

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members
FROM: Eric Carpenter, City Manager
DATE: April 15, 2025
TITLE: COORDINATE WITH MIAMI-DADE COUNTY PUBLIC SCHOOLS TO PROMOTE HISTORIC PRESERVATION AND ADAPTIVE RE-USE OF HISTORIC BUILDINGS ON SCHOOL PROPERTY.

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) discuss and continue the item to a future date, for additional updates as applicable.

BACKGROUND/HISTORY

On November 20, 2024, at the request of Commissioner Tanya K. Bhatt, the Mayor and City Commission (City Commission) referred the item (C4 W) to the LUSC. On February 20, 2025, the LUSC discussed and continued the item to the March 11, 2025 LUSC meeting for additional updates. On March 11, 2025, the item was deferred to a future date, with no discussion.

ANALYSIS

As noted in the attached referral memorandum, the item sponsor seeks to initiate a discussion between the City of Miami Beach and Miami-Dade County Public Schools (MDCPS) to promote historic preservation and the adaptive re-use of historic buildings on school properties within the City. As part of this referral, the sponsor has also extended an invitation to representatives from MDCPS to attend the LUSC meeting and engage in preliminary discussions.

At the February 20, 2025 LUSC meeting, the discussion focused on the Rose Cottage (1436 Pennsylvania Avenue) that is located on the Feinberg/Fisher Elementary School campus. Nathaly Simon, the Design and Planning Officer for MDCPS discussed the history and concerns with the building and indicated that there was a hold on the demolition of the structure. Notwithstanding, she also noted that MDCPS has serious concerns with the safety of the structure and that demolition would be the best option.

Commissioner Bhatt requested that the City be allowed to document and measure the building to allow for future recreation of the façade if it is demolished. She also requested that there be an additional extension in the demolition timeframe to allow more time for the documenting of the building and suggested sidewalks could be closed to limit liability in case of an emergency. Ms. Simon agreed to relay the information discussed to MDCPS, and agreed that the discussion would continue.

On February 24 2025, the City Manager sent the attached letter to MDCPS requesting a delay in the demolition of the structure at no cost to the City in order to allow for the City to document the property. The City indicated a willingness to close sidewalks adjacent to the building to mitigate risks.

On February 28. 2025, MDCPS provided the attached response to the City indicating that a delay

in demolition would increase their costs, and that it could not delay the demolition unless the City was willing to cover any additional costs. On March 5, 2025 the City Manager sent the attached response expressing disappointment that a mutually agreeable solution could not be reached regarding this issue.

FISCAL IMPACT STATEMENT

No Fiscal Impact Expected

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

Not Applicable

CONCLUSION

The Administration recommends that the LUSC discuss and continue the item to a future date, for additional updates as applicable.

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

Planning

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Condensed Title

Coordinate With Miami-Dade County Public Schools To Promote Historic Preservation And Adaptive Re-Use Of Historic Buildings On School Property.