIGN FLOOD ELEVATION (DFE) OR LOWEST POINT ELEVATION, WHICH IS HIGHER, OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGED-RESISTANT MATERIAL ACCORDING TO TABLE 5-1 AND TABLE 1-1 OF ASCE 24-14. FOR INTERIOR SLABS USE 10 MIL VAPOR RETARDER COMPLYING WITH ASTM E1745 BETWEEN SOIL AND BOTTOM OF SLAB AND INSTALL CONFORMANCE WITH ASTM E1643 LAP JOINTS 6" AND SEAL WITH MANUFACTURER APPROVED TAPE. REPAIR ALL PUNCTURES AND TEARS, AND SEAL AROUND ALL PENETRATIONS. DO NOT USE ANY SHEETING BELOW EXTERIOR CONCRETE SLABS.

SPECIFIC KEYNOTES - SITE

NUMBER	TEXT
S01	(4) SHORT-TERM PARKING SPOTS, 2 IN-GROUND BICYCLE RACKS, EXISTING SALVAGED BICYCLE RACKS TO BE RE-INSTALLED.
S03	46' WIDE X 8'-6" HIGH DECORATIVE MEMORIAL PERFORATED ALUMINUM FENCE W/ GRAPHIC ART, DELEGATED DESIGN AND ENGINEERED. REFER TO SPECIFICATIONS
S04	7' HIGH ALUMINUM PICKET FENCE W/ PVC PRIVACY PANELS. REFER TO SPECIFICATIONS
S05	6' HIGH ALUMINUM PICKET GATE. REFER TO SPECIFICATIONS
S06	TRENCH DRAIN. REFER TO CIVIL
S07	LIGHT POLE. REFER TO ELECTRICAL
S10	PLAZA WITH REPURPOSED DOUBLE TEE CANOPY
S11	EXISTING PLANTER WALLS TO REMAIN, REPAINT AND REFINISH AS REQUIRED
S14	GRAVEL AREA. REFER TO CIVIL AND LANDSCAPE
S15	LIGHT BOLLARD. TYP. REFER TO ELECTRICAL
S18	SPLIT RIS (ONE SIDE) CMU BLOCK. REFER TO SPECIFICATIONS
S21	7' HIGH ALUMINUM PICKET AUTOMATIC ROLLING GATE
S22	FIRE HYDRANT TO FILL TRUCKS. COORDINATE WITH CIVIL AND PLUMBING
S24	LABELLED TRASH CAN. REFER TO SPECIFICATIONS
S25	36" WIDE X 7' HIGH ALUMINUM PICKET GATE. REFER TO DOOR SCHEDULE AND SPECIFICATIONS
S26	7' HIGH ALUMINUM PICKET FENCE. REFER TO SPECIFICATIONS
S27	6' HIGH ALUMINUM PICKET FENCE. REFER TO SPECIFICATIONS
S28	PAVERS. REFER TO CIVIL AND SPECIFICATIONS
S30	NEW 30' FLAGPOLE W/ IN-GRADE COLOR CHANGING UPLIGHTING. REFER TO ELECTRICAL
S32	3' WIDE X 7' HIGH GATE WITH GRAPHIC ART ON PERFORATED DECORATIVE METAL SCREEN TO MATCH FENCE
S33	FLEXI POUR ACCESSIBLE WALKWAY, 120 (5%) MAX SLOPE, 60" MIN WIDTH. REFER TO SPECIFICATIONS. PROVIDE RETAINING WALL ALONG THE PATH. COORDINATE W/ CIVIL AND LANDSCAPE
S35	GATE OPERATOR. REFER TO SPECIFICATIONS
S36	8" PIPE BOLLARD FILLED W/ CONCRETE W/ SLEEVES COLOR RED. REFER TO SPECIFICATIONS
S37	BIKE RENTAL RELOCATED FROM MERIDIAN
S38	COMPACTED FILL AND GRAVEL
S40	DUAL ELECTRICAL VEHICLE CHARGING PEDESTAL STATION. REFER TO SPECIFICATIONS AND ELECTRICAL
S41	7' WIDE PICKET DOUBLE GATE W/ PVC PRIVACY PANEL. REFER TO DETAIL AND SPECIFICATIONS
S42	7' HIGH PICKET FENCE WITH PVC PRIVACY SCREEN. REFER TO SPECIFICATIONS
S43	ADD ALTERNATE: 6' HIGH CHAINLINK FENCE
S44	ADD ALTERNATE: CONCRETE SLAB. REFER TO STRUCTURAL
S45	ADD ALTERNATE: PROVIDE SPRINKLERS AND LIGHTING
S46	PICNIC AND GRILL AREA. PROVIDE GAS HOOKUP
S47	CAST IN PLACE CONCRETE PLANTER WALLS TO MATCH EXISTING PLANTER WALLS DETAILING
S49	CLEAR ANODIZED ALUMINUM HANDRAIL. REFER TO SPECIFICATIONS
S50	CAST IN PLACE CONCRETE. REFER TO SPECIFICATIONS
S53	REPURPOSED DOUBLE TEE CANOPY. CLEAN AND PREPARE SURFACE TO RECEIVE NEW WATERPROOFING FLUID APPLIED MEMBRANE. ADD ALTERNATE: REDO PERIMETER FLASHING
S54	RETAINING WALL. REFER TO CIVIL
S55	EXISTING TREE TO REMAIN. REFER TO LANDSCAPE FOR ALL TREES TO REMAIN.
S57	EXISTING FIBER BOX TO REMAIN
S59	LANDSCAPE CONTROLLER
S61	POWDER COATED BIKE RACKS. REFER TO SPECIFICATION
S63	LABELLED RECYCLING BIN. REFER TO SPECIFICATIONS.
S64	CONCRETE PAD FOR PARKING PAY STATION. MORE INFO ON CONCRETE PAD, SEE CIVIL. COORDINATE DIMENSIONS WITH PARKING.
S65	CONCRETE PAD FOR TRASH ENCLOSURE. CURB TO SLOPE. REFER TO CIVIL
S66	BERM. REFER TO CIVIL.
S67	CITIBIKE RACK LOCATED AT MERIDIAN AVENUE WILL BE RELOCATED. COORDINATE W/ CIP.
S68	THE PAY STATION ON 6TH ST WILL BE UNINSTALLED DURING CONSTRUCTION AND REINSTALLED ONCE THE BUILDING IS COMPLETE. COORDINATE WITH PARKING FOR PROCEDURE AND TIMING.
S70	FLOOD BARRIER STORAGE.
S71	CONCRETE PAD FOR FLOOD PANELS



1 HIGH SITE PLAN
1/16" = 1'-0"

ZONING LEGEND

EXISTING LAND USE: CIVIC
MUNICIPAL FUTURE LAND USE: PF FLU, RM-1 FLU

FEMA FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE): 8.0' NGVD
DESIGN FLOOD ELEVATION (DFE): 11'-0" NGVD
GARAGE TOS ELEVATION (LP): 5'-0" NGVD
GARAGE TOS ELEVATION (HP): 5.38' NGVD
BOTTOM FLOOR TOS ELEVATION: 11.0' NGVD LOBBY: 5.75' NGVD
NEXT HIGHER TOS ELEVATION: 11.0' NGVD
HABITABLE SPACE TOS ELEVATION: 33.5' NGVD
LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING: 3.57' NGVD
HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING: 5.48' NGVD
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING: EXHAUST FAN IN PARKING GARAGE IS 4'-7"

CROWN OF ROAD ELEVATION:
3.13' NGVD AVERAGE - 6TH STREET
3.57' NGVD AVERAGE - MERIDIAN
3.61' NGVD AVERAGE - JEFFERSON
5.81' NGVD = (8' BFE + 3.61' CROWN OF ROAD)/2

ADJUSTED GRADE ELEVATION:
BENCH MARK D-116, ELEVATION: 5.03' NGVD 29 - 1.55' NAVD + + 3.48' (NAVD '88)

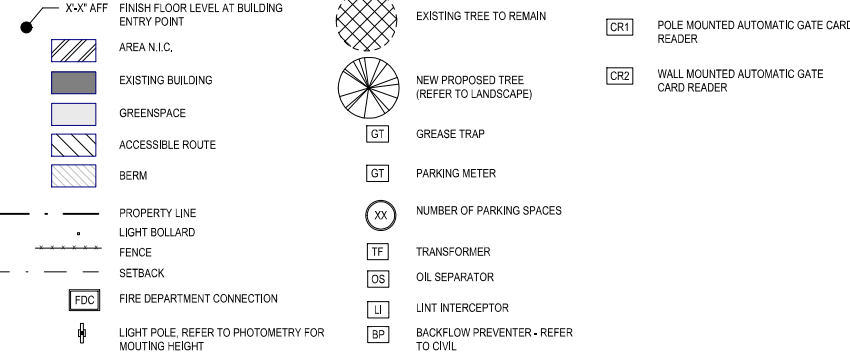
FIRM MAP NUMBER: 12086C0319L
GROSS LOT AREA: 45,000 S.F. (1.03 ACRES)
LOT COVERAGE ALLOWED: (45%) 20,250 S.F.
LOT COVERAGE PROVIDED: (75%) 33,721 S.F. PER CITY COMMISSION GRANTED WAIVER (REFER TO 2/A-001 FOR CALCULATION)

BUILDING FOOTPRINT: 12,056.5 S.F. (does not include apparatus bay ramps)
MAX. F.A.R.: ALLOWED 1.4 (83,000 S.F.); PUBLIC INSTITUTIONS FOR LOTS GREATER THAN 15,000 S.F.
PROPOSED 19,557 S.F. (Floor space used for required accessory off-street parking spaces is not included)

**BUILDING HEIGHT: 35' ALLOWED, 35' PROPOSED (measured from BFE+5' of freeboard)

SETBACKS	GRADE PARKING	BUILDING
FRONT (REQUIRED)	20'	20'
MERIDIAN AVE	59'-0"	101'-10"
JEFFERSON AVE	20'-3"	102'-2"
SIDE, INTERIOR (REQUIRED)	12'-0"	12'-0"
NORTH	5'-6"	34'-11"
SIDE, FACING A STREET (REQUIRED)	12'-0"	12'-0"
6TH ST	21'-0"	0'-0"

SITE PLAN LEGEND



PROPOSED OFF-STREET PARKING	REQUIRED	PROPOSED	TOTAL
PUBLIC PARKING LOT SPACES*		14	14
FIRE STATION PARKING SPACES:		32	32
*26 EXISTING SPACES (1 ADA)	22	14	32
GRAND TOTAL:			46
BICYCLE PARKING:			
SHORT-TERM	4	4	4
PERMANENT*	3	4	4
*LOCATED WITHIN COVERED PARKING			
ON-STREET PARKING TO REMAIN			
6TH STREET FRONTAGE (EXISTING) (2 ADA)		13	13
JEFFERSON AVE (4 EXISTING)		0	0
MERIDIAN AVE (3 EXISTING)		0	0
GRAND TOTAL:			13

1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

PROJECT: **CITY OF MIAMI BEACH FIRE STATION #1**

ADDRESS: 833 6TH STREET MIAMI BEACH, FL 33139

CONSULTANT: **Wannemacher Jensen Architects, Inc.**

SUB CONSULTANT:

ARCH. OF RECORD: **WJ ARCHITECTS**

FL REG: AR94244

DRAWN BY:

CHECKED BY:

SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION
1	04-05-2023	PERMIT SET
2	06-30-2023	BLDG DEPT REVIEW
3	12-22-2023	BLDG DEPT REVIEW

Drawing Title: **HIGH SITE PLAN**

Drawing No.: **A-002**

Filename:

Date: - of -

Sheet: - of -



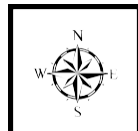
South Shore Community Center

Proposed Fire Station 1-A

Legend

- Municipal Boundary
- Proposed Station 1
- Drive Times
 - 2 Minutes
 - 4 Minutes
 - 6 Minutes
 - 8 Minutes
 - 10 Minutes

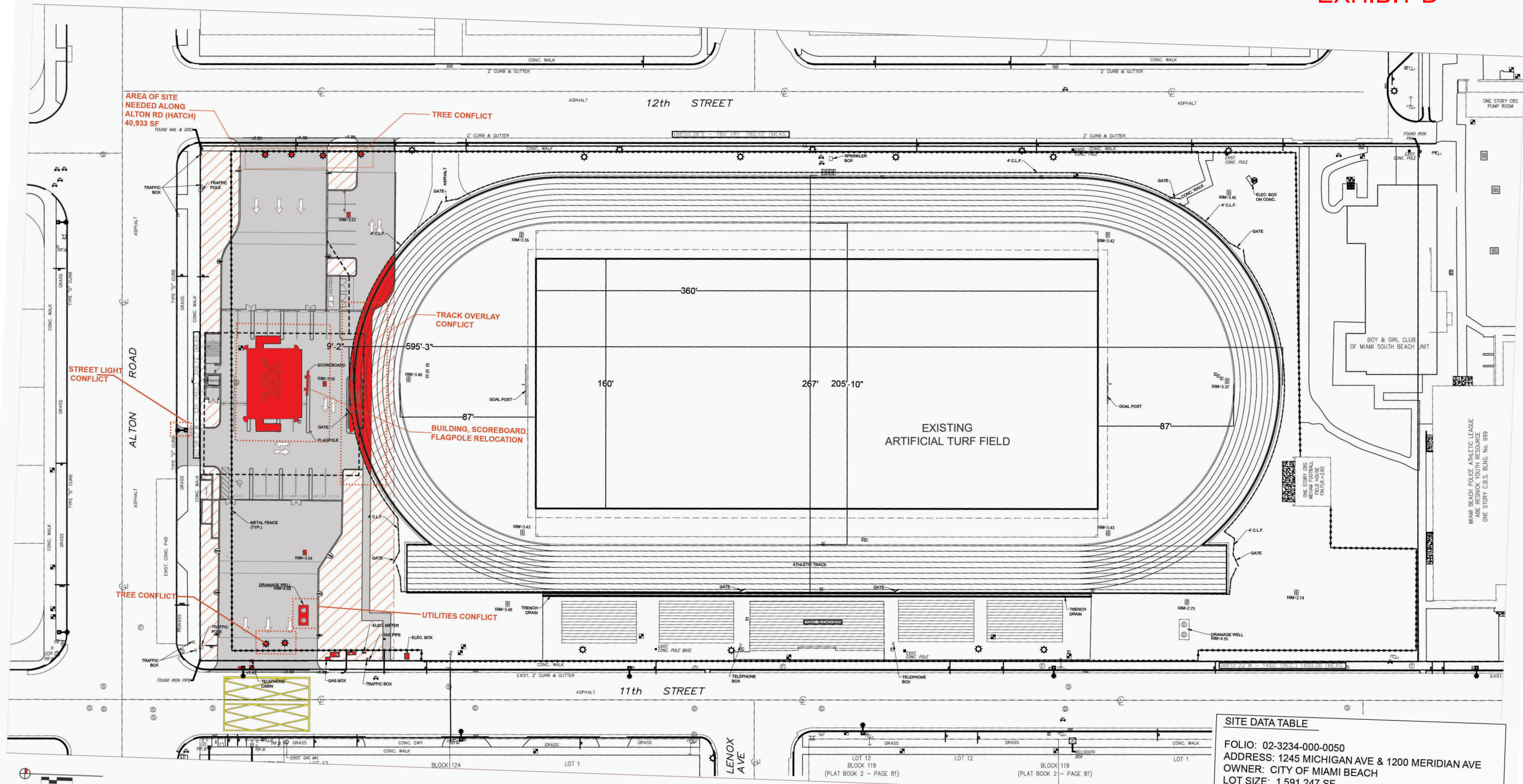
00000	SHEET NO.	1
	DATE	1/30/2024
	DRAWN	worknwn
	SCALE	Not To Scale
1	REQUESTED	Chief Mejias
	FILENAME	FireAccredation



Subject Area
Miami Beach
 Miami-Dade County, FL

Proposed Fire Station 1 Drive Times
833 6th Street (S. Shore Comm. Cnt)





SITE DATA TABLE	
FOLIO:	02-3234-000-0050
ADDRESS:	1245 MICHIGAN AVE & 1200 MERIDIAN AVE
OWNER:	CITY OF MIAMI BEACH
LOT SIZE:	1,591,247 SF
LOT SIZE AFFECTED:	257,257 SF
PA PRIMARY ZONE:	8000 COMMUNITY FACILITIES
PRIMARY LAND USE:	8940 MUNICIPAL : MUNICIPAL

132 Mirror Lake Drive N. Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566 fax (727) 822-5475
 www.wjarc.com
 AA0002277



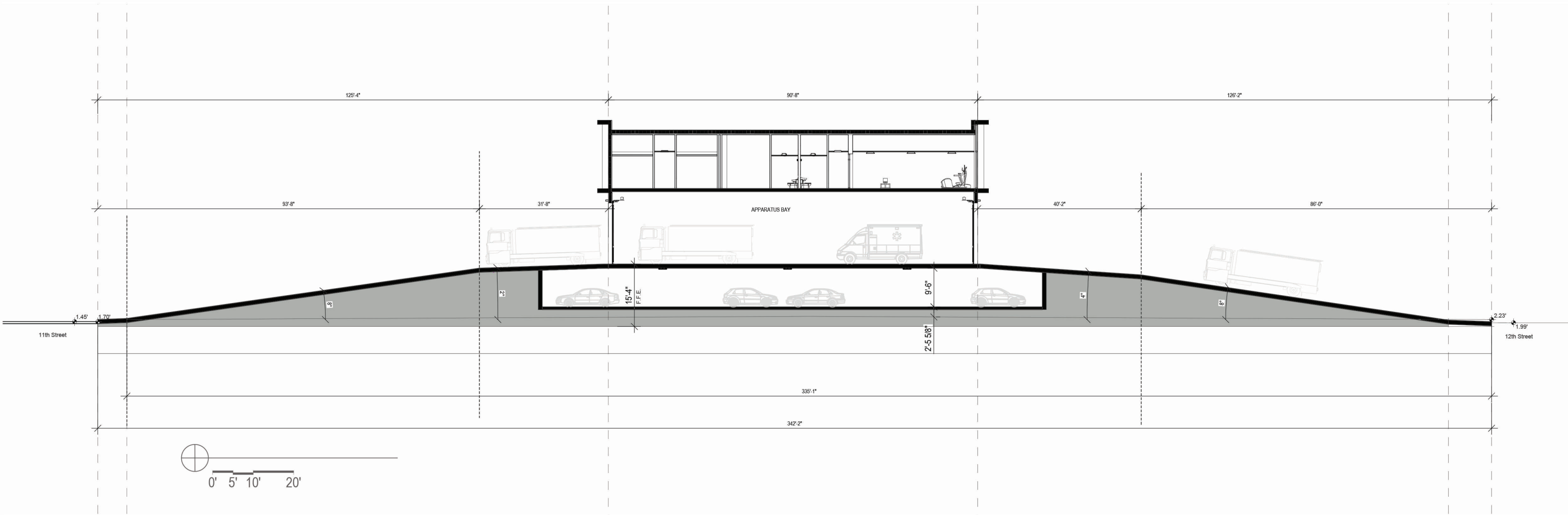
**City of Miami Beach Fire Station 01
 Flamingo Park
 EXISTING CONDITIONS OVERLAY**

©Wannemacher Jensen Architects, Inc.
 THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.

Project # 1929
 Rev. Sheet
 Date 03-27-2024

Site Plan

AD 5.0



132 Mirror Lake Drive N. Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566 fax (727) 822-5475
 www.wjarc.com
 AA0002277



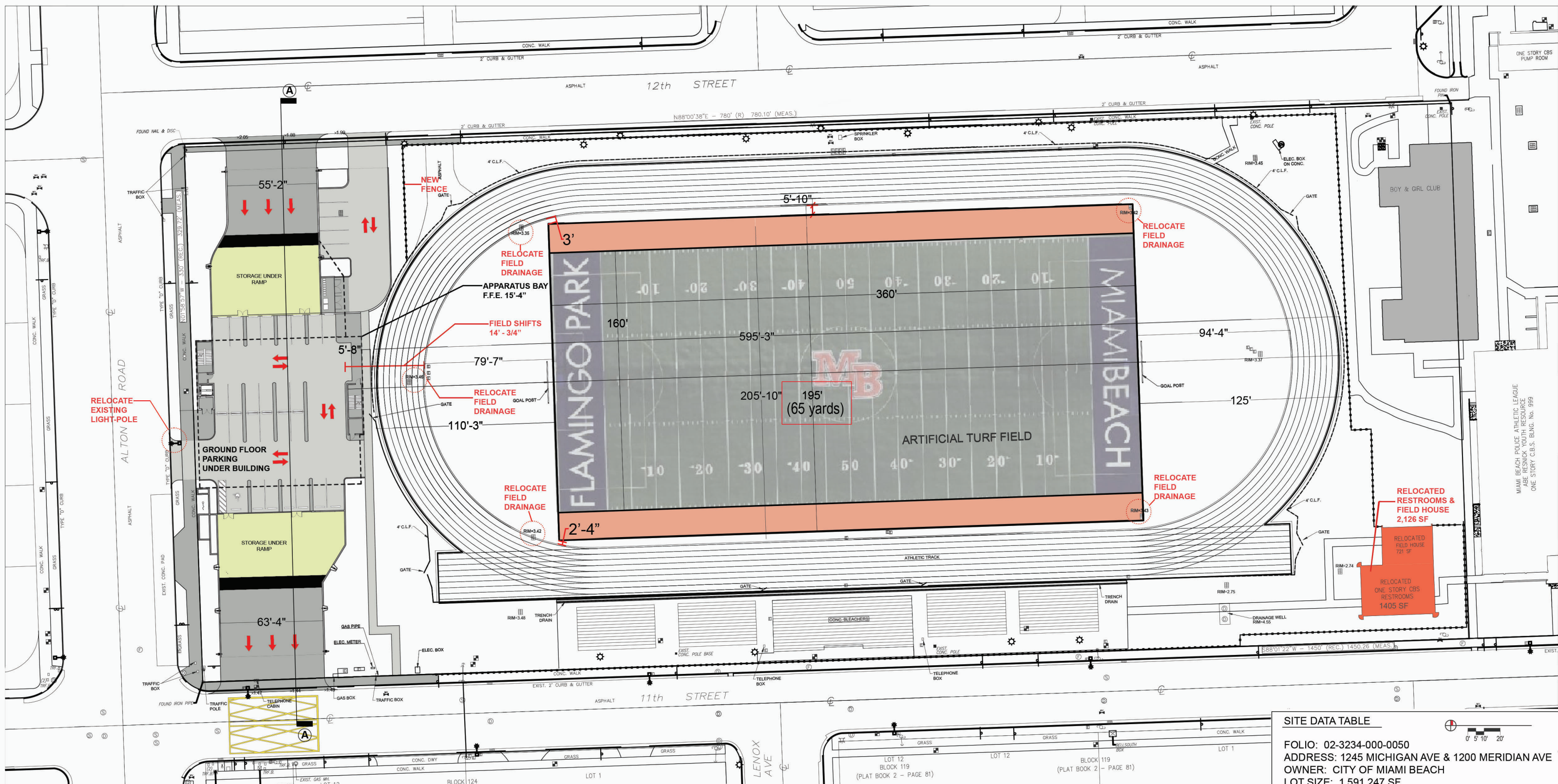
City of Miami Beach Fire Station 01
Flamingo Park
 Proposed - Section A-A

Project # 1929
 Rev. Sheet
 Date 03-21-2024

Section A-A

AD 5.2

©Wannemacher Jensen Architects, Inc.
 THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.



SITE DATA TABLE	
FOLIO:	02-3234-000-0050
ADDRESS:	1245 MICHIGAN AVE & 1200 MERIDIAN AVE
OWNER:	CITY OF MIAMI BEACH
LOT SIZE:	1,591,247 SF
LOT SIZE AFFECTED:	257,257 SF
PA PRIMARY ZONE:	8000 COMMUNITY FACILITIES
PRIMARY LAND USE:	8940 MUNICIPAL : MUNICIPAL

132 Mirror Lake Drive N. Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566 fax (727) 822-5475
 www.wjarc.com
 AA0002277



City of Miami Beach Fire Station 01
Flamingo Park
 Proposed Site Plan - Parking off 12th St

Project # 1929 Proposed Site Plan
 Rev. Sheet
 Date 03-26-2024

AD 5.4

© Wannemacher Jensen Architects, Inc. THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.

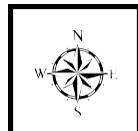


Legend

- Municipal Boundary
- Municipal Boundary
- Proposed Station 1 Drive Times
- 2 Minutes
- 4 Minutes
- 6 Minutes
- 8 Minutes

Esri, NASA, NGA, USGS, FEMA, Miami-Dade County, F GeoTechnologies, Inc, METI/NASA, USGS, EPA,

00000	SHEET NO.	1
	DATE	2/5/2024
	DRAWN	worknwn
	SCALE	Not To Scale
	REQUESTED	Chief Mestas
FILENAME	FireAccredation	



Subject Area
Miami Beach
Miami-Dade County, FL

Proposed Fire Station 1 Drive Times
Flamingo Park





SITE DATA TABLE:

PARCEL - A
 FOLIO: 02-3234-025-190
 ADDRESS: 1000 ALTON RD
 OWNER: FORT LTD
 LOT SIZE: 23,250 SF
 PA PRIMARY ZONE: 6400 COMMERCIAL - CENTRAL
 PRIMARY LAND USE: 1411 SUPERMARKET : RETAIL OUTLET

PARCEL - B
 FOLIO: 02-3234-025-0900
 ADDRESS: 1001 WEST AVE
 OWNER: FORT LTD
 LOT SIZE: 9,750 SF
 PA PRIMARY ZONE: 4000 MULTI-FAMILY - 63 - 100 U/A
 PRIMARY LAND USE: 2865 PARKING LOT / MOBILE HOME PARK : PARKING LOT

PARCEL - C
 FOLIO: 02-3234-025-0300
 ADDRESS: 1025 WEST AVE
 OWNER: FORT LTD
 LOT SIZE: 15,000 SF
 PA PRIMARY ZONE: 4000 MULTI-FAMILY - 63 - 100 U/A
 PRIMARY LAND USE: 2865 PARKING LOT / MOBILE HOME PARK : PARKING LOT





Whole Foods

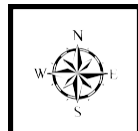
Proposed Fire Station 1-H

Legend

- Municipal Boundary
- Proposed Fire Station 1-H
- 2 Minutes
- 4 Minutes
- 6 Minutes
- 8 Minutes

Esri, NASA, NGA, USGS, FEMA, Miami-Dade County, F GeoTechnologies, Inc, METI/NASA, USGS, EPA,

00000	SHEET NO.	1
	DATE	3/26/2024
	DRAWN	worknawn
	SCALE	Not To Scale
	REQUESTED	Chief Mestas
FILENAME	FireAccredation	



Subject Area
Miami Beach
 Miami-Dade County, FL

Proposed Fire Station 1-H Drive Times
1020 Alton Road (Whole Foods)





GENERAL INFORMATION

1. ALL ELEVATIONS IN N.A.V.D:
(N.G.V.D. '29)-1.55= (N.A.V.D '88)

 FEMA B.F.E. (N.G.V.D.) = 8'
 FEMA B.F.E. (N.A.V.D.) = N.G.V.D. - 1.55'
 = 8' - 1.55' = 6.45'
 D.F.E. = B.F.E. (N.A.V.D.) + 3' FREEBOARD
 = 6.45' + 3' = 9.45'
2. NO PARKING UNDERNEATH BUILDING.
3. PARKING FOR FIRE STATION IN P5
4. 3 PARKING SPACES LOST ON LENOX
4. SETBACK: TBD

SITE INFORMATION:

- (A) PARCEL A:**
 FOLIO: 02-4203-009-8190
 ADDRESS: 110 5 ST
 OWNER: GATEWAY MB LLC C/O NORTON NESIS
 LOT SIZE: 32,650 SF
 PA PRIMARY ZONE: 6503 COMMERCIAL
- (B) PARCEL B:**
 FOLIO: 02-4204-004-0010
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 3,100 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT
- (C) PARCEL C:**
 FOLIO: 02-4204-004-0020
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 2,750 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT
- (D) PARCEL D:**
 FOLIO: 02-4204-004-0030
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 2,375 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT
- (E) PARCEL E:**
 FOLIO: 02-4204-004-0040
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 2,025 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT

132 Mirror Lake Drive N. Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566 fax (727) 822-5475
 www.wjarc.com
 AA0002277



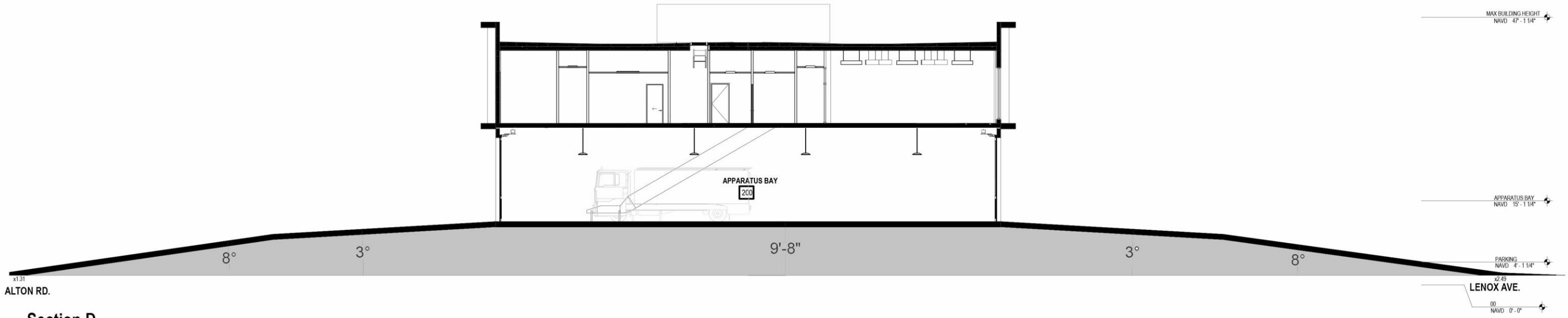
City of Miami Beach Fire Station 01
Test Fit - 01 - Alton Rd & 5th St.

Project # 1929
 Rev. Sheet
 Date 03-18-2024

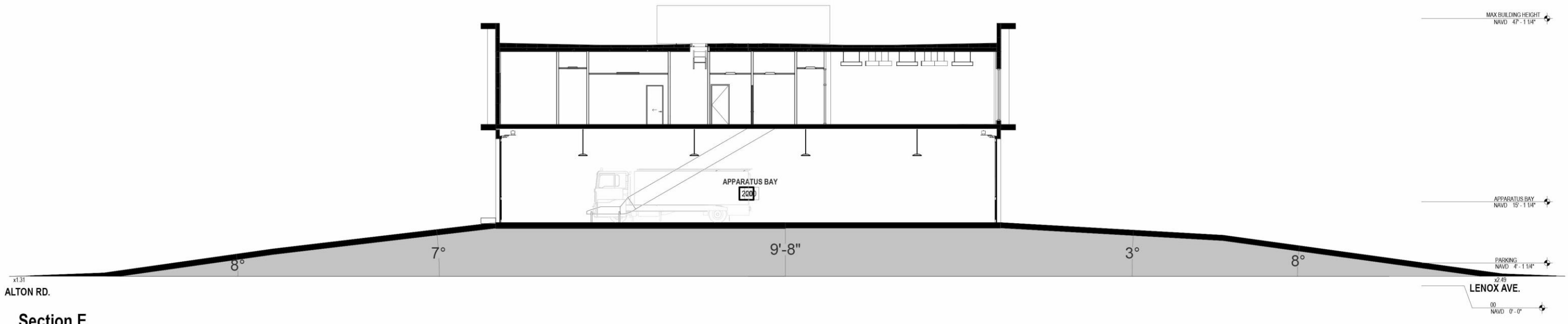
Test Site Plan

AD 4.1

©Wannemacher Jensen Architects, Inc.
 THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.



Section D



Section E

132 Mirror Lake Drive N. Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566 fax (727) 822-5475
 www.wjarc.com
 AA0002277



City of Miami Beach Fire Station 01
 Test Fit - 04 - Alton Rd & 5th St.
 Alternate Layout

Project # 1929
 Rev. Sheet
 Date 03/18/24

Section D & E
 AD 4.2

©Wannemacher Jensen Architects, Inc. THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.



GENERAL INFORMATION

1. ALL ELEVATIONS IN N.A.V.D:
(N.G.V.D. '29)-1.55= (N.A.V.D '88)

 FEMA B.F.E. (N.G.V.D.) = 8'
 FEMA B.F.E. (N.A.V.D.) = N.G.V.D. - 1.55'
 = 8' - 1.55 = 6.45'
 D.F.E. = B.F.E. (N.A.V.D.) + 3' FREEBOARD
 = 6.45' + 3' = 9.45'
2. NO PARKING UNDERNEATH BUILDING.
3. PARKING FOR FIRE STATION ON P-5.
4. THREE (3) PARKING SPACES LOST ON LENOX AVE.
5. SETBACK: TBD

SITE INFORMATION:

- (A) PARCEL A:**
 FOLIO: 02-4203-009-8190
 ADDRESS: 110 5 ST
 OWNER: GATEWAY MB LLC C/O NORTON NESIS
 LOT SIZE: 32,650 SF
 PA PRIMARY ZONE: 6503 COMMERCIAL
- (B) PARCEL B:**
 FOLIO: 02-4204-004-0010
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 3,100 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT
- (C) PARCEL C:**
 FOLIO: 02-4204-004-0020
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 2,750 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT
- (D) PARCEL D:**
 FOLIO: 02-4204-004-0030
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 2,375 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT
- (E) PARCEL E:**
 FOLIO: 02-4204-004-0040
 ADDRESS: 0
 OWNER: CITY OF MIAMI BEACH
 LOT SIZE: 2,025 SF
 PA PRIMARY ZONE: 8000 COMMUNITY FACILITIES
 PRIMARY LAND USE: 8065 VACANT GOVERNMENTAL: PARKING LOT

132 Mirror Lake Drive N. Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566 fax (727) 822-5475
 www.wjarc.com
 AA0002277



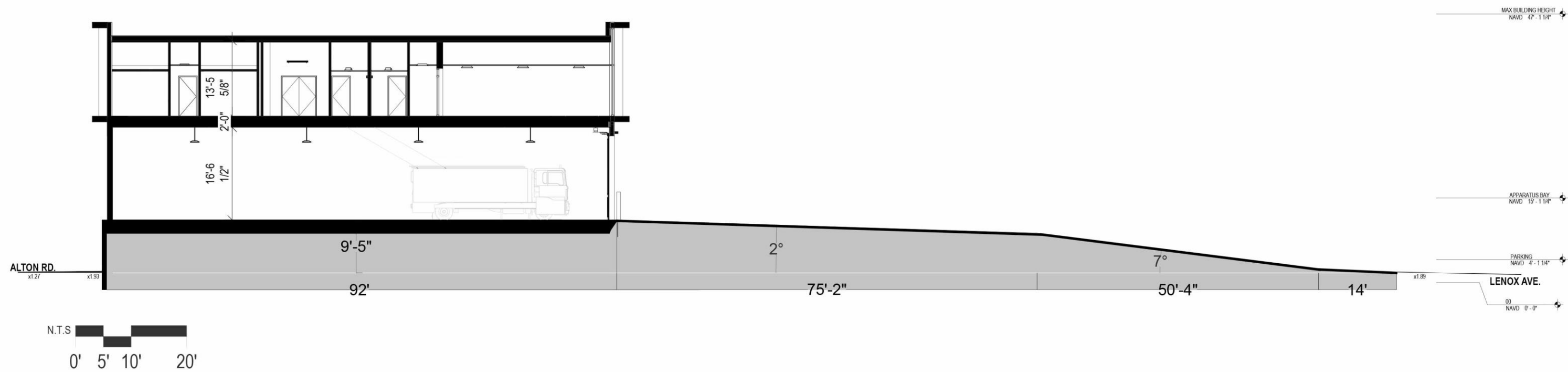
City of Miami Beach Fire Station 01
Test Fit - 03 - Alton Rd & 5th St.
 Alternate Layout

©Wannemacher Jensen Architects, Inc. THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.

Project # 1929
 Rev. Sheet
 Date 03/18/24

Test Site Plan

AD3.1



132 Mirror Lake Drive N. Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566 fax (727) 822-5475
 www.wjarc.com
 AA0002277



City of Miami Beach Fire Station 01
 Test Fit - 03 - Alton Rd & 5th St.
 Alternate Layout

Project # 1929
 Rev. Sheet
 Date 03/18/24

Section C

AD 3.2

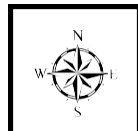
©Wannemacher Jensen Architects, Inc.
 THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.



Legend

- Municipal Boundary
- Municipal Boundary
- Proposed Station 1 Drive Times
- 2 Minutes
- 4 Minutes
- 6 Minutes
- 8 Minutes

00000	SHEET NO.	1
	DATE	2/5/2024
	DRAWN	worknwn
	SCALE	Not To Scale
	REQUESTED	Chief Mestas
FILENAME	FireAccredation	



Subject Area
Miami Beach
 Miami-Dade County, FL

Proposed Fire Station 1-F Drive Times
401 Alton Rd (Pier 1)

