

February 6<sup>th</sup>, 2023

Ms. Deborah Tackett  
Chief of Historic Preservation  
City of Miami Beach Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Ref.: Certificate of Appropriateness  
Fire Station No. 1 – Daycare Relocation  
Flamingo Park  
1245 Michigan Avenue  
Miami Beach, FL 33139**

Dear Ms. Tackett:

On behalf of the City of Miami Beach, Office of Capital Improvement, we are respectfully requesting a Certificate of Appropriateness to allow for the construction of a single story, (3,500) square foot, prefabricated modular daycare facility to be located at Flamingo Park. Please note the following.

- a. The City of Miami Beach is scheduled to construct a new fire station (Fire Station No. 1) at a site currently occupied by Rainbow Intergenerational Daycare, located at 833 6<sup>th</sup> Street, Miami Beach, Florida.
- b. Prior to commencement of that work, it is necessary to relocate the children and staff to a new temporary daycare facility to be located at Flamingo Park, while a permanent location/site is selected.
- c. The daycare will serve +/-51 children with required staff, estimated between (6) to (8) employees.
- d. The facility is (3,500) square feet of single-story air-conditioned area with a minimum of (2,300) square feet of outdoor enclosed play area.
- e. (3) parking spaces are required and existing parking is provided on site. Flamingo Park currently has on site +/- 251 at grade public parking spaces to meet the modest parking requirements required for this project. In addition, peak use of the park does not coincide with the operations for the daycare.
- f. Both the daycare and fire station serve a vital and critical service to the community.
- g. The temporary relocated daycare shall remain in use until a suitable site/location is selected for construction of a permanent facility.

The structure and site complies with the sea level rise and resiliency review criteria in [chapter 133](#), article II, as applicable. **The structure and site comply with the following Criteria for Development Orders:**

- (a) For site preparation, and where appropriate, a recycling or salvage plan for partial or total demolition shall be provided.
- (b) Windows shall be hurricane proof impact windows.
- (c ) A passive cooling system, operable windows, shall be provided.

(d ) Resilient landscaping where required (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with [chapter 126](#) of the city Code.

(e) If Applicable the applicant will consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant will study the land elevation of the subject property and the elevation of surrounding properties.

(f) If Applicable the ground floor ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.

(g) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

(h) The prefabricated modular building shall be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

(i) No habitable space is located below the base flood elevation plus City of Miami Beach Freeboard.

(j) As applicable to all new construction, stormwater retention systems shall be provided.

(k) Cool pavement materials or porous pavement materials shall be utilized.

(l) The design of the project minimizes the potential for heat island effects on-site.

Attached is our application and supporting documentation for your review. We look forward to working with you and your staff on this much needed facility.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

RE Chisholm Architects, Inc.



Matthew Polak, AIA, LEED AP  
President of Architecture