



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov
Tel: 305-673-7491, Fax: 305-673-7782

February 24, 2025

Via Email and Certified Mail

Raul F. Perez, R.A., NCARB, LEED Ap BD+C
Chief Facilities Design and Construction Officer
Office of Facilities Design and Construction
Miami-Dade County School Board
1450 N.E. 2nd Avenue
Miami, FL 33132
RPerez6@dadeschools.net
OFDC@dadeschools.net

RE: Delay of Demolition of School Board-Owned Structure Located at 1436
Pennsylvania Avenue, Miami Beach, Florida, Within the Northeast Portion of Folio
02-4204-007-0070

Dear Mr. Perez,

This letter is a follow up to your letter dated January 31, 2025, granting the additional 15-day extension of the demolition pause for the structure located at 1436 Pennsylvania Avenue. The City of Miami Beach ("City") continues to evaluate options that, if mutually agreed, could help find a path for saving the structure in some form. The principal option being evaluated continues to be focused on a collaboration with Jewish Community Services ("JCS") associated with their interest in development within this parcel.

As you are aware, our Land Use and Sustainability Committee ("Committee") discussed an item last Thursday related to continued collaboration between the City and the School District ("District") to promote historic preservation and adoptive re-use of historic buildings on the District's properties. Specifically, the referenced structure was discussed. I very much appreciate attendance from your representative, Ms. Nathaly Simon. She offered valuable feedback to the Committee.

As a result of the discussion at the Committee, we respectfully request your consideration as follows:

- Extend the timeframe for demolition until April 18, 2025, at no additional cost to the City. This will allow time for the JCS to further their plan with District staff.
- Allow the City access to the property to safely document the structure. Access would be limited to the exterior of the structure.
- Additionally, we are prepared to close sidewalks if deemed necessary for safety purposes. Fortunately, hurricane season does not commence until June 1.

Once again, thank you for your consideration. We remain committed to continuing working with the District.

Sincerely,



Eric Carpenter
City Manager

c: Steven Meiner, Mayor and Members of the Miami Beach City Commission
David Martinez, Miami Beach Assistant City Manager
Thomas Mooney, Miami Beach Planning Director
Alba Tarre, Miami Beach Housing & Community Services Director
Ricardo Dopico, Miami Beach City Attorney



Miami-Dade County Public Schools

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January 31, 2025

VIA Email and Certified Mail

Mr. Eric Carpenter
City Manager
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
Email: EricCarpenter@miamibeachfl.gov

RE: DELAY OF DEMOLITION OF SCHOOL BOARD-OWN STRUCTURE LOCATED
AT 1436 PENNSYLVANIA AVENUE, MIAMI BEACH, FLORIDA, WITHIN THE
NORTHEAST PORTION OF FOLIO #02-4204-007-0070

Dear Mr. Carpenter:

I am in receipt of your letter dated January 16, 2025, requesting a time extension of sixty (60) days. As you are aware Miami-Dade County Public Schools, and the City of Miami Beach has collaborated and worked on numerous projects and initiatives in the past and will continue to do so in the future. As previously discussed, the structure in question is in a severely deteriorated state. The contractor scheduled to begin the demolition in early December has rescinded their proposal for the demolition which more than likely will entail an increase in cost to the district when the structure is taken down in the upcoming weeks.

After carefully reviewing the matter and taking all these developments into account, the school district agrees to extend the original time frame by an additional fifteen (15) days. Any extension beyond that will include additional reimbursement to the district by the city.

I thank you for your continued cooperation on this matter. If you have any questions, please do not hesitate to contact me.

Best regards,

Raul F. Perez, R.A., NCARB, LEED®AP BD+C
Chief Facilities Design & Construction Officer
M-DCPS Office of Facilities Design and Construction

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RFP:av

cc: Mr. Walter J. Harvey, General Counsel
Mr. Luis M. Garcia, Deputy General Counsel
Ms. Ana Craft, Associate General Counsel
Mr. Jose Bueno, Chief of Staff
Ms. Nathaly Simon, Design and Planning Officer
Dr. Yesenia M. Aponte, North Region Superintendent
Ms. Mary Murphy, Principal
Mr. Nick Kallergis, Chief Deputy City Attorney
Ms. Deborah Tackett, Historic Preservation & Architecture Officer