

12/22/2025

Historical Preservation Board Letter of intent

Re: Project Name: (#1929) City of Miami Beach Fire Station #01
Project Address: 833 6TH Street, Miami Beach, FL 33139
Dated: 12/22/2025

In July 2019, the City Commission authorized an agreement with Wannemacher Jensen Architects (WJA) to design Fire Station 1 at the South Shore Community Center (SSCC), 833 6th Street. By February 2024, the project had received building and HPB approvals, including the Apollo mural, but the Commission suspended SSCC's demolition. Later, in August 2024, following a county-wide referendum supporting the relocation of Fire Station to Flamingo Park, the Commission approved relocation to Flamingo Park with a redesign approved in December 2024; however, after completing schematic design, the Commission voted in July 2025, to halt work at Flamingo Park and on December 17, 2025 gave directive to resume construction at SSCC. HPB approval is required or needs to be reactivated for reissuance of the permit.

This letter of intent is for the approval for a new Fire Station facility to be constructed on the existing site of the South Shore Community Center. The scope of work includes the demolition of the existing community center building along with its ancillary site components including the playground, exterior planters, fences, selected landscape, selected parking and driveway areas of the public off-street paid parking areas, and underground utilities associated with the building. The existing building proposed to be demolished as part of this scope of work was designed by Morris Lapidus and is not a designated or contributing structure for the historical building registry. The proposed fire station facility design includes design details that are inspired by the architectural language of the existing building like the concrete planters along the entrance on 6th street, the use of stack bond ground face veneer, and the use of one of the original concrete canopies to be included as part of the main entrance for pedestrian public access into the facility. The overall project concept responds to the fire station programmatic requirements while it respects its contiguousness to historic residential and commercial neighboring edges, and provides flexibility for sea rise harmonization of the public rights of way as per the city's future planning for this emerging effect of our natural coastal city environments.

This letter of intent is also for the approval of the installation of the Apollo Mural created by the late American artist Jack Stewart on the west façade of the proposed Miami Beach Fire Station #1 building. Jack Stewart was a well esteemed American artist whose work is recognized by the Smithsonian and can be found in collections and museums throughout America and around the world.

On May 11, 2021, 3425 Collins, LLC filed an application requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing hotel building and the construction of a new residential tower. The building site had the "Apollo" mosaic tile mural that was introduced in 1955 and was approved for demolition in 2014 by the Historic Preservation Board. The approval of the board required the Developer to donate the mural to the City, cover all costs of relocating and restoring it, and present the final plan for restoration before receiving a building permit for the new tower. In July 2021, the Developer engaged RLA Conservation to assess the condition of the mural and recommend a conservation plan. Given the size of the mural, after much consideration on finding an appropriate

home, the Administration has agreed that the best option for the mural's installation is at the new Fire Station No. 1.

Our design proposes to mount the mural on the west 3rd floor portion of the fire station building façade. We have attached drawings and renderings of our proposed location for the mural. Our design plans to support the mural using approximately 1,581 square feet of Powder coated perforated sheet aluminum metal panels, which will be shop-fabricated to screen the structural support for the mural. These perforated screen panels will be supported by a series of 2" x 8" painted galvanized structural steel columns, spaced at 4 feet on center. Columns will be welded to an embedded plate located at the top and bottom of the cast in place concrete eyebrows, with galvanized steel bracing anchored to masonry wall behind, as required. Painted aluminum brackets will be welded on the back of the mural pieces and bolted to the column, as required to secure the entire mural in place. The supporting structure will be designed in compliance with the wind resistance requirements. We intend to incorporate lighting as an essential aspect of the mural's integration onto the façade. To achieve this, we will carefully consider the needs of residents and zoning regulations while highlighting the mural adequately.

The location for the mural on the new fire station is one of prominence within the public eye and will enhance the neighborhood's aesthetics, making a valuable contribution to the rich art and cultural fabric of Miami Beach, reminding residents and visitors of the area's historical importance.

Project goals:

- Provide a state of art (3) story fire station facility with a raised 4 bay drive thru apparatus bay with Living spaces above, and ground floor parking for the fire house operation, maintain access to the Meridian Court alley, and the off-street public parking located within the property.
- Meet LEED Gold Certification as required by city of Miami Beach for its facilities
- Integrate the building and site with the City of Miami Beach harmonization plan
- Preserve as much of the existing landscape on site as feasible
- Tie into existing urban fabric while respecting the historical heritage of the city and the neighboring residential and commercial edges adjacent to the site
- Provide resiliency for future potential flooding mitigation
- Incorporate details and components of the existing Morris Lapidus Building into the new design
- Incorporate a fully restored Apollo Mural into the west façade of the new design.

Site Demolition scope:

Proposed site demolition consisting of the (2) story South Shore Community Center building with its ancillary components, storage enclosure, playground, shade structure, selected onsite parking, selected on street parking (On meridian and Jefferson St.) to allow for the vehicular ramps required for vehicular access to the fire station apparatus bay, exterior concrete planter walls, exterior stairs and sidewalks, exterior concrete canopies (1 to be protected for re-use), exterior lighting, picket fence and selected landscape.

New Fire Station 01 scope:

- New 3 29,815 S.F. 3 story fire station facility
- 34 Fire station off street parking, parking is secured and gated for fire station staff used only

- Aluminum picket fence to secure fire station parking, and along the interior side to shield vehicular headlights from the residential buildings
- 14 off- street parking stalls as part of city owned P-11 parking lot
- Vehicular access to Meridian Court (Alley)
- 2 vehicular concrete ramps for apparatus bay access
- New and existing landscape areas
- New public sidewalk along ROW perimeter and for property access
- Exterior building and site lighting and lighting accents for landscape and building open stairs
- Building signage, flag pole
- 1 Existing concrete canopy to be repurposed as part of the main pedestrian access the 6th street frontage
- Trash and recycle dumpster enclosure
- Landscape bulb-outs at both intersection of 6th street with Jefferson and Meridian avenues
- Vehicular warning stripping on Jefferson avenue to avoid standing vehicles that can block emergency response vehicles
- Decorative screen along the off-street parking frontage on 6th street

Adopted Resolutions (Commission):

Exhibit A Resolution No. 2021-31949 passed by the Mayor and City Commission of Miami Beach, Florida, approved the various waivers to the Miami Beach Land Development regulations required for the design to be implemented that were presented to the City Commission for consideration and approval. The resolution was passed on December 8th, 2021.

Exhibit B Resolution No. 2022-32230 passed by the Mayor and City Commission of Miami Beach, Florida, authorized the City Manager to execute a Memorandum of Understanding (MOU) between the City and 3425 Collins, LLC (Developer) regarding the restoration, transportation, and installation of the "Apollo" mural by artist Jack Stewart. The Developer is to be responsible for all associated costs and the mural will be installed as an integrated architectural feature at the new Fire Station No. 1. The resolution, which was passed on July 20th, 2022, included the City's Historic Preservation Board Consolidated Order HPB 20-0441 from May 25th, 2021.

Exhibit C Resolution 2022-32201 passed by the Mayor and City Commission of Miami Beach, Florida, approved, following a duly noticed public hearing, the granting of a Certificate of Appropriateness for the total demolition of the South Shore Community Center located at 833 6 Street, for the construction of a new three-story Fire Station.

Consultant : Wannemacher Jensen Architects, Inc.



Jason Jensen AIA,
President

RESOLUTION NO. 2021-31949

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, ON SECOND AND FINAL READING OF THIS RESOLUTION, AND FOLLOWING A DULY NOTICED PUBLIC HEARING, THE GRANTING OF WAIVERS OF CERTAIN LAND DEVELOPMENT REGULATIONS, BY A 5/7TH VOTE OF THE CITY COMMISSION, PURSUANT TO CITY CODE SECTION 142-425(D), OF THE CITY'S LAND DEVELOPMENT REGULATIONS (LDR), FOR THE FUTURE FIRE STATION 1 LOCATED AT 833 6TH STREET, IN THE FLAMINGO PARK NEIGHBORHOOD; SAID WAIVERS REGARDING LDR SECTIONS 142-155(A)(3)E, PERTAINING TO THE LOT COVERAGE REQUIREMENTS; 142-155(A)(3)F, PERTAINING TO GROUND FLOOR REQUIREMENTS; 142-155(A)(4)L, PERTAINING TO THE MAXIMUM WIDTH OF THE CURB CUT; 142-155(A)(4)I, PERTAINING TO THE MAXIMUM FLOOR TO FLOOR HEIGHT; 142-155(A)(3)A.1, PERTAINING TO THE MINIMUM ELEVATION OF THE YARD; 142-156(A), PERTAINING TO SIDE, INTERIOR SETBACK REQUIREMENTS; 133-61, PERTAINING TO THE REQUIREMENTS OF THE SHORT FRONTAGE STANDARDS; 133-62, PERTAINING TO THE REQUIREMENTS OF THE LONG FRONTAGE STANDARDS; 126-10(A)(B), PERTAINING TO REQUIREMENTS FOR A BUFFER BETWEEN DISSIMILAR USES; AND, 126-11(A)(B)(H), PERTAINING TO REQUIREMENTS FOR LANDSCAPE AREAS IN PERMANENT PARKING LOTS; IN ORDER TO CONSTRUCT THE NEW FIRE STATION 1.

WHEREAS, the existing Fire Station 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, in 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces, that included upgrades to the mechanical, plumbing and electrical systems; and

WHEREAS, an addition was also constructed providing additional space for Fire Rescue which increased the facility to 12,836 square feet; and

WHEREAS, on February 3, 2015, the firm of Borelli & Partners was retained to provide professional Architectural and Engineering services for a detailed comprehensive facility assessment report to include conducting a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation and conducting site inspections to determine the current overall condition of the facility; and

WHEREAS, subsequently, Borelli and Partners submitted an assessment report for the facility which concluded that significant maintenance and repairs were required to continue operations and recommended the demolition and reconstruction of the existing Fire Station 1; and

WHEREAS, the concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community; and

WHEREAS, additionally, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters, as well as security threats/risks; and

WHEREAS, while a major renovation would address some issues, the facility would still not address the current operational needs of the Fire Department, as well as the structural needs of modern fire apparatus; and

WHEREAS, the existing building does not provide the facilities required to meet the anticipated increase in demands due to the growth of the area and the building does not provide sufficient parking spaces for the employees of the fire station, negatively impacting the availability of parking in the neighborhood; and

WHEREAS, in 2016, City staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1 and the sites were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC); and

WHEREAS, two design concepts, depicting the spatial requirements for Fire Station 1 at a parking lot located in Flamingo Park were also presented to the NCAC and FCWPC for direction on the location and required project budget, and ultimately, a site was not identified and the project did not move forward given that it remained unfunded; and

WHEREAS, on July 21, 2017, the Administration presented a proposal for a 2018 General Obligation Bond Program to the FCWPC, identifying a preliminary wish list of projects, which could be funded and the Fire Station 1 project was included on the preliminary list for funding; and

WHEREAS, on November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements; and

WHEREAS, the development of a new Fire Station 1 was included in the projects that would be funded, with \$10,000,000, by the General Obligation Bonds; and

WHEREAS, on May 8, 2019, the City Commission approved a request to issue a Request for Qualifications (RFQ) for architectural and engineering design services for new Fire Station 1 facility and on July 31, 2019, the City Commission adopted Resolution 2019-30913, and the City retained the firm of Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility; and

WHEREAS, the project currently proposes to replace the existing Fire Station 1 with a new Fire Station at the South Shore Community Center located at 833 6th Street, in the Flamingo Park Neighborhood; and

WHEREAS, this site was selected after the evaluation of multiple sites during the conceptual site planning and feasibility phase because of the size, the access to frontages on the three sides on 6th Street Jefferson Avenue and Meridian Avenue, and its location which offers the possibility of improved response time; and

Exhibit A

WHEREAS, the site is the location of public access surface parking lot, P-11, where the available number of spaces shall be reduced from twenty-seven (27) public parking spaces to fourteen (14), and the site provides access to the alley, Meridian Court, through P-11, and

WHEREAS, the design requires the demolition of the two story, Morris Lapidus designed, South Shore Community Center, which houses a day care and offices that provide social services to the community; and

WHEREAS, the two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022, and these leases will continue to be renewed until the property must be vacated for demolition and at that time, the tenants will be relocated with City assistance; and

WHEREAS, the City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action so that no community programs or services are lost as a result of building demolition; and

WHEREAS, the new 29,309 square feet facility will provide four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces and shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification; and

WHEREAS, the design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability; and

WHEREAS, access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA and vehicular access is maintained to Meridian Court in the proposed design; and

WHEREAS, the Project is currently at the 30% design phase and shall be presented at the Historic Preservation Board in late 2021; and

WHEREAS, the 42,059 square feet property at 833 6th Street is larger than all the sites previously evaluated for the location of the fire station, including the existing site; and

WHEREAS, the site has access from 3 separate street frontages (Jefferson Avenue, 6th Street and Meridian Avenue), which allows for optimal drive thru access to the apparatus bays by providing an entrance on Meridian Avenue, an exit onto Jefferson Avenue and separate access for the public would be from 6th Street; and

WHEREAS, the site provides sufficient parking spaces for fire station employees, even at peak times during shift changes, while maintaining public access parking at the northeast corner; and

WHEREAS, this site, of all the sites evaluated, is expected to offer optimal response times for its service area; and

WHEREAS, various waivers of the City of Miami Beach Land Development Regulations are required for the design to be implemented. The following waivers to the Land Development regulations are being presented to the City Commission for consideration:

1. A waiver of Land Development Regulations Section 142-155(a)(3)e (Attachment A) to allow Lot Coverage of 75% instead of the 45% maximum allowed.

Lot coverage is defined as the percentage of the lot covered by the ground floor of all principal and accessory buildings, plus all areas covered by the roofs of such buildings. The RM-1 zoning for the parcel requires that the lot coverage calculations also include the impervious areas of parking areas and driveways. The proposed programmatic requirements for the fire station with drive-thru apparatus bays elevated above the required minimum finished floor elevation, dictates the use of wide vehicular ramps for access by the fire trucks. Existing surface parking lot P-11 is maintained in the design to avoid parking shortages for the neighborhood, and to maintain required access to the alley. These conditions increase the lot coverage, based on the design, to 75% instead of the 45% maximum allowed.

2. A waiver of Land Development Regulations Section 142-155(a)(3)f.1 (Attachment B) to allow the 4'-5" height above base flood elevation plus minimum freeboard, where 12'-0" is required.

The ground floor height of the parking area below the building is designed with floor to slab height of 10'-6". The first habitable floor is placed at a height 4'-5" above the required base flood elevation plus the minimum freeboard, whereas 12'-0" is required. A waiver will be required to allow the height of the ground floor measured above base flood elevation plus minimum freeboard of 4'-5", where 12'-0" is required.

3. A waiver of Land Development Regulations Section 142-155(a)(4)l (Attachment C) to allow three curb cuts exceeding the 12'-0" maximum width allowed, including two curb cuts on Meridian Avenue, 22'-0" and 39'-4" wide, and on Jefferson Avenue, 73'-7" wide.

The proposed design includes two curb cuts on Meridian Avenue and one on Jefferson Avenue. The 22'-0" wide curb cut on Meridian is existing and provides access to existing parking lot P-11. This width is required to accommodate sanitation and other utility trucks that use this entrance to access the Meridian Court alley. New curb cuts are provided for the fire trucks to enter on Meridian Avenue at 39'-4" wide and to exit onto Jefferson Avenue, at 73'-7" wide. The wider curb cut provided for exiting on Jefferson Avenue will ensure safe maneuvering, particularly during a quick exit for an emergency call. A waiver will be required to allow a curb cut width exceeding the 12'-0" maximum allowed, up to the 73'-7" provided on Jefferson Avenue.

4. A waiver of Land Development Regulations Section 142-155(a)(4)i (Attachment D) to allow floor to floor height up to 18'-6", where 12'-0" maximum is required.

The apparatus bay level is designed with a floor-to-floor height of 18'-6" to accommodate a large fire rescue truck with a rescue ladder, and the space required for the building structure above. The living quarters on the third floor requires a floor to floor height of 12'-6" to provide the required structural depth for the roof elements, and plenum space for MEP equipment above the living spaces. A waiver is required to allow floor to floor height up to 18'-6", where 12'-0" maximum is allowed.

5. A waiver of Land Development Regulations Section 142-155(a)(3)a,1 (Attachment E) waiving the requirement that the project raise the yard to no less than 5'-0" NAVD.

The existing yard (the open area, other than a court, which is on the same lot as a building and which is unoccupied and unobstructed) has existing large canopy trees on the northwest, southwest and southeast corners, which are scheduled to be preserved as a part of the proposed design. The project maintains the elevation (2'-0" NAVD average) of the yard in order to preserve the mature trees, therefore an exception to the requirement to raise the yard to no less than 5'-0" NAVD shall be required.

6. A waiver of Land Development Regulations Section 142-156(a), (Attachment F) to allow the 7'-6" side interior setback to at-grade parking where 11'-3" is required.

Existing parking lot P-11 has a legal nonconforming setback of 3'-2" from the side, interior property line at the northeast corner. The proposed layout for P-11 increases the setback of the parking lot to 7'-6". The proposed parking on the northwest side is designed to align with the 7'-6" setback proposed for P-11. The space required for the access ramps to the apparatus bay impacts the available space on site and prevents placing the parking lot at the required 11'-3" setback. A waiver of the side interior setback requirement is required to allow the 7'-6" setback where 11'-3" is required.

7. A waiver of Land Development Regulations Section 133-61, (Attachment G) waiving the requirements of the Short Frontage Standards for the project.

The program requirements for the new fire station with drive-thru apparatus bays, and existing right of way conditions do not provide the necessary space to meet the requirements of the Short Frontage Standards. The Short frontage standards require sidewalks with a minimum width of 10'-0" and a 5'-0" wide landscape area with street trees and other landscape material between the sidewalk and the automobile parking or travel lanes. The existing sidewalks are 8'-0" wide on Jefferson Avenue and 5'-0" wide on Meridian Avenue, with existing adjacent on-street parking. The requirements cannot be met within the property, as the vehicular exit ramps at curb cuts on Jefferson Avenue and Meridian Avenue extends to the interior side of the existing sidewalk, to provide the required slope for vehicular ramps. Landscaping is provided at the proposed planters, but street trees cannot be placed in some of the planters due to the visibility requirements at the intersection, and location of existing underground utilities. A waiver of the Short Frontage Standards is required.

8. A waiver of the Land Development Regulations Section 133-62, (Attachment H) waiving the requirements of the Long Frontage Standards for the project.

The footprint of the proposed fire station apparatus bay, the access ramp and existing on-street parallel parking occupy much of the area required to comply with the Long Frontage Standards on 6th Street. The Long Frontage Standards require sidewalks with a minimum width of 10'-0" raised to the future crown of road elevations. The 5'-11" wide existing sidewalk abuts existing on-street parking and does not allow space for the wider sidewalk or the landscape transition zone required by the standards. A waiver of the Long Frontage Standards is required.

9. A waiver of the Land Development Regulations Section 126-10(a) and (b) (Attachment I) for the requirement for trees as a part of the buffer between the dissimilar uses.

A buffer is required between the proposed fire station and the residential use to the north. The required buffers, with shrubs, trees and ground cover are provided at the western side of the northern property line. At the eastern side of the north property line, existing underground utilities and the location of the parking lot and access driveway, conflict with the installation of the required trees. At the northeast side, palm trees, shrubbery and ground cover shall be provided. A waiver is required for the shade trees that cannot be provided as a part of the buffer between the dissimilar uses.

10. A waiver of Land Development Regulations Section 126-11(a), (b) and (h) (Attachment J) for the requirement for trees at the end of all parking rows, and landscaped areas with trees within the first 90 linear feet, for each parking row.

A landscape area is required every 90 feet within the northern parking row of the P-11 parking lot, and at the ends of all parking rows. The proposed layout of P-11 parking lot maximizes the number of parking spaces, with creation of landscape areas large enough to support larger healthy trees. Conflicts with existing underground utilities further restrict the area available for placement of trees within the parking lot. Larger landscape areas are provided at both ends of the parking rows, except at the proposed landscape area at the end of the parking row, immediately west of the existing alleyway. This island contains an existing storm drain and is incumbered by the required sight visibility triangle. A tree cannot be placed in this island. The sidewalk that connects ADA accessible parking spaces in P-11 to the public sidewalk, precludes the 5'-0" landscape area required between the parking stalls and the side lot line at the northeast corner; and

WHEREAS, the 833 6th Street site is zoned Government Use (GU), and pursuant to Section 142-425(d) of the Land Development Regulations of the City Code, the City Commission may waive by five sevenths vote (5/7ths), following a duly noticed public hearing, development regulations pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public; and

WHEREAS, on September 23, 2021, Wannemacher Jensen and CIP presented the 30% design documents to the General Obligation Bond Oversight Committee (GOBOC); and

WHEREAS, GOBOC voted unanimously to support the design as presented, and a Letter to the Commission was issued indicating GOBOC support and recommendation for the project to move forward as quickly as possible; and

WHEREAS, on September 30, 2021, the City Commission approved the scheduling a Public Hearing to consider the waiver of Development Regulations pursuant to Section 142-425 (d) of the Land Development Regulations, after duly noticed public hearing, advertised in the newspaper at least fifteen (15) days prior to the hearing, a description of the request and the time and place of such hearing shall be posted on the property, and notice be given by mail to the owners of land lying within 375 feet of the property at least fifteen (15) days prior to the hearing; and

WHEREAS, on October 5, 2021, CIP presented the 30% design documents to the community during a virtual public meeting; and

WHEREAS, CIP and the design consultant responded to questions from several residents. A copy of the presentation is attached (Attachment K); and

WHEREAS, on November 1, 2021, the 30% design documents were presented to the Flamingo Park Neighborhood Association, and several questions from residents were addressed; and

WHEREAS, the Administration wishes to confirm the use of the property located at 833 6th Street for the location of the New Fire Station 1, and requests that the City Commission approve the waivers of the development regulations, as enumerated above; and

WHEREAS, the public hearing scheduled for October 27, 2021, was opened and continued by the City Commission and the public hearing for the waivers is now scheduled for December 8, 2021; and

WHEREAS, the Administration recommends that the City Commission approve the Resolution.

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 approve, on second and final reading of this Resolution, and following a duly noticed public hearing, the granting waivers of certain Land Development Regulations, by a 5/7th vote of the City Commission, pursuant to section 142-425(d), of the City's Land Development Regulations (LDR), for the future Fire Station 1 located at 833 6th Street, in the Flamingo Park Neighborhood; said waivers regarding LDR sections 142-155(a)(3)e, pertaining to the lot coverage requirements; 142-155(a)(3)f, pertaining to ground floor requirements; 142-155(a)(4)l, pertaining to the maximum width of the curb cut; 142-155(a)(4)i, pertaining to the maximum floor to floor height; 142-155(a)(3)a.1 pertaining to the minimum elevation of the yard; 142-156(a), pertaining to side, interior setback requirements; 133-61, pertaining to the requirements of the short frontage standards; 133-62, pertaining to the requirements of the long frontage standards; 126-10(a)(b), pertaining to requirements for a buffer between dissimilar uses; and, 126-11(a)(b)(h), pertaining to requirements for landscape areas in permanent parking lots; in order to construct the new Fire Station 1.

PASSED and ADOPTED this 8 day of December, 2021.

ATTEST:



Rafael E. Granado, City Clerk



Dan Gelber, Mayor

DEC 13 2021

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

11-30-21

Date

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: December 8, 2021

1:35 p.m. Public Hearing

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, ON SECOND AND FINAL READING OF THIS RESOLUTION, AND FOLLOWING A DULY NOTICED PUBLIC HEARING, THE GRANTING OF WAIVERS OF CERTAIN LAND DEVELOPMENT REGULATIONS, BY A 5/7TH VOTE OF THE CITY COMMISSION, PURSUANT TO CITY CODE SECTION 142-425(D), OF THE CITY'S LAND DEVELOPMENT REGULATIONS (LDR), FOR THE FUTURE FIRE STATION 1 LOCATED AT 833 6TH STREET, IN THE FLAMINGO PARK NEIGHBORHOOD; SAID WAIVERS REGARDING LDR SECTIONS 142-155(A)(3)E, PERTAINING TO THE LOT COVERAGE REQUIREMENTS; 142-155(A)(3)F, PERTAINING TO GROUND FLOOR REQUIREMENTS; 142-155(A)(4)L, PERTAINING TO THE MAXIMUM WIDTH OF THE CURB CUT; 142-155(A)(4)I, PERTAINING TO THE MAXIMUM FLOOR TO FLOOR HEIGHT; 142-155(A)(3)A.1, PERTAINING TO THE MINIMUM ELEVATION OF THE YARD; 142-156(A), PERTAINING TO SIDE, INTERIOR SETBACK REQUIREMENTS; 133-61, PERTAINING TO THE REQUIREMENTS OF THE SHORT FRONTAGE STANDARDS; 133-62, PERTAINING TO THE REQUIREMENTS OF THE LONG FRONTAGE STANDARDS; 126-10(A)(B), PERTAINING TO REQUIREMENTS FOR A BUFFER BETWEEN DISSIMILAR USES; AND, 126-11(A)(B)(H), PERTAINING TO REQUIREMENTS FOR LANDSCAPE AREAS IN PERMANENT PARKING LOTS; IN ORDER TO CONSTRUCT THE NEW FIRE STATION 1.

RECOMMENDATION

The Administration recommends that the City Commission approve the resolution.

BACKGROUND/HISTORY

The existing Fire Station 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. In 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces, that included upgrades to the mechanical, plumbing and electrical systems. An addition was also constructed providing additional space for Fire Rescue which increased the facility to 12,836 square feet.

Exhibit A

On February 3, 2015, the firm of Borelli & Partners was retained to provide professional Architectural and Engineering services for a detailed comprehensive facility assessment report to include conducting a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation and conducting site inspections to determine the current overall condition of the facility. Subsequently, Borelli and Partners submitted an assessment report for the facility which concluded that significant maintenance and repairs were required to continue operations and recommended the demolition and reconstruction of the existing Fire Station 1. The concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community. Additionally, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters, as well as security threats/risks. Although a major renovation would address some issues, the facility would still not address the current operational needs of the Fire Department, as well as the structural needs of modern fire apparatus. Further, the existing building does not provide the facilities required to meet the anticipated increase in demands due to the growth of the area. Finally, the building does not provide sufficient parking spaces for the employees of the fire station, negatively impacting the availability of parking in the neighborhood.

In 2016, staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1. The sites were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC). Two design concepts, depicting the spatial requirements for Fire Station 1 at a parking lot located in Flamingo Park were also presented to the NCAC and FCWPC for direction on the location and required project budget. Ultimately, a site was not identified and the project did not move forward given that it remained unfunded.

On July 21, 2017 the Administration presented a proposal for a 2018 General Obligation Bond Program to the FCWPC, identifying a preliminary wish list of projects, which could be funded. The Fire Station 1 project was included on the preliminary list for funding.

On November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements. The development of a new Fire Station 1 was included in the projects that would be funded, with \$10,000,000, by the General Obligation Bonds.

On May 8, 2019, the City Commission approved a request to issue a Request for Qualifications (RFQ) for architectural and engineering design services for new Fire Station 1 facility. On July 31, 2019, the City Commission adopted Resolution 2019-30913, and the City retained the firm of Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility.

The project currently proposes to replace the existing Fire Station 1, with a new Fire Station at the South Shore Community Center located at 833 6th Street, in the Flamingo Park Neighborhood. This site was selected after the evaluation of multiple sites during the conceptual site planning and feasibility phase because of the size, the access to frontages on the three

Exhibit A

sides on 6th Street Jefferson Avenue and Meridian Avenue, and its location which offers the possibility of improved response time. The site is the location of public access surface parking lot, P-11, where the available number of spaces shall be reduced from 27 public parking spaces to 14. The site provides access to the alley, Meridian Court, through P-11.

The design requires the demolition of the two story, Morris Lapidus designed, community center which house a day care, and offices which, provide social services to the community. The two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022. Leases will continue to be renewed until the property must be vacated for demolition. At that time, the tenants will be relocated with City assistance. The City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action so that no community programs or services are lost as a result of building demolition.

The new 29,309 square feet facility will provide four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces. The project shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification. The design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability. Access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA. Vehicular access is maintained to Meridian Court in the proposed design. The project is currently at the 30% design phase and shall be presented at the Historic Preservation Board in late 2021.

ANALYSIS

The 42,059 square feet property at 833 6th Street is larger than all the sites previously evaluated for the location of the fire station, including the existing site. The site has access from 3 separate street frontages (Jefferson Avenue, 6th Street and Meridian Avenue), which allows for optimal drive thru access to the apparatus bays by providing an entrance on Meridian Avenue and an exit onto Jefferson Avenue. Additionally, separate access for the public would be from 6th Street. The site provides sufficient parking spaces for fire station employees, even at peak times during shift changes, while maintaining public access parking at the northeast corner. This site, of all the sites evaluated, is expected to offer optimal response times for its service area.

Various waivers of the City of Miami Beach Land Development Regulations are required for the design to be implemented. The following waivers to the Land Development regulations are being presented to the City Commission for consideration:

1. A waiver of Land Development Regulations Section 142-155(a)(3)e (Attachment A) to allow Lot Coverage of 75% instead of the 45% maximum allowed.

Lot coverage is defined as the percentage of the lot covered by the ground floor of all principal and accessory buildings, plus all areas covered by the roofs of such buildings. The RM-1 zoning for the parcel requires that the lot coverage calculations also include the impervious areas of parking areas and driveways. The proposed programmatic requirements for the fire station with drive-thru apparatus bays elevated above the required minimum finished floor elevation, dictates the use of wide vehicular ramps for access by the fire trucks. Existing surface

Exhibit A

parking lot P-11 is maintained in the design to avoid parking shortages for the neighborhood, and to maintain required access to the alley. These conditions increase the lot coverage, based on the design, to 75% instead of the 45% maximum allowed.

2. A waiver of Land Development Regulations Section 142-155(a)(3)f,1 (Attachment B) to allow the 4'-5" height above base flood elevation plus minimum freeboard, where 12'-0" is required.

The ground floor height of the parking area below the building is designed with floor to slab height of 10'-6". The first habitable floor is placed at a height 4'-5" above the required base flood elevation plus the minimum freeboard, whereas 12'-0" is required. A waiver will be required to allow the height of the ground floor measured above base flood elevation plus minimum freeboard of 4'-5", where 12'-0" is required.

3. A waiver of Land Development Regulations Section 142-155(a)(4)l (Attachment C) to allow three curb cuts exceeding the 12'-0" maximum width allowed, including two curb cuts on Meridian Avenue, 22'-0" and 39'-4" wide, and on Jefferson Avenue, 73'-7" wide.

The proposed design includes two curb cuts on Meridian Avenue and one on Jefferson Avenue. The 22'-0" wide curb cut on Meridian is existing and provides access to existing parking lot P-11. This width is required to accommodate sanitation and other utility trucks that use this entrance to access the Meridian Court alley. New curb cuts are provided for the fire trucks to enter on Meridian Avenue at 39'-4" wide and to exit onto Jefferson Avenue, at 73'-7" wide. The wider curb cut provided for exiting on Jefferson Avenue will ensure safe maneuvering, particularly during a quick exit for an emergency call. A waiver will be required to allow a curb cut width exceeding the 12'-0" maximum allowed, up to the 73'-7" provided on Jefferson Avenue.

4. A waiver of Land Development Regulations Section 142-155(a)(4)j (Attachment D) to allow floor to floor height up to 18'-6", where 12'-0" maximum is required.

The apparatus bay level is designed with a floor-to-floor height of 18'-6" to accommodate a large fire rescue truck with a rescue ladder, and the space required for the building structure above. The living quarters on the third floor requires a floor to floor height of 12'-6" to provide the required structural depth for the roof elements, and plenum space for MEP equipment above the living spaces. A waiver is required to allow floor to floor height up to 18'-6", where 12'-0" maximum is allowed.

5. A waiver of Land Development Regulations Section 142-155(a)(3)a,1 (Attachment E) waiving the requirement that the project raise the yard to no less than 5'-0" NAVD.

The existing yard (the open area, other than a court, which is on the same lot as a building and which is unoccupied and unobstructed) has existing large canopy trees on the northwest, southwest and southeast corners, which are scheduled to be preserved as a part of the proposed design. The project maintains the elevation (2'-0" NAVD average) of the yard in order to preserve the mature trees, therefore an exception to the requirement to raise the yard to no less than 5'-0" NAVD shall be required.

6. A waiver of Land Development Regulations Section 142-156(a), (Attachment F) to allow the 5'-6" side interior setback to at-grade parking where 12'-0" is required.

Existing parking lot P-11 has a legal nonconforming setback of 3'-2" from the side, interior property line at the northeast corner. The proposed layout for P-11 increases the setback of the parking lot to 5'-6". The proposed parking on the northwest side is designed to align with the 5'-

Exhibit A

6" setback proposed for P-11. The space required for the access ramps to the apparatus bay impacts the available space on site and prevents placing the parking lot at the required 11'-3" setback. A waiver of the side interior setback requirement is required to allow the 5'-6" setback where 12'-0" is required.

7. A waiver of Land Development Regulations Section 133-61, (Attachment G) waiving the requirements of the Short Frontage Standards for the project.

The program requirements for the new fire station with drive-thru apparatus bays, and existing right of way conditions do not provide the necessary space to meet the requirements of the Short Frontage Standards. The Short frontage standards require sidewalks with a minimum width of 10'-0" and a 5'-0" wide landscape area with street trees and other landscape material between the sidewalk and the automobile parking or travel lanes. The existing sidewalks are 8'-0" wide on Jefferson Avenue and 5'-0" wide on Meridian Avenue, with existing adjacent on-street parking. The requirements cannot be met within the property, as the vehicular exit ramps at curb cuts on Jefferson Avenue and Meridian Avenue extends to the interior side of the existing sidewalk, to provide the required slope for vehicular ramps. Landscaping is provided at the proposed planters, but street trees cannot be placed in some of the planters due to the visibility requirements at the intersection, and location of existing underground utilities. A waiver of the Short Frontage Standards is required.

8. A waiver of the Land Development Regulations Section 133-62, (Attachment H) waiving the requirements of the Long Frontage Standards for the project.

The footprint of the proposed fire station apparatus bay, the access ramp and existing on-street parallel parking occupy much of the area required to comply with the Long Frontage Standards on 6th Street. The Long Frontage Standards require sidewalks with a minimum width of 10'-0" raised to the future crown of road elevations. The 5'-11" wide existing sidewalk abuts existing on-street parking and does not allow space for the wider sidewalk or the landscape transition zone required by the standards. A waiver of the Long Frontage Standards is required.

9. A waiver of the Land Development Regulations Section 126-10(a) and (b) (Attachment I) for the requirement for trees as a part of the buffer between the dissimilar uses.

A buffer is required between the proposed fire station and the residential use to the north. The required buffers, with shrubs, trees and ground cover are provided at the western side of the northern property line. At the eastern side of the north property line, existing underground utilities and the location of the parking lot and access driveway, conflict with the installation of the required trees. At the northeast side, palm trees, shrubbery and ground cover shall be provided. A waiver is required for the shade trees that cannot be provided as a part of the buffer between the dissimilar uses.

10. A waiver of Land Development Regulations Section 126-11(a), (b) and (h) (Attachment J) for the requirement for trees at the end of all parking rows, and landscaped areas with trees within the first 90 linear feet, for each parking row.

A landscape area is required every 90 feet within the northern parking row of the P-11 parking lot, and at the ends of all parking rows. The proposed layout of P-11 parking lot maximizes the number of parking spaces, with creation of landscape areas large enough to support larger healthy trees. Conflicts with existing underground utilities further restrict the area available for

Exhibit A

placement of trees within the parking lot. Larger landscape areas are provided at both ends of the parking rows, except at the proposed landscape area at the end of the parking row, immediately west of the existing alleyway. This island contains an existing storm drain and is incumbered by the required sight visibility triangle. A tree cannot be placed in this island. The sidewalk that connects ADA accessible parking spaces in P-11 to the public sidewalk, precludes the 5'-0" landscape area required between the parking stalls and the side lot line at the northeast corner.

The 833 6th Street site is zoned Government Use (GU). Pursuant to Section 142-425(d) of the Land Development Regulations of the City Code, the City Commission may waive by five sevenths vote (5/7ths), following a duly noticed public hearing, development regulations pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public.

On September 23, 2021, Wannemacher Jensen and CIP presented the 30% design documents to the General Obligation Bond Oversight Committee (GOBOC). The Committee voted unanimously to support the project as presented, and a Letter to the Commission was issued indicating GOBOC support and recommendation for the project to move forward as quickly as possible.

On September 30, 2021, the City Commission approved the scheduling a Public Hearing to consider the waiver of Development Regulations pursuant to Section 142-425 (d) of the Land Development Regulations, after duly noticed public hearing, advertised in the newspaper at least fifteen (15) days prior to the hearing, a description of the request and the time and place of such hearing shall be posted on the property, and notice be given by mail to the owners of land lying within 375 feet of the property at least fifteen (15) days prior to the hearing.

On October 5, 2021, CIP presented the 30% design documents to the community during a virtual public meeting. CIP and the design consultant responded to questions from several residents. A copy of the presentation is attached (Attachment K). On November 1, 2021, the 30% design documents were also presented to the Flamingo Park Neighborhood Association, and several questions from residents were addressed.

The Administration wishes to confirm the use of the property located at 833 6th Street for the location of the New Fire Station 1, and request that the City Commission approve the waivers of the development regulations, as enumerated above. The public hearing scheduled for October 27, 2021, was opened and continued by the City Commission. The public hearing for the waivers is now scheduled for December 8, 2021.

SUPPORTING SURVEY DATA

Results from the 2019 Resident Survey show that 8% of residents rated improvements to city facilities as the most important among capital improvement projects.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to

Does this item utilize G.O. Bond Funds?

City Code Section 2-14?

Yes

Yes

Strategic Connection

Non-Applicable

Legislative Tracking

Capital Improvement Projects

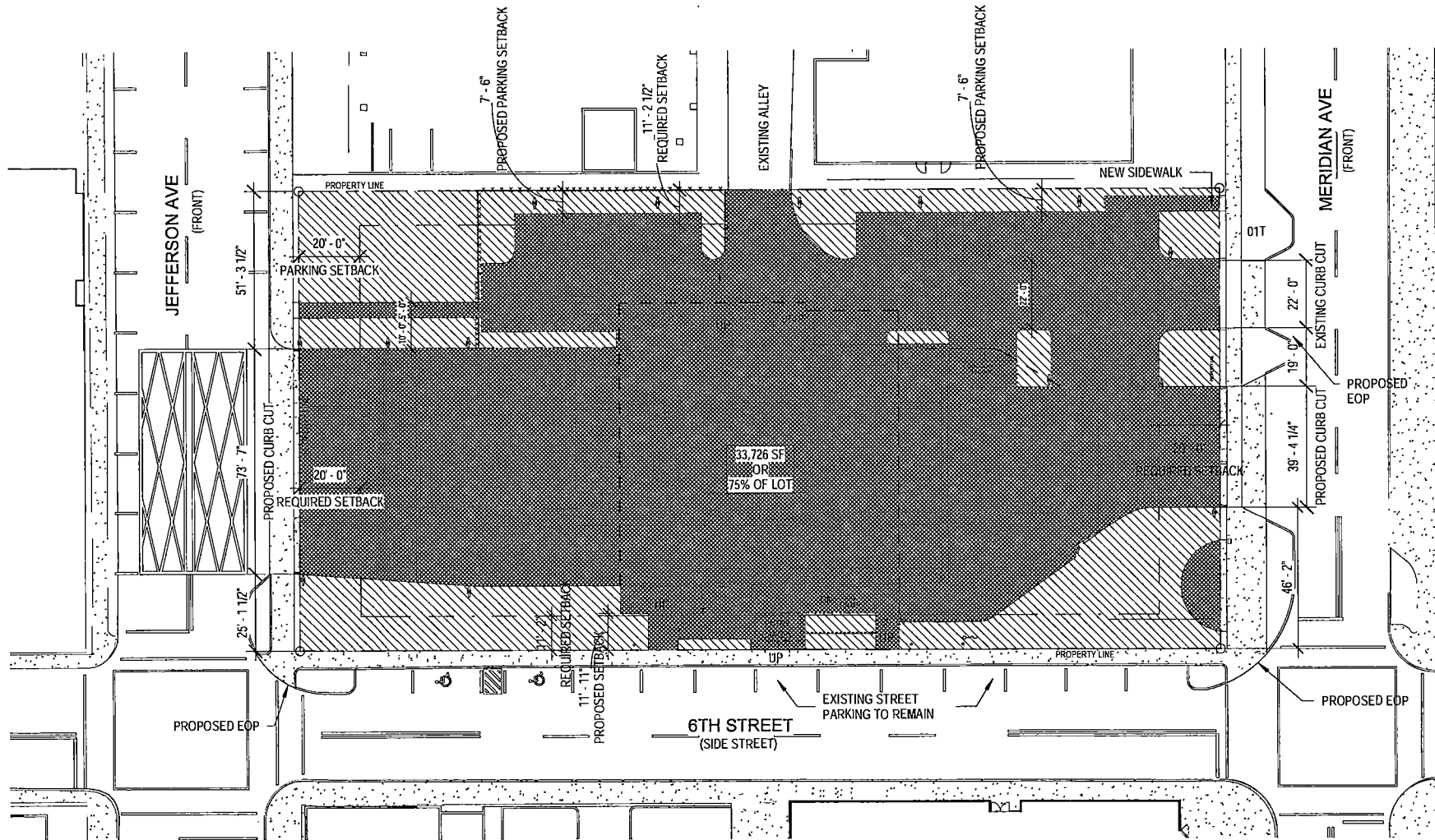
ATTACHMENTS:

Description

- ▢ Attachment A – Code Excerpt: Section 142-155(a)(3)e
- ▢ Attachment B – Code Excerpt: Section 142-155(a)(3)f
- ▢ Attachment C – Code Excerpt: Section 142-155(a)(4)l
- ▢ Attachment D – Code Excerpt: Section 142-155(a)(4)i
- ▢ Attachment E– Code Excerpt: Section 142-155(a)(3)a,1
- ▢ Attachment F – Code Excerpt: Section 142-156(a)
- ▢ Attachment G – Code Excerpt: Section 133-61
- ▢ Attachment H – Code Excerpt: Section 133-62
- ▢ Attachment I – Code Excerpt: Section 126-10(a) and (b)
- ▢ Attachment J – Code Excerpt: Section 126-11(a), (b) and (h)
- ▢ Attachment K - Fire Station Community Presentation 10/05/2021
- ▢ Resolution
- ▢ Ad

Sec. 142-155. - Development regulations and area requirements.

- a) The development regulations in the RM-1 residential multifamily, low density district are as follows:
 - (3) Exterior building and lot standards:
 - e. *Lot coverage.* The maximum lot coverage for a lot or lots greater than 65 feet in width shall not exceed 45 percent. In addition to the building areas included in lot coverage, as defined in section 114-1, impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. The design review board or historic preservation board, as applicable, may waive the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable.



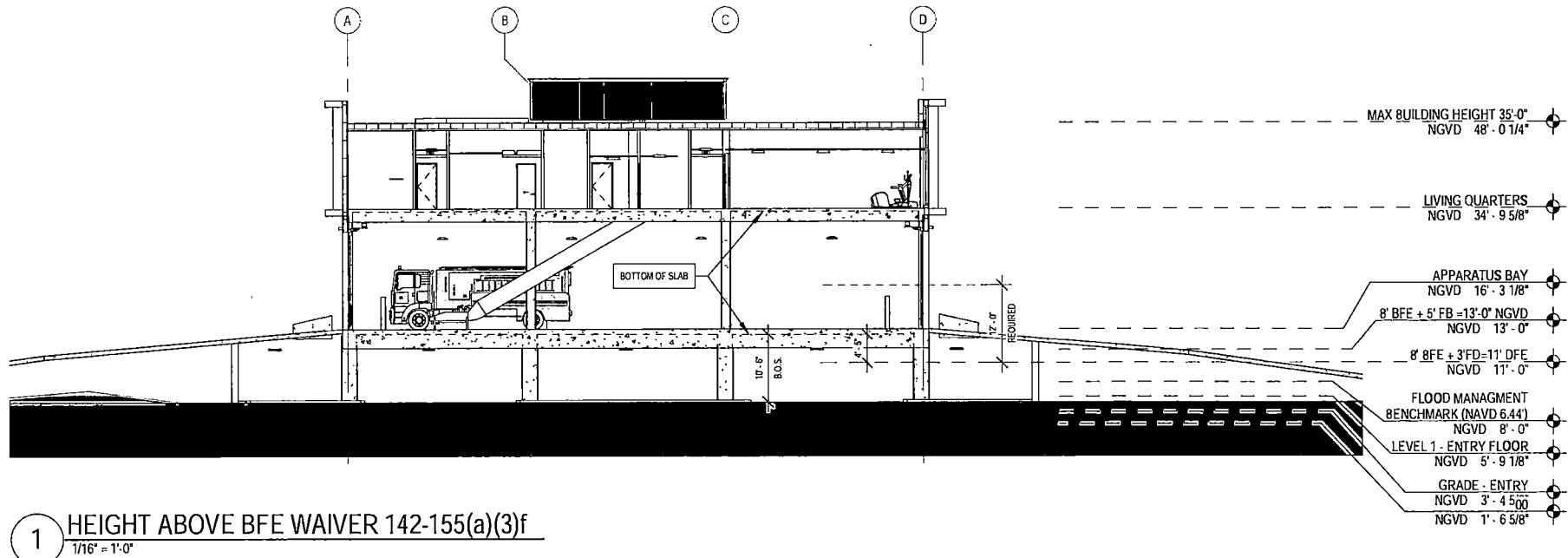
1 MAX LOT COVERAGE WAIVER 142-155(a)(3)e
 1/32" = 1'-0"



Waiver 2: Attachment B – Code Excerpt: Section 142-155(a)(3)f, 1

Sec. 142-155. - Development regulations and area requirements.

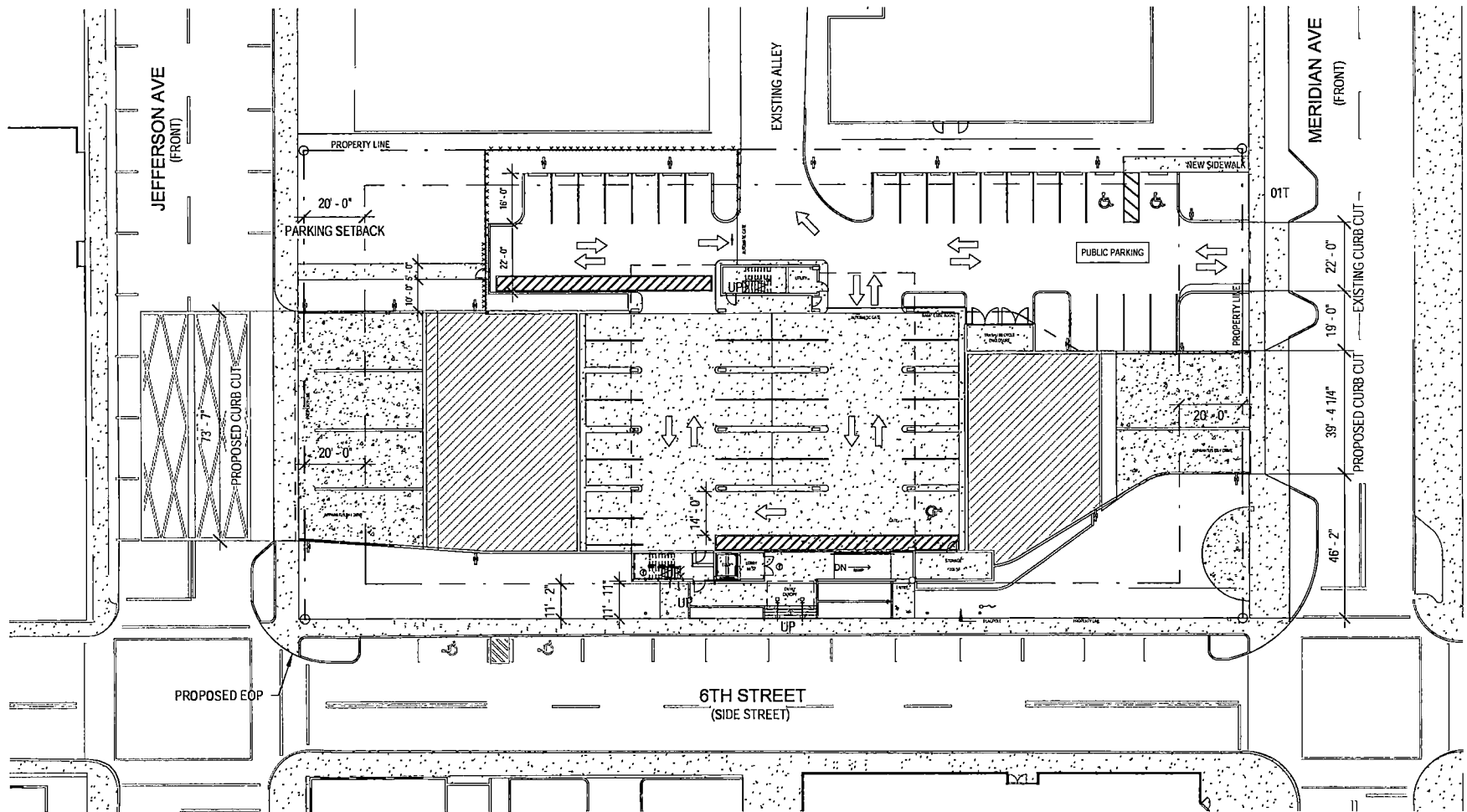
- a) The development regulations in the RM-1 residential multifamily, low density district are as follows:
 - (3) Exterior building and lot standards:
 - f. *Ground floor requirements.* When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply:
 1. A minimum height of 12 feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable.



Waiver 3: Attachment C – Code Excerpt: Section 142-155(a)(4)

Sec. 142-155. - Development regulations and area requirements.

- a.) The development regulations in the RM-1 residential multifamily, low density district are as follows:
 - (4) In the Flamingo Park Local Historic District, the following shall apply:
 - I. If an alley exists, no front curb cut shall be permitted. If no alley exists, any curb-cut required shall not exceed 12 feet in width.



1 CURB CUT WAIVER 142-155(a)(4)j
1/32" = 1'-0"

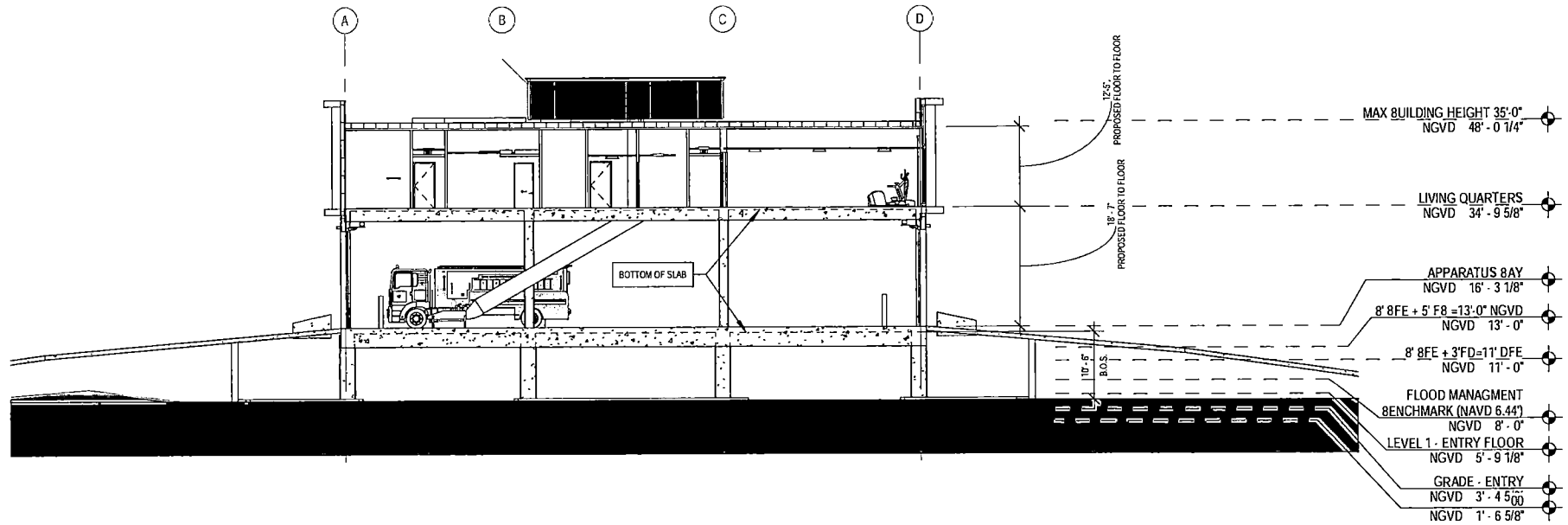


Waiver 4: Attachment D – Code Excerpt: Section 142-155(a)(4)i

Sec. 142-155. - Development regulations and area requirements.

- a.) The development regulations in the RM-1 residential multifamily, low density district are as follows:
 - (4) In the Flamingo Park Local Historic District, the following shall apply:
 - i. Each level of new construction or additions, whether attached or detached, shall have a maximum floor to floor height of 12 feet. The historic preservation board may, on a case-by-case basis, waive the maximum floor to floor height requirement and allow for loft or mezzanine space within the allowable volume of the building, provided the total floor area of any such loft space or mezzanine does not exceed one-third the total floor area in that room or story in which the loft space or mezzanine occurs.

Exhibit A



1 FLOOR TO FLOOR HEIGHT WAIVER 142-155(a)(4)i
 1/16" = 1'-0"



Waiver 5: Attachment E – Code Excerpt: Section 142-155(a)(3)a,1

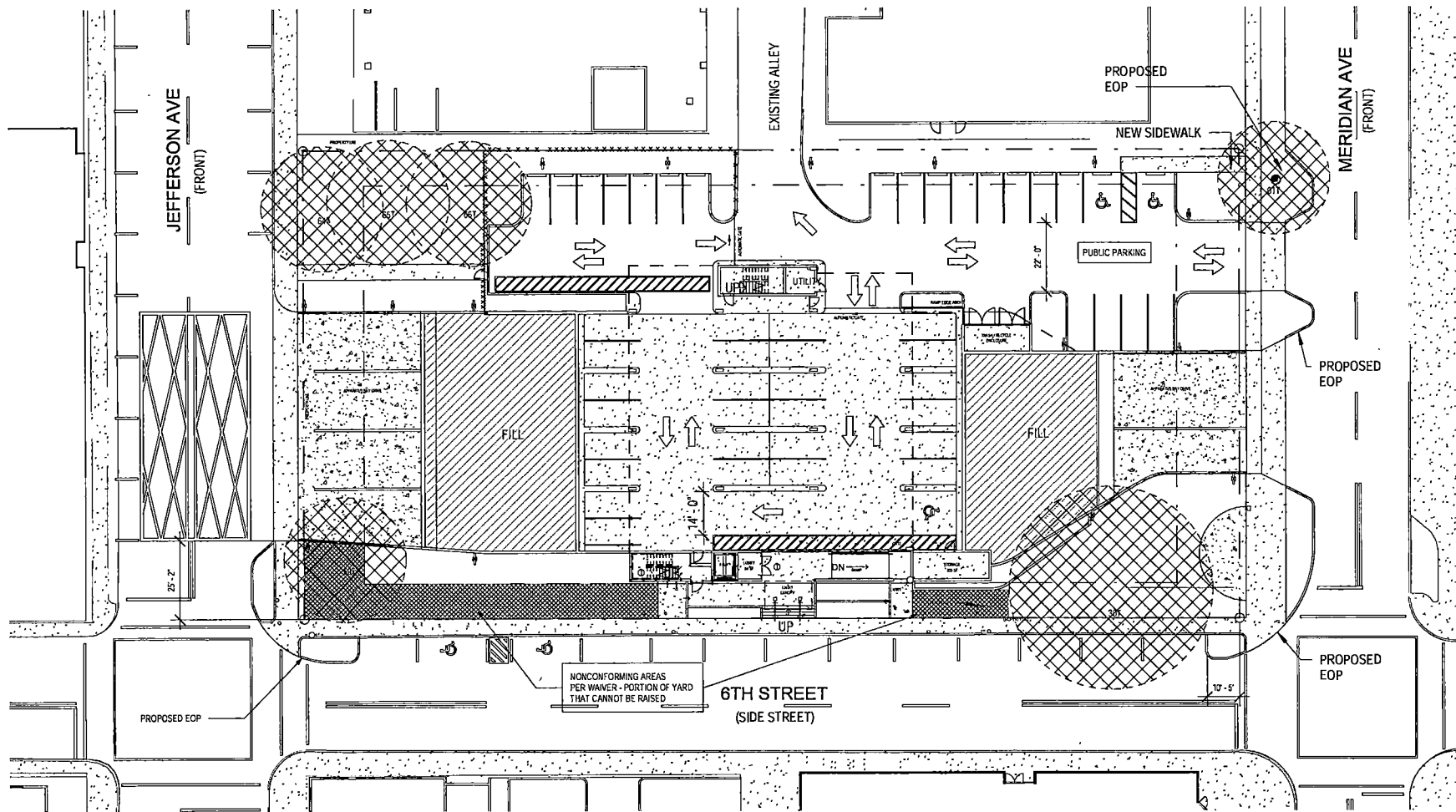
Sec. 142-155. - Development regulations and area requirements.

a.) The development regulations in the RM-1 residential multifamily, low density district are as follows:

(3) Exterior building and lot standards:

a. *Minimum yard elevation requirements.*

1. The minimum elevation of a required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. When in conflict with the maximum elevation requirements as outlined in paragraph c., below, the minimum elevation requirements shall still apply.



1 MIN YARD ELEVATION WAIVER - 142-155(a)(3)a,1
1/32" = 1'-0"

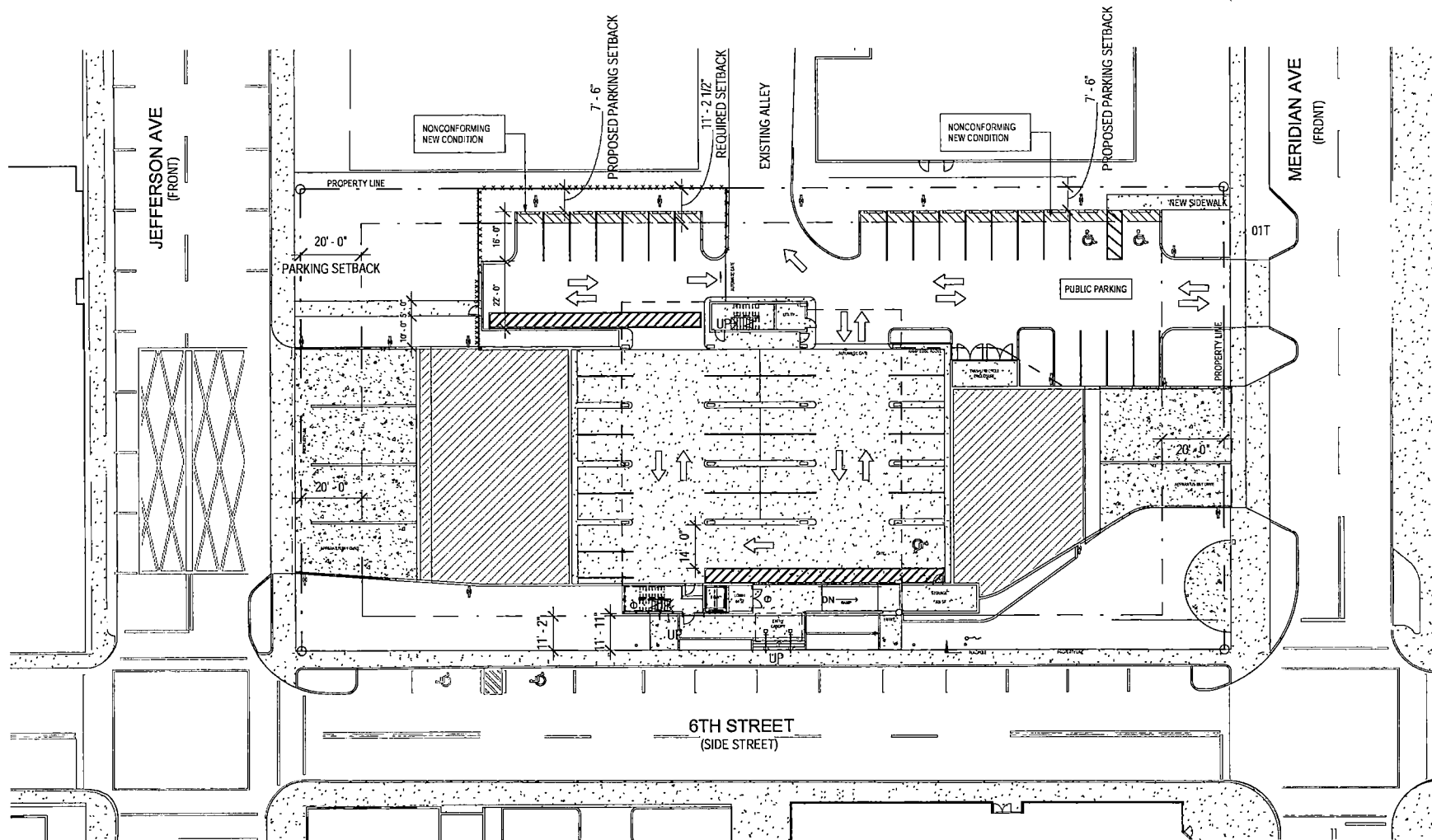


Waiver 6: Attachment F – Code Excerpt: Section 142-156(a),

Sec. 142-156. - Setback requirements.

(a) The setback requirements for the RM-1 residential multifamily, low density district are as follows:

	Front	Side, Interior	Side, Facing a Street	Rear
At-grade parking lot on the same lot except where (c) below is applicable	20 feet	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	5 feet abutting an alley, otherwise 10% of the lot depth
Subterranean and pedestal	20 feet Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231-237 of the Amended Plat of First Ocean Front Subdivision—50 feet	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	10% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.



1 PARKING SETBACK WAIVER - 142-156(a)
 1/32" = 1'-0"



Waiver 7: Attachment G – Code Excerpt: Section 133-61

Sec. 133-61. - Short frontage standards.

The following regulations shall apply to new construction with nonresidential uses on the ground floor on frontages with a width of 150 feet or less:

- (a) *Sidewalk standards.* Where feasible, sidewalks shall be constructed as follows:
- (1) *Circulation zone.* The sidewalk shall contain a "circulation zone" with a minimum dimension of ten feet in width, pursuant to the following standards:
 - a. The circulation zone shall be fully illuminated, consistent with the city's street and sidewalk lighting requirements and subject to the review and approval of the public works director.
 - b. The design of the circulation zone shall be consistent with the city's public sidewalk requirements.
 - c. The circulation zone may be constructed in areas of the public right-of-way and required yards that are in front of a building facade.
 - d. The circulation zone shall remain free from obstructions created by landscaping, signage, utilities, and lighting fixtures.
 - e. Pedestrians shall have 24-hour access to the circulation zone.
 - f. The circulation zone shall include a minimum five-foot wide "clear pedestrian path," free from obstructions, including, but not limited to, stairs, ramping, handrails, outdoor cafés, sidewalk cafés, and door swings. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director.
 - g. An easement providing for perpetual public access shall be provided to the city for portions of the circulation zone that are constructed within the setback area on private property.
 - (2) *Landscape area.* A "landscape area" between the circulation zone and the adjacent automobile parking or vehicle travel lanes shall be provided as follows:
 - a. The landscape area shall be predominantly landscaped, except where there are access paths, public transit stops, valet parking stands, lighting fixtures, pedestrian crossings, or driveways.
 - b. The landscape area shall have a minimum width of five feet.
 - c. Street trees shall be planted within the landscape area.
 - d. Where the landscape area is adjacent to on-street parking, access paths shall be provided between parking spaces so that each parking space has access to the circulation zone generally from either the front end or rear end of the vehicle. Access paths shall be no wider than 36 inches.
 - e. Street and pedestrian lighting fixtures shall be located within the landscape area.

Exhibit A

f. The circulation zone may encroach into the landscape area in order to meet adjacent sidewalks and street crossings.

(b) *Setbacks.* The building's ground floor façade, parking areas, and loading areas shall be set back a minimum of 15 feet from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape area in cases where the public right-of-way is not sufficiently wide. If the underlying zoning regulations require a larger setback, the larger setback shall be required.

(c) *Ground floor elevation.* The ground floor shall be located no lower than the future crown of road elevation.

(d) *Ramping and stairs.* Ramping and stairs from the sidewalk elevation to 14 inches below the ground floor elevation may occur on the exterior of the building and encroach into the circulation zone only if within five feet of the façade of the building. Ramping and stairs shall not encroach into the clear pedestrian path. Ramping above 14 inches below the ground floor elevation shall occur within the property and shall not encroach into the public sidewalk or setback areas.

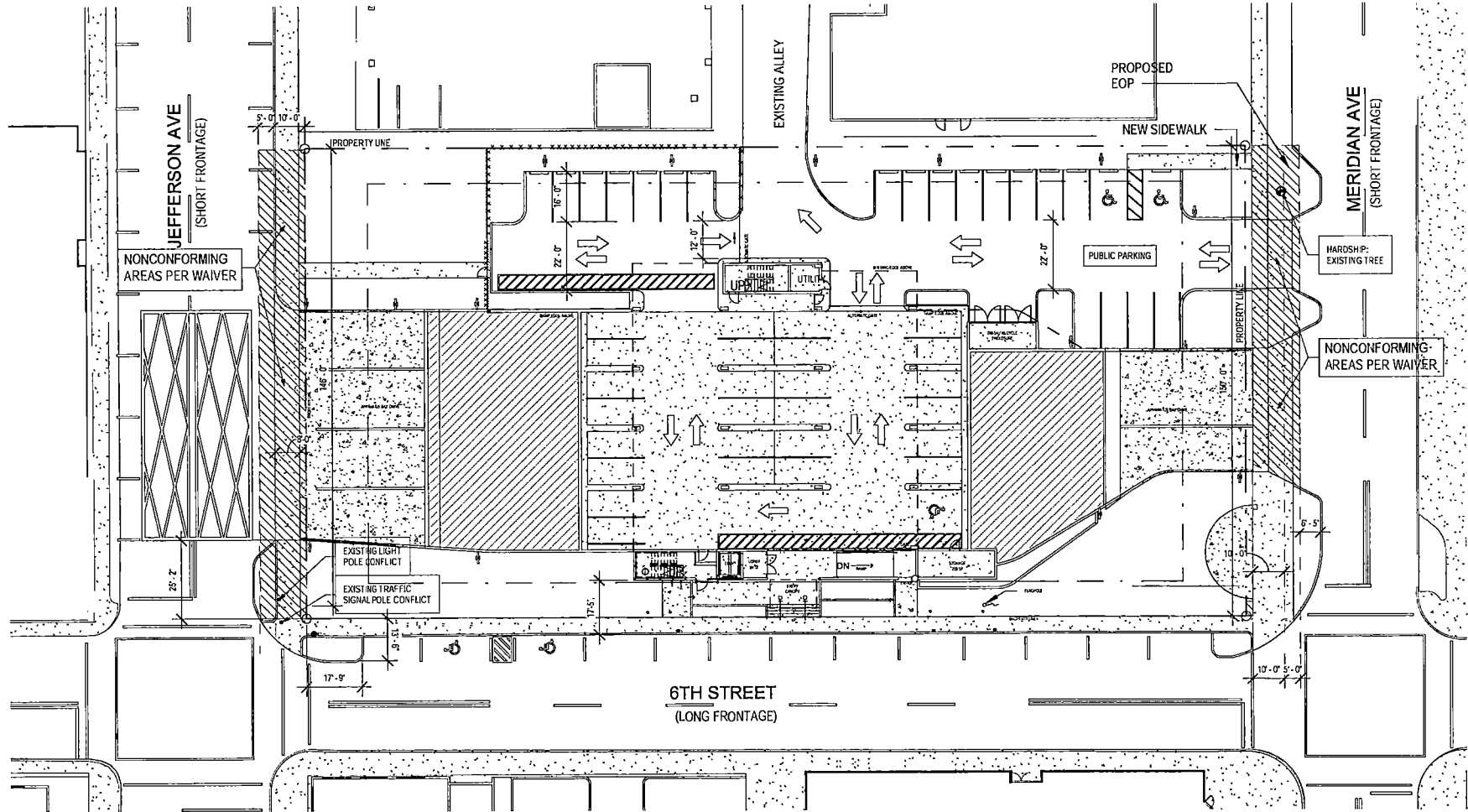
(e) *Knee wall.* Except where there are doors, facades shall have a knee wall with a minimum height of two feet, six inches above the sidewalk elevation. Such knee walls shall include any required flood barrier protection. The planning director or designee may waive this knee wall requirement if the applicant can substantiate that the proposed glass storefront system satisfies all applicable Florida Building Code requirements for flood barrier protection or if the finished floor meets the minimum freeboard requirements of the city Code.

(f) *Flood damage-resistant materials.* Ground floors shall utilize water resistant materials for a minimum of two feet six inches above the floor elevation.

(g) *Flood panels.* Flood panels for doorways shall be permanently stored next to doorways, except when in use.

(h) *Multiple frontages.* For developments that contain more than one frontage, and where one such frontage is greater than 150 feet, the requirements of section 133-62 shall apply.

(i) *Waivers.* Where implementation of the regulations in this section is unfeasible or incompatible with the environment and adjacent structures, they may be waived to the minimum extent necessary by the historic preservation board (HPB) or design review board (DRB), in accordance with the certificate of appropriate review criteria or design review criteria, as applicable; however, an applicant may be required to consider alternative approaches for adequate mitigation of flooding.



1 SHORT FRONTAGE DEVELOPMENT WAIVER 133-61
1/32" = 1'-0"



Waiver 8: Attachment H – Code Excerpt: Section 133-62

Sec. 133-62. - Long frontage standards.

The following regulations shall apply to new construction with nonresidential uses on the ground floor on frontages with a width greater than 150 feet:

(a) *Sidewalk standards.* The sidewalk shall be raised to the future crown of road elevation, except for transition areas and where there are street crossings, intersections, or driveways, as follows:

(1) *Circulation zone.* The sidewalk shall contain a "circulation zone" with a minimum dimension of ten feet wide, pursuant to the following standards:

a. The "circulation zone" shall be fully illuminated, consistent with the city's street and sidewalk lighting requirements and subject to the review and approval of the public works director.

b. The design of the circulation zone shall be consistent with the city's public sidewalk requirements.

c. The circulation zone may be constructed in areas of the public right-of-way and required yards that are in front of a building facade.

d. The circulation zone shall remain free from obstructions created by landscaping, signage, utilities, stairs, ramping, handrails, and lighting fixtures.

e. Pedestrians shall have 24-hour access to the circulation zone.

f. The circulation zone shall include a minimum five-foot wide "clear pedestrian path," free from obstructions, including, but not limited to, outdoor cafés, sidewalk cafés, handrails, and door swings. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director.

g. An easement providing for perpetual public access shall be provided to the city for portions of the circulation zone that are constructed within the setback area on private property.

(2) *Parallel transition areas.* "Parallel transition areas" between the raised circulation zone and lower level sidewalks, street crossings, intersections, and driveways shall be accommodated within the frontage adjacent to the new development as follows:

a. The parallel transition areas shall not contain steps, switchback ramps, or handrails.

b. The parallel transition areas shall be of the minimum length necessary so as to not require the use of steps, switchback ramps, and handrails between the higher future crown of road elevation and the lower level sidewalk, pedestrian crossing, or driveway elevation.

(3) *Landscape transition areas.* "Landscape transition areas" between the raised circulation zone and the adjacent automobile parking or vehicle travel lanes shall be provided as follows:

a. The landscape transition area shall be predominantly landscaped, except where there are access steps, lighting fixtures, pedestrian crossings, or driveways.

b. The landscape transition area shall have a minimum width of five feet.

c. Street trees shall be planted within the landscape transition area in raised planters or stabilized planting areas that at a minimum match the elevation of the circulation zone.

d. Where the landscape transition area is adjacent to on-street parking, access steps shall be provided between parking spaces so that each parking space has access to the circulation zone generally from either the front end or rear end of the vehicle. Steps shall be no wider than 36 inches, not included handrails.

e. Handrails shall only be permitted for access steps to on-street parking.

f. Street and pedestrian lighting fixtures shall be located within the landscape transition area.

g. The circulation zone may encroach into the landscape transition area in order to meet adjacent sidewalks and street crossings. The encroachment shall be the minimum necessary to comply with the requirements for and shall comply with the requirements of parallel transition areas.

Notwithstanding the standards in subsections a. to g. above, public transit stops and valet parking stands, may be located within the landscape transition area. In the event of a conflict, the provisions in this section shall be superseded by any requirement in the city Code, Miami-Dade County Code, or state law that is applicable to public transit stops or valet parking stands.

(b) *Setbacks.* The building's ground floor facade, parking areas, and loading areas shall be set back a minimum of 15 feet from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape transition areas in cases where the public right-of-way is not sufficiently wide. If the underlying zoning regulations require a larger setback, the larger setback shall be required.

(c) *Driveways.* Driveways to access off-street parking, drop-off, and loading areas shall comply with the following:

(1) Where a development has more than one frontage, driveways should be located facing the street with the lowest traffic volumes.

(2) The number of driveways should be minimized to the greatest extent possible.

(3) Where the circulation zone passes through a driveway, the surface shall be fully horizontal in a direction perpendicular to the facade of a building, so as to provide a safe and comfortable pedestrian environment.

(4) Mountable curbs shall be utilized, where feasible.

(d) *Ground floor elevation.* The ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation. Ramping and stairs from the sidewalk circulation zone to the ground floor elevation shall occur within the property and not encroach into the circulation zone or setback areas, unless adequate space exists on the exterior.

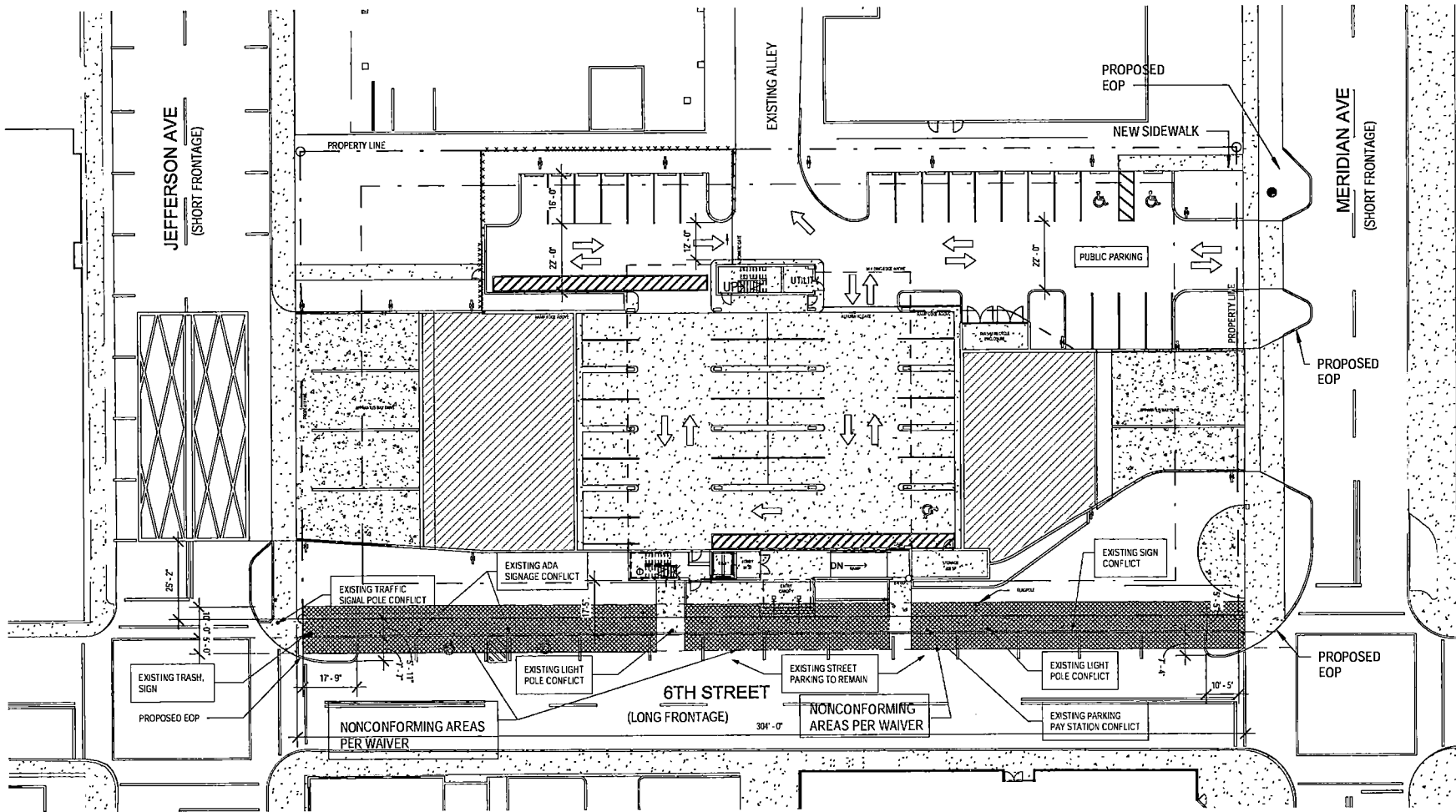
(e) *Knee wall.* Except where there are doors, facades shall have a knee wall with a minimum height of two feet, six inches above the future crown of road elevation. Such knee walls shall include any required flood barrier protection. The planning director or designee may waive this knee wall requirement if the applicant can substantiate that the proposed glass

storefront system satisfies all applicable Florida Building Code requirements for flood barrier protection.

(f) *Flood damage-resistant materials.* Ground floors, walls system, partitions and doors shall utilize water flood damage resistant materials in accordance with all applicable Florida Building Code, FEMA regulations and American Society of Civil Engineer (ASCE) - Flood Resistant Design and Construction Standard, for a minimum of the first two feet, six inches above the ground floor elevation.

(g) *Flood panels.* Flood panels for doorways shall be permanently stored adjacent to all doorways, except when in use.

(h) *Waivers.* Where implementation of the regulations in this section is unfeasible or incompatible with the environment and adjacent structures, they may be waived to the minimum extent necessary by the historic preservation board (HPB) or design review board (DRB), in accordance with the certificate of appropriateness review criteria or design review



1 LONG FRONTAGE DEVELOPMENT WAIVER 133-62
1/32" = 1'-0"



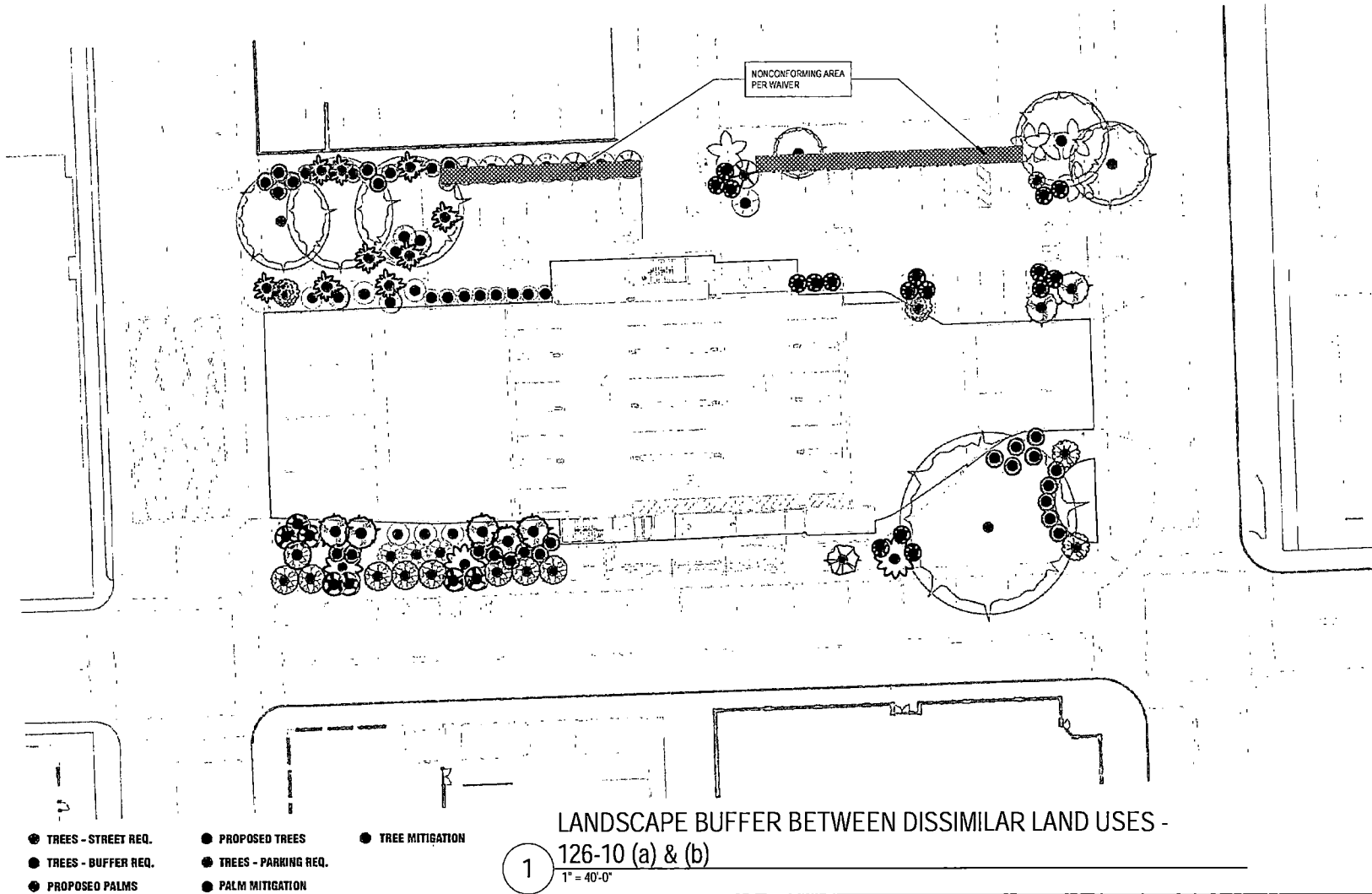
Waiver 9: Attachment I – Code Excerpt: Section 126-10(a) and (b)

Sec. 126-10. - Buffers between dissimilar land uses.

Where a nonresidential zoning district abuts a residential zoning district, and where such areas will not be entirely visually screened by an intervening building or structure from the abutting property, the abutting property line shall be provided by the nonresidential property if applying for new construction with a buffer consisting of the following:

(a) A landscaped buffer strip shall consist of trees with understory evergreen shrubs and groundcovers within a minimum five-foot wide landscaped strip.

(b) Trees with a minimum height of 12 feet shall be planted at a maximum average spacing of 20 feet on center.



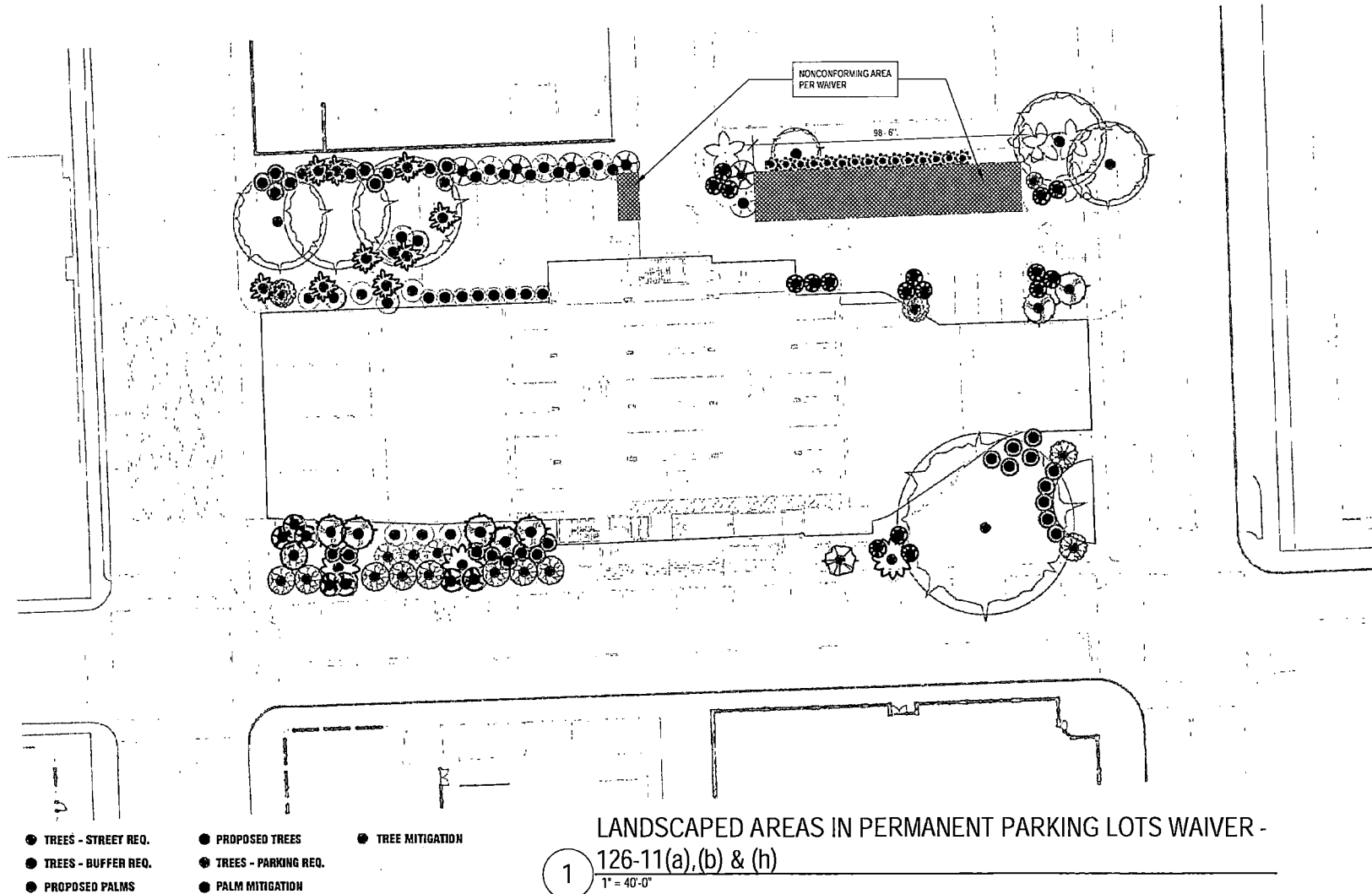
Waiver 10: Attachment J – Code Excerpt: Section 126-11(a),(b) and (h)

Sec. 126-11. - Landscaped areas in permanent parking lots.

At-grade parking lots. For the purpose of this section, the term "at-grade" parking lot shall encompass commercial parking lots and noncommercial parking lots as described in section 114-1 whether they are primary or accessory uses and that portion of a lot which is underneath the building and is at-grade which is utilized for parking. Notwithstanding the requirements in this section, in no instance shall the required landscaped area be less than 20 percent of the total area.

A landscape plan that specifies and quantifies the existing and/or proposed plant material inclusive of mature shade trees, hedge material, ground cover and in-ground irrigation shall be submitted for review and approval by the planning department, according to the following criteria:

- (a) A landscaped area with a tree shall be required at the end of all parking rows, particularly when abutting an aisle or building. Planting areas for each tree shall have a minimum width of eight feet, six inches, exclusive of the curb dimension, and shall be planted or covered with other landscape materials.
- (b) For each row of parking there shall be landscaped areas with trees within the first 90 linear feet, and one landscaped area provided with a tree for each additional 90 linear feet. When a minimum eight-foot, six-inch clear landscape area is provided between two rows of parking, the landscape areas with trees every 90 linear feet is not required. This eight-foot, six-inch wide landscape area shall be planted with trees no greater than 20 feet on-center.
- (h) A landscape area that is a minimum of five feet in width shall be provided when parking stalls, access aisles, or driveways are located along any side or rear lot line. The landscape areas shall be planted with a continuous hedge and with trees spaced a maximum of 20 feet on center. In certain instances, a solid and continuous masonry six-foot high wall may be approved and used in lieu of a landscape area. The approved wall surface shall be stuccoed, painted, tiled, or textured in such a way to provide a decorative effect.



- TREES - STREET REQ.
- TREES - BUFFER REQ.
- PROPOSED PALMS
- PROPOSED TREES
- TREES - PARKING REQ.
- PALM MITIGATION
- TREE MITIGATION

1 LANDSCAPED AREAS IN PERMANENT PARKING LOTS WAIVER - 126-11(a),(b) & (h)
1" = 40'-0"





GO#45: FIRE STATION No.1

Virtual Community Meeting
October 5, 2021



YOUR VOICE, IN ACTION!

Existing Fire Station Site

- Address: 1051 Jefferson Avenue
- Built in 1970, 5.5 feet below today's required FEMA base flood elevation standards.
- Does not meet current National Fire Protection Association (NFPA) standards for building certification or current Building Code requirements.



EXISTING FIRE STATION

MIAMIBEACH

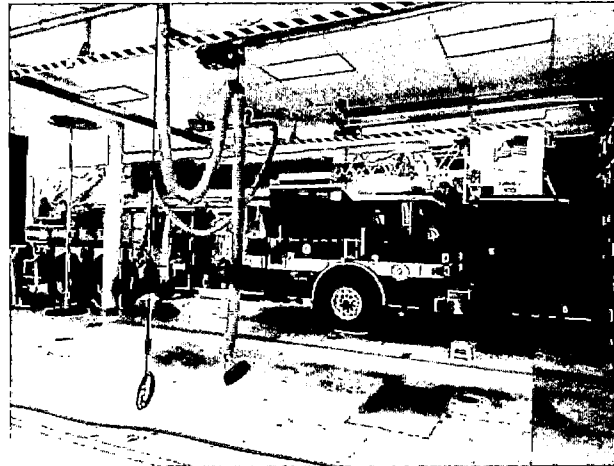
www.GOMBInfo.com



YOUR VOICE, IN ACTION!

Existing Fire Station Site

- Shares site with pump station
- Does not provide necessary parking facilities.
- The existing apparatus bays are too small to fit ladder trucks needed to respond to calls in high-rise condominiums and hotels.

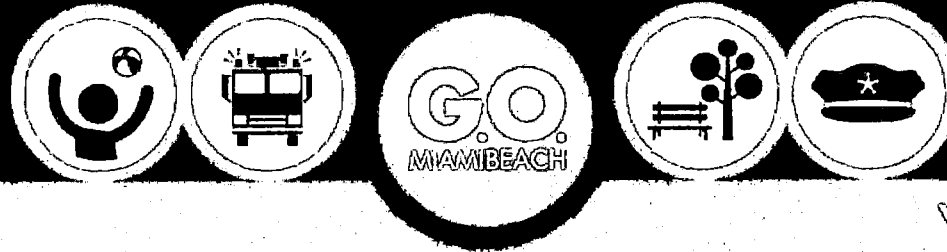


EXISTING FIRE STATION SITE

www.GOMBIInfo.com

3

MIAMIBEACH



YOUR VOICE, IN ACTION!



PROPOSED SITE

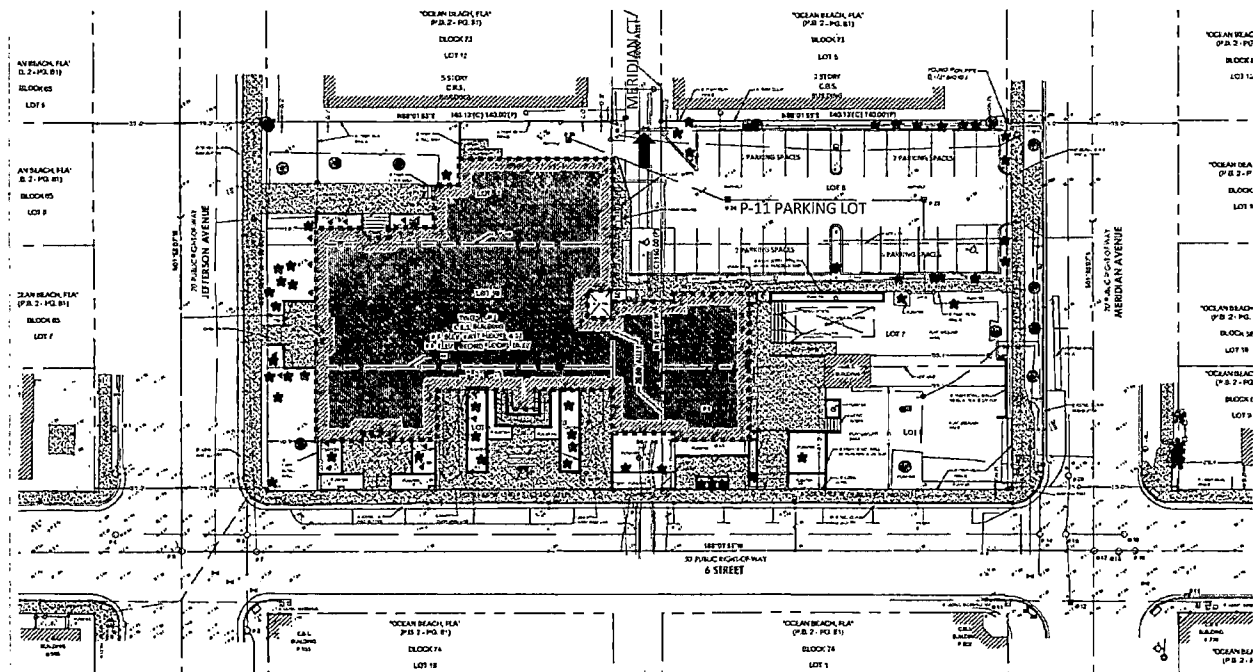
MIAMI BEACH



YOUR VOICE, IN ACTION!

Site

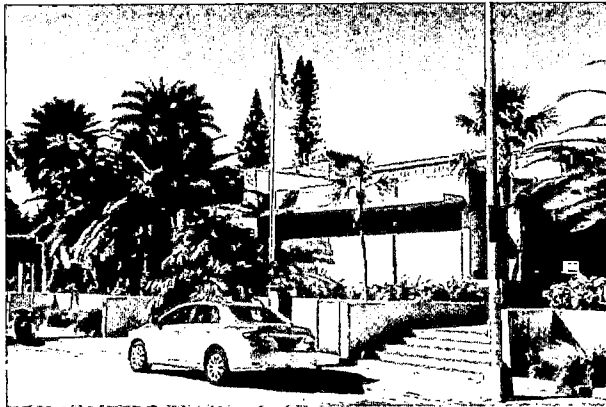
- Address: 833 6th Street
- Ownership: City of Miami Beach
- Existing site of the South Shore Community Center
- Frontage on 6th Street, Jefferson Avenue and Meridian Avenue
- 1 acre property
- Surface Parking Lot P-11 located on site, 27 spaces with access to Meridian Court



EXISTING SITE



YOUR VOICE, IN ACTION!



Existing Building Design elements:

- Stacked bond faced block
- Textured poured in place concrete planters integrated into building facade
- Double-T Entrance canopy feature

EXISTING BUILDING

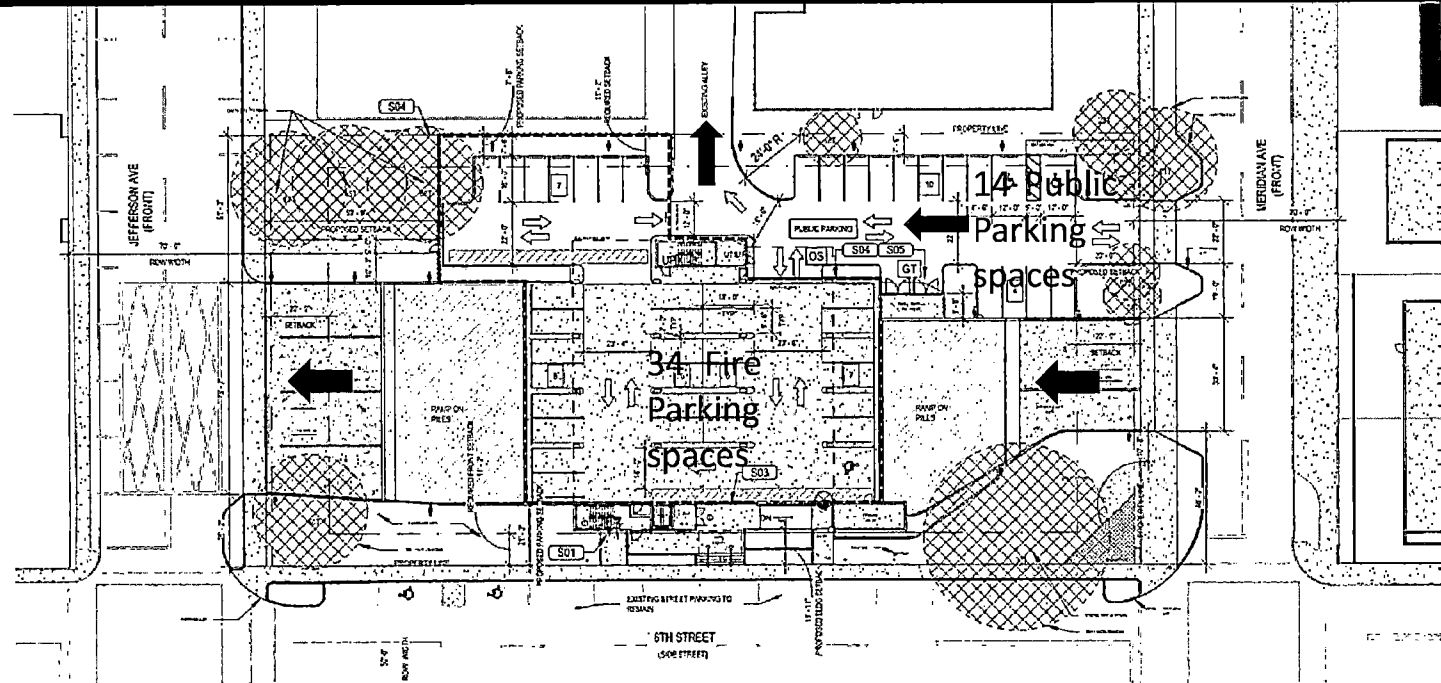
MIAMIBEACH



YOUR VOICE, IN ACTION!

Site Plan

- Pedestrian access from 6th street
- Maintains vehicular access for Meridian court and public surface parking lot, P-11
- Provides secured parking for fire station staff
- Maximizes green space



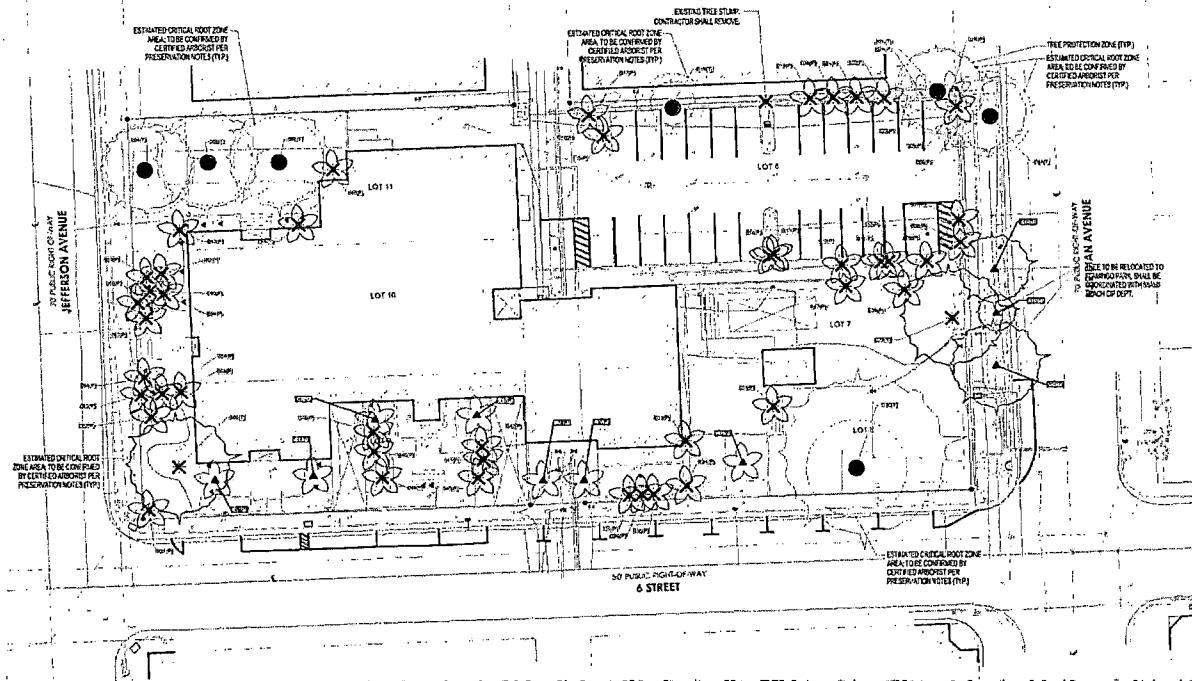
PROPOSED SITE PLAN

MIAMI BEACH



YOUR VOICE, IN ACTION!

Existing Landscape Plan



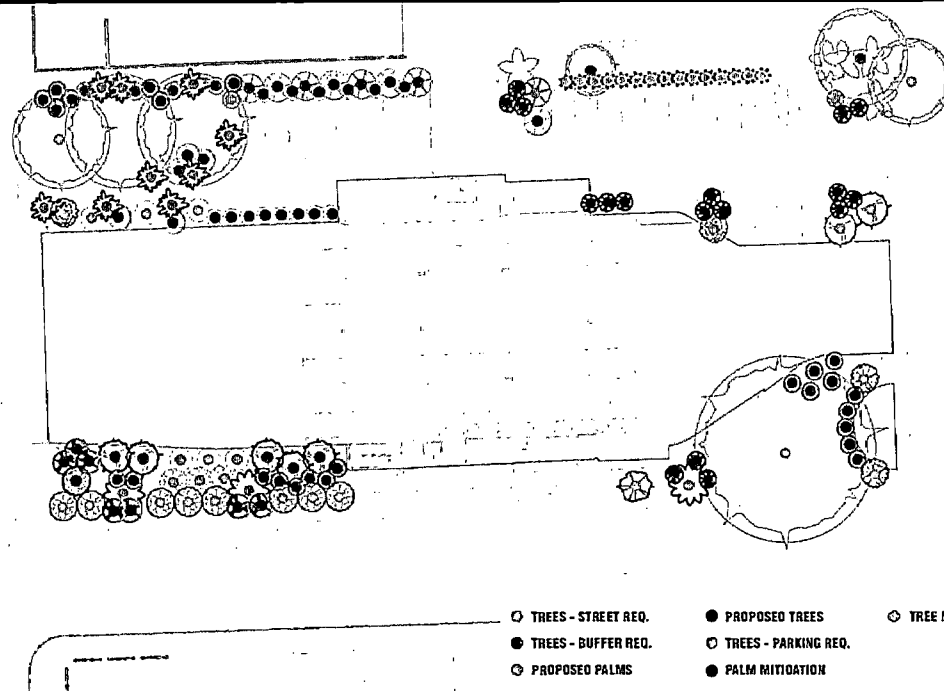
LANDSCAPE

MIAMI BEACH



YOUR VOICE, IN ACTION!

Proposed Landscape Plan



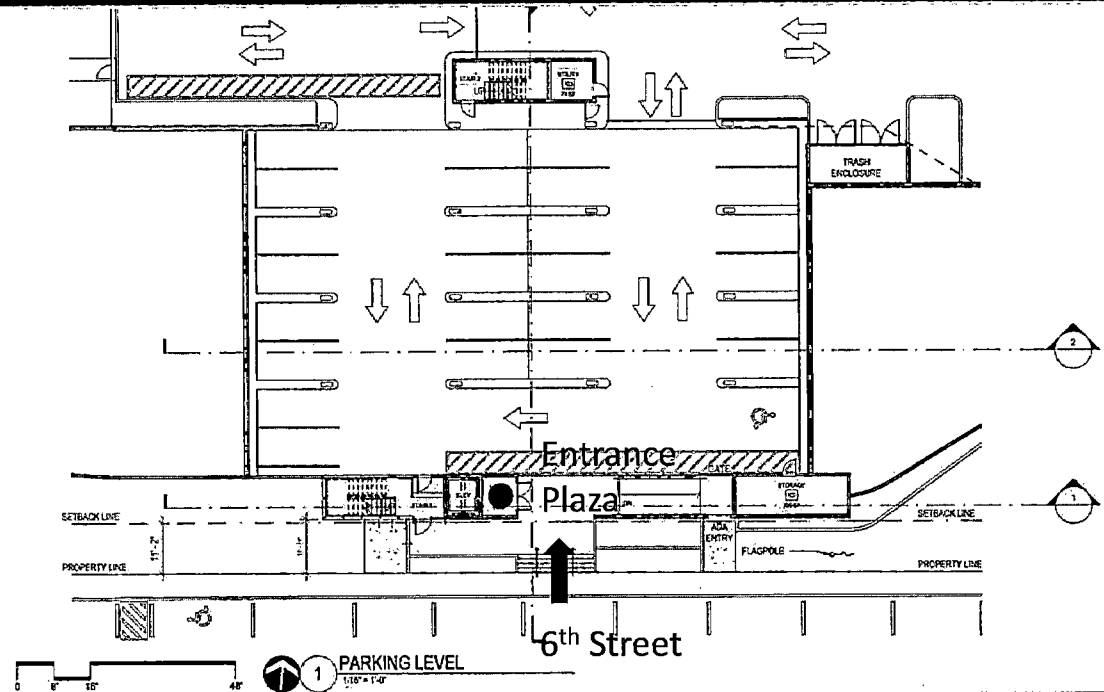
LANDSCAPE

MIAMI BEACH



Ground Level

- Entry plaza on 6th street
- Secured parking below apparatus bays
- Public access for watch office services
- Secured circulation for fire station staff



GROUND FLOOR

10

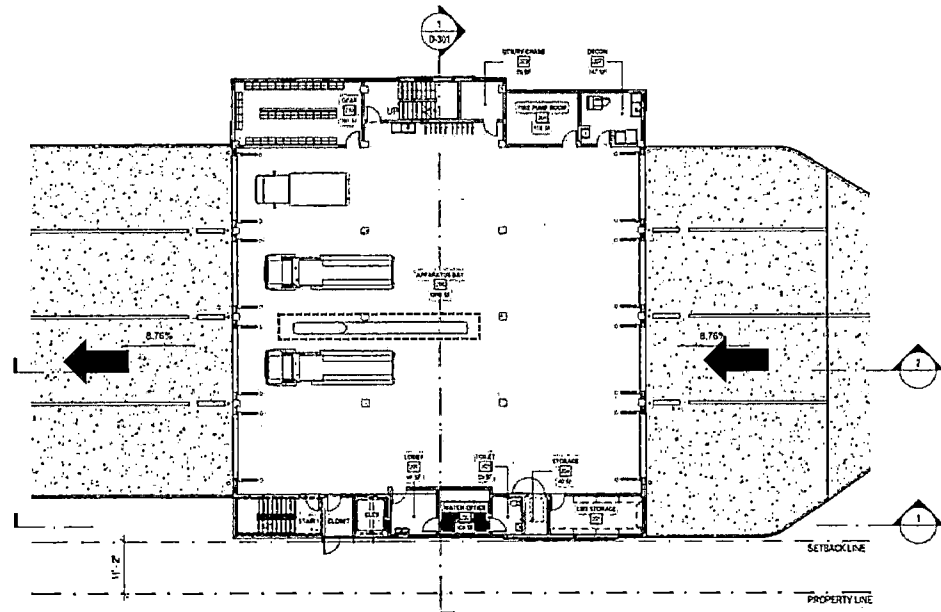
MIAMI BEACH



YOUR VOICE, IN ACTION!

First Level

- 4 drive-thru bays for quick emergency response times
- Watch office
- Quick response slide
- Apparatus bays secure emergency vehicles during storms



1 APPARATUS BAY
10'0" x 11'0"

APPARATUS BAY

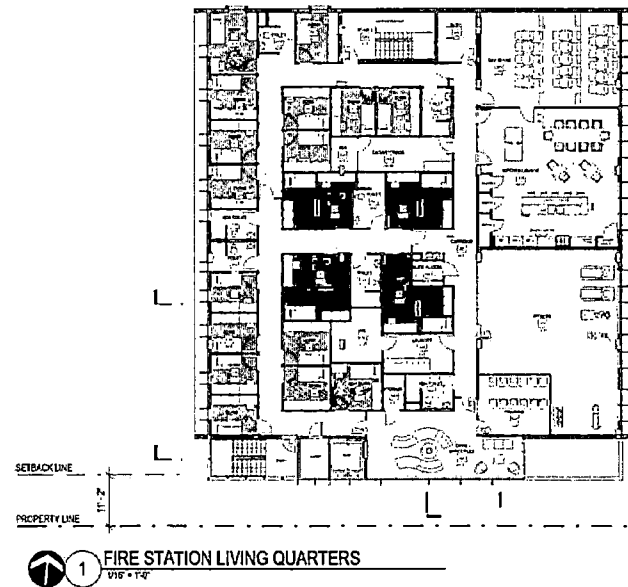
MIAMI BEACH



YOUR VOICE, IN ACTION!™

Second Level

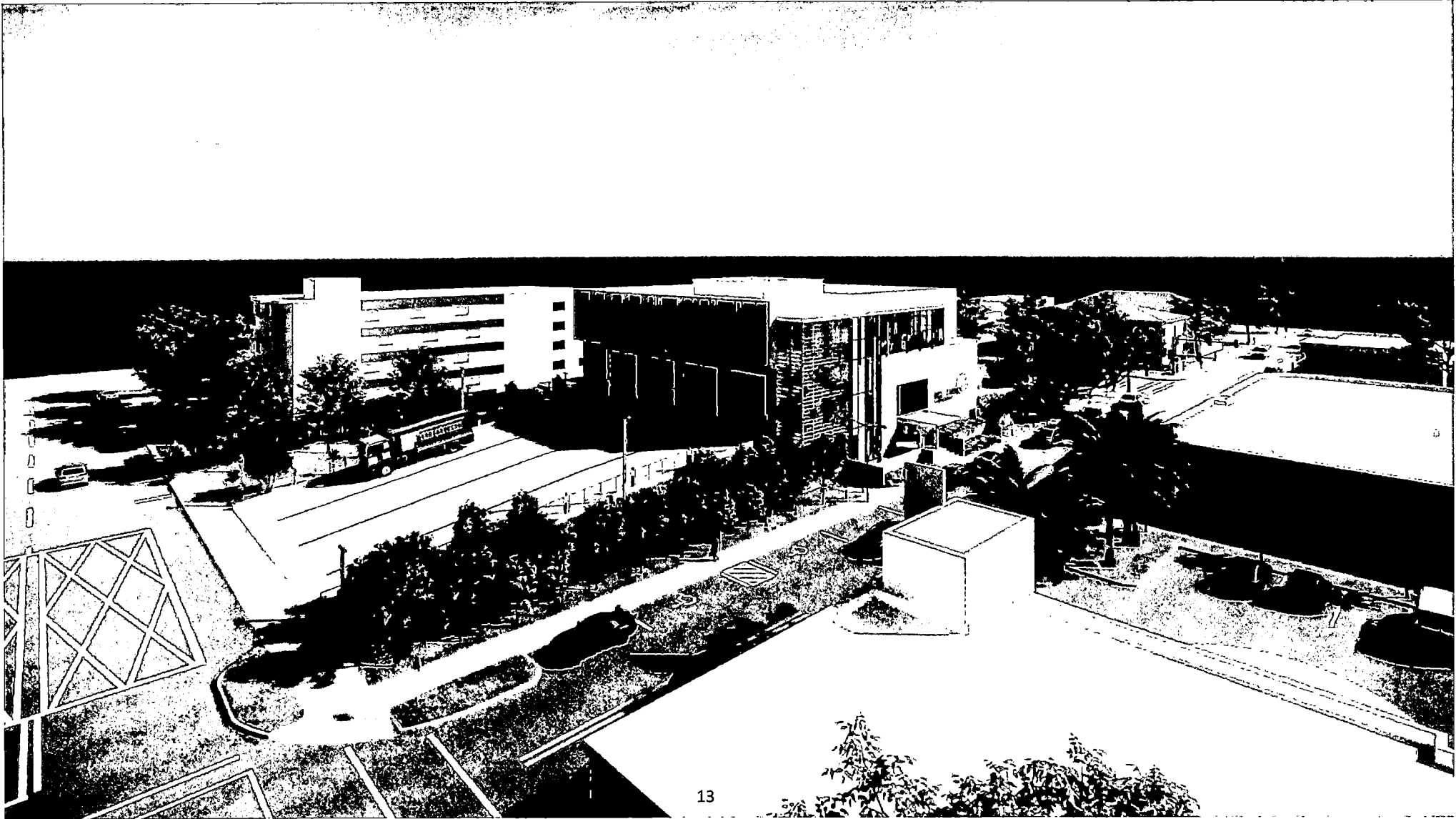
- Efficient plan layout for quick response times
- Dorms and activity rooms are separated to enhance functionality and control sound



LIVING QUARTERS

12

MIAMI BEACH

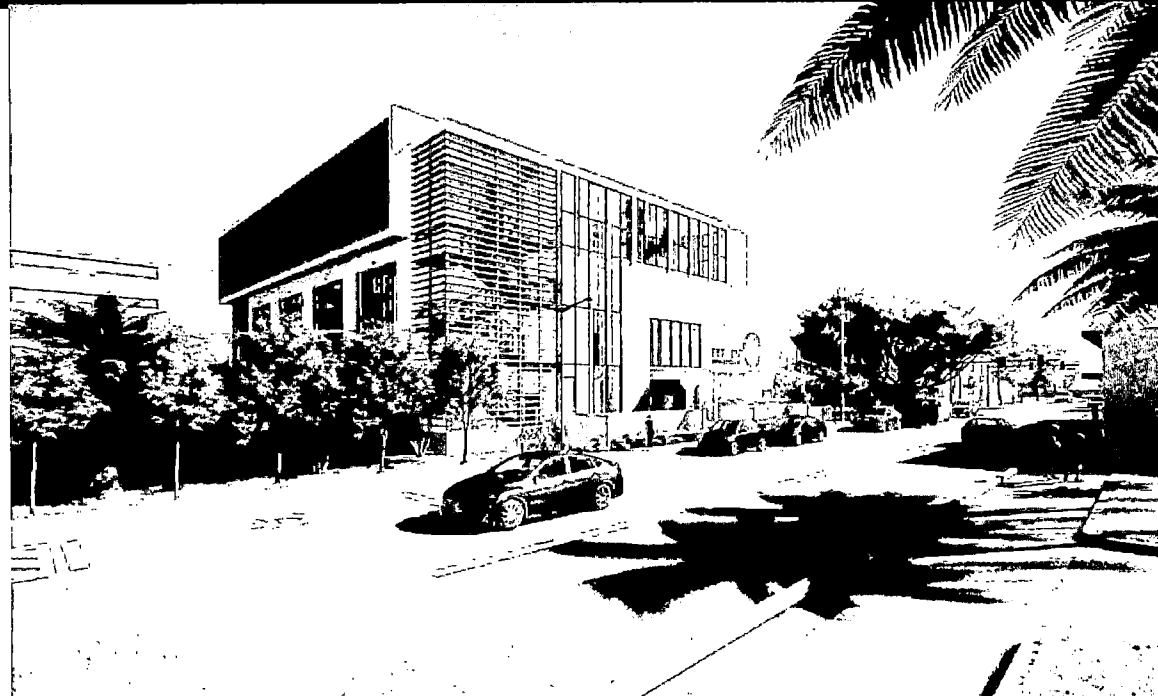




YOUR VOICE, IN ACTION!

Facility Program

- 3 levels - 29,309 square feet facility
- Building will meet LEED Gold Certification requirements
- The building design evokes the modern character of city's historic district and promotes a vibrant continuity between the new facility and its urban context



VIEW FROM 6TH STREET SW CORNER

MIAMIBEACH



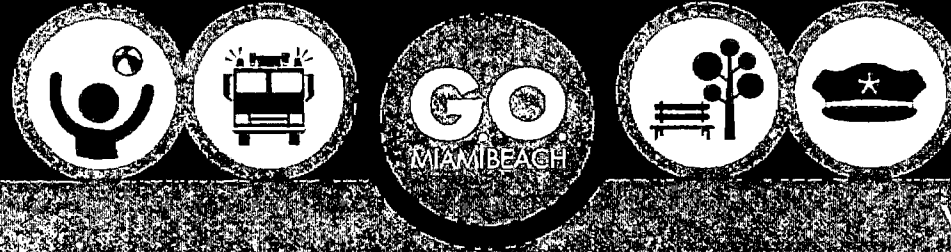
Facility Program

- Larger canopy trees maintained on site. Some trees and palms will be relocated to Flamingo Park and other sites throughout the City
- Parking is not visible from 6th street
- Exterior design promotes the continuity of urban landscape



VIEW FROM 6TH STREET SE CORNER

MIAMIBEACH



YOUR VOICE, IN ACTION!

Facility Program

- Fire Department Parking lot secured with fencing and automated gates
- Use of stacked ground faced block inspired by architectural language of previous building
- New design provides a larger separation from the residential buildings to the north and provides landscape buffers



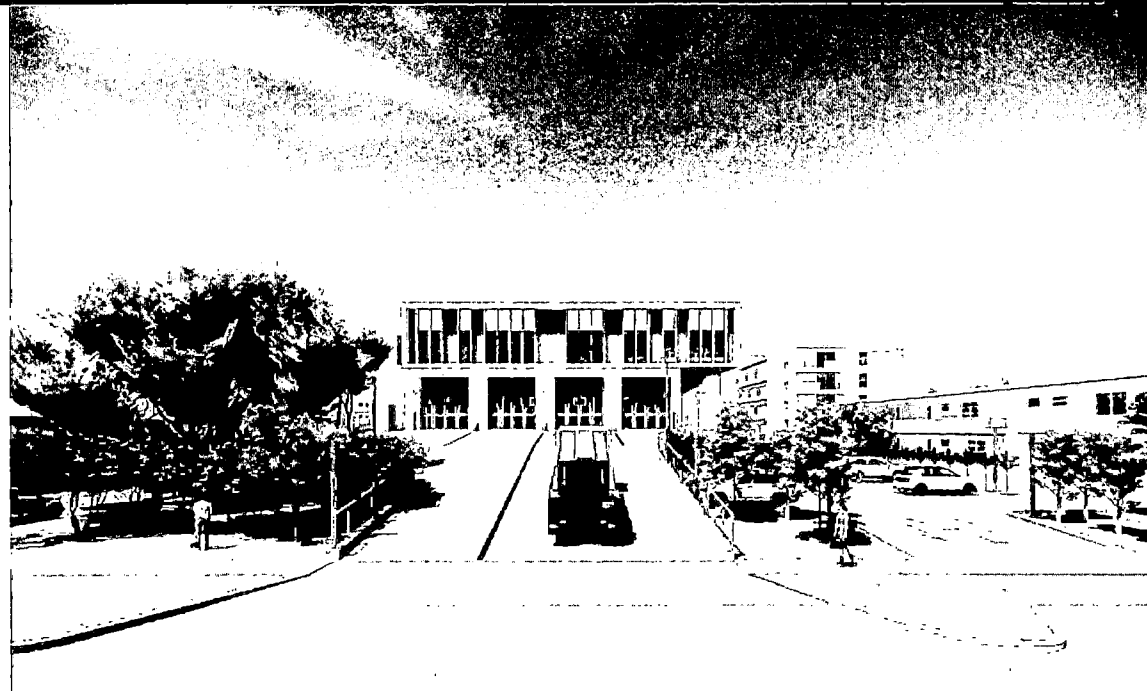
VIEW NW CORNER – NORTH ELEVATION

MIAMIBEACH



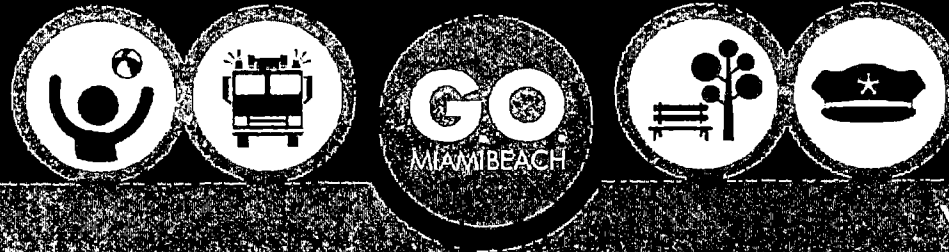
YOUR VOICE, IN ACTION!

- Entrance ramp off Meridian Avenue
- Access to P-11 off Meridian maintained in proposed design
- Landscape elements enhance the pedestrian walkways



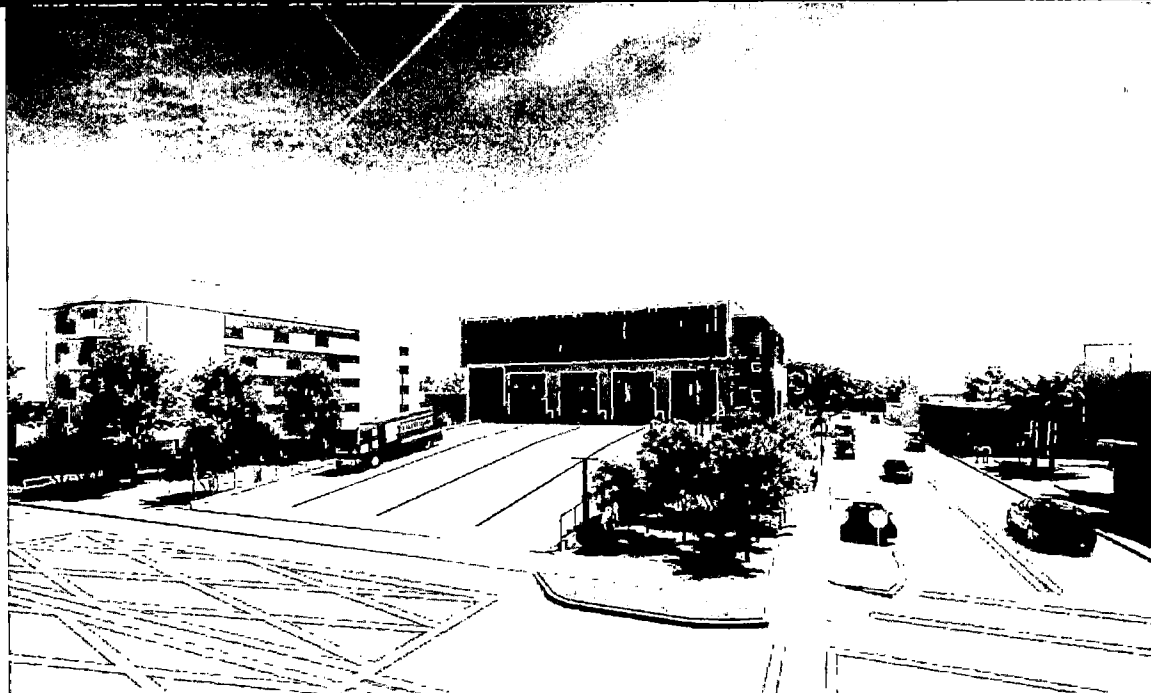
VIEW FROM NE CORNER – EAST FACADE

MIAMI BEACH



YOUR VOICE, IN ACTION!

- Corner landscape bulb-outs provide more opportunities to enhance the street promenade
- Public street parking is maintained along 6th Street



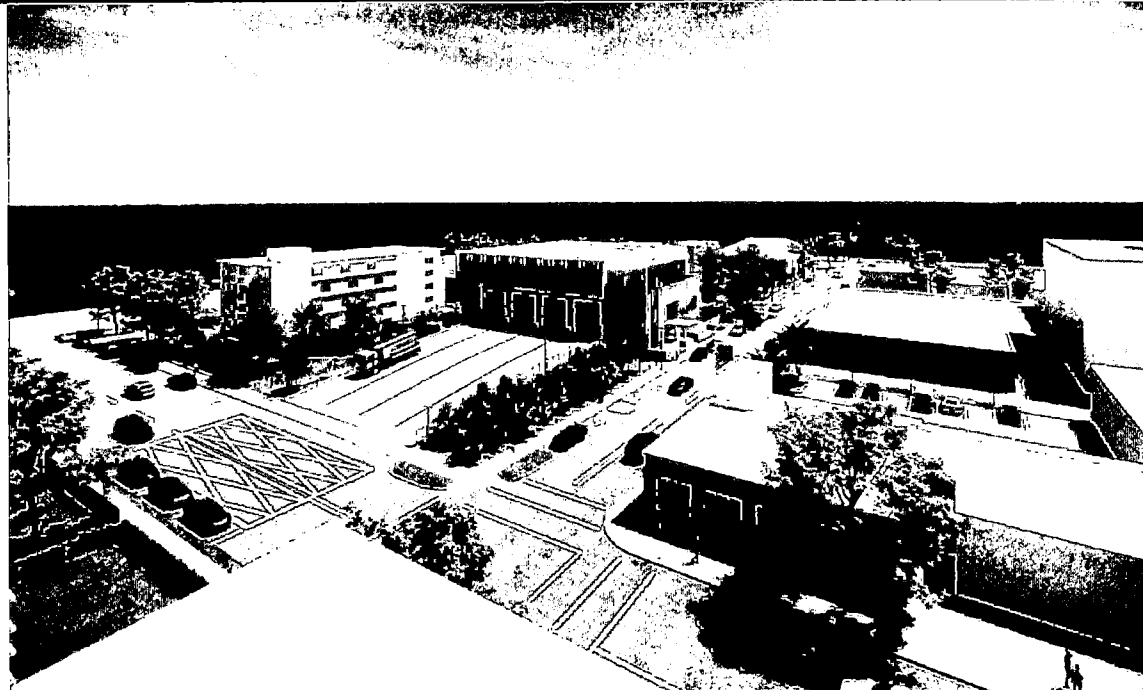
VIEW FROM SW CORNER – WEST FACADE

MIAMI BEACH



YOUR VOICE, IN ACTION!

- Building placement allows for more city views for building on the NW Corner
- Exit Ramp to Jefferson is enhanced with landscape elements
- Proposed Fire Station is similar in height to Residential building at the NW corner of site

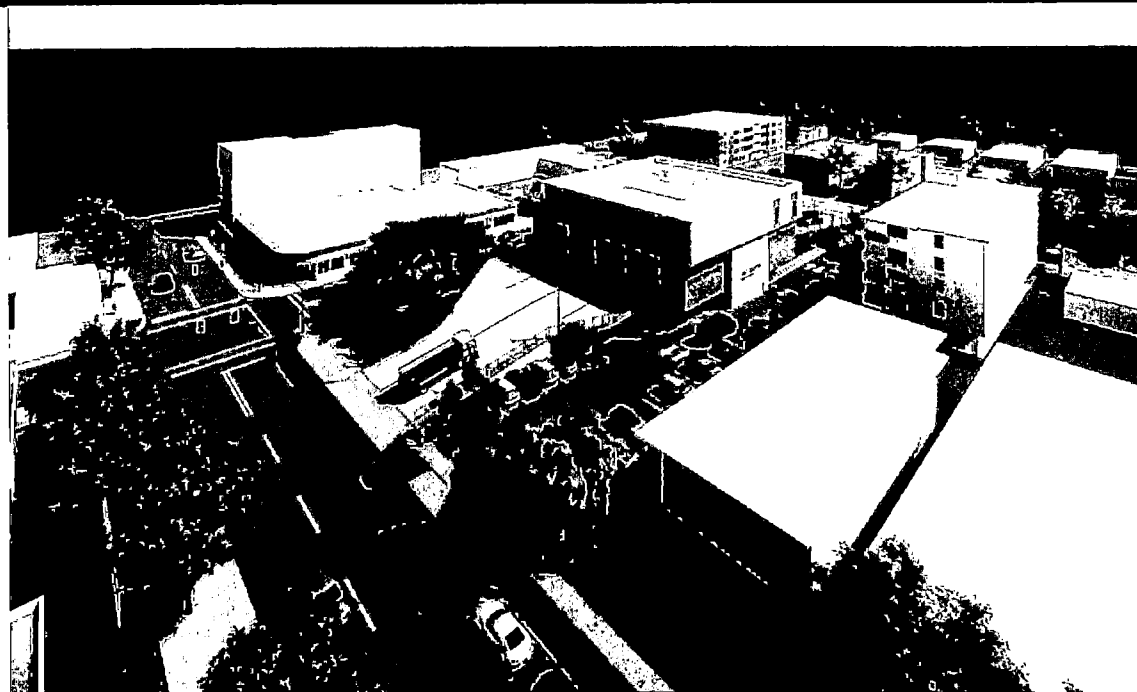


BIRD'S EYE VIEW FROM SW CORNER – ON JEFFERSON

MIAMI BEACH



- The design conveys a sense of place associated with its context
- Vehicular Ramp edges are enhanced with landscape elements
- Access to Meridian Court and public surface parking lot, P-11



BIRD'S EYE VIEW FROM NE CORNER, ON MERIDIAN

MIAMIBEACH



WAIVERS

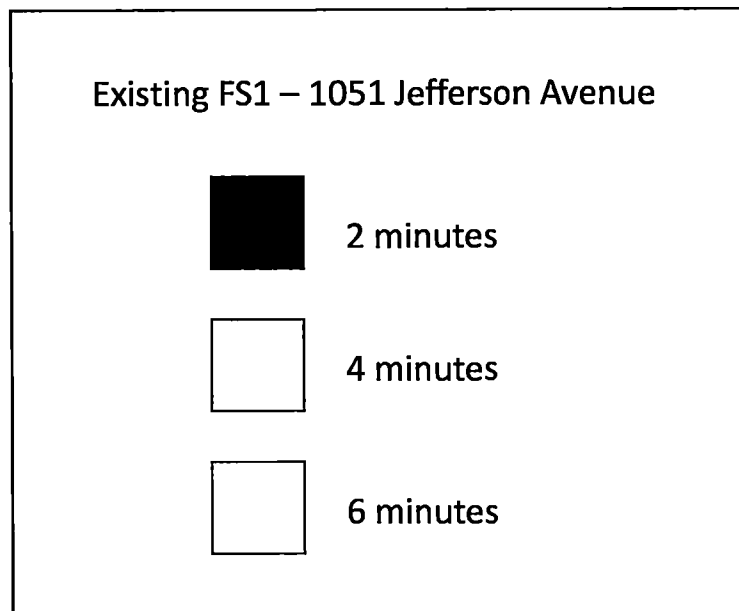
- Waiver 1: Lot Coverage, 45% maximum, including the building and all paved area
- Waiver 2: Minimum 12' height of habitable floor over base flood elevation + minimum freeboard when parking provided at ground level
- Waiver 3: Curb cuts shall not be permitted if an alley existing, I curb cut required, shall not exceed 12'-0" width
- Waiver 4: Maximum Floor to Floor height of 12'-0"
- Waiver 5: Minimum Yard elevation of 5' NAVD
- Waiver 6: Required side, Interior setback of 11'-2 1/2"
- Waiver 7: Short Frontage Requirements
- Waiver 8: Long Frontage Requirements
- Waiver 9: Buffers between dissimilar land uses
- Waiver 10: Landscape areas in permanent Parking lots

REQUIRED WAIVERS TO DEVELOPMENT REGULATIONS

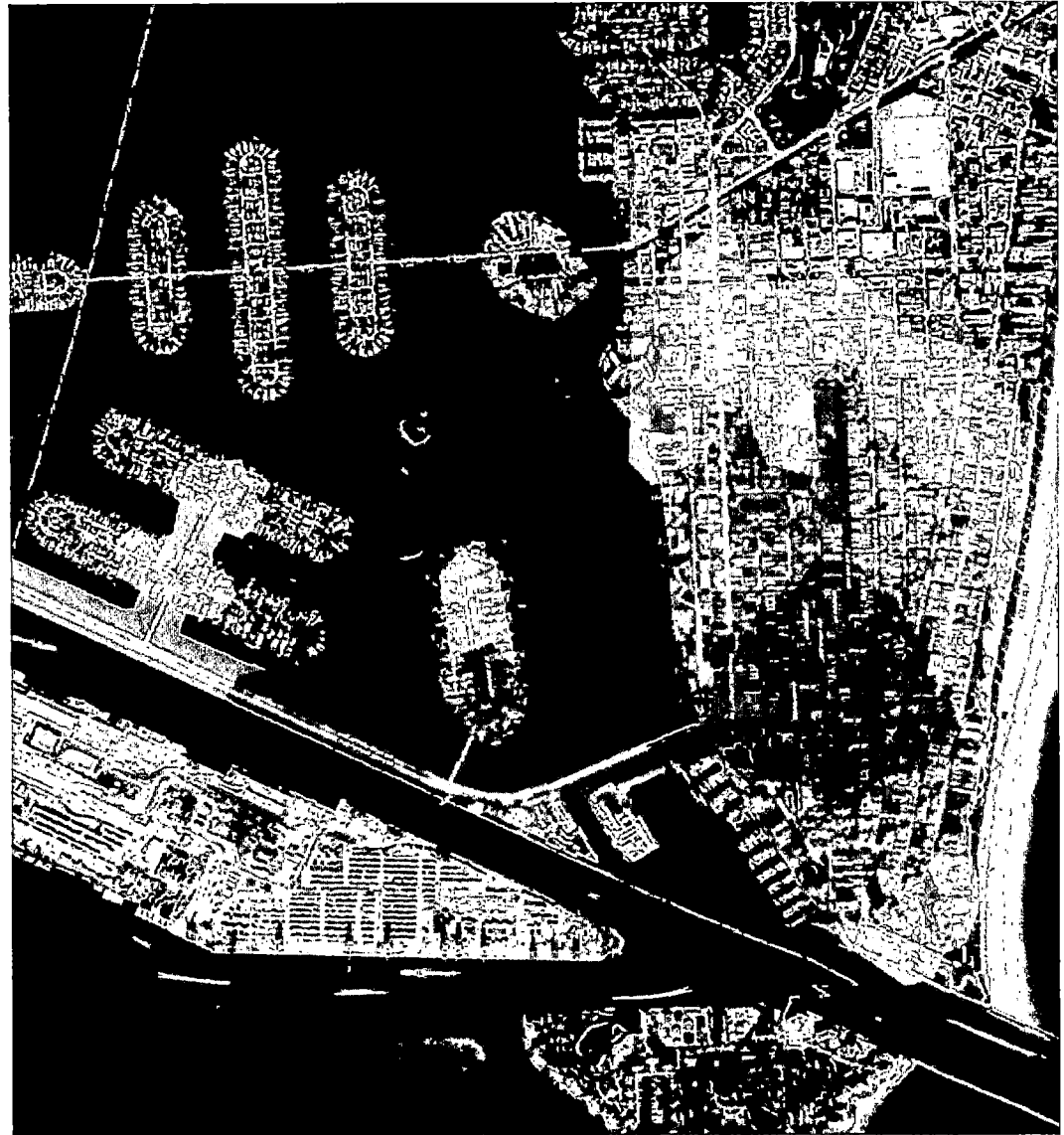
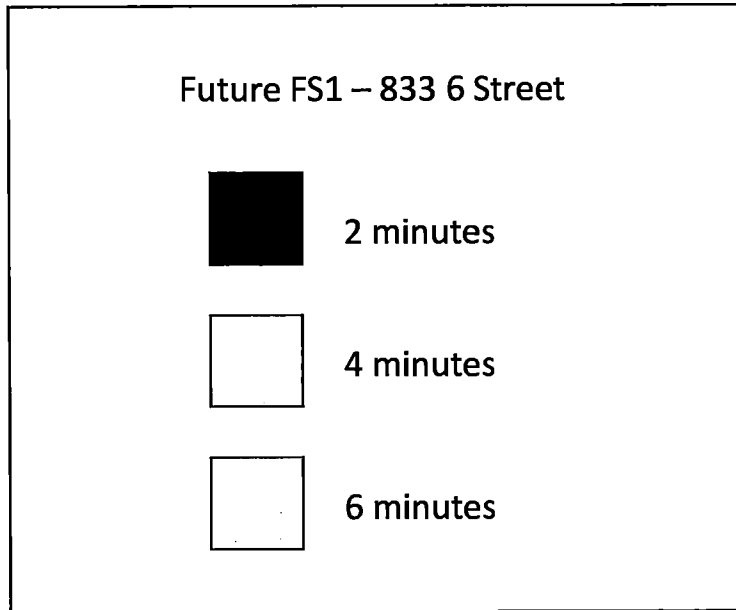
21

MIAMI BEACH

Service Area Response Time Map



Service Area Response Time Map

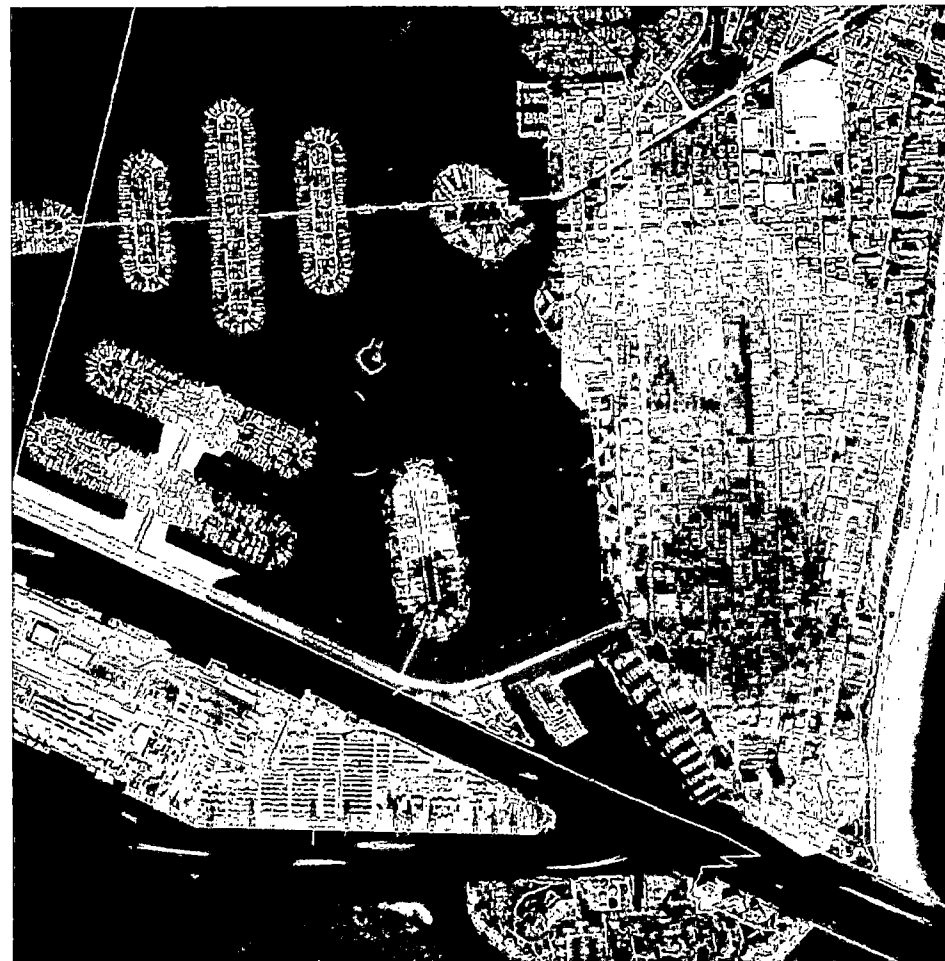


Service Area Response Time Maps – Side by Side

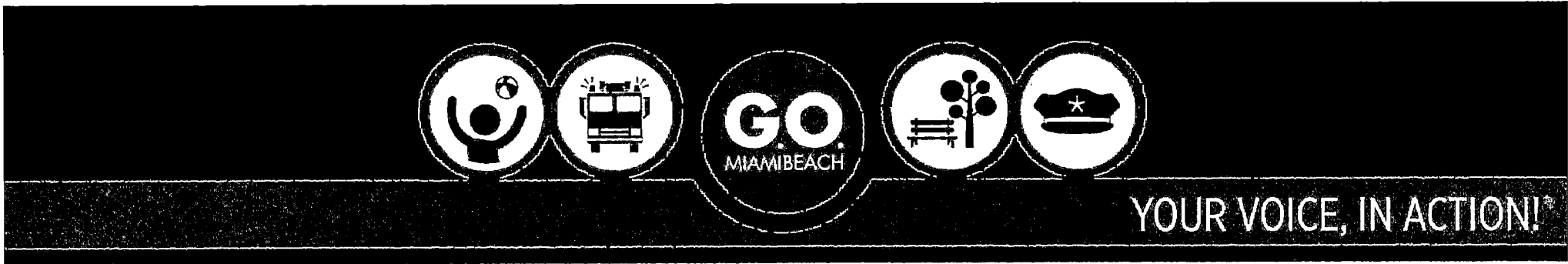


Existing FS1 – 1051 Jefferson Avenue

24



Future FS1 – 833 6 Street



* Dates subject to 9/30/21 City Commission Meeting

** Tentative



THANK YOU

www.miamibeachfl.gov/FS1

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
RESOLUTION GRANTING WAIVERS OF DEVELOPMENT
REGULATIONS PURSUANT TO CITY CODE SECTION 142-425(D)
FOR THE FUTURE FIRE STATION 1 LOCATED AT 833 6TH
STREET IN THE FLAMINGO PARK NEIGHBORHOOD
DECEMBER 8, 2021 CITY COMMISSION MEETING**

On December 8, 2021, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in a socially distanced manner in the Commission Chamber, Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139. Applicants and the public are encouraged to attend the meeting virtually (as provided below). However, members of the public who wish to attend the meeting or provide public comment in person may appear at the Commission Chamber. Members of the public are *required* to wear facial coverings (pursuant to City of Miami Beach Resolution 2021-31825) and observe social distancing consistent with CDC guidance to limit the spread of COVID-19.

To participate or provide comment virtually during the Commission Meeting, the public may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.301.715.8592 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671*. Members of the public wanting to speak virtually on an item during the meeting must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.

NOTICE IS HEREBY GIVEN that the following Public Hearing will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on December 8, 2021, at 1:35 p.m. or as soon thereafter as the matter can be heard:

1:35 p.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, ON SECOND AND FINAL READING OF THIS RESOLUTION AND FOLLOWING A DULY NOTICED PUBLIC HEARING, THE GRANTING OF WAIVERS OF CERTAIN DEVELOPMENT REGULATIONS, BY A 5/7TH VOTE OF THE CITY COMMISSION, PURSUANT TO CITY CODE SECTION 142-425(D), OF THE CITY'S LAND DEVELOPMENT REGULATIONS (LDR), FOR THE FUTURE FIRE STATION 1 LOCATED AT 833 6 STREET, IN THE FLAMINGO PARK NEIGHBORHOOD ; SAID WAIVERS REGARDING LDR SECTIONS 142-155(A)(3)E, PERTAINING TO THE LOT COVERAGE REQUIREMENTS; 142-155(A)(3)F, PERTAINING TO GROUND FLOOR REQUIREMENTS; 142-155(A)(4)J, PERTAINING TO THE MAXIMUM WIDTH OF THE CURB CUT; 142-155(A)(4)I, PERTAINING TO THE MAXIMUM FLOOR TO FLOOR HEIGHT; 142-155(A)(3)A.1, PERTAINING TO THE MINIMUM ELEVATION OF THE YARD; 142-156(A), PERTAINING TO SIDE, INTERIOR SETBACK REQUIREMENTS; 133-61, PERTAINING TO THE REQUIREMENTS OF THE SHORT FRONTAGE STANDARDS; 133-62, PERTAINING TO THE REQUIREMENTS OF THE LONG FRONTAGE STANDARDS; 126-10(A)(B), PERTAINING TO REQUIREMENTS FOR A BUFFER BETWEEN DISSIMILAR USES; AND, 126-11(A)(B)(H), PERTAINING TO REQUIREMENTS FOR LANDSCAPE AREAS IN PERMANENT PARKING LOTS; IN ORDER TO CONSTRUCT THE NEW FIRE STATION 1. This Resolution is being heard pursuant to Section §166.041 F.S. Inquiries may be directed to the Office of Capital Improvement Projects at 305.673.7071.

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments by sending an email to: CityClerk@miamibeachfl.gov by 5:00 p.m. the day before the City Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Atlantic Broadband Cable channel 660, AT&T U-verse channel 99, HotWire Communications channel 395, and ROKU device on PEG-TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411

MIAMIBEACH

**CITY OF MIAMI BEACH
MIAMI BEACH RUN-OFF ELECTION
NOVEMBER 16, 2021
MIAMI BEACH PRECINCT AND POLLING PLACE LIST**

Polling & Precinct Place No.	Name	Location	Polling & Precinct Place No.	Name	Location
011.0	Biscayne Elementary School	800 77 Street	030.0	Miami Beach Botanical Garden	2000 Convention Center Drive
013.0	North Shore Branch Library	7501 Collins Avenue	031.0	Miami City Ballet	2200 Liberty Avenue
014.0	P - North Shore Park Youth Center	S01 72 Street	032.0	Miami Beach Regional Library	227 22 Street
015.0	Normandy Shores Golf Club	2401 Blairitz Drive	033.0	Miami Beach Senior High School	2231 Prairie Avenue
018.0	Indian Creek Fire Station #4	6860 Indian Creek Drive	036.0	P - Miami Beach Police Athletic League	999 11 Street
019.0	Normandy Park & Pool	7030 Trouville Esplanade	037.0	Miami Beach City Hall	1700 Convention Center Drive
020.0	Ronald W. Shane Center	6500 Indian Creek Drive	038.0 038.1	T - South Shore Community Center	833 6 St #2
023.0	Miami Beach Fire Station #3	S303 Collins Avenue	040.0	South Pointe Elementary School	10S0 4 Street
024.0	Nautilus Middle School	4301 N. Michigan Avenue	041.0	South Shore Community Center	833 6 Street # 2
025.0	St. Johns on the Lake Methodist Church	4760 Pine Tree Drive	042.0	Feinberg Fisher K-8 Center	601 14 Place
028.0	Temple Beth Shalom	4144 Chase Avenue	043.0	Miami Beach Police Department	1100 Washington Avenue
029.0	North Beach Elementary School	4100 Prairie Avenue	048.0	South Pointe Elementary School	10S0 4 Street

Please note that the above list is subject to change if needed.

P = Permanent Polling Place Change

T = Temporary Polling Place Change

The voting precincts for the November 16, 2021 City of Miami Beach Run-Off Election shall be as established by the Miami-Dade County election officials. On Election Day, all electors shall vote at the voting locations and the voting precincts in which the official registration books show that the electors reside. All questions concerning voting locations and voting precincts should be directed to the Miami-Dade County Elections Department, 2700 NW 87 Avenue, Miami, Florida 33172; Telephone: 305.499.VOTE (8683) or TTY: 305.499.8480.

For more information, please contact the City of Miami Beach Office of the City Clerk at 305.673.7411 or via email at CityClerk@miamibeachfl.gov.

MIAMIBEACH

Rafael E. Granado
City of Miami Beach City Clerk
305.673.7411
CityClerk@miamibeachfl.gov
www.voteinmiamibeach.com

A0 111621-04

Exhibit B

RESOLUTION NO. 2022-32230

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY AND 3425 COLLINS, LLC (DEVELOPER), BASED UPON THE ESSENTIAL TERMS SET FORTH IN THIS RESOLUTION AND PURSUANT TO THE REQUIREMENTS OF THE CITY'S HISTORIC PRESERVATION BOARD CONSOLIDATED ORDER, DATED MAY 25, 2021 (FILE NO. HPB20-0441), INVOLVING JACK STEWART'S "APOLLO" MURAL; SAID MOU REQUIRING DEVELOPER, AT ITS SOLE COST, TO RESTORE, TRANSPORT AND INSTALL THE FULLY RESTORED MURAL ON THE NEW BUILDING FOR FIRE STATION NO. 1.

WHEREAS, on May 11, 2021, an application was filed by 3425 Collins, LLC ("The Developer") requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new residential 16-story detached ground level tower addition, and modifications to the site plan; and

WHEREAS, a mosaic tile mural entitled "*Apollo*" was introduced on the site in 1955, concurrently with the construction of the previously existing Melvin Grossman designed south addition; and

WHEREAS, the mural, created by artist Jack Stewart has approximately 92' in length by 17' in height, and was primarily located along the west elevation with a portion extending along the south elevation, wrapping the corner; and

WHEREAS, in 2014, the Historic Preservation Board reviewed and approved the demolition of the south addition inclusive of the artistic mural; and

WHEREAS, the mural was subsequently removed and relocated to a storage facility and the 1955 addition was demolished; and

WHEREAS, approval of the Historic Preservation Board Consolidated Order dated May 25, 2021, required certain conditions be met by the Developer, including the donation of the Jack Stewart "*Apollo*" mural to the City and covering all associated cost for its relocation and restoration; and

WHEREAS, prior to the issuance of a building permit for the new residential tower, the Developer shall return to the Historic Preservation Board to present the final plan for the restoration of the mural, including the specific location where it will be installed; and

WHEREAS, in July 2021, the Developer engaged the services of RLA Conservation to assess the current condition of *Apollo* and recommend a conservation plan; and

WHEREAS, the City has considered a number of options in terms of locating the *Apollo* mural on a City property; however, given the size of the mural, placement on an existing facility has been challenging; and

Exhibit B

WHEREAS, the Administration recommends that the best option would be for the Developer to install the mural as an integrated architectural feature at the new Fire Station No. 1, once completed; and

WHEREAS, the City and the Developer mutually agree upon the essential terms of the MOU, which include requiring the Developer, at its sole cost, to undertake all aspects of restoring the mural; conservation services; design and engineering fees; and upon completion of the restoration and acceptance by the City of the condition of the restored mural, transporting the mural to a storage location, designated by the City Manager's designee; transporting the mural from the City's storage location to Fire Station 1; and installing the mural on the location of the new building for Fire Station No. 1, to be designated by the City Manager's designee.

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 approve and authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City and 3425 Collins, LLC (Developer), based upon the essential terms set forth in this Resolution and pursuant to the requirements of the City's Historic Preservation Board Consolidated Order, dated May 25, 2021 (File No. HPB20-0441), involving Jack Stewart's "Apollo" mural; said MOU requiring Developer, at its sole cost, to restore, transport and install the fully restored mural on the new building for Fire Station No. 1.

PASSED and **ADOPTED** this 20th day of July 2022.



DAN GELBER, MAYOR

ATTEST:

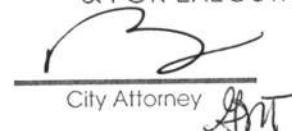


RAFAEL E. GRANADO, CITY CLERK

JUL 25 2022



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

7-10-22
Date

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: July 20, 2022

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY AND 3425 COLLINS, LLC (DEVELOPER), BASED UPON THE ESSENTIAL TERMS SET FORTH IN THIS RESOLUTION AND PURSUANT TO THE REQUIREMENTS OF THE CITY'S HISTORIC PRESERVATION BOARD CONSOLIDATED ORDER, DATED MAY 25, 2021 (FILE NO. HPB 20-0441), INVOLVING JACK STEWART'S "APOLLO" MURAL; SAID MOU REQUIRING DEVELOPER, AT ITS SOLE COST, TO RESTORE, TRANSPORT AND INSTALL THE FULLY RESTORED MURAL ON THE NEW BUILDING FOR FIRE STATION NO. 1.

RECOMMENDATION

Adopt this Resolution.

BACKGROUND/HISTORY

On May 11, 2021, an application was filed by 3425 Collins Avenue, LLC ("The Developer") requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition. Specifically, the Developer requested approval of a redesigned new detached ground level tower addition and modifications to the site plan. Approval of the Certificate of Appropriateness required several conditions, including the following related to Jack Stewart's *Apollo* mural (**Attachment 1**):

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C. The project would remain consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:

b. The Developer has proffered to donate the Jack Stewart "Apollo" mural to the City covering all the cost for its relocation and restoration. Prior to the issuance of a building permit for the new residential tower, the Developer shall return to the Board to present the final plan for the restoration of the mural including the specific location

where it will be installed.

A mosaic tile mural entitled *Apollo* was introduced on the site (3425 Collins Avenue) in 1955 concurrently with the construction of the previously existing Melvin Grossman designed south addition. The mural, created by artist Jack Stewart, was primarily located along the west elevation with a portion extending along south elevation, wrapping the corner. In 2014, the Historic Preservation Board reviewed and approved the demolition of the south addition inclusive of the artistic mural. The mural was subsequently removed and relocated to a storage facility and the 1955 addition was demolished. The Developer has submitted a letter dated October 13, 2020 proffering to donate the mural to the City including covering all the cost for its relocation and restoration (**Attachment 2**).

ANALYSIS

In July 2021, the Developer engaged the services of RLA Conservation to assess the current condition of *Apollo* (**Attachment 3**). RLA Conservation's conservators Rosa Lowinger and Caroline Dickensheets performed an assessment of the mosaic on July 22, 2021. A second assessment, conducted by Dickensheets in conjunction with engineer Douglas Wood and Gal Bensaadon of Red Door Construction was carried out on August 6, 2021.

At the time of the onsite inspections, the mosaic was found to be in very poor condition at the storage site. The pieces are fracturing, tesserae have been lost, aluminum elements have been bent and exhibit corrosion, and there is general dirt, grime, and bio-growth on elements. That said, the mosaic remains a viable artwork that is fully conservable. Time, however, is of the essence. The elements need to be rescued, cleaned and prepared for conservation sooner rather than later or risk additional losses that will result in increased treatment costs and possible irreparable damage. In response, the Developer has continued work with RLA Conservation and has entered Phase II of restoration efforts (**Attachment 4**).

The City has considered a number of options in terms of locating the *Apollo* mural on a City property. Several options were explored, including the façade of the Scott Rakow Youth Center. However, given the size (approximately 92' in length by 17' in height) of the mural, placement on an existing facility has been challenging. The Scott Rakow Youth Center façade, which was proposed as a potential location at the February 9, 2021 Historic Preservation Board Meeting, is not large enough to accommodate the mural. Administration recommends the best option would be for the Developer to install the mural as an integrated architectural feature at the new Fire Station No. 1. Attached to this report is a preliminary image of how this could potentially be accomplished (**Attachment 5**).

In order to proceed with the restoration and site preparation, the City and the Developer must enter into a Memorandum of Understanding, which requires the Developer, at its sole cost, to undertake all aspects of restoring the mural, including, but not limited to, transportation, conservation services, storage, design and engineering fees, and installation of the mural.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

N/A

Amount(s)/Account(s):

N/A

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

No

Does this item utilize G.O. Bond Funds?

No

Strategic Connection

Prosperity - Market and promote Miami Beach as a world class arts, culture, and quality entertainment destination.

Legislative Tracking

Tourism and Culture

Sponsor

Commissioner Alex Fernandez

ATTACHMENTS:

Description

- Attach. 1 HPB20-0441
- Attach. 2 Letter Proffering Mural to City Oct. 2020
- Attach. 3 RLAAssessment Phase 1
- Attach. 4 RLAAssessment Phase 2
- Attach. 5 Fire Station No 1 Rendering with Apollo
- Resolution

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: May 11, 2021

PROPERTY/FOLIO: 3425 Collins Avenue / 02-3226-001-1440

FILE NO: HPB20-0441

IN RE: An application has been filed by 3425 Collins, LLC requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition. Specifically, the applicant is requesting approval of redesigned site and landscape plans including the introduction of several structures within the front and rear of the site and variances from the requirements of the Oceanfront and Dune Preservation overlay districts and a variance to reduce the required front setback.

LEGAL: Lots 1 through 8 inclusive, and the 16.00 foot Alley all in Block 21, AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

CONSOLIDATED ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Collins Waterfront Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
 - 2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 3. Is not consistent with Certificate of Appropriateness Criteria 'e' in Section 118-564(a)(2) of the Miami Beach Code.
 - 4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.

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5. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The Board acknowledges and accepts the applicant's proffer to pay for nine (9) injection wells at a total estimated value of \$225,000, in a continuous system with a total capacity of 18,000 GPM, which will provide water quality treatment for 27 acres in the Indian Creek drainage basin. The City shall select the sites for the injection wells and conduct all construction work and the applicant shall finalize such agreement in a form approved by the City Attorney's Office prior to the issuance of a building permit for the new tower design.
 - b. The applicant has proffered to donate the Jack Stewart "Apollo" mural to the City including covering all the cost for its relocation, installation and restoration. Prior to the issuance of a building permit for the new residential tower, the applicant shall return to the Board to present the final plan for the restoration of the mural including the specific location where it will be installed.
 - c. Final details of all exterior surface finishes and materials of the new residential tower, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. Prior to the issuance of a building permit for the construction of the basement below the existing Versailles Hotel building, the structural engineer of record shall submit a letter to the Planning Department that includes a construction schedule identifying events that render the historic building most vulnerable during the excavation and demolition phases. The structural and/or shoring engineer of record, or a designee licensed as a structural engineer in the State of Florida, shall provide onsite supervision during these times. The engineer of record, or designee, shall notify the Planning Department no later than the next business day if there is an indication of structural failure during this phase of construction.
 - e. No more than two curb cuts ~~be~~ shall be permitted along the Collins Avenue property line with the northern curb cut not to exceed 12'-0" in width and the southern curb cut not to exceed 24'-0" in width, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. The design of the eastern extension shall be consistent with the plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated January 12, 2021. The final details and materials of the new eastern extension of the Versailles building, inclusive of balconies and guardrails shall be

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submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The applicant shall explore more substantially designed column encasements. For the columns located on the balcony projections.

- g. The design of the porte cochere shall be consistent with the plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated January 12, 2021. Final details and materials of the porte-cochere on the west side of the Versailles building shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. All lighting and any required sprinkler systems shall be completely recessed into the structure.
- h. The interior design, including but not limited to materials, finishes and lighting elements of the new lobby of the Versailles building, as shown in the plans dated February 10, 2020, shall be further developed, in a manner to be reviewed and approved by the Board prior to the issuance of a Building Permit or a revision to any active Building Permit.
- i. The design of the rooftop addition shall be consistent with the plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated January 12, 2021. Final details and materials of the proposed rooftop addition shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The rooftop addition shall have a maximum floor to ceiling height of 12'-0".
- j. The loading space proposed to be located at the drop off area for the new residential tower along Collins Avenue shall not be permitted. All loading spaces required for the new residential tower shall be located internal to the structure.
- k. Any kitchen equipment and venting systems associated with the ground level café shall be chased internally through to the roof.
- l. The maximum FAR for the project site shall not exceed 3.0.
- m. The facades of the existing building shall be fully restored to the greatest extent possible, with the exceptions noted on the plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- n. The original historic "Versailles" signage located on the west elevation shall be recreated to the greatest extent possible, according to available historic documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- o. Final design and details of the proposed entrance on the ground level of the north side of the Versailles building shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or



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the directions from the Board. The original windows to the west of the proposed entrance shall be reintroduced to the greatest extent possible and the design of the north entrance shall be consistent with the plans presented at the January 12, 2021 meeting.

- p. Final details of all exterior surface finishes and materials for the historic Versailles lower and the new residential tower, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- q. A museum quality historic analysis and display of the existing historic structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
- r. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- s. There shall be no TCO or CO issued for the new residential tower portion of the project until the exterior and public interior restoration, as approved by the Board, of the Contributing structure on the site is substantially complete. Staff will perform an inspection of the property to ensure substantial completeness of the approved restoration prior to the approval of any TCO or CO for the new residential tower.
- t. The applicant shall take every precaution to protect the adjacent structures during construction, consistent with applicable strategies outlined in the National Park Service Preservation Tech Notes Bulletin entitled *Temporary Protection, Number 3, Protecting a Historic Structure during Adjacent Construction*, dated July 2001.
- u. If the applicant proceeds with construction of additional basement area, the applicant shall implement comprehensive stormwater management and floodproofing systems in consultation with the Building and Public Works Departments. The systems shall incorporate the following:
 - i. The stormwater management system shall be designed in accordance with the 10/25-year storm event criteria, as determined by the Building Official.
 - ii. The stormwater management system shall include a combination of bio-swales and/or rain gardens, exfiltration trenches, and stormwater injection wells.
 - iii. A conventional cistern shall be provided to collect and store runoff from roof and deck drains and shall include an overflow system to divert runoff to the drainage wells.

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- iv. The existing and proposed basement area shall be dry floodproofed to BFE +1. The basement driveway entrance and exit shall be dry floodproofed to BFE +4.
 - v. Sump pumps shall be provided in the basement and shall have the capacity to remove accumulated water, as well as all vapor and seepage of water during a flooding event.
 - vi. All construction materials below BFE +1 shall be flood damage resistant.
 - vii. A Floodproofing Emergency Operations Plan and a Floodproofing Inspection and Maintenance Plan shall be filed with the Building Department.
 - v. The applicant shall submit an engineering analysis confirming that the basement area could be modified to expand water management capacity at a future point in time where the basement is compromised and can no longer serve other functions, in a manner to be reviewed and approved by the Planning Department, in consultation with the Building and Public Works Departments.
 - w. Final design and details of the proposed front yard guardhouses and rear yard accessory structures shall be provided, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - x. The outdoor bar counter shall be screened in a manner that it is not visible from any point along the property line adjacent to any right-of-way including the public Beachwalk.
 - y. Within the Dune Preservation Overlay District, any walkway, ramp or deck shall be constructed of wood material only. Any wood deck shall be setback a minimum of 10'-0" from the erosion control line.
 - z. The area within the Dune Preservation Overlay District shall have a minimum required open space of 80%. The open space shall consist of natural landscape, sand beach and may also incorporate artificial turf for up to 50% of the open space requirement. Any artificial turf shall not be located within a required side yard.
 - aa. Within the Oceanfront Overlay District, any deck shall be setback a minimum of 10'-0" from the bulkhead line.
 - bb. The area within the Oceanfront Overlay District shall have a maximum required lot coverage of 50%. A minimum of 50% of the area shall be open to the sky and landscaped.
2. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's setbacks and parking credits, is hereby waived, to allow for the reconstruction of the original floor slabs.

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3. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

4. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. At a minimum, such plan shall incorporate the following:
 - a. Street trees shall be required along 35th Street and Collins Avenue, if feasible, in a manner to be reviewed and approved by the Public Works Department.
 - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - c. Any overhead utilities located in the adjacent public right-of-ways, shall be placed underground, if feasible, and subject to the review and approval of the Public Works Department.
 - d. A view corridor shall be created by maintaining a minimum of 50% of the required rear yard setback open and unencumbered, apart from landscaping and decorative open picket fences, from the erosion control line to the rear setback line.
 - e. All shrubs, hedges, low planting and ground cover, and any non-tree proposed to be located within the front yard of the property, shall not exceed 42" in height at maturity.
 - f. The front yard landscaping plan shall be further developed in a more formal, less dense manner that preserves views to the Versailles Hotel.
 - g. Final details of the proposed planting system for the guardhouses shall be provided.
 - h. The project design shall minimize the potential for a project causing a heat island effect on site.
 - i. Cool pavement materials or porous pavement materials shall be utilized.
 - j. The use of Silva Cells or approved equal should be specified for canopy shade trees planted in areas where roofing space may be limited, inclusive of street trees.



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In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)**A. The applicant filed an application with the Planning Department for the following variance(s):**

1. A variance to reduce by 5'-2" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 9'-10" from the north side property line on the Dune Preservation Overlay District. (Variance request withdrawn by applicant)
2. A variance to reduce by 10'-9" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 4'-3" from the south side property line on the Dune Preservation Overlay District. (Variance request withdrawn by applicant)
3. A variance to reduce by 5'-2" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 9'-10" from the north side property line on the Oceanfront Overlay District. (Variance request withdrawn by applicant)
4. A variance to reduce by 10'-9" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 4'-3" from the south side property line on the Oceanfront Overlay District. (Variance request withdrawn by applicant)
5. A variance to exceed the required number of one (1) dune crossing for a site with less than 300 linear feet of frontage in order to provide two (2) dune crossings in the Dune Preservation Overlay District.
6. A variance to reduce by 10'-8" the required setback of 20'-0" from the front property line in order to construct a guardhouse structure at 9'-4" from the west property line.

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby grants the requested variance(s) #5 and #6, and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. This Final Order consolidates all conditions and requirements for Certificate of Appropriateness approval as same are contained herein, in the Orders dated November 14, 2014 (HPB 7490), March 8, 2016 (HPB 7490), and January 12, 2021 (HPB20-0389), and February 9, 2021 (HPB20-0430) and May 11, 2021 (HPB21-0451). Accordingly, this Order shall serve as the Final Order for the proposed project. In the event of a conflict between the provisions hereof and those of the previous Orders, the provisions hereof shall control.

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- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- K. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- L. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code



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Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

- M. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- N. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- O. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code, as applicable.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II,III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "plans entitled "Versailles" as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc, dated September 22, 2014, plans entitled "Versailles" as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc, dated January 25, 2016, plans entitled "Aman Resort at the Historic Versailles Hotel", as prepared by Revuelta architecture international, dated February 10, 2020, plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated January 12, 2021, ~~and~~ plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated February 9, 2021, ~~and~~ plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated May 11, 2021, and plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated May 11, 2021, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting

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of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

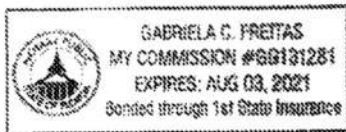
Dated this 25 day of May, 2021.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
DEBORAH TACKETT
HISTORIC PRESERVATION & ARCHITECTURE OFFICER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 25th day of MAY, 2021 by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: Aug. 3. 2021

Approved As To Form: _____
City Attorney's Office: [Signature] (5/21/2021)

Filed with the Clerk of the Historic Preservation Board on [Signature] (5/25/21)

Strike-Thru denotes deleted language
Underscore denotes new language

[Signature]

akerman

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Three Brickell City Centre
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Tel: 305.374.5600
Fax: 305.374.5095

October 13, 2020

Thomas Mooney
Director of Planning
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: HPB20-0430 — conditions related to COA for modifications to the previously approved COA for a new design for the detached ground floor addition

Dear Mr. Mooney,

Our firm represents 3425 Collins, LLC ("Owner") the owner of the parcel of land located at 3425 Collins Avenue (the "Property"), which is the subject of a pending land use board application, HPB20-0430 (the "Pending Application"), currently scheduled for the December 8, 2020 agenda of the Historic Preservation Board ("HPB").

We agree to two conditions that could be placed into the Certificate of Appropriateness ("COA") for the Pending Application. The two conditions that we agree to include in the COA are as follows:

1. Applicant shall pay for nine (9) injection wells at a total estimated value of \$225,000, in a continuous system with a total capacity of 18,000 GPM, which will provide water quality treatment for 27 acres in the Indian Creek drainage basin. The City shall select the sites for the injection wells and conduct all construction work.
2. Applicant shall donate to the City and pay for the repair and installation of the Jack Stewart "Apollo" mural at a location of the City's choice. The obligation in this condition shall expire five (5) years from the date of the issuance of the COA.

Please include this letter in the application files for the Pending Application.

Sincerely,



Neisen O. Kasdin

PROPOSAL FOR PHASE I WORK
Jackson Stewart's *Apollo Mural*
Development of Scope

June 30, 2021



Figure 1

Prepared for:

Josh Carden and Brandi Reddick | Cultural Affairs / Art in Public Places Coordinator
Tourism and Culture Development
1755 Meridian Ave, Suite 500, 5th Floor
Miami Beach, FL 33139
305.673.7577 ext. 26127
joshuacarden@miamibeachfl.gov
BrandiReddick@miamibeachfl.gov

Prepared by:

RLA Conservation, Inc.
852 NW 71st Street
Miami, FL 33150



INTRODUCTION: Jack Stewart's Apollo is a 90-foot-long mosaic mural was originally installed on the historic Miami Beach Versailles Hotel. This artwork was removed upon the demolition of the hotel and has remained in storage since 2014. It is currently in poor condition, exhibiting loss of tesserae, damage to metal members and possible concrete cracking. That said, RLA Conservation, the lead conservators for this project, believe this remains a conservable and exhibitable artwork. This opinion is based on extensive work with relocating and repairing 20th century mosaics in Florida, California and Texas and publications referencing iconic projects.¹

The luxury hotel group Aman has proposed funding and the conservation of and reinstallation of the mosaic at the Scott Rakow Youth Center in Miami Beach as part of a development agreement with the City of Miami Beach. This proposal provides an estimate for Phase I of this project, the initial development of scope of work (SOW) including the participation of a structural engineer, general contractor, and mosaic conservation specialist. This work, if accepted, is designed to be phase I of a project and not intended to produce construction documents. Those will be part of the second phase of work, which will be priced in conjunction with this phase. Moreover, it is understood that the putting together the SOW, RLA et al will be allowed to continue to work on this project if so desired by the Aman Group. In other words, acceptance of this proposal acknowledges that RLA et al will be allowed to bid on and/ or undertake the subsequent work to save the mosaic.

PROPOSED WORK: RLA Conservation of Art + Architecture will provide overall management and coordination of the SOW development with the participation of an engineer and contractor. The proposed engineer is Douglas Wood of Douglas Wood Engineering. The contractor is Gal Bensaadon of Red Door Construction. Both are respected Miami Dade County-based practitioners with over 10 years of experience in similar work. Moreover, the three participants in this proposal have worked together extensively on historic preservation projects. RLA will develop the scope for all actual work required to perform the restoration of the mural. To develop a scope, the following steps are proposed:

1. A site visit to the location of the mosaic mural with the engineer, contractor, and conservator teams. RLA's team will include participation by both RLA President and Chief Conservator Rosa Lowinger and Architectural Conservator Caroline Dickensheets. As part of this site visit, RLA will undertake documentation of the mosaic with detailed photos and provide a condition report on the current state of the mosaic. This will be used to inform the SOW.
2. Visit to the proposed relocation site at the Scott Rakow Youth Center.
3. 1-2 phone call meetings, lasting no more than 1 hour each.
4. Initial investigation into engineering and contracting requirements.

¹ See Lowinger, Rosa, Christina Varvi, and Kelly Ciociola (2020) *Logistical Challenges in the Relocation of Monumental, Modern Architectural Artworks*, *Studies in Conservation*, 65:sup1, P192-P198, DOI: [10.1080/00393630.2020.1780855](https://doi.org/10.1080/00393630.2020.1780855)

- 5. Preparation of a condition report by RLA.
- 6. Preparation of a Phased Scope of Work with calculated ballpark cost estimates for all known aspects of the work, and caveats where unknowns are found.
- 7. A timeline for undertaking the work.

DELIVERABLES: RLA will compile the findings and provide the proposal outlining the proposed scope of work, suggested project timeline, and specifications for conservation work, and anticipated costs for all phases, including producing engineering drawings, developing methods of attachment, determining whether the concrete bed needs to be repoured, and other aspects of the actual work.

COST ESTIMATES FOR PHASE I:

Engineer: \$800.00- \$1,200.00
 Contractor: \$700.00- \$1,000.00
 Conservator: \$2,500.00

Total Estimated Cost of this Phase: Not to exceed \$3,700.00

Thank you for the opportunity to care for your collection. Please do not hesitate to contact us with any further questions.

Proposal Prepared by:

Caroline Dickensheets, Architectural Conservator

Proposal Reviewed, Edited, and Approved by:

Rosa Lowinger, President & Chief Conservator

PLEASE NOTE: THIS DOCUMENT IS THE INTELLECTUAL PROPERTY OF RLA CONSERVATION OF ART & ARCHITECTURE AND MAY NOT BE SHARED WITH ANY OTHER PARTIES OR INDIVIDUALS WITHOUT THE EXPRESS WRITTEN PERMISSION OF RLA CONSERVATION OF ART & ARCHITECTURE OR USED TO CREATE A REQUEST FOR PROPOSAL (RFP) TO SOLICIT WORK FROM ANOTHER CONSERVATION FIRM.

Accepted by:

(sign & print name)

Date

PROPOSAL FOR PHASE II WORK
Jackson Stewart's *Apollo Mural*
Conservation of the Mosaic

Revised 2.2.2022



Figure 1

Prepared for:

Josh Carden and Brandi Reddick | Cultural Affairs / Art in Public Places Coordinator
Tourism and Culture Development
1755 Meridian Ave, Suite 500, 5th Floor
Miami Beach, FL 33139
305.673.7577 ext. 26127 joshuacarden@miamibeachfl.gov BrandiReddick@miamibeachfl.gov

Prepared by:

RLA Conservation, Inc.
852 NW 71st Street
Miami, FL 33150



INTRODUCTION: Jack Stewart's Apollo is a 90-foot-long mosaic mural originally installed on the historic Miami Beach Versailles Hotel. This artwork was removed upon the demolition of the hotel and has remained in storage since 2014. It is currently in poor condition, exhibiting loss of tesserae, damage to metal members and possible concrete cracking. That said, RLA Conservation, the lead conservators for this project, believe this remains a conservable and exhibitable artwork. This opinion is based on extensive work with relocating and repairing 20th century mosaics in Florida, California and Texas and publications referencing iconic projects.¹

The luxury hotel group Aman has proposed funding and the conservation of and reinstallation of the mosaic at the Scott Rakow Youth Center in Miami Beach as part of a development agreement with the City of Miami Beach. This proposal provides an estimate for Phase II of this project, the initial conservation of the mosaic's elements, an inventory of all items, and moving them to a more appropriate storage place until such time as a proper installation site can be determined.

BACKGROUND: RLA Conservation's conservators Rosa Lowinger and Caroline Dickensheets performed an assessment of the mosaic on July 22, 2021. A second assessment, conducted by Dickensheets in conjunction with engineer Douglas Wood and Gal Bensaadon of Red Door Construction was carried out on August 6, 2021. At the time of the second assessment, it became clear that the wall selected for installation at the Scott Rakow Youth Center in Miami Beach was not big enough to accommodate the mosaic. Therefore, new thoughts on how to proceed with conservation are being currently considered.

At the time of the onsite inspections, the mosaic was found to be in very poor condition at the site. The pieces are fracturing, tesserae have been lost, aluminum elements have been bent and exhibit corrosion, and there is general dirt, grime, and biogrowth on elements. That said, the mosaic remains a viable artwork that is fully conservable. Time, however, is of the essence. The elements need to be rescued, cleaned and prepared for conservation sooner rather than later or risk additional losses that will result in increased treatment costs and possible irreparable damage.

The new plan of action put forth below addresses the conservation of the artwork's elements themselves. This is a necessary step in preparation for installation. In other words, doing this step will not result in redundancy. This work needs to happen to mitigate the poor removal and storage phases that have taken place so far.

PROPOSED WORK FOR PHASE II: Phase II will address the repair and inventory of the mosaic. This version of the proposal is updated to include moving of the mosaic to the Bakehouse site or another site nearby. The following is proposed:

1. Assess and inventory all of the elements. Use a diagram of the installed artwork to try to piece together where everything goes. Assign a number to each item.

¹ See Lowinger, Rosa, Christina Varvi, and Kelly Ciociola (2020) *Logistical Challenges in the Relocation of Monumental, Modern Architectural Artworks*, *Studies in Conservation*, 65:sup1, P192-P198, DOI: [10.1080/00393630.2020.1780855](https://doi.org/10.1080/00393630.2020.1780855)



2. Photograph each element and sort the pieces so mosaics and aluminum pieces are separated and carefully catalogued. Determine if any items are missing.
3. Remove weeds and spray for wasps then gather all tesserae for re-use.
4. As the work is no longer able to be worked on at the site in question, devise a plan, together with an art handling firm, for safe transfer of the artwork to a new location. At present the Bakehouse at NW 32nd Street near 5th Avenue is offered. This site will require placing the elements on concrete blocks to prevent flooding of the mural. We will require fencing and a job box to safeguard tools and materials.
5. Set up a platform for work on the mosaics and aluminum elements. Using a forklift, move the mosaic elements so they are able to be worked on.
6. Clean all of the elements using a conservation grade detergent, low pressure water, and fungicides to remove biogrowths.
7. Reset loose tesserae and source new tesserae to replace missing ones.
8. Perform preliminary repairs to the concrete in preparation for being able to turn the mosaics.
9. Using a forklift, move and turn the mosaics for work on the backs.
10. Remove corrosion from all aluminum elements.
11. Straighten bent aluminum elements and repair connectors.
12. Identify any elements that are missing and provide any additional costs and strategy for their replacement or refabrication. This to include hardware, mosaic elements, and aluminum fragments. The costs of these will be added to the base cost, an allowance is given below.
13. Once elements are conserved, safeguard them in a covered area until they can be installed. The cost of this will need to be calculated separately once we know where the items are going and who will move them.
14. Prepare conservation notes for installation.
15. Meet with possible installers and engineering and hopefully help identify the wall where the pieces will be mounted.

PROPOSED RLA COSTS OF PHASE II:

These costs are being revised to account for moving the artwork to a new site at the Bakehouse and working from the RLA studios than at the original site. Costs are based on the following rates: Chief Conservator- \$200.00 per hour; Staff Conservators- \$165.00 per hour; Technicians: \$95.00- \$110.00 per hour; Admin- \$65.00 per hour. Note that the revised cost includes the conservation time and labor to assist with the move to a new site. The cost of the move itself will be calculated separately after receiving estimates from qualified art handling firms. We are allowing a contingency for this.

• Labor:

Conservators:	\$50,000.00 - \$65,000.00
Technicians:	\$120,000.00 - \$150,000.00



Exhibit B

Admin/ Insurance: **\$3,000.00- \$4,000.00** (note: This is only for RLA's liability and workman's compensation plus naming Bakehouse as co-insured. The artwork itself will need to be insured by the City for theft or damage .)

• **Materials:** **\$5,000.00** + replacement parts (allowance for replacements **\$5,000.00**)

• **Equipment** (forklift rental, tables, lighting, welding, and rental of fencing for 12 months): allow **\$10,000.00 - \$15,000.00.**

This cost assumes that water and electricity will be available at no charge at the Bakehouse worksite.

• **Documentation, report, research, supervision of move, meetings: \$6,000.00**

Total Estimated Conservation Cost of Phase II Treatment: \$199,000.00 - \$250,000.00

Additional Costs (not to RLA):

1. For moving the artwork to the Bakehouse will need to be calculated, but we are including an allowance of **\$25,000.00**. To be revised as needed.
2. Final installation range between **\$70,000.00 - \$90,000.00** depending on the location selected and the engineering requirements, including whether the wall itself needs engineering. This will require revision.

Proposal Revised by:

Caroline Dickensheets, Conservator

Rosa Lowinger, President & Chief Conservator

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RESOLUTION NO. 2022-32201

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING, THE GRANTING OF A CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), FOR THE CONSTRUCTION OF A NEW THREE-STORY FIRE STATION (FIRE STATION 1).

WHEREAS, the existing Fire Station 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, in 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces that included upgrades to the mechanical, plumbing and electrical systems, and an addition was also constructed providing additional space for Fire Rescue which increased the facility to 12,836 square feet; and

WHEREAS, on February 3, 2015, the firm of Borelli & Partners was retained to provide professional Architectural and Engineering services for a detailed comprehensive facility assessment report to include conducting a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation and conducting site inspections, to determine the current overall condition of the facility; and

WHEREAS, subsequently, Borelli and Partners submitted an assessment report for the facility which concluded that significant maintenance and repairs were required to continue operations and recommended the demolition and reconstruction of the existing Fire Station 1; and

WHEREAS, the concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community; and

WHEREAS, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters and although a major renovation would address some issues, the existing building does not address the operational needs of the Fire Department, nor provide the facilities required to meet the anticipated increase in demands due to the growth and development of the area; and

WHEREAS, the building does not provide sufficient parking spaces for the employees of the fire station, negatively impacting the availability of parking in the neighborhood; and

WHEREAS, in 2016, staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1 and the sites, including locations within the Flamingo Park, were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC); and

Exhibit C

WHEREAS, two design concepts, locating Fire Station 1 in a parking lot in Flamingo Park, were presented to the NCAC, FCWPC and the Flamingo Park Neighborhood Association, for direction on the location and required project budget; and

WHEREAS, upon the rejection of this site by the community, the project did not move forward and remained unfunded; and

WHEREAS, on July 21, 2017, the Administration presented a proposal for a 2018 General Obligation Bond Program to the FCWPC, identifying a preliminary wish list of projects to be funded, which included the Fire Station 1 project; and

WHEREAS, on November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements; and

WHEREAS, funding in the amount of \$10,000,000 was included the development of a new Fire Station 1; and

WHEREAS, on May 8, 2019, the City Commission approved a request to issue a Request for Qualifications (RFQ) for architectural and engineering design services for the new Fire Station 1 facility and on July 31, 2019, the City Commission adopted Resolution 2019-30913, and the City retained the firm of Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility; and

WHEREAS, the project currently proposes the new Fire Station 1 at the current location of the South Shore Community Center, 833 6th Street, in the Flamingo Park Neighborhood; and

WHEREAS, this site was selected because of its size, the access to frontages on three sides, 6th Street, Jefferson Avenue and Meridian Avenue, and its geographic location, affording the possibility of improved response times; and

WHEREAS, this property also provides access to the alley, Meridian Court, and public access parking at surface lot P-11; and

WHEREAS, the new 29,309 square feet Fire Station 1 facility will provide four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces and the project shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification; and

WHEREAS, the design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability; and

WHEREAS, access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA and vehicular access is maintained to Meridian Court in the proposed design; and

WHEREAS, the design requires the demolition of the two story, Morris Lapidus designed community center, which houses a day care, and offices that provide social services to the community; and

Exhibit C

WHEREAS, the two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022 and leases will continue to be renewed until the property needs to be vacated for demolition and at that time, the tenants will be relocated with the City's assistance; and

WHEREAS, the City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action, so that no community programs or services are lost as a result of the building demolition; and

WHEREAS, during the Historic Preservation Board (HPB) meeting on June 15, 2021, the HPB asked the Planning Department staff to evaluate the current classification of the South Shore Community Center, for the purpose of possibly modifying its classification from non-contributing to contributing in the City's Historic Properties Database; and

WHEREAS, at the September 13, 2021 meeting, the HPB reviewed and discussed the staff report, and determined that the South Shore Community Center is a non-contributing building; and

WHEREAS, on September 23, 2021, Wannemacher Jensen and CIP presented the 30% design documents to the General Obligation Bond Oversight Committee (GOBOC) and the Committee voted unanimously to support the project as presented, and a Letter to the Commission was issued indicating GOBOC support and recommendation for the project to move forward as quickly as possible; and

WHEREAS, on September 30, 2021, the City Commission approved the scheduling of a Public Hearing to consider the waiver of Development Regulations pursuant to Section 142-425 (d) of the Land Development Regulations, after duly noticed public hearing, advertised in the newspaper at least fifteen (15) days prior to the hearing, a description of the request and the time and place of such hearing was be posted on the property, and notice be given by mail to the owners of land lying within 375 feet of the property at least fifteen (15) days prior to the hearing; and

WHEREAS, on October 5, 2021, CIP presented the 30% design documents to the community during a virtual public meeting. CIP and the design consultant responded to questions from several residents; and

WHEREAS, on November 1, 2021, the 30% design documents were also presented to the Flamingo Park Neighborhood Association, and several questions from residents were addressed; and

WHEREAS, the project is fully funded and on December 7, 2021, the City received notice of a grant award of \$8.414 million from the Florida Department of Environmental Protection - Florida Resilient Grant Program for Fire Station 1. Funds from the grant become available on July 1, 2022 (FY 2023); and

WHEREAS, the total available funding, including the GOB allocation, is \$18,414,000; and

WHEREAS, on December 8, 2021, the City Commission adopted Resolution 2021-21949, confirming the use of the 833 6th Street site by granting waivers of certain land development regulations required for the construction of the new Fire Station 1; and

Exhibit C

WHEREAS, on March 8, 2022, the Historic Preservation Board (HPB) granted approval of the Certificate of Appropriateness for the demolition of the existing building, and approval for the design for the new three story Fire Station 1 building, with parking at the ground level, at 833 6th Street; and

WHEREAS, the approved design, as previously requested by HPB, incorporates design elements from the existing Morris Lapidus building including retention of several planters along 6th Street, the relocation and reuse of portions of the entry canopies, use of stacked split face concrete block, and an exposed staircase; and

WHEREAS, the 30% design phase of the project has been completed and the consultants have been scheduled to proceed with the 60% design phase; and

WHEREAS, pursuant to Miami Beach City Code Section 118-563(i), the actions of the HPB regarding Certificates of Appropriateness for demolition of any building, structure, improvement, or landscape feature located within a historic district and located on City-owned, Government Use (GU) zoned property, shall be advisory with the right of approval vested with the City Commission; and

WHEREAS, the Administration recommends that the City Commission grant the Certificate of Appropriateness for the demolition of the South Shore Community Center, in order to accommodate the New Fire Station 1.

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 approve, following a duly noticed public hearing, the granting of a Certificate of Appropriateness for the total demolition of an existing two-story building, located at 833 6 Street (South Shore Community Center), for the construction of a new three-story fire station (Fire Station 1).

PASSED AND ADOPTED this 22 day of June 2022.

ATTEST:



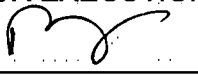
RAFAEL E. GRANADO, CITY CLERK

JUN 23 2022



DAN GELBER, MAYOR

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *SH* Date

6-10-22



MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: June 22, 2022

2:40 p.m. Public Hearing

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING, THE GRANTING OF A CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), FOR THE CONSTRUCTION OF A NEW THREE-STORY FIRE STATION (FIRE STATION 1).

BACKGROUND/HISTORY

The existing Fire Station 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. In 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces that included upgrades to the mechanical, plumbing and electrical systems. An addition was also constructed providing additional space for Fire Rescue which increased the facility to 12,836 square feet.

On February 3, 2015, the firm of Borelli & Partners was retained to provide professional Architectural and Engineering services for a detailed comprehensive facility assessment report to include conducting a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation and conducting site inspections, to determine the current overall condition of the facility. Subsequently, Borelli and Partners submitted an assessment report for the facility which concluded that significant maintenance and repairs were required to continue operations and recommended the demolition and reconstruction of the existing Fire Station 1. The concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community. Additionally, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters. Although a major renovation would address some issues, the existing building does not address the operational needs of the Fire Department, nor provide the facilities required to meet the anticipated increase in demands due to the growth and development of the area. Finally, the building does not provide sufficient parking spaces for the employees of the fire station, negatively impacting the availability of

Exhibit C

parking in the neighborhood.

In 2016, staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1. The sites, including locations within the Flamingo Park, were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC). Two design concepts, locating Fire Station 1 in a parking lot in Flamingo Park, were presented to the NCAC, FCWPC and the Flamingo Park Neighborhood Association, for direction on the location and required project budget. Upon the rejection of this site by the community, the project did not move forward and remained unfunded.

On July 21, 2017, the Administration presented a proposal for a 2018 General Obligation Bond (GOB) Program to the FCWPC, identifying a preliminary wish list of projects to be funded, which included the Fire Station 1 project.

On November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements. Funding in the amount of \$10,000,000 was included for the development of a new Fire Station 1.

On May 8, 2019, the City Commission approved a request to issue a Request for Qualifications (RFQ) for architectural and engineering design services for the new Fire Station 1 facility. On July 31, 2019, the City Commission adopted Resolution 2019-30913, and the City retained the firm of Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility.

The project currently proposes the new Fire Station 1 at the current location of the South Shore Community Center, 833 6th Street, in the Flamingo Park Neighborhood. This site was selected because of its size, the access to frontages on three sides, 6th Street, Jefferson Avenue and Meridian Avenue, and its geographic location, affording the possibility of improved response times. This property also provides access to the alley, Meridian Court, and public access parking at surface lot P-11.

The new 29,309 square feet Fire Station 1 facility will provide four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces. The project shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification. The design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability. Access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA. Vehicular access is maintained to Meridian Court in the proposed design.

The design requires the demolition of the two story, Morris Lapidus designed community center, which houses a day care, and offices that provide social services to the community. The two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022. Leases will continue to be renewed until the property needs to be vacated for demolition. At that time, the tenants will be relocated with the City's assistance. The

Exhibit C

City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action, so that no community programs or services are lost as a result of the building demolition.

During the Historic Preservation Board (HPB) meeting on June 15, 2021, the HPB asked the Planning Department staff to evaluate the current classification of the South Shore Community Center, for the purpose of possibly modifying its classification from non-contributing to contributing in the City's Historic Properties Database. At the September 13, 2021 meeting, the HPB reviewed and discussed the staff report, and determined that the South Shore Community Center is a non-contributing building.

On September 23, 2021, Wannemacher Jensen and CIP presented the 30% design documents to the General Obligation Bond Oversight Committee (GOBOC). The Committee voted unanimously to support the project as presented, and a Letter to the Commission was issued indicating GOBOC support and recommendation for the project to move forward as quickly as possible.

On September 30, 2021, the City Commission approved the scheduling of a Public Hearing to consider the waiver of Development Regulations pursuant to Section 142-425 (d) of the Land Development Regulations, after duly noticed public hearing, advertised in the newspaper at least fifteen (15) days prior to the hearing. A description of the request and the time and place of such hearing was posted on the property, and notice given by mail to the owners of land lying within 375 feet of the property at least fifteen (15) days prior to the hearing.

On October 5, 2021, CIP presented the 30% design documents to the community during a virtual public meeting. CIP and the design consultant responded to questions from several residents.

On November 1, 2021, the 30% design documents were also presented to the Flamingo Park Neighborhood Association, and several questions from residents were addressed.

The project is fully funded. On December 7, 2021, the City received notice of a grant award of \$8.414 million from the Florida Department of Environmental Protection - Florida Resilient Grant Program for Fire Station 1. Funds from the grant become available on July 1, 2022 (FY 2023). The total available funding, including the GOB allocation, is \$18,414,000.

On December 8, 2021, the City Commission adopted Resolution 2021-21949, confirming the use of the 833 6th Street site by granting waivers of certain land development regulations required for the construction of the new Fire Station 1.

On March 8, 2022, the Historic Preservation Board (HPB) recommended advisory approval of the Certificate of Appropriateness for the demolition of the existing building, and approval for the design for the new three story Fire Station 1 building, with parking at the ground level, at 833 6th Street. The approved design, as previously requested by HPB, incorporates design elements from the existing Morris Lapidus building including retention of several planters along 6th Street, the relocation and reuse of portions of the entry canopies, use of stacked split face concrete block, and an exposed staircase.

Exhibit C

The 30% design phase of the project has been completed. The consultants are proceeding with the 60% design phase.

ANALYSIS

Pursuant to Miami Beach City Code Section 118-563(i), the actions of the HPB regarding Certificates of Appropriateness for demolition of any building, structure, improvement, or landscape feature located within a historic district and located on City-owned, Government Use (GU) zoned property, shall be advisory with the right of approval or disapproval vested with the City Commission.

The City Code does not require the City Commission to schedule a Public Hearing in considering the issuance of a Certificate of Appropriateness for Demolition. However, this is the same process followed by the Historical Preservation Board. In order to protect the City from potential challenges, it is recommended that the Commission follow the same process.

The Administration requires the granting of a Certificate of Appropriateness for the demolition of the South Shore Community Center, by the City Commission, for the use of this property as the location of the New Fire Station 1.

On May 5, 2022, the City Commission approved the scheduling of a Public Hearing to consider granting a certificate of appropriateness for the total demolition of an existing two-story building, located at 833 6th Street (South Shore Community Center), after duly noticed public hearing, advertised in the newspaper at least fifteen (15) days prior to the hearing. A description of the request and the time and place of such hearing was posted on the property, and notice given by mail to the owners of land lying within 375 feet of the property at least fifteen (15) days prior to the hearing.

SUPPORTING SURVEY DATA

Results from the 2019 Resident Survey show that 8% of residents rated city facility improvements as the most important capital improvements project.

FINANCIAL INFORMATION

Not applicable.

CONCLUSION

The Administration recommends that the City Commission approve the resolution.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

Yes

Strategic Connection

Neighborhoods - Provide quick and exceptional fire and emergency response.

Legislative Tracking
Capital Improvement Projects

ATTACHMENTS:

Description

- ▣ Resolution 2022-32129
- ▣ Resolution
- ▣ Ad

RESOLUTION NO. 2022-32129

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING PURSUANT TO MIAMI BEACH CITY CODE SECTION 118-563(D), TO CONSIDER GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), FOR THE CONSTRUCTION OF A NEW THREE-STORY FIRE STATION (FIRE STATION 1).

WHEREAS, the existing Fire Station 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, in 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces that included upgrades to the mechanical, plumbing and electrical systems, and an addition which increased the total square footage of the facility to 12,836 square feet; and

WHEREAS, on February 3, 2015 the City retained the firm of Borelli & Partners ("Borelli") to provide a detailed comprehensive facility assessment report which included a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation, and site inspections, to determine the current overall condition of the facility; and

WHEREAS, Borelli's assessment report concluded that significant maintenance and repairs are required to continue operations in the current facility and instead recommended the demolition and reconstruction of the existing Fire Station 1; and

WHEREAS, the concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community; and

WHEREAS, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters, and although a major renovation would address some issues, the existing building does not address the operational needs of the Fire Department, nor provide the facilities required to meet the anticipated increase in demands due to the growth and development of the area; and

WHEREAS, the building does not provide sufficient parking spaces for the employees of the fire station, which negatively impacts the availability of parking in the neighborhood; and

WHEREAS, in 2016, staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1 and the sites, including locations within the Flamingo Park, were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC); and

Exhibit C

WHEREAS, two design concepts, locating Fire Station 1 in a parking lot in Flamingo Park, were presented to the NCAC, FCWPC and the Flamingo Park Neighborhood Association, for direction on the location and required project budget; and

WHEREAS, upon the rejection of this site by the community, the project did not move forward and remained unfunded; and

WHEREAS, on July 21, 2017, the Administration presented a proposal for a 2018 General Obligation Bond Program to the FCWPC identifying a preliminary wish list of projects to be funded, which included the Fire Station 1 project; and

WHEREAS, on November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements; and

WHEREAS, funding in the amount of \$10,000,000 was included for the development of a new Fire Station 1; and

WHEREAS, on May 8, 2019, the City Commission approved the issuance of a Request for Qualifications (RFQ) for architectural and engineering design services for the new Fire Station 1 facility, and on July 31, 2019, the City Commission adopted Resolution 2019-30913, and

WHEREAS, the City retained Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility; and

WHEREAS, the project currently proposes the new Fire Station 1 at the current location of the South Shore Community Center, 833 6th Street, in the Flamingo Park Neighborhood (the "Site"); and

WHEREAS, this Site was selected because of its size, access to frontages on three sides (6th Street, Jefferson Avenue and Meridian Avenue), and, due to its geographic location, for the possibility of improved emergency response times; and

WHEREAS, this property also provides access to the alley, Meridian Court, and public access parking at surface lot P-11; and

WHEREAS, the new 29,309 square feet Fire Station 1 facility includes four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces and the project shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification; and

WHEREAS, the design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability; and

WHEREAS, access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA and vehicular access is maintained to Meridian Court in the proposed design; and

Exhibit C

WHEREAS, the design requires the demolition of the two story, Morris Lapidus designed community center, which houses a day care, and offices that provide social services to the community; and

WHEREAS, the two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022, and these leases will continue to be renewed until the property needs to be vacated for demolition, and at that time, the tenants will be relocated with the City's assistance; and

WHEREAS, the City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action, so that no community programs or services are lost as a result of the building's demolition; and

WHEREAS, during the Historic Preservation Board (HPB) meeting on June 15, 2021, the HPB asked the Planning Department staff to evaluate the current classification of the South Shore Community Center, for the purpose of possibly modifying its classification from non-contributing to contributing in the City's Historic Properties Database; and

WHEREAS, at its September 13, 2021 meeting, the HPB reviewed and discussed the staff report, and determined that the South Shore Community Center is a non-contributing building; and

WHEREAS, on September 23, 2021, Wannemacher Jensen and CIP presented the 30% design documents to the General Obligation Bond Oversight Committee (GOBOC) and the Committee voted unanimously to support the project as presented,

WHEREAS, following the September 23, 2021 GOBOC meeting, a Letter to the Commission was issued indicating GOBOC support and recommendation for the project to move forward as quickly as possible; and

WHEREAS, on September 30, 2021, the City Commission approved the scheduling of a public hearing to consider the waiver of development regulations pursuant to Section 142-425 (d) of the Land Development Regulations; and

WHEREAS, on October 5, 2021, the Office of Capital Improvement Projects ("CIP") presented the 30% design documents to the community during a virtual public meeting where CIP and the design consultant responded to resident questions ; and

WHEREAS, on November 1, 2021, the 30% design documents were also presented to the Flamingo Park Neighborhood Association, and several questions from residents were addressed; and

WHEREAS, the project is fully funded and on December 7, 2021, the City received notice of a grant award of \$8.414 million from the Florida Department of Environmental Protection - Florida Resilient Grant Program for Fire Station 1. Funds from the grant become available on July 1, 2022 (FY 2023); and

WHEREAS, on December 8, 2021, the City Commission adopted Resolution 2021-21949, confirming the use of the 833 6th Street site by granting waivers of certain land development regulations required for the construction of the new Fire Station 1; and

Exhibit C

WHEREAS, on March 8, 2022, the Historic Preservation Board ("HPB") granted approval of the Certificate of Appropriateness for the demolition of the existing building, and for the design of the new three story Fire Station1 building, with parking at the ground level, at 833 6th Street; and

WHEREAS, the approved design, as previously requested by HPB, incorporates design elements from the existing Morris Lapidus building including the retention of several planters along 6th Street, the relocation and reuse of portions of the entry canopies, use of stacked split face concrete block, and an exposed staircase; and

WHEREAS, the 30% design phase of the project has been completed and the consultants are scheduled to proceed with the 60% design phase; and

WHEREAS, pursuant to Miami Beach City Code Section 118-563(i), the actions of the HPB regarding Certificates of Appropriateness for demolition of any building, structure, improvement, or landscape feature located within a historic district and located on City-owned, Government Use (GU) zoned property shall be advisory with the right of approval or disapproval vested with the City Commission; and

WHEREAS, the City Code does not require the City Commission to schedule a public hearing in considering the issuance of a Certificate of Appropriateness for Demolition; and

WHEREAS, however, as this is the same process followed by the Historical Preservation Board, in an effort to provide additional notice beyond what is legally required,, it is recommended that the Commission schedule a public hearing on the matter; and

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 set a public hearing pursuant to Miami Beach City Code Section 118-563(d), to consider granting a certificate of appropriateness for the total demolition of an existing two-story building, located at 833 6 street (South Shore Community Center), for the construction of a new three-story fire station (Fire Station 1).

PASSED AND ADOPTED this 4 day of May 2022.

ATTEST:




RAFAEL E. GRANADO, CITY CLERK



DAN GELBER, MAYOR

MAY 10 2022

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *JA* 3-29-22
Date



MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Aina T. Hudak, City Manager
DATE: May 4, 2022

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING PURSUANT TO MIAMI BEACH CITY CODE SECTION 118-563(D), TO CONSIDER GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), FOR THE CONSTRUCTION OF A NEW THREE-STORY FIRE STATION (FIRE STATION 1).

BACKGROUND/HISTORY

The existing Fire Station 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. In 1992, the existing Fire Station 1 underwent a major renovation of the existing interior spaces that included upgrades to the mechanical, plumbing and electrical systems. An addition was also constructed providing additional space for Fire Rescue which increased the facility to 12,836 square feet.

On February 3, 2015, the firm of Borelli & Partners was retained to provide professional Architectural and Engineering services for a detailed comprehensive facility assessment report to include conducting a conditions assessment of the existing Fire Station 1, researching current codes and guidelines, as-built documentation and conducting site inspections, to determine the current overall condition of the facility. Subsequently, Borelli and Partners submitted an assessment report for the facility which concluded that significant maintenance and repairs were required to continue operations and recommended the demolition and reconstruction of the existing Fire Station 1. The concerns cited include the existing building being constructed at 5.5' below the current required FEMA Flood elevation, indicating that under severe storm events Fire Station 1 would become inaccessible and would prevent emergency assistance to the surrounding Miami Beach community. Additionally, the facility does not meet current National Fire Protection Association (NFPA) standards, which require that the building be able to withstand a Category 5 hurricane and other natural disasters. Although a major renovation would address some issues, the existing building does not address the operational needs of the Fire Department, nor provide the facilities required to meet the anticipated increase in demands due to the growth and development of the area. Finally, the building does not provide sufficient

Exhibit C

parking spaces for the employees of the fire station, negatively impacting the availability of parking in the neighborhood.

In 2016, staff worked with professional architecture and engineering consultants to analyze several public and private sites for the location of Fire Station 1. The sites, including locations within the Flamingo Park, were presented to the Neighborhood and Community Affairs Committee (NCAC) and the Finance and Citywide Projects Committees (FCWPC). Two design concepts, locating Fire Station 1 in a parking lot in Flamingo Park, were presented to the NCAC, FCWPC and the Flamingo Park Neighborhood Association, for direction on the location and required project budget. Upon the rejection of this site by the community, the project did not move forward and remained unfunded.

On July 21, 2017, the Administration presented a proposal for a 2018 General Obligation Bond Program to the FCWPC, identifying a preliminary wish list of projects to be funded, which included the Fire Station 1 project.

On November 6, 2018, the electorate of the City of Miami Beach approved the issuance of \$439,000,000 of general obligation bonds, including \$72,000,000 for police, fire, public safety, and security improvements. Funding in the amount of \$10,000,000 was included the development of a new Fire Station 1.

On May 8, 2019, the City Commission approved a request to issue a Request for Qualifications (RFQ) for architectural and engineering design services for the new Fire Station 1 facility. On July 31, 2019, the City Commission adopted Resolution 2019-30913, and the City retained the firm of Wannemacher Jensen Architects for architectural and engineering design services for the new Fire Station 1 facility.

The project currently proposes the new Fire Station 1 at the current location of the South Shore Community Center, 833 6th Street, in the Flamingo Park Neighborhood. This site was selected because of its size, the access to frontages on three sides, 6th Street, Jefferson Avenue and Meridian Avenue, and its geographic location, affording the possibility of improved response times. This property also provides access to the alley, Meridian Court, and public access parking at surface lot P-11.

The new 29,309 square feet Fire Station 1 facility will provide four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces. The project shall comply with the City's future sea level rise initiatives, storm water management and resiliency programs, and the requirements of US Green Building Council's LEED Gold certification. The design elevates the apparatus bays, to provide parking below the building, meeting the minimum parking requirement for the Fire Department employees on site, thereby preserving neighborhood parking availability. Access ramps are provided from Meridian Avenue and Jefferson Avenue to the elevated apparatus bays, meeting the requirements for certification by the NFPA. Vehicular access is maintained to Meridian Court in the proposed design.

The design requires the demolition of the two story, Morris Lapidus designed community center, which houses a day care, and offices that provide social services to the community. The two existing tenants of the South Shore Community Center have active lease agreements that expire in October of 2022. Leases will continue to be renewed until the property needs to be

Exhibit C

vacated for demolition. At that time, the tenants will be relocated with the City's assistance. The City remains committed to finding a safe and adequate new home for the Rainbow Intergenerational Learning Center and Seniors in Action, so that no community programs or services are lost as a result of the building demolition.

During the Historic Preservation Board (HPB) meeting on June 15, 2021, the HPB asked the Planning Department staff to evaluate the current classification of the South Shore Community Center, for the purpose of possibly modifying its classification from non-contributing to contributing in the City's Historic Properties Database. At the September 13, 2021 meeting, the HPB reviewed and discussed the staff report, and determined that the South Shore Community Center is a non-contributing building.

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On March 8, 2022, the Historic Preservation Board (HPB) granted approval of the Certificate of Appropriateness for the demolition of the existing building, and for the design for the new three story Fire Station 1 building, with parking at the ground level, at 833 6th Street. The approved design, as previously requested by HPB, incorporates design elements from the existing Morris Lapidus building including retention of several planters along 6th Street, the relocation and reuse of portions of the entry canopies, use of stacked split face concrete block, and an

exposed staircase.

The 30% design phase of the project has been completed. The consultants are proceeding with the 60% design phase.

ANALYSIS

Pursuant to Miami Beach City Code Section 118-563(i), the actions of the HPB regarding Certificates of Appropriateness for demolition of any building, structure, improvement, or landscape feature located within a historic district and located on City-owned, Government Use (GU) zoned property, shall be advisory with the right of approval or disapproval vested with the City Commission.

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SUPPORTING SURVEY DATA

Results from the 2019 Resident Survey show that 8% of residents rated city facility improvements as the most important capital improvements project.

FINANCIAL INFORMATION

Not applicable.

CONCLUSION

The Administration recommends that the City Commission approve the resolution.

Applicable Area

South Beach

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Does this item utilize G.O. Bond Funds?

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Legislative Tracking

Capital Improvement Projects

