

10. COORDINATE WITH MIAMI-DADE COUNTY PUBLIC SCHOOLS TO PROMOTE HISTORIC PRESERVATION AND ADAPTIVE RE-USE OF HISTORIC BUILDINGS ON SCHOOL PROPERTY.

Applicable Area:

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-notices/>

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.



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: November 20, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE –
COORDINATE WITH MIAMI-DADE COUNTY PUBLIC SCHOOLS TO PROMOTE
HISTORIC PRESERVATION AND ADAPTIVE RE-USE OF HISTORIC BUILDINGS
ON SCHOOL PROPERTY.

RECOMMENDATION

BACKGROUND/HISTORY

Please place the above item on the November 20, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

The purpose of this referral is to initiate a discussion between the City and Miami-Dade County Public Schools ("M-DCPS") to promote historic preservation and adaptive re-use of historic buildings on school properties within the City. A number of M-DCPS buildings are historically significant and valuable to the cultural and architectural heritage of Miami Beach.

By improving coordination, M-DCPS and the City can work together to ensure these historic assets are preserved and adapted for continued educational use. This would raise awareness of the historic significance of these buildings. Also, M-DCPS can lead by example by showcasing the architectural and cultural value of historic buildings to students, parents, and faculty.

I would also like to encourage M-DCPS to meet with the City as to future projects, to discuss alternatives to demolition (including repairing, restoring, or reactivating a building). The Interlocal Agreement between M-DCPS and all local governments within Miami-Dade County, including Miami Beach, may provide a framework for these discussions.

As part of this referral, I would like to invite a representative from M-DCPS to attend the LUSC meeting and engage in preliminary discussions.

ANALYSIS

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-notices/>

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

Office of Commissioner Tanya K. Bhatt

Sponsor(s)

Co-sponsor(s)

Condensed Title

Ref: LUSC – Coordinate Historic Preservation with M-DCPS. (Bhatt)



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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Superintendent of Schools

Dr. Jose L. Dotres

Miami-Dade County School Board

Mari Tere Rojas, Chair
Monica Colucci, Vice Chair
Roberto J. Alonso
Dr. Dorothy Bendross-Mindingall
Mary Blanco
Danny Espino
Dr. Steve Gallon III
Joseph S. Geller
Luisa Santos

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

L114

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



Miami-Dade County Public Schools

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February 28, 2025

Miami-Dade County School Board

Mari Tere Rojas, Chair

Monica Colucci, Vice Chair

Roberto J. Alonso

Dr. Dorothy Bendross-Mindingall

Mary Blanco

Danny Espino

Dr. Steve Gallon III

Joseph S. Geller

Luisa Santos

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-OWNED 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 February 24, 2025, letter. This third request for extending the demolition of the aforementioned structure has been carefully reviewed, please accept the following and my response.

As you recall, on December 6, 2024, a 60-day extension was granted with the city agreeing to pay \$15,000 to the District should the contracted and awarded amount to the contractor for demolition would arise due to having them demobilize from the site and mobilize at a later date. On January 16 we received an additional request to delay the demolition for an additional 60 days at no cost to the city. The district agreed to extend for an additional 15 days at no additional charge. On February 24 we have received a third request for an additional extension to April 18, 2025, again at no cost to the city.

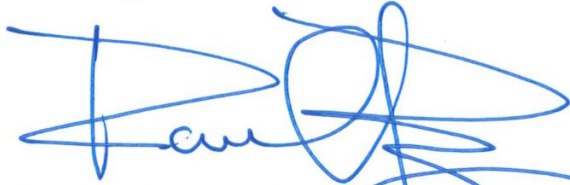
Please keep in mind that presently the demolition contract that the district had in place and ready to go has been rescinded by the contractor. Basically, we now will have to renegotiate the demolition cost due to their subcontractors not being able to hold their prices. This will ultimately increase our costs to demolish the structure. At this time the district cannot approve the city's extension request unless they are willing to accept to reimburse the district for the additional escalation cost that the demolition may bring when the negotiated award is accepted by the contractor.

Please provide a response by the end of business Wednesday March 5, 2025 so we may know how to proceed accordingly.

*School Board Administration Building • 1450 N.E. 2nd Avenue • Miami, Florida 33132
305-995-1000 • www.dadeschools.net*

Thank you for your understanding and prompt action in resolving this matter. We look forward to our continued collaboration.

Best regards,



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

L169
RFP:kh

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 Aponte, North Region Superintendent
Ms. Mary Murphy, Principal
Mr. Nick Kallergis, Chief Deputy City Attorney
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MIAMI BEACH

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

March 5, 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 (attached) dated February 28, 2025. The City of Miami Beach ("City") will not be pursuing an extension or any further action regarding the proposed demolition timeline. The City's primary option under consideration remains a collaboration with Jewish Community Services ("JCS"), in connection with their interest in developing this parcel.

While we are disappointed that a mutually agreeable solution could not be reached, we appreciate the District's good-faith efforts to collaborate with the City.

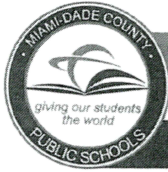
Though we are unable to move forward currently, we remain optimistic about future opportunities and look forward to partnering in ways that serve the best interests of our shared community.

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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February 28, 2025

Miami-Dade County School Board

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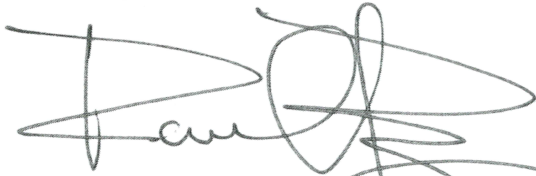
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Please provide a response by the end of business Wednesday March 5, 2025 so we may know how to proceed accordingly.

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305-995-1000 • www.dadeschools.net*

Thank you for your understanding and prompt action in resolving this matter. We look forward to our continued collaboration.

Best regards,

A handwritten signature in black ink, appearing to read 'Raul F. Perez', with a large, stylized flourish at the end.

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

L169

RFP:kh

cc: Mr. Walter J. Harvey, General Counsel
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