



YOUR VOICE, IN ACTION!

GO#45: FIRE STATION 1

Virtual Public Meeting
October 5, 2021



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TOTAL
\$439M

GO#45: FIRE STATION #1

Replace the deteriorated Fire Station #1 facility with a new and larger building in a location that expands emergency coverage in South Beach. NOTE: The total G.O. Bond budget for this project is \$10 million. \$4 million is to be allocated in Tranche 1 and \$6 million is to be allocated in Tranche 2.





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WHY IS A NEW FIRE STATION NEEDED?

The existing Fire Station 1 building at 1051 Jefferson Avenue:

- ...has outlived its useful life as a fire station and is obsolete for the current and future needs of the MBFD.
- ...does not meet National Fire Protection Association (NFPA) standards that are needed for building certification.
- ...sits 5.5 feet below FEMA base flood elevation (BFE) standards and is extremely vulnerable to flood events.
- ...is not built to sustain major storm conditions and therefore must be vacated in advance of a hurricane.
- ...has the highest vulnerability rating amongst all public safety facilities within the City of Miami Beach.
- ...has mechanical, electrical and plumbing systems that continue to fail, even with constant repairs.
- ...has limited access for emergency vehicles to efficiently enter and exit apparatus garage bays.
- ...is too small to fit critical equipment, including ladder trucks that are necessary to respond to high rise condos and hotels.
- ...does not accommodate the parking that is needed for MBFD personnel.



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EXISTING FIRE STATION SITE CONSTRAINTS



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WHERE CAN A NEW FIRE STATION GO?

Project site selection criteria:

1. **SERVICE:** Centrally located within the service area
2. **SIZE:** Property size larger than 3/4 of 1 acre
3. **ACCESS:** 2 adjacent roadways for vehicular access
4. **TIME:** No major impediments that can negatively impact response times
5. **COST:** Financially feasible



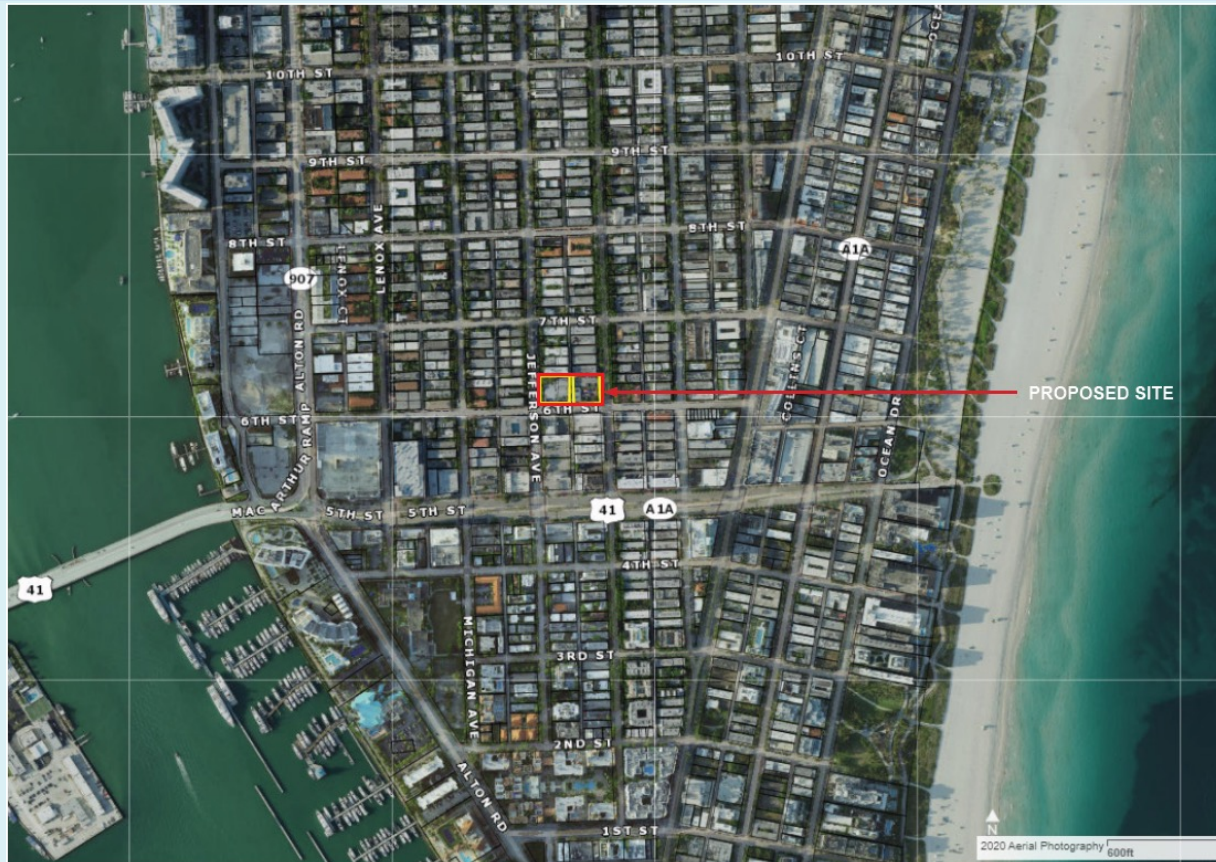
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WHICH LOCATIONS HAVE BEEN CONSIDERED?

Sites	Locations	Issues
City Owned		
Existing FS1 site -----	1051 Jefferson Ave. -----	Size; Access
Flamingo Park green space -----	Michigan & 13 St. -----	Size, Access
P10 parking lot -----	Michigan & 15 St. -----	Service; Access
P9 parking lot -----	Adjacent to the PAL on 11 St. -----	Access
Dog park -----	Washington Ave. & 2 St. -----	Service; Size, Time
Not-City Owned		
Inactive construction site -----	419 Michigan Ave. -----	Size; Cost
2 lots owned by South Bay Club Condos -----	West Ave. & 8 St. -----	Service; Cost
Lot owned by Federation Towers -----	Alton Rd. & 8 St. -----	Service; Size; Time; Cost
2 lots owned by South Beach Heights -----	Alton Rd. & 7 St. -----	Service; Size, Time; Cost
Parking lot -----	515 Jefferson Ave. -----	Size; Access; Cost
Gas station -----	Michigan & 5 St. -----	Size; Time; Cost
Gas station -----	Jefferson & 5 St. -----	Size; Time; Cost



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PROPOSED PROJECT LOCATION

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Service Area Response Time Map

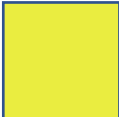
Existing FS1 – 1051 Jefferson Avenue



2 minutes



4 minutes



6 minutes



Service Area Response Time Map



Service Area Response Time Maps – Side by Side



Existing FS1 – 1051 Jefferson Avenue



Future FS1 – 833 6 Street



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NEW DEVELOPMENTS – SINCE 2010

	Project	Description
1	915 Washington Av	7-story hotel addition (Moxy)
2	1045 5th St	4-story commercial (Target)
3	929 Alton Rd	5-story mixed-use
4	601 Washington Av	7-story hotel addition (Goodtime)
5	538 Meridian Av	5-story hotel
6	426 Euclid Av	4-story hotel
7	302 Collins Av	5-story multi-family residential
8	311 Meridian Av	4-story multi-family residential
9	660 Washington Av	5-story hotel addition (Angler's)
10	344 Ocean Dr	4-story hotel addition
11	1433 Collins Av	4-story hotel addition (Betsy-Carlton)
12	620 Ocean Dr	4-story hotel (Celino)

	Project	Description
13	120 Ocean Dr	16-story multi-family residential (Glass)
14	1155 Collins Av	3-story commercial (Surfstyle)
15	321 Ocean Dr	9-story multi-family residential
16	1300 Monad Terr	15 story apt. Bldg.
17	1212 Lincoln Rd	5 story commercial building
18	1698 Alton & 1681 West Av	5-story mixed-use bldg. (Trader Joes)
19	1215 West Av	5-story hotel
20	800 First St	Commercial/parking structure w/residence
21	49-53 Collins	Commercial & parking garage
22	801 S Pointe Dr (Block 51)	7-story mixed use project
23	2-64 Ocean Dr & 1-35 Collins	Two 7-story condo-hotel buildings
24	709 Alton Rd	4-story mixed-use (Baptist)

New Developments - Since 2010



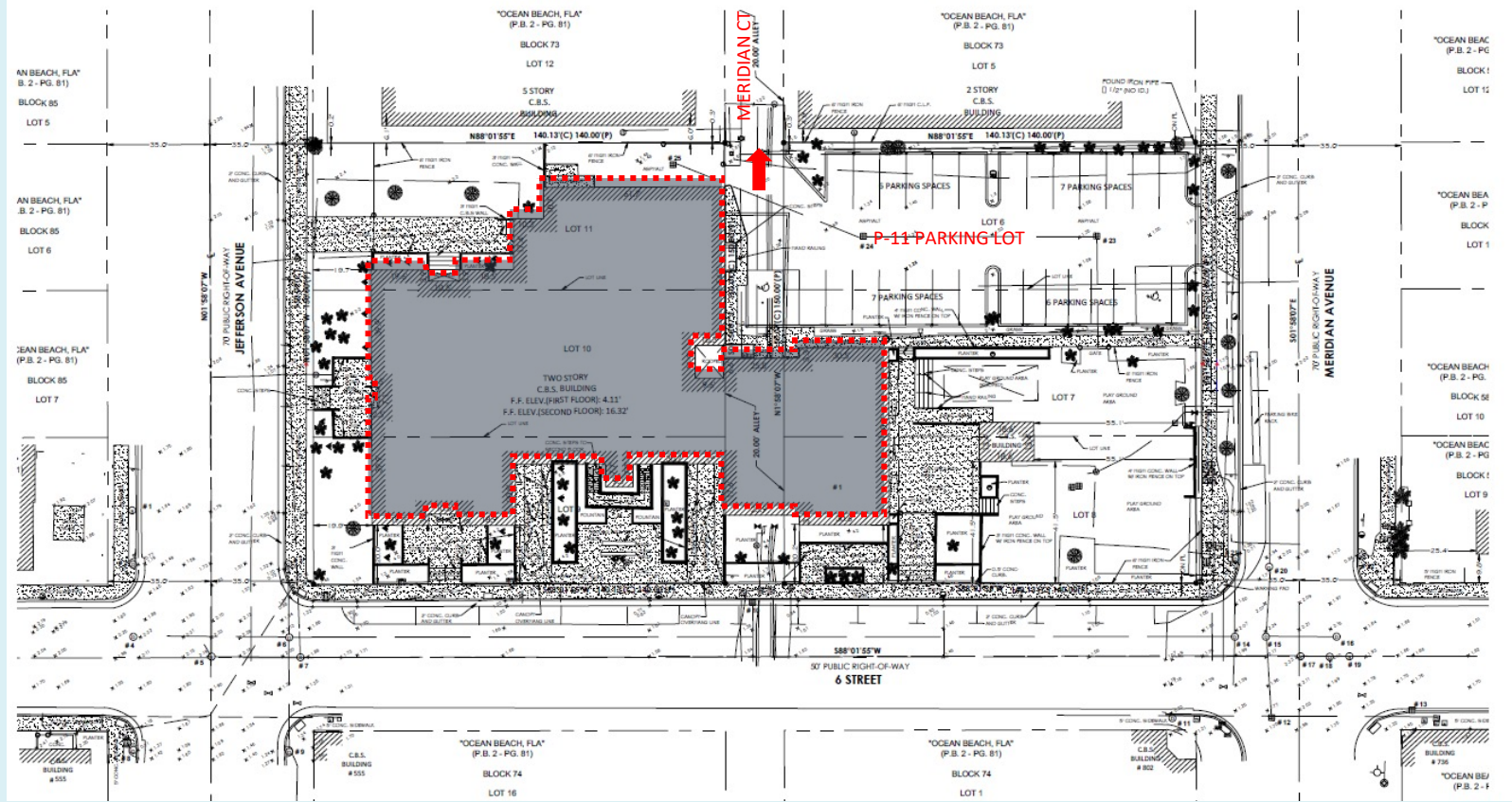
Existing FS1 – 1051 Jefferson Avenue



Future FS1 – 833 6 Street



- 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





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Existing Building Design elements:

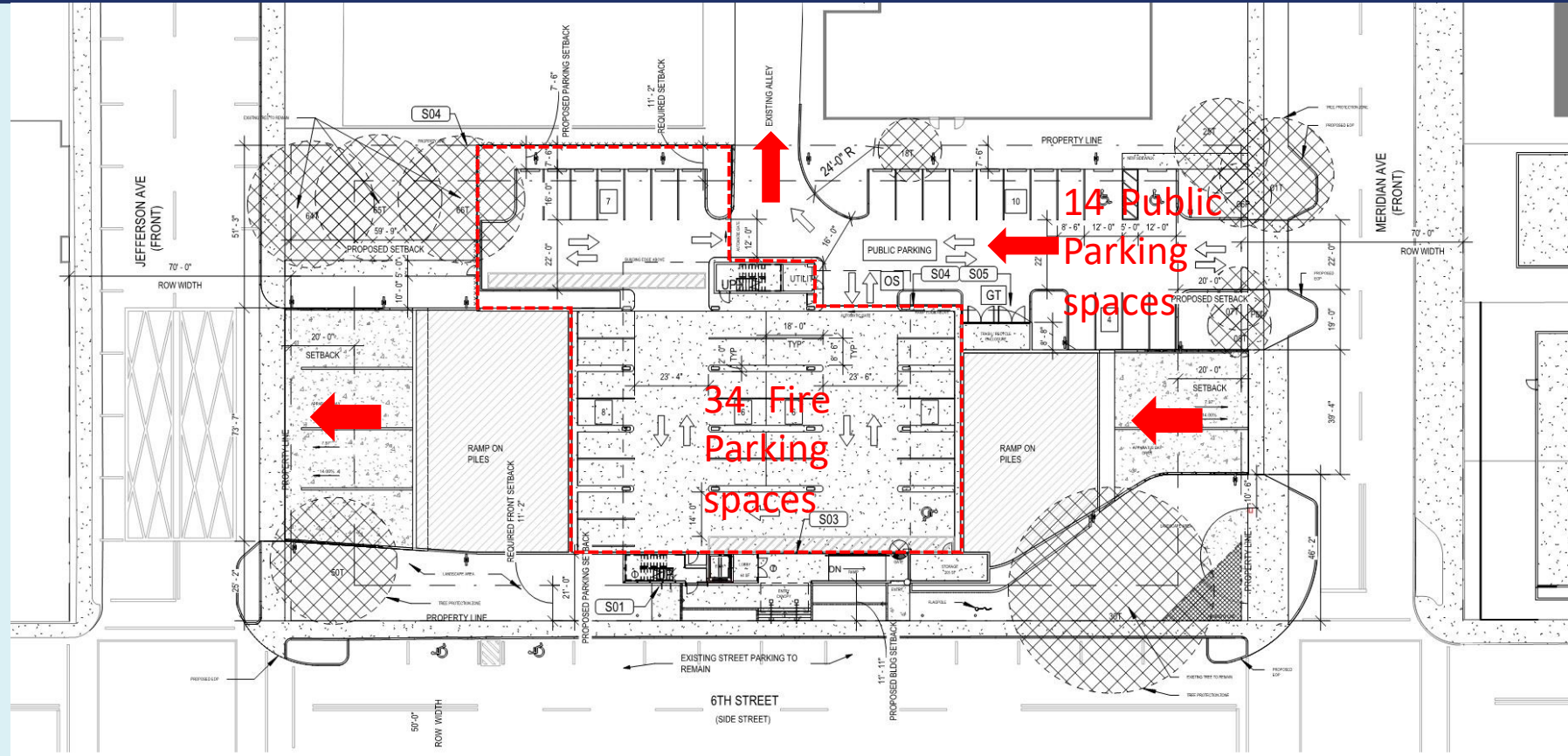
- Stacked bond faced block
- Textured poured in place concrete planters integrated into building facade
- Double-T Entrance canopy feature



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Site Plan

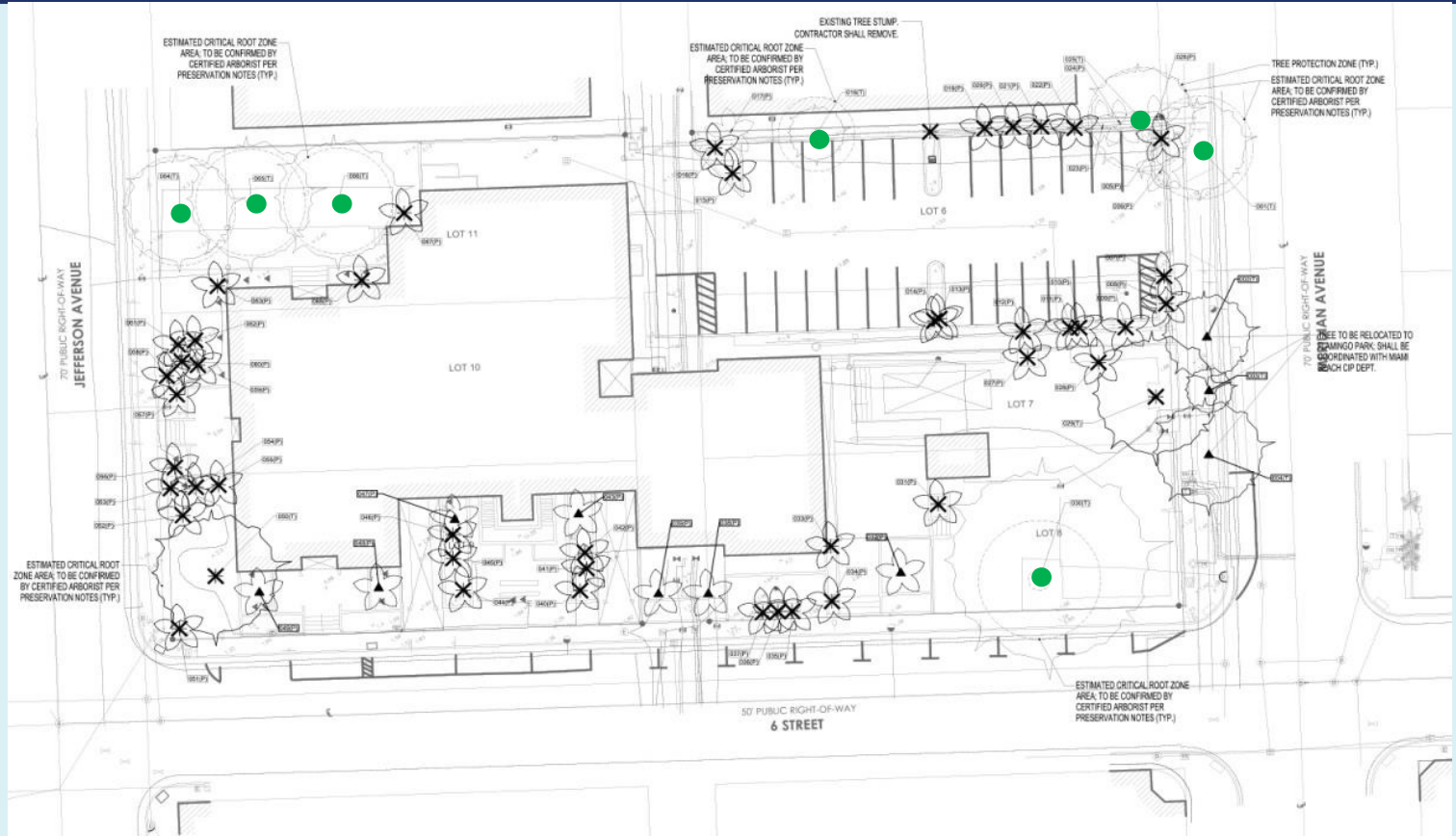
- Pedestrian access from 6th street
- Maintains vehicular access for Meridian court and public surface parking lot, P-11
- Provides secured parking for fire station staff
- Maximizes green space





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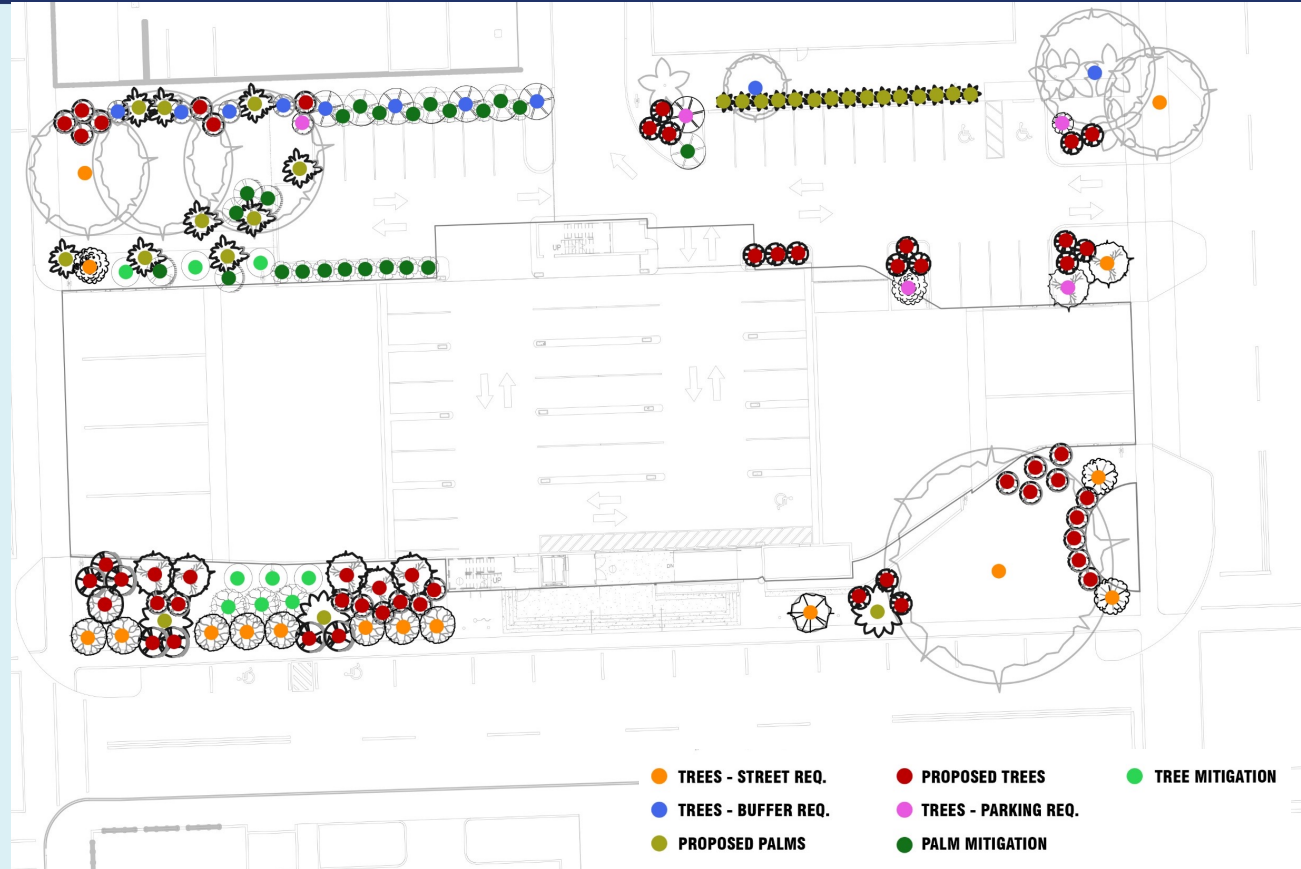
Existing Landscape Plan





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Proposed Landscape Plan

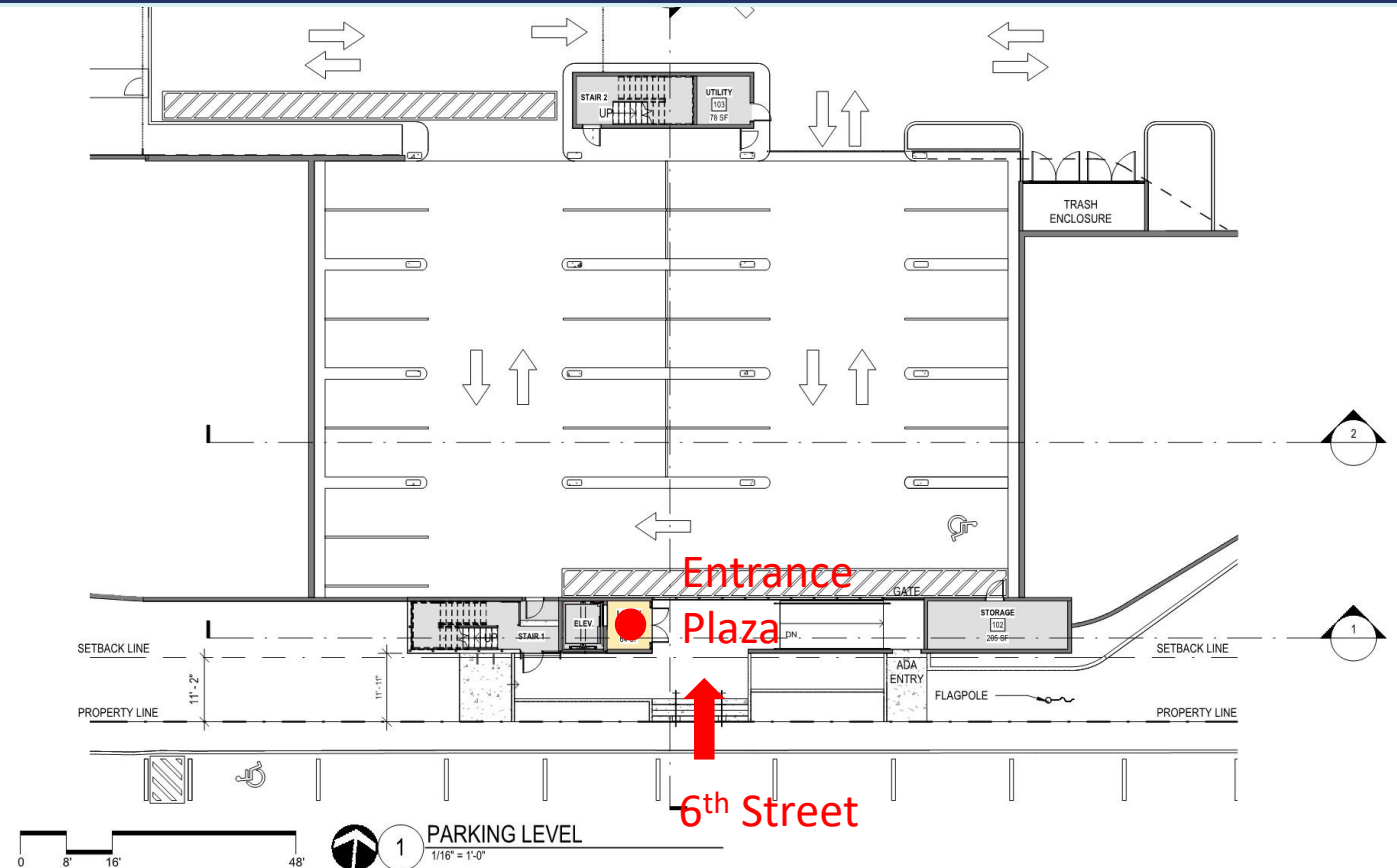




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Ground Level

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

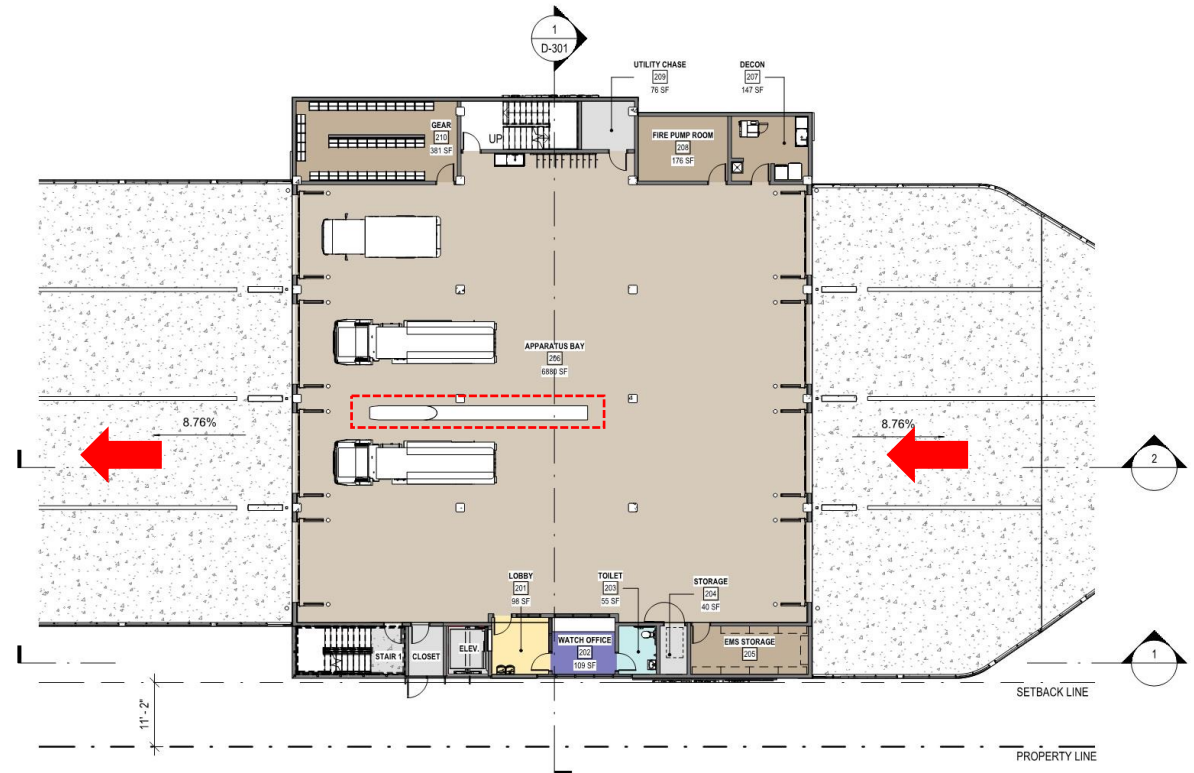




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First Level

- 4 drive-thru bays for improved access & quick emergency response times
- Watch office
- Apparatus bays secure emergency vehicles during storms



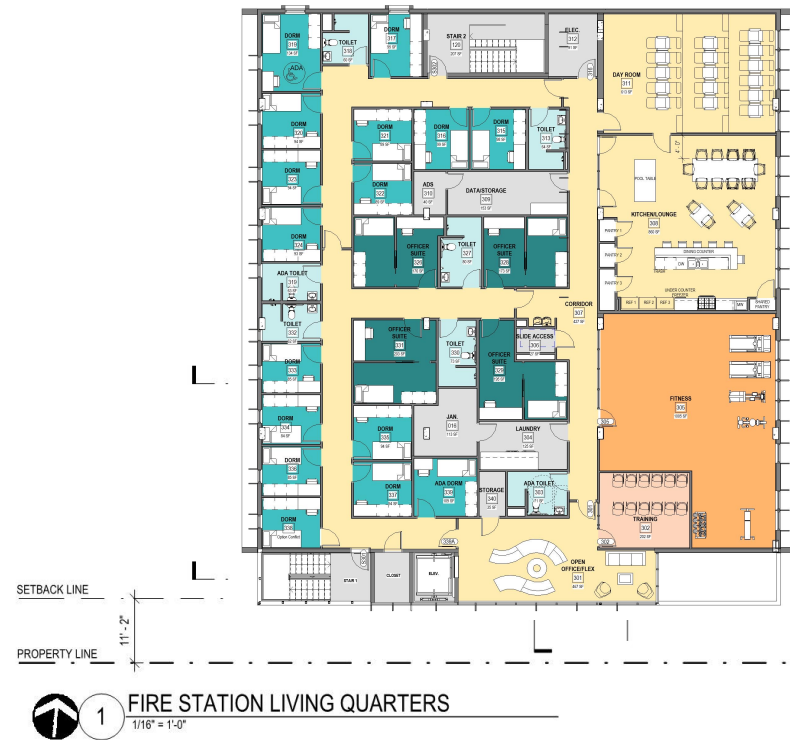
1 APPARATUS BAY
1/16" = 1'-0"



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Second Level

- Layout plan for efficient operations
- Dorms and activity rooms are separated to enhance functionality and control sound







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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 6 STREET, SW CORNER



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Facility Program (cont.)

- 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 6 STREET, SE CORNER

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Facility Program (cont.)

- 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



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- 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



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- 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



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- 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



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- 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

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- * • 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, if 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 for parking, Interior setback of 12'-0"

- * • 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

* Denotes Waivers that existing building would require.



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** Tentative



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Required Project Approvals

- **Waivers of Development Regulations** - City Commission (Public Hearing on October 27)
- **Certificate of Appropriateness for Demolition** - Historic Preservation Board Advisory Recommendation
- Approval by City Commission
- **Design** – Historic Preservation Board – Binding Authority on Site Plan and Building Design
- **Construction Guaranteed Maximum Price (GMP)** - City Commission



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QUESTIONS? COMMENTS?

www.miamibeachfl.gov/FS1