

C7 AP A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REPEALING RESOLUTION NO. 2022-32201, AND ABANDONING, IN THE CITY'S PROPRIETARY CAPACITY, THE CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), AS WELL AS THE CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF FIRE STATION NO. 1 (FILE NO. HPB21-0483) AT THIS LOCATION, IN LIGHT OF COUNTYWIDE VOTER APPROVAL ON AUGUST 20, 2024, OF THE NEW PROPOSED LOCATION FOR FIRE STATION NO. 1 ON ALTON ROAD, ALONG THE WESTERN BOUNDARY OF FLAMINGO PARK.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: September 11, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REPEALING RESOLUTION NO. 2022-32201, AND ABANDONING, IN THE CITY'S PROPRIETARY CAPACITY, THE CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), AS WELL AS THE CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF FIRE STATION NO. 1 (FILE NO. HPB21-0483) AT THIS LOCATION, IN LIGHT OF COUNTYWIDE VOTER APPROVAL ON AUGUST 20, 2024, OF THE NEW PROPOSED LOCATION FOR FIRE STATION NO. 1 ON ALTON ROAD, ALONG THE WESTERN BOUNDARY OF FLAMINGO PARK.

### **RECOMMENDATION**

### **BACKGROUND/HISTORY**

### **ANALYSIS**

The attached Resolution was prepared at the request of the sponsor, Commissioner Tanya K. Bhatt.

### **FISCAL IMPACT STATEMENT**

N/A

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

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

### **FINANCIAL INFORMATION**

### **CONCLUSION**

**Applicable Area**

Citywide

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

Yes

**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**

City Attorney

**Sponsor(s)**

Commissioner Tanya K. Bhatt

**Co-sponsor(s)**

Commissioner Alex Fernandez  
Commissioner Kristen Rosen Gonzalez

**Condensed Title**

Repeal Reso No. 2022-32201 (Demo of SSCC) and Abandon Prior Approval for Fire Station.  
(Bhatt/Fernandez/Rosen Gonzalez) CA

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REPEALING RESOLUTION NO. 2022-32201, AND ABANDONING, IN THE CITY'S PROPRIETARY CAPACITY, THE CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF AN EXISTING TWO-STORY BUILDING, LOCATED AT 833 6 STREET (SOUTH SHORE COMMUNITY CENTER), AS WELL AS THE CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF FIRE STATION NO. 1 (FILE NO. HPB21-0483) AT THIS LOCATION, IN LIGHT OF COUNTYWIDE VOTER APPROVAL ON AUGUST 20, 2024, OF THE NEW PROPOSED LOCATION FOR FIRE STATION NO. 1 ON ALTON ROAD, ALONG THE WESTERN BOUNDARY OF FLAMINGO PARK.**

**WHEREAS**, the existing Fire Station No. 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**, 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**, the need to replace the existing Fire Station No. 1 was first identified in 2015, and since then, the City has engaged in an exhaustive search of both city-owned and privately-owned properties to find a new location for a future fire station; and

**WHEREAS**, initially, the City pursued with the project to replace the existing Fire Station No. 1 with a new Fire Station at the South Shore Community Center located at 833 6th Street, in the Flamingo Park Neighborhood; and

**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 No. 1 building, with parking at the ground level, at 833 6th Street; 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**, on June 22, 2022, the Mayor and City Commission adopted Resolution No. 2022-32201, granting a Certificate of Appropriateness (HPB21-0483) for the total demolition of an existing two-story building, located at 833 6 Street (currently the

location of the South Shore: Community Center), for the construction of a new three-story fire station (Fire Station No. 1); and

**WHEREAS**, on June 26, 2024, the Mayor and City Commission adopted Resolution No. 2024-33157, authorizing the Administration to proceed with the relocation of Fire Station No. 1 to the new proposed Alton Road site (along the west side of Flamingo Park) if a Countywide referendum is approved by a majority of Miami-Dade County voters; and

**WHEREAS**, on August 20, 2024, in a Countywide referendum, Miami-Dade County voters gave their approval for the construction of a new Fire Station No. 1 in Flamingo Park, instead of the previously proposed location at 833 6 Street; and

**WHEREAS**, accordingly, the Mayor and City Commission wish to repeal Resolution No. 2022-32201, which granted a Certificate of Appropriateness for demolition of the South Shore Community Center, and abandon the Certificate of Appropriateness for new construction for the previously proposed location for Fire Station No. 1 at 833 6th Street.

**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 repeal Resolution No. 2022-32201, and abandon, in the City's proprietary capacity, the Certificate of Appropriateness for the total demolition of an existing two-story building, located at 833 6 Street (South Shore Community Center), as well as the Certificate of Appropriateness for the construction of Fire Station No. 1 (File No. HPB21-0483) at this location, in light of Countywide voter approval on August 20, 2024, of the new proposed location for Fire Station No. 1 on Alton Road, along the western boundary of Flamingo Park.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor

\_\_\_\_\_  
Rafael E. Granado, City Clerk

(sponsored by Commissioner Tanya K. Bhatt)

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

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\_\_\_\_\_  
City Attorney

  
\_\_\_\_\_  
Date