

TO: Finance and Economic Resiliency Committee Members
FROM: Eric Carpenter, City Manager
DATE: December 20, 2024
TITLE: DISCUSS SOUTH SHORE COMMUNITY CENTER PROGRAMMING

RECOMMENDATION

The City Administration ("Administration") recommends that the Finance and Economic Resiliency Committee ("FERC" or "Committee") discuss this item and provide input.

BACKGROUND/HISTORY

On September 11, 2024, at the request of Commissioners Tanya K. Bhatt, the Mayor and City Commission ("City Commission") referred Item C4K to the FERC, to discuss future programming for the South Shore Community Center (the "South Shore Community Center" or the "SSCC") located at 833 6th Street.

The necessary chiller upgrade and elevator repair, which were previously deferred due to the impending demolition, was budgeted during the FY 2025 annual budget process. Additionally, the reactivation of the senior lunchroom was budgeted at \$175,000 under the Housing and Community Development department.

Current operators include:

- Little Havana Activities and Nutrition Center ("LHANC") which has operated the Rainbow Childcare Center on the ground floor of the SSCC for over three decades
- South Florida Seniors in Action, Inc ("SFSIA") occupies office space on the ground floor of the SSCC and provides a variety of services to the elderly community in Miami Beach. (i.e., food distribution, healthcare eligibility, etc.)
- Miami Dade County Community Action Agency ("CAA") occupies office space on the ground floor at the SSCC from where it operates the South Beach Community Enrichment Center which empowers economically disadvantaged individuals, families and communities to achieve self-sufficiency through resource mobilization, service delivery, education, and advocacy.

The South Shore Community Center can be considered to have four (4) quadrants. See attached Exhibit A for the SSCC floor plans. Three of the quadrants are located on the ground floor with the fourth being the second-floor space.

- Ground floor eastern quadrant
 - Occupied by the LHANC/Rainbow Childcare Center and has no additional space for programming.
- Ground floor center quadrant
 - Currently utilized for by South Florida Seniors in Action, Inc and Miami Dade County Community Action Agency, but has capacity for additional programming and services with direct access to the kitchen.
- Ground floor western quadrant

- No current utilization. Primarily comprised of the large open auditorium which also has direct access to the kitchen.
- Second floor quadrant
 - No current utilization. Primarily comprised of the large open space with office and conference rooms at the front.

ANALYSIS

Community Outreach

On October 20, 2024, an Open House, suggested by Vice-Mayor Fernandez at the September 11, 2024 Commission meeting was held to engage with the community and receive input on potential uses of the SSCC. Over ninety (90) comments cards were filled out and a summary is attached as Exhibit B.

Below outlines various community center use comments received by the public:

- **Children/Youth Programs:** After-school care, summer camps, indoor playgrounds, educational programs, and youth activities such art, chess, games, martial arts, and sports.
- **Senior Programs:** Senior activities, including wellness programs, lunches, and social clubs.
- **Classes:** A wide variety of classes including art, dance, ESL (English as a Second Language), cooking, and fitness.
- **Community Spaces:** Shared spaces for events and outreach.
- **Specialized Services:** Support for the homeless, employment programs, psychological services, and LGBTQ+ workshops.
- **Community Gardens and Cultural Events:** Library, film screenings, music rooms, art exhibitions, concerts, cooking events, arts programs, community garden, and "Blue Zone" health programs.
- **Police Substation**
- **Fire Station**
- **Social and Wellness Events:** Book clubs, wine tastings, wellness workshops, and holiday meals.

While some of these programs/services are currently provided by the three existing providers, the Administration believes that the SSCC can serve a larger more diverse intergenerational population with a range programs, while also incorporating a public safety element.

Administration Recommendation

Based on the community input and in discussion with various operational City departments below is a recommended use of each quadrant:

Ground floor eastern quadrant

No change to existing programming and services.

Ground floor center quadrant

The Office of Housing and Community Services will work with the Procurement Department to issue a request for proposals for a vendor to operate a senior meal lunchroom in this space. This facility will serve healthy meals and provide a welcoming environment for seniors to gather, socialize, and participate in activities. The program would aim to improve the quality of life for seniors by addressing dietary needs and promoting social connections. The designated area would be cleared and cleaned to ensure a safe and sanitary environment for meal preparation and dining.

This would require the department to work with the two existing service providers to reorganize the use of space more efficiently. During the program implementation the Housing & Community Development department will determine if there is any unutilized space that could potentially provide an opportunity for additional programming by the department or an external non-profit organization.

This program was budgeted at \$175,000 for FY 2025. It is anticipated that the budget appropriation will be sufficient to implement this program.

Ground floor western quadrant

The Parks & Recreation department would utilize the space for additional programming site not only for summer camp, but also for multi-generational programs for toddlers, adults, and seniors. The space on the community center's first floor can be used for programs such as Playtime, martial arts, senior yoga, senior chair aerobics, and most importantly, summer camp. The space can host up to 80 campers from ages Kindergarten through 3rd grades for the summer. Having this additional location will alleviate the waitlist, which reached up to 190 during the summer of 2024.

There would also be opportunities for utilize this space for general community events, open houses, etc. during the evening hours after other parks programming had ended for the day.

To begin operating daily programming and summer camp from the South Shore Community Center, there are some immediate one-time purchases/renovations that need to be made for approximately \$98,500.00. These purchases include repairs, furniture, technology, amongst other items. Long-term capital improvement projects can be requested through the budget process.

Using the space for year-round programming and summer camp also comes with an increase in operating expenses and personnel expenses, which are not currently part of the Department's approved FY 2025 budget.

Based on preliminary review, the budget needs to run a FY 2025 summer camp would be a net cost to the city of approximately \$125,000. This cost would include a partial year expenditure for hiring of staff beginning June 1 and some ancillary operating expenses. Below is the estimated budget request for FY 2026 to run year-round programming and the summer camp:

- Estimated Operating Expenses: \$143,000
- Estimated Personnel Expenses: \$332,200
- Estimated Revenue: \$80,000
- Estimated Subsidy: **(\$395,200)**

Second floor quadrant

The Police department would primarily utilize the space as their Police Training Unit. The Training Unit would continue its regular activities here, including essential police training, while hosting community programs such as the Citizens' Police Academy, women's self-defense classes, neighborhood meetings, and summer camps. This would enhance our community outreach and increase police presence, which could help deter crime in the area. The Police Department would also work with PAL to incorporate some PAL programming on the second floor.

The additional police presence would naturally increase security for the child daycare center and Parks & Recreation programs on the first floor and the various senior citizen events held at the center, creating a safer environment for these vulnerable groups.

FISCAL IMPACT STATEMENT

FY 2025 - \$98,500 for one-time Parks and Recreation department purchases/renovations and approximately \$125,000 to run a 2025 summer camp.

Other one-time purchases/renovations and recurring costs would be developed and presented as part of the FY 2026 budget process.

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

Below is a summary of the recommended blend of uses:

1. Ground Floor Central Quadrant be utilized by the Housing and Community Development department to run a senior meal lunchroom, social meeting space, and to work with the existing providers on efficient use of space.
2. Ground Floor Western Quadrant be utilized by the Parks and Recreation department for year-round programming and a summer camp.
3. Second Floor Quadrant be utilized by the Police Department to relocate their Police Training Unit, hosting community and PAL programs.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

No

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Finance

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Condensed Title

Discuss South Shore Community Center Programming