

# MIAMIBEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: February 10, 2026

FROM: Thomas R. Mooney, AICP  
Planning Director

<sup>DS</sup>  
 For TRM

SUBJECT: HPB25-0684, **833 6<sup>th</sup> Street.**

An application has been filed requesting a Certificate of Appropriateness for the design of a new fire station building, site improvements, and for the installation of the Apollo Mural on the new building. The application also requests an advisory recommendation by the Historic Preservation Board on the demolition of the existing building, which will require the approval of the City Commission.

#### **STAFF RECOMMENDATION**

Approval of the Certificate of Appropriateness with conditions.

#### **BACKGROUND**

In 2018, the voters of the City of Miami Beach approved a \$439 million General Obligation Bond (GOB) Program for the improvement of City parks, recreational and cultural facilities, infrastructure, and public safety and security. The GOB Program included funding for the replacement of Fire Station No. 1 to better serve the South Beach area.

In 2019, the Historic Preservation Board (HPB) initiated discussions regarding the potential construction of a new fire station at the site of the South Shore Community Center, located at 833 6th Street. During meetings held on October 8, 2019, and December 9, 2019, the Board expressed general support for the construction of a new Fire Station at the site. During these discussions, the Board also recommended the following:

- That the City continue to work to identify an alternate location for any community services that may be displaced by the demolition of the existing South Shore Community Center.
- That the City continue to explore options to repurpose the existing Fire Station No. 1 located at 1051 Jefferson Avenue.
- That the City explore incorporating the existing concrete canopy structures of the South Shore Community Center building into the design of the new fire station.

On June 15, 2021, the HPB directed the Planning Department to prepare a preliminary evaluation to assess whether the South Shore Community Center should be reclassified from Non-Contributing to Contributing within the City's Historic Properties Database. On September 13, 2021, following review of the evaluation, the HPB determined that the building did not meet the criteria for Contributing status and retained its Non-Contributing classification.

On March 8, 2022, the HPB approved a Certificate of Appropriateness for the total demolition of the South Shore Community Center and the construction of a new Fire Station No. 1 at 833 6th Street, including site improvements (HPB21-0483). On July 11, 2023, the HPB subsequently

approved a Certificate of Appropriateness for the installation of the “Apollo” mosaic mural on the approved fire station building (HPB22-0550).

Following these approvals, the City Commission elected to abandon the South Shore Community Center site and pursue an alternative location for Fire Station No. 1 at Flamingo Park. As a result, the previously approved project at 833 6th Street was not advanced to construction.

On September 11, 2024, the Mayor and City Commission adopted Resolution No. 2024-33274, directing the Planning Department to prepare a Preliminary Evaluation and Recommendation Report relative to the possible designation of the South Shore Community Center as an individual local historic site. The HPB reviewed the preliminary evaluation over multiple meetings, including continuances on December 17, 2024; April 22, 2025; and May 13, 2025. On July 8, 2025, the HPB directed staff to proceed with the preparation of a formal historic designation report for the proposed South Shore Community Center Historic Site.

Separately, in 2025, the City Commission reevaluated the Flamingo Park location and, on July 23, 2025, adopted a resolution removing Flamingo Park from further consideration as a fire station site. On December 17, 2025, the City Commission adopted a new resolution directing the administration to proceed with construction of the new Fire Station No. 1 at the South Shore Community Center site.

Accordingly, the current application has been submitted to re-establish Historic Preservation Board approvals for the fire station and associated mural that were previously approved in 2022 and 2023, respectively, but not implemented due to the City’s interim pursuit of an alternative site.

**EXISTING STRUCTURE**

|                          |                             |
|--------------------------|-----------------------------|
| Local Historic District: | Flamingo Park               |
| Classification:          | Non-Contributing            |
| Construction Date:       | 1970-1975                   |
| Architect:               | Morris Lapidus & Associates |

**ZONING / SITE DATA**

|                    |  |
|--------------------|--|
| Legal Description: | Lots 6-11, Block 73, of the Ocean Beach Addition No. 3, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida. |
|--------------------|--|

|                              |  |
|------------------------------|--|
| Zoning:                      | GU, Government use                     |
| Future Land Use Designation: | PF, Public facility, governmental uses |

|                             |                           |
|-----------------------------|---------------------------|
| Lot Size (including alley): | 45,000 S.F. / 1.4 Max FAR |
| Existing FAR:               | 13,580 S.F. / 0.30 FAR    |
| Proposed FAR:               | 19,120 S.F. / 0.42 FAR    |
| Existing Height:            | ~28’-0”                   |
| Proposed Height:            | 35’-0”                    |
| Existing Use/Condition:     | Public Facilities         |
| Proposed Use:               | Fire Station              |

**THE PROJECT**

The applicant has submitted plans entitled “City of Miami Beach, Office of Capital Improvement Project-Fire Station #1”, as prepared by Wannemacher Jensen Architects, Inc., dated December 13, 2021 and revised plans dated February 4, 2022.

### **COMPLIANCE WITH ZONING CODE**

A preliminary review of the project indicates that the application appears to be consistent with the applicable provisions of the Land Development Regulations of the City Code (LDRs) with the exception of waivers requested, and pending City Commission review.

This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **CONSISTENCY WITH 2040 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed **fire station** use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.  
**To be satisfied at time of building permit**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Satisfied**
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.  
**Satisfied**
- (5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.  
**Satisfied**  
**The first finished floor of the fire station is proposed to be located at 16.25’ NGVD, 8’-3” above the minimum base flood elevation.**
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height

and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.

**Satisfied**

- (7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

**Not Applicable**

- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

**Not Applicable**

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.

**Not Applicable**

- (10) In all new projects, water retention systems shall be provided.

**Satisfied**

**Additional information shall be provided at the time of building permit review.**

- (11) Cool pavement materials or porous pavement materials shall be utilized.

**Satisfied**

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

**Satisfied**

**COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- 1. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be amended from time to time.

**Not Applicable**

- b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.

**Not Applicable**

- c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.

**Satisfied**

The Secretary of Interior's Guidelines for Rehabilitation are intended as an aid to assist in applying the Secretary of Interior's Standards but are not binding on their own and are not meant to give case-specific advice or to address exceptions of unusual conditions.

2. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, compatibility, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Satisfied**
  - b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Satisfied**
  - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit.  
**Satisfied**
  - d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.  
**Satisfied**
  - e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.  
**Satisfied**
  - f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be

designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

**Satisfied**

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.  
**Satisfied**
- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.  
**Satisfied**
- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.  
**Satisfied**
- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).  
**Satisfied**
- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.  
**Satisfied**
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Satisfied**
- m. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.  
**Satisfied**
- n. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Satisfied**

### **CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA**

Section 2.13.7(d)(vi)(4) of the Land Development Regulations provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.  
**Satisfied**  
**The existing structure is designated as Non-Contributing within the Flamingo Park Local Historic District.**
- b. The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.  
**Not Satisfied**  
**The building is not of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.**
- c. Retention of the building, structure, improvement, landscape feature or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.  
**Not Satisfied**  
**The retention of the building is not critical to developing an understanding of an important Miami Beach architectural style.**
- d. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.  
**Satisfied**  
**The applicant is proposing to construct a fire station facility on the site.**
- e. The county unsafe structures board has ordered the demolition of a structure without option.  
**Not Applicable**  
**The Miami-Dade County Unsafe Structures Board has not ordered the demolition of the structure.**

### **STAFF ANALYSIS**

As noted in the Background section of this report, in 2018, the residents of the City of Miami Beach approved a General Obligation Bond Program that included the introduction of a new fire station facility within South Beach. The City has prioritized the construction of a new fire station because the current Fire Station No. 1, located at 1051 Jefferson Avenue, has exceeded its useful life and is obsolete in terms of the current and future operational needs of the Miami Beach Fire Department. The existing site presents several significant constraints that negatively impact life-safety services and emergency response times within the South Beach district.

A new fire station is required to:

- Accommodate Miami Beach Fire Department vehicle and equipment needs.
- Keep pace with the growing demand for emergency services in South Beach.
- Improve emergency response times throughout the South Beach district, including service to high-rise developments south of Fifth Street, single-family residential neighborhoods on the barrier islands, properties within the MXE/ADCDC District, and vulnerable buildings located within South Beach historic districts.
- House Miami Beach Fire Department equipment in a resilient, structurally sound, flood-resistant, and hurricane-hardened facility.
- Protect the health and wellness of Miami Beach Fire Department personnel.

In 2019, the Historic Preservation Board discussed the possible location of the new fire station at the site of the existing South Shore Community Center, located at 833 6th Street, and expressed general support for the construction of a new fire station at this location. During those discussions, the Board also recommended that the city continue to work to identify alternate locations for displaced community services, explore options to repurpose the existing Fire Station No. 1 site, and incorporate select architectural elements from the South Shore Community Center into the design of the new facility. Since that time, the city has worked to address these recommendations through the project design and planning process.

On September 13, 2021, the Historic Preservation Board evaluated the historic classification of the South Shore Community Center and determined that the building did not meet the criteria to be classified as Contributing, retaining its Non-Contributing status within the Flamingo Park Historic District.

The current application represents a re-approval request for a fire station project and associated mural that were previously approved by the Historic Preservation Board in 2022 and 2023, respectively. These approvals were not implemented due to a subsequent City Commission decision to pursue an alternative location for Fire Station No. 1 at Flamingo Park. Following the City Commission's December 2025 direction to proceed with construction at the South Shore Community Center site, the project has been resubmitted to re-establish the necessary Historic Preservation Board approvals.

While a separate and ongoing historic designation process for the South Shore Community Center was initiated by the Historic Preservation Board in 2025, that process has not been completed and is independent of the current request, which is limited to re-establishing prior approvals for the fire station project at this site.

### **South Shore Community Center - Total Demolition**

The South Shore Community Center was constructed in two phases between 1970 and 1975 and designed by Morris Lapidus & Associates in the Brutalist style of architecture. The building incorporates architectural features characteristic of Brutalism, including rough board-formed concrete finishes, smooth concrete surfaces, exposed concrete block in a stacked-bond pattern with raked joints, and exposed precast concrete beams. However, over time, these features have been substantially compromised through multiple alterations, surface treatments, enclosure of open-air areas, and the installation of security infrastructure.

Additionally, the building's extremely low finished floor elevation and overall configuration indicate that the structure cannot be effectively adapted to function as a secure, resilient municipal fire station without severely compromising the remaining architectural integrity. As noted in the

Background section of this report, the Historic Preservation Board determined in September 2021 that the building does not contribute to the sense of time and place significant in the development of the Flamingo Park Historic District.

The current application includes a request for an **advisory recommendation** by the Historic Preservation Board on the total demolition of the existing South Shore Community Center building. Pursuant to Section 2.13.7(d) of the City Code, the Board's action on a Certificate of Appropriateness for the total demolition of City-owned property is advisory in nature, with final approval or denial to be determined by the City Commission.

Based upon the history of the prior Historic Preservation Board approvals for the fire station and associated mural, the Board's prior determination that the building is Non-Contributing, and the proposed incorporation of select historic design elements from the existing structure, including the approved installation of the Apollo mural, staff finds that the proposed demolition is appropriate. Accordingly, staff recommends that the Historic Preservation Board provide an advisory recommendation in support of the demolition of the existing South Shore Community Center building.

#### **New Fire Station Facility (Previously Approved)**

The applicant proposes to construct a three-story fire station building that is substantially consistent with the design approved by the Historic Preservation Board on March 8, 2022. The primary apparatus level is proposed at approximately 16.25 feet NGVD and will contain four apparatus bays for emergency vehicle parking and maintenance. Due to the elevation differential between grade (approximately 3.38 feet NGVD) and the apparatus level, ramping is proposed along the east (entrance) and west (exit) sides of the building.

The upper level will include sleeping quarters for up to 20 employees, a kitchen and lounge area, and a fitness facility. The lower level will contain 27 covered parking spaces. A raised entrance terrace along 6th Street will provide public access to the building. Vehicular access to Meridian Court will be maintained via a proposed 14-space public surface parking lot, with an additional seven surface parking spaces proposed for Fire Department personnel.

Several cast-in-place concrete planters along 6th Street are proposed to be preserved. In addition, a portion of one of the existing concrete entrance canopies and both sets of concrete columns are proposed to be retained, relocated, and integrated into the raised terrace at the southwest portion of the site. This area will also include a plaque describing the historical evolution of the site. Modifications to the 6th Street façade include the extension of stacked-bond concrete block to the exterior stair, the introduction of solid masonry railings, the extension of the stair framing element to the west, and revisions to the storefront window system, including the elimination of vertical projecting fins and the reorientation of window mullions to a horizontal pattern.

Staff continues to be supportive of these modifications, including the retention and reuse of select architectural elements from the existing structure, which directly respond to recommendations made by the Historic Preservation Board in 2019. These elements enhance pedestrian engagement along 6th Street and mitigate the visual impacts associated with the required ramping. Staff also finds that the façade revisions represent an improvement over the previously approved design. Accordingly, staff recommends approval of the fire station design as proposed.

### **Mural Installation (Previously Approved)**

The applicant is also requesting approval for a mural, entitled “Apollo Driving His Sun Chariot Across the Sky” and “Latonía and Her Twins”, which was originally located at the southwest corner of the south wing of the Versailles Hotel building at 3425 Collins Avenue. The mosaic tile murals in total measure approximately 17 feet in height and 92 feet in length. The mosaic tile murals, created by artist Jack Stewart, were installed between 1958 and 1959. As noted in a biography of Jack Stewart from the Smithsonian Archives of American Art:

*“Jack Stewart (1926-2005) was a painter, muralist, designer, educator and administrator in New York City. After developing an interest in graffiti in the 1970s, Stewart eventually wrote a dissertation on the subject, “Subway Graffiti: An Aesthetic Study of Graffiti on the Subway” (New York University, 1989) and was recognized as an expert on mass transit art. . . . Stewart created murals in ceramic tile, mixed media and stained glass. In addition to mosaic murals, he designed tables with mosaic tops. As an outgrowth of his mosaic work, Stewart developed a technique for laminating stained glass onto plate glass that, by eliminating the need for lead, opened new design possibilities. Mural commissions included work for Hamilton Hotel in Chicago, Versailles Hotel in Miami Beach, Public School 28 in New York City, and several ocean liners. The most unusual mural, Raw Material commissioned by Cluett Peabody and Company, was composed of shirt labels embedded in acrylic.”*



*Ca. 1959 photograph of the installation of the mural on the Versailles Hotel.*

As part of a redevelopment project for the Versailles Hotel property, the south wing of the building was demolished (HPB 7490). Prior to demolition, the property owners disassembled and stored

the murals and, as part of a later modification to the Versailles Hotel project (HPB20-0430), the applicant proffered to donate the murals to the City and to fund their restoration and installation at a location selected by the City.

Condition I.C.1.b. of the February 9, 2021 final Order for HPB20-0430 states:

*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.*

The City has explored several options for the location of the restored mural and has chosen the new Fire Station No. 1 located at 833 6<sup>th</sup> Street. Staff would note that the Historic Preservation Board reviewed and approved the design of the new fire station at the March 8, 2022 meeting. During that meeting, the City presented a concept for the possible location of the murals at the upper portion of the building facade. Since that time, the project architect has further developed the design taking into consideration structural engineering requirements to ensure the successful integration of the mural onto the building facade.



*Rendering of the “Apollo” mural incorporated into the east façade of the Fire Station No. 1*

The approved design of the fire station includes a large projecting frame element at the upper level of the east façade which perfectly accommodates the large mural. A perforated metal screen is proposed to be inset within the frame with structural steel columns located behind to support the screen and mural.

Staff is highly supportive of the proposal to locate the mural on the new fire station building and believes that the proposed design will not have any adverse impact on the surrounding historic districts.

### **Summary**

The current application seeks to re-establish Historic Preservation Board approvals for the demolition of the South Shore Community Center, construction of a new Fire Station No. 1, and installation of the previously approved Apollo mural at 833 6th Street. These approvals were originally granted by the Board in 2022 and 2023 but were not implemented due to an interim City Commission decision to pursue an alternative site for the fire station. Following subsequent City Commission direction to proceed at the South Shore Community Center site, the project has been resubmitted for re-approval.

The existing South Shore Community Center has been determined by the Historic Preservation Board to be Non-Contributing to the Flamingo Park Historic District and cannot be feasibly adapted to meet the operational, security, and resiliency requirements of a modern municipal fire station. The proposed project responds to prior Board guidance through the incorporation of select architectural elements from the existing building, enhanced pedestrian engagement along 6th Street, and the integration of significant public art through the installation of the Apollo mural.

The Historic Preservation Board's action on the proposed demolition is advisory in nature, with final approval to be determined by the City Commission. Based on the project history, prior Board actions, incorporation of historic design elements, and continued public benefit associated with the mural installation, staff finds the proposal appropriate and recommends that the Historic Preservation Board provide an advisory recommendation in support of the demolition, and approve the Certificate of Appropriateness for the design of the new fire station and mural installation as outlined.

### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends the request for a Certificate of Appropriateness be **approved**, including a favorable recommendation to the City Commission for the proposed demolition of the existing structure, subject to the conditions enumerated in the attached draft Order, which ensure continued compliance with the applicable Certificate of Appropriateness criteria.

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: February 10, 2026

PROPERTY/FOLIO: 833 6<sup>th</sup> Street / 02-4203-009-4820

FILE NO: HPB25-0684

IN RE: An application for a Certificate of Appropriateness for the design of a new fire station building, site improvements, and for the installation of the Apollo Mural on the new building. The application also includes a request for an advisory recommendation by the Historic Preservation Board on the demolition of the existing building, which will require the approval of the City Commission.

LEGAL: Lots 6-11, Block 73, of the Ocean Beach Addition No. 3, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

**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 Flamingo Park 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 7.1.2.4(a)(1) of the Land Development Regulations.
  - 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
  - 3. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
  - 4. Is consistent with Certificate of Appropriateness Criteria in 2.13.7(d)(vi)(4) of the Land Development Regulations.
- C. The project would remain consistent with the criteria and requirements of section 2.13.7 and 7.1.2.4 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 height of the lower level parking area shall be reduced to the greatest extent possible so that the apparatus bay level can be lowered, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - b. A plaque or historic display describing the history and evolution of the site shall be placed within the raised terrace at the southwest portion of the site along 6<sup>th</sup> Street and shall be located in a manner visible from the right of way, prior to the issuance of a Certificate of Occupancy for the building, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The applicant shall provide detailed measured drawings and photographic documentation of the significant architectural features of the existing building including at a minimum, the concrete canopy features, concrete planters and concrete block detail prior to the issuance of a demolition permit for the building, 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. Final details of the installation of the murals 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.
  - e. Final details of any proposed lighting plan for the murals 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. Bright or intensive white lighting shall not be permitted.
  - f. Final details of all exterior surface finishes and materials, 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.
  - g. 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.
2. The Board recommends that the City Commission approve a Certificate of Appropriateness for the total demolition of the existing South Shore Community Center. Pursuant to Section 2.13.7(d) of the City Code, the Historic Preservation Board's action on the total demolition of City-owned property is advisory in nature, with final approval to be determined by the City Commission.
3. 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 of staff. At a minimum, such plan shall incorporate the following:

- a. All hedge and ground cover plantings within the street facing yards shall not exceed 36" in height at maturity.
- b. Prior to issuance of a Building Permit, the applicant shall provide a Tree Report prepared by a Certified Arborist for any existing canopy shade trees with a DBH of 3" or greater located in public or private property, which may be scheduled for removal or relocation for the review and approval of the City of Miami Beach Urban Forester.
- c. 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.
- d. The project design shall minimize the potential for a project causing a heat island effect on site.
- e. Cool pavement materials or porous pavement materials shall be utilized.

**In accordance with section 2.2.4.8(c) of the Land Development Regulations the applicant, 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 magistrate appointed by the City Commission.**

## **II. Variance(s)**

- A. No variances have been applied for as part of this application.

**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. 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.
- B. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. 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. No building permit

may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.

- C. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- D. 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.
- E. 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.
- F. 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.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. 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.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. 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.
- 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 Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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 “**City of Miami Beach, Office of Capital Improvement Project-Fire Station #1**”, as prepared by **Wannemacher Jensen Architects, Inc., dated December 13, 2021 and revised plans dated February 4, 2022**, 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 section 2.13.7 of the Land Development Regulations; the granting 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 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations. Failure to comply with this Order shall subject the application to chapter 2 of the Land Development Regulations, for revocation or modification of the application.

Dated \_\_\_\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
Michael A. Belush, AICP  
Planning & Design Officer  
FOR THE CHAIR

STATE OF FLORIDA                    )

COUNTY OF MIAMI-DADE )SS  
)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by Michael A. Belush, Planning & Design Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ ( \_\_\_\_\_ )

Filed with the Clerk of the  
Historic Preservation Board on \_\_\_\_\_ ( \_\_\_\_\_ )

