

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							
<b>SITES BEING CONSIDERED</b>												
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. <b>The Administration recommends that the new Fire Station No. 1 project remain at the currently proposed South Shore Community Center site.</b>	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. <b>This is a viable site.</b>	See estimated travel times map (Exhibit E)	Total \$15-\$20 million (Fire Station \$7-\$9 million) (Park \$8 - \$10 million)	2,748

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			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. <b>This is a viable site.</b>	See estimated travel times map (Exhibit G)	Total \$21.2 million (\$6 million Fire Station) (\$15.2 million Land acquisition)	3,938
<b>SITE NO LONGER CONSIDERED</b>												
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. <b>Administration does not recommend this site as a viable option.</b>	See estimated travel times map (Exhibit I)	\$20.5 million	2,535

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			PRIVATE LOT	PUBLIC LOT	PUBLIC ROW									
<b>SITES NOT VIABLE</b>														
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. <b>Administration does not recommend this site as a viable option.</b>	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. <b>Administration does not recommend this site as a viable option.</b>	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. <b>Administration does not recommend this site as a viable option.</b>	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. <b>Administration does not recommend this site as a viable option.</b>	N/A	N/A	N/A		