

THE BYRON CARLYLE THEATER

**Final Conceptual Master Plan +
Preliminary Scenarios**
August 31, 2022

This conceptual master plan proposes two alternate strategies for redevelopment of the Byron Carlyle site. Both options retain the cultural prominence of the Byron Carlyle Theater as a neighborhood institution, while engaging new programmatic areas intended to modernize the complex, improve its integration with the surrounding North Beach Town Center district, engage the critical issue of resilience, and assure its financial continuity.

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LOCATION
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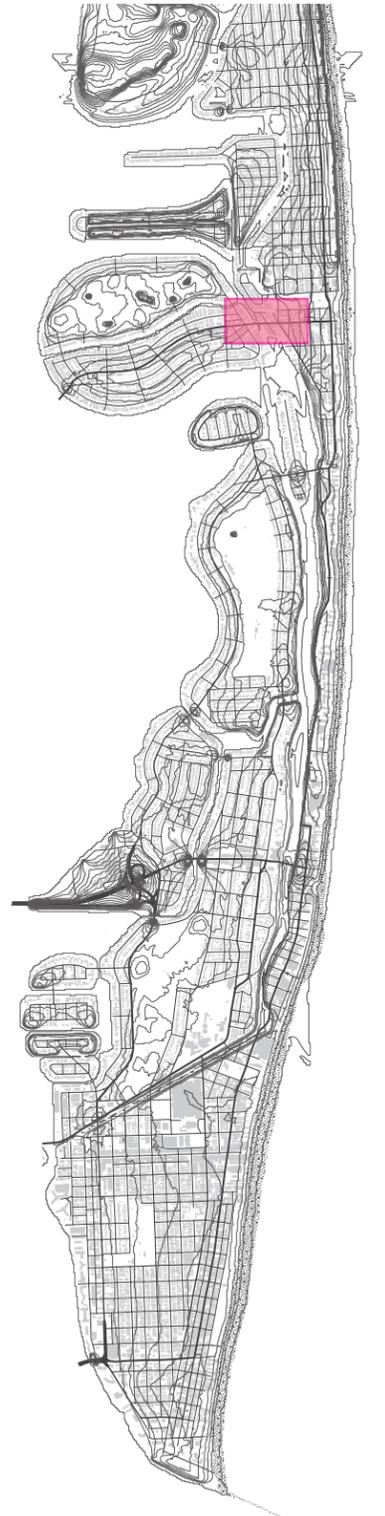
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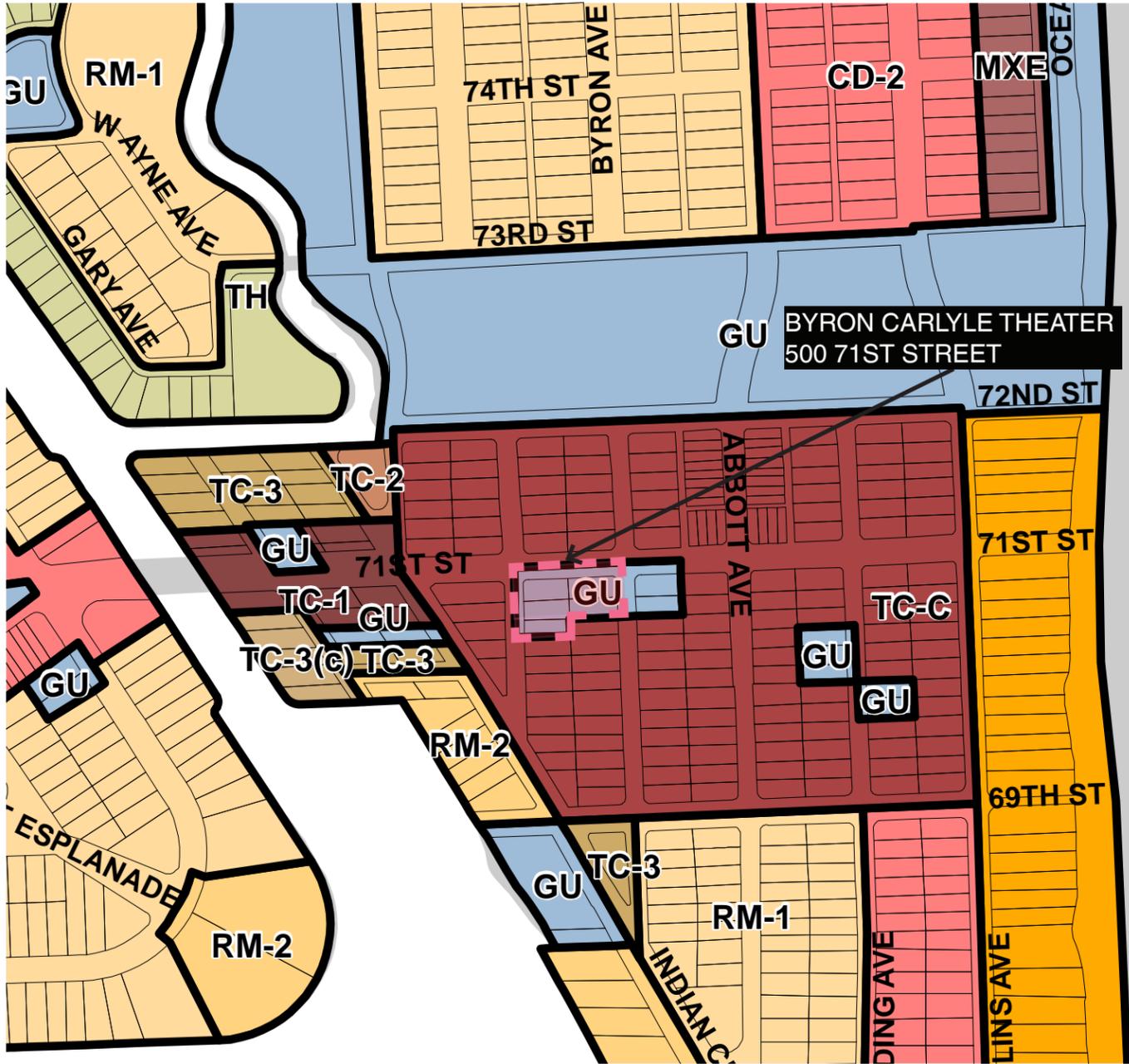
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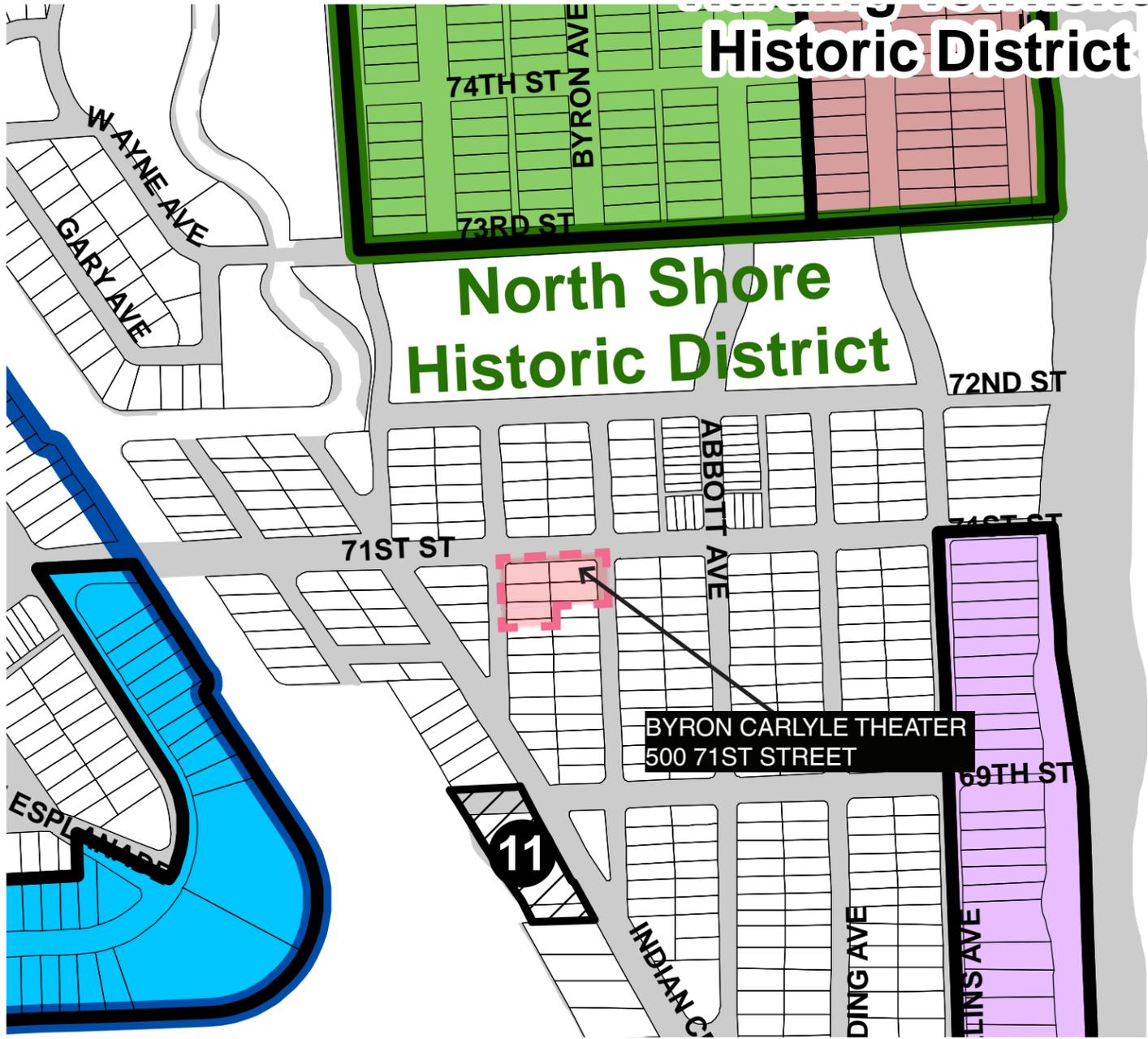
LOCATION





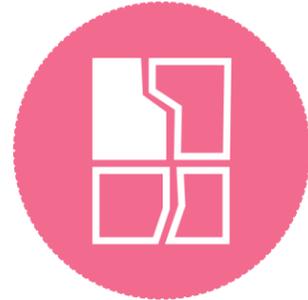
OFFICIAL ZONING MAP

- GU Zoning District
- Site



HISTORIC DISTRICTS AND SITES

ZONING AND HISTORIC DISTRICT



ZONING INFORMATION

ADDRESS	500 71ST STREET, MIAMI BEACH, FL 33141
FOLIO	02-3211-002-1070; 02-3211-002-1090
LOT AREA	31,497 SF (0.72 ACRES)
ZONING	NORTH BEACH TOWN CENTER (TC-C)
F.A.R.	3.5 MAX (110,239 SF)
DENSITY	150 UNITS PER ACRE (108 UNITS MAX)
BASE FLOOD ELEV.	8.00' NGVD
BUILDING HEIGHT	125 FT MAX (BY RIGHT); 165 FT MAX (BY PUBLIC BENEFIT)



BUILDING SETBACKS

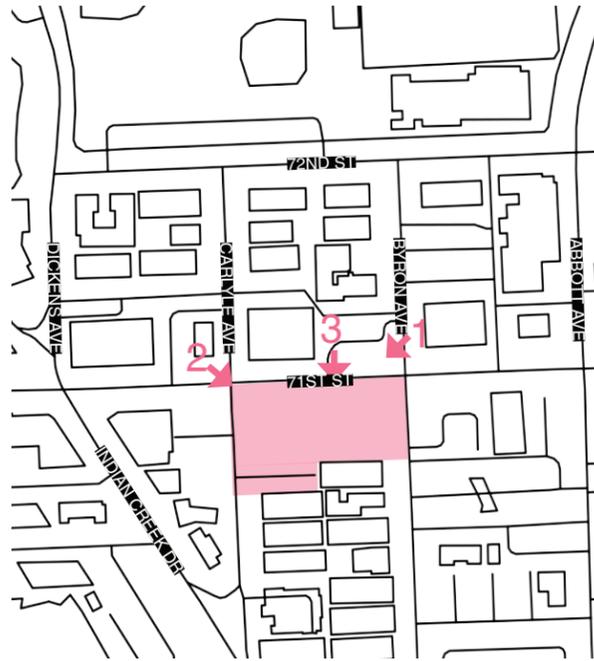
71ST STREET	10'-0" MIN. BELOW 55' HEIGHT, 25'-0" MIN. ABOVE 55' HEIGHT
BYRON AVE.	10'-0" MIN.
CARLYLE AVE.	10'-0" MIN.
REAR	0'-0" MIN. BELOW 55' HEIGHT, 30'-0" MIN. ABOVE 55' HEIGHT



PARKING DISTRICT: #8

<i>REQUIRED</i>	<i>PROVIDED</i>
AFFORDABLE HOUSING (NO REQUIRED PARKING)	0 SPACES
RETAIL (NO REQUIRED PARKING)	0 SPACES
THEATER (1 SPACE PER EVERY 4 SEATS = 300 SEATS / 4 = 75 SPACES)	0 SPACES

ZONING INFORMATION



Photos taken August 17, 2022



1



2



3

SITE IMAGES

ORIGINAL THEATER



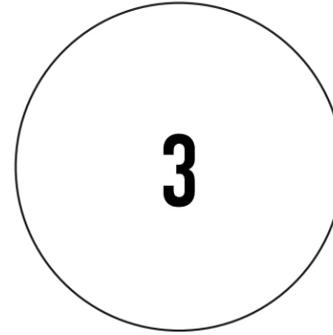
WOMETCO



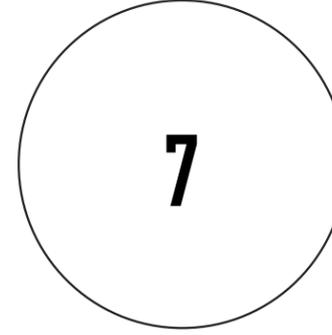
PROPOSED THEATER



THEATER COMPLETED 1968



TRIPLEX 1979



MULTIPLEX (7) 1986



PURCHASED BY CITY OF MIAMI BEACH 2001

INTERIM OPERATORS

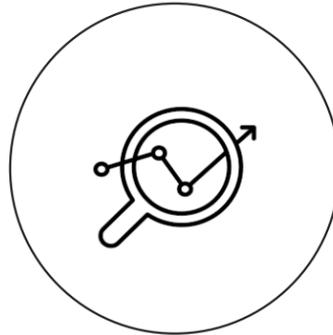


STAGE DOOR THEATER COMPANY 2004



O CINEMA 2014

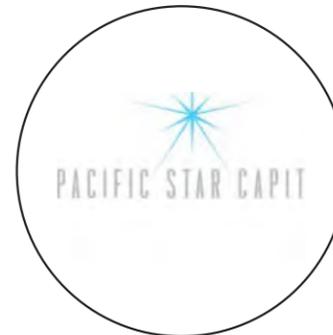
STUDIES/ PROPOSALS



FEASIBILITY STUDY WEST AUDITORIUMS 2006



FEATURED IN PLAN NOBE DOVER KOHL 2016



RFP VARIOUS 2019



UNSOLICITED BID MENIN/KCGT 2021



ASSESSMENT STUDY MC HARRY 2021

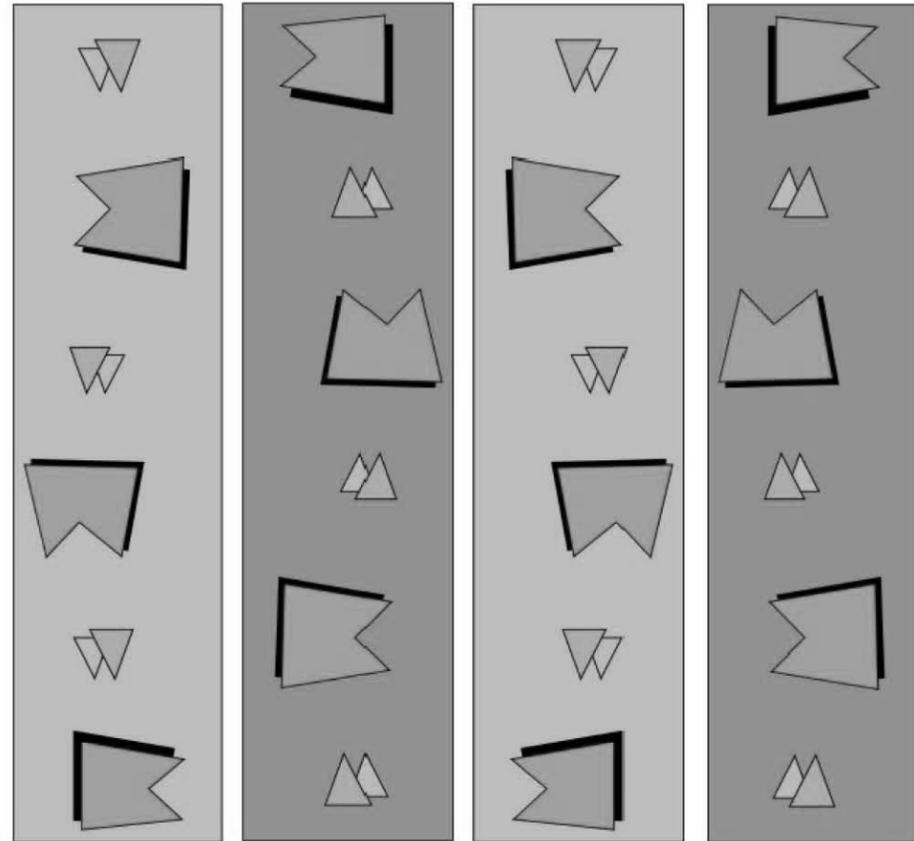


PROPOSAL RICHARDSON/SERVITAS TBA



CONCEPTUAL MASTER PLAN SHULMAN + ASSOCIATES 2022

TIMELINE OF BUILDING & SITE DEVELOPMENT



Byron Carlyle Theater Conceptual Master Plan

MIAMIBEACH
www.miamibeach.gov

**Shulman +
Associates**
Consultant

PHASE 1 COMMUNITY OUTREACH



1. SHOULD THE SITE CONTINUE TO HAVE A **CULTURAL PUBLIC USE**, AND IF SO, SHOULD THAT USE BE ON THE GROUND FLOOR, AND SHOULD IT BE ON 71ST STREET?
2. PARKING ISN'T GENERALLY REQUIRED IN THIS TC-C DISTRICT FOR RESIDENTIAL AND RETAIL USES; SOME IS REQUIRED FOR THE THEATER BUT CAN BE LOCATED WITHIN 2,000 FEET. WHAT PRIORITY SHOULD BE GIVEN TO PROVIDING **PARKING** ON THE SITE? DO YOU LIKE THE IDEA OF UNDERGROUND PARKING?
3. ARE NEW **HOTEL OR RESIDENTIAL** USES DESIRABLE ON THIS SITE? IF IT'S RESIDENTIAL, SHOULD IT BE MARKET RATE OR WORKFORCE OR OTHER?
4. SHOULD THE SITE HAVE ENHANCED **RETAIL** OPPORTUNITIES? SHOULD IT MAXIMIZE RETAIL OPPORTUNITIES?
5. SHOULD THE EXISTING BUILDING BE **RETAINED AND RESTORED** FOR ADAPTIVE USE? SHOULD THE EXISTING STRUCTURE BE REINTERPRETED IN CONFORMANCE WITH CURRENT **RESILIENCY** STANDARDS? HOW IMPORTANT IS IT TO USE SUSTAINABLE AND RESILIENT SYSTEMS?
6. WHAT CRITERIA (BEYOND ZONING) WOULD BE IMPORTANT TO YOU IN SETTING THE **SCALE** OF THE PROJECT?
7. WHAT **ADDITIONAL CRITERIA OR IDEAS** DO YOU HAVE FOR THIS PROJECT?

PHASE 1 QUESTIONS TO PARTICIPANTS

3

REGARDING PRESERVATION OR RECONSTRUCTION, THREE OPINIONS WERE VOICED: A STRONG GROUP THAT WANTS TO ABSOLUTELY PRESERVE, A SECOND GROUP THAT WANTS TO PRESERVE THE BUILDINGS BUT THINKS SOME EXPANSION IS NECESSARY, A THIRD THINKS A NEW PROJECT WOULD BE A BETTER USE OF THE PROPERTY



CULTURAL IS THE HIGHEST PRIORITY USE



RESIDENTIAL IS THE SECOND-HIGHEST PRIORITY USE



RETAIL IS NOT THE PRIORITY OF PARTICIPANTS, WITH THE EXCEPTION OF F&B, WHICH IS A HIGH PRIORITY



OFFICE USES ARE A MODERATE PRIORITY FOR PARTICIPANTS



PARKING IS NOT A PRIORITY FOR PARTICIPANTS

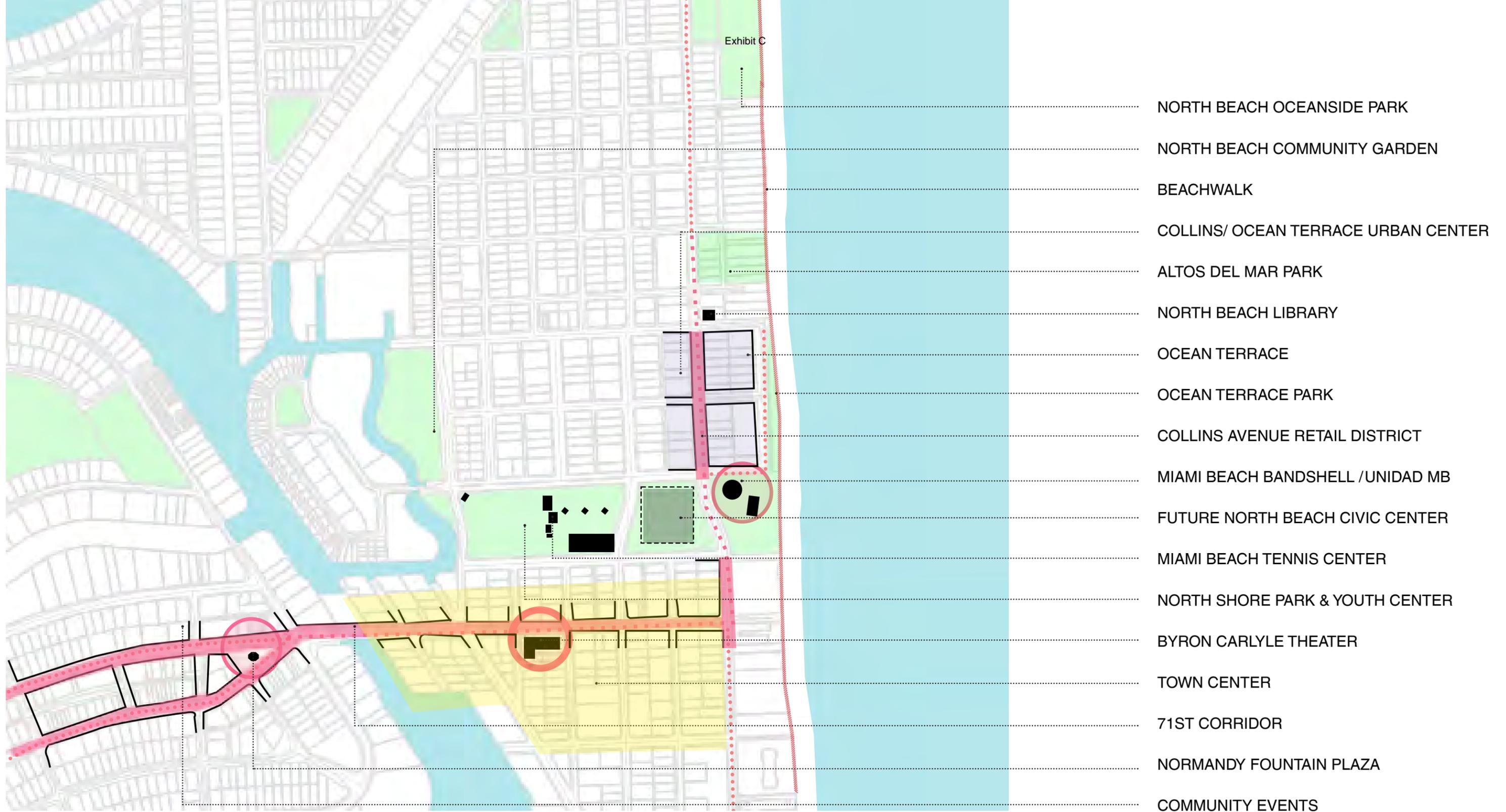


SEVERAL REFERRED TO DOVER KOHL MASTER PLAN: CONTINUOUS GROUND FLOOR ACTIVATION, LESSER HEIGHT

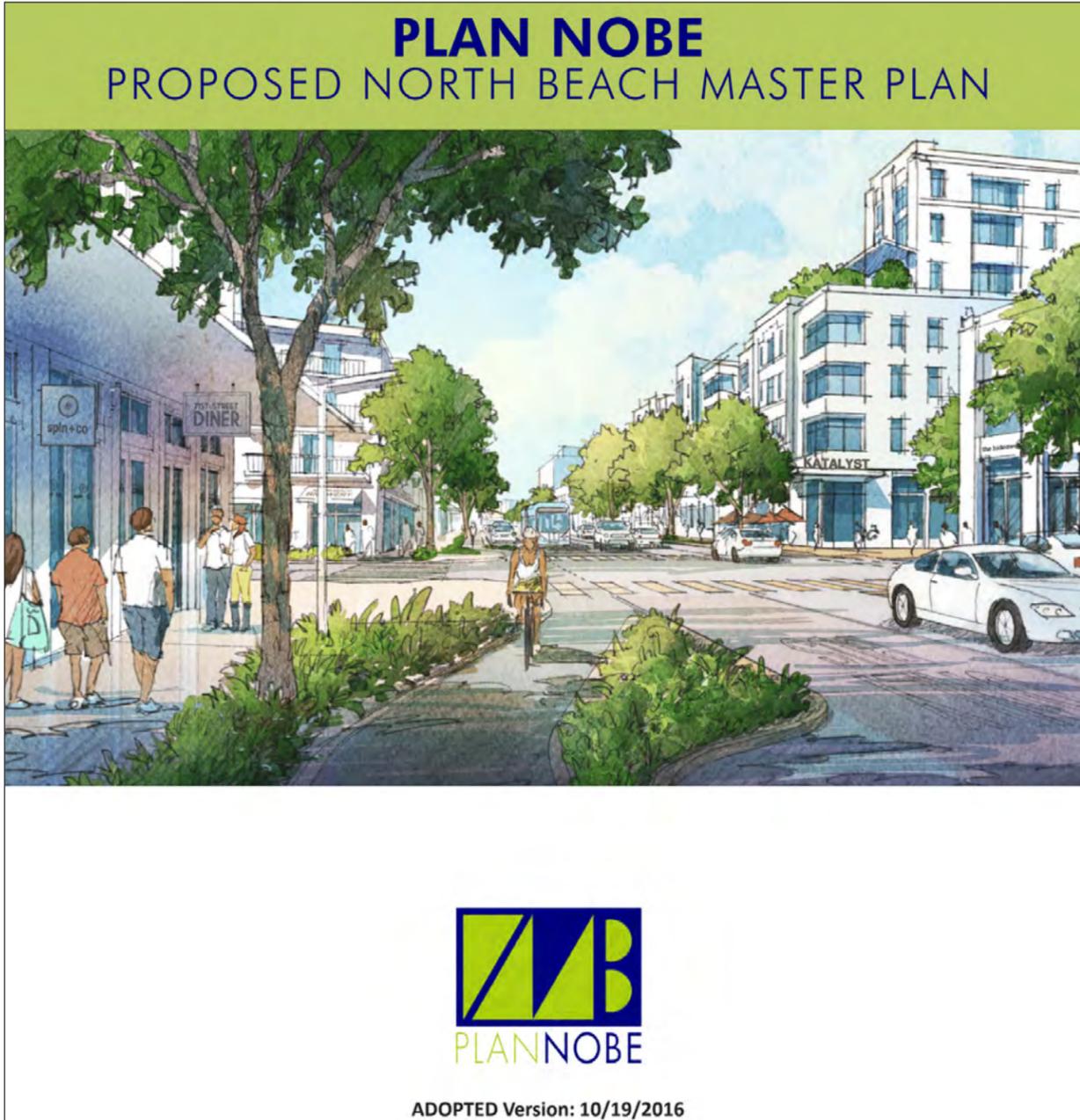


SEVERAL VOICED NO TOWER OR HIGH RISE

PHASE 1 FINDINGS



A COMMUNITY NETWORK

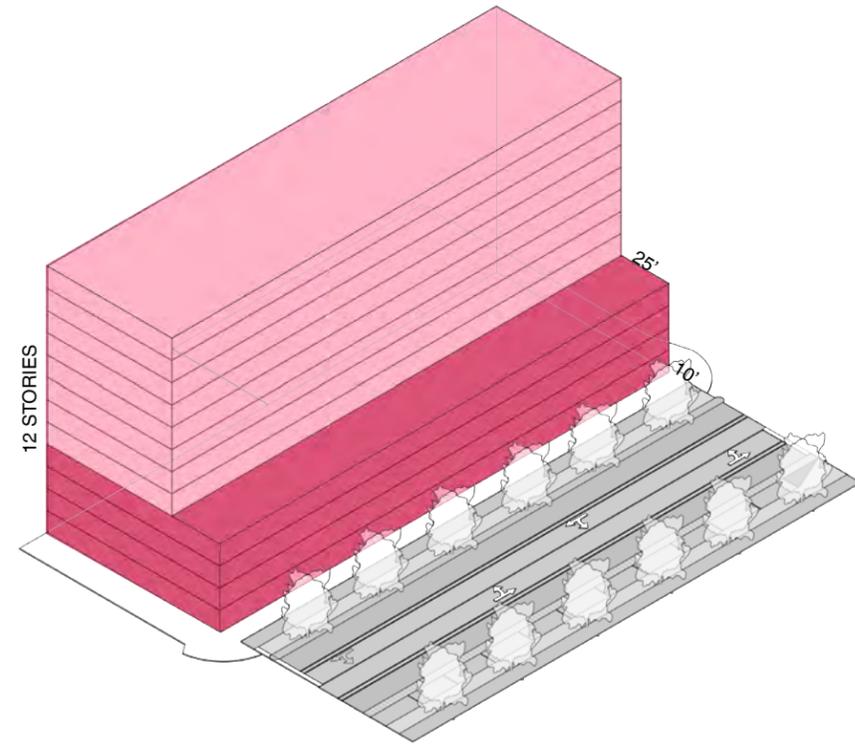


PLAN NOBE BY DOVER, KOHL & PARTNERS (ADOPTED 2016)

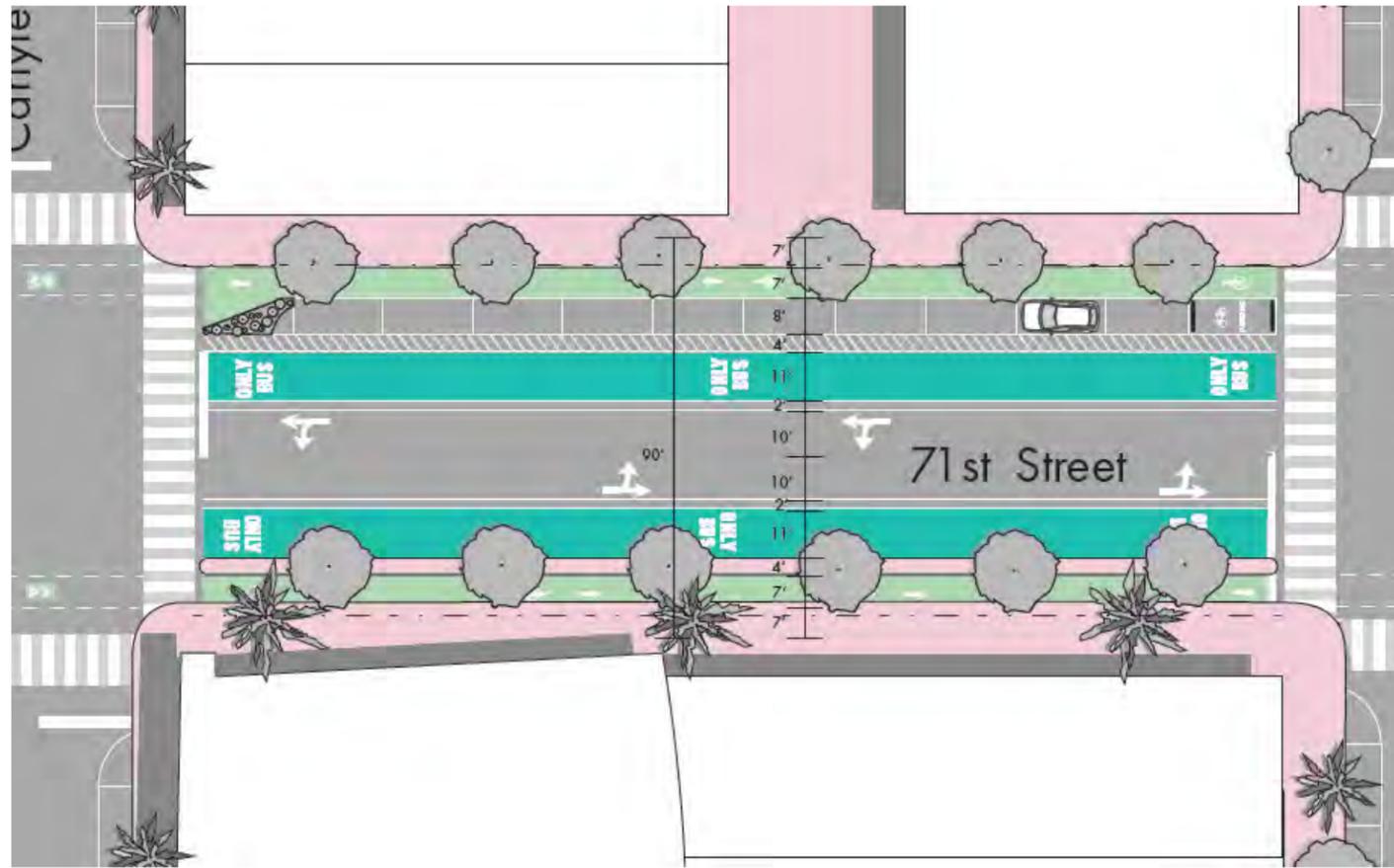
PLAN NOBE MASSING/ HEIGHT/ SETBACKS

1. ALLOW TALLER BUILDINGS UP TO 12 STORIES IN THE TOWN CENTER, PROVIDED THAT FLOORS ABOVE THE FIRST FOUR STORIES FRONTING 71ST STREET, STEP BACK AT LEAST 25 FEET
2. SETBACK NEW BUILDINGS AN ADDITIONAL TEN FEET FROM THE PROPERTY LINE ALONG 71ST STREET TO ACCOMMODATE WIDER AND ACTIVE SIDEWALKS

RECOMMENDATIONS OF PLAN NOBE

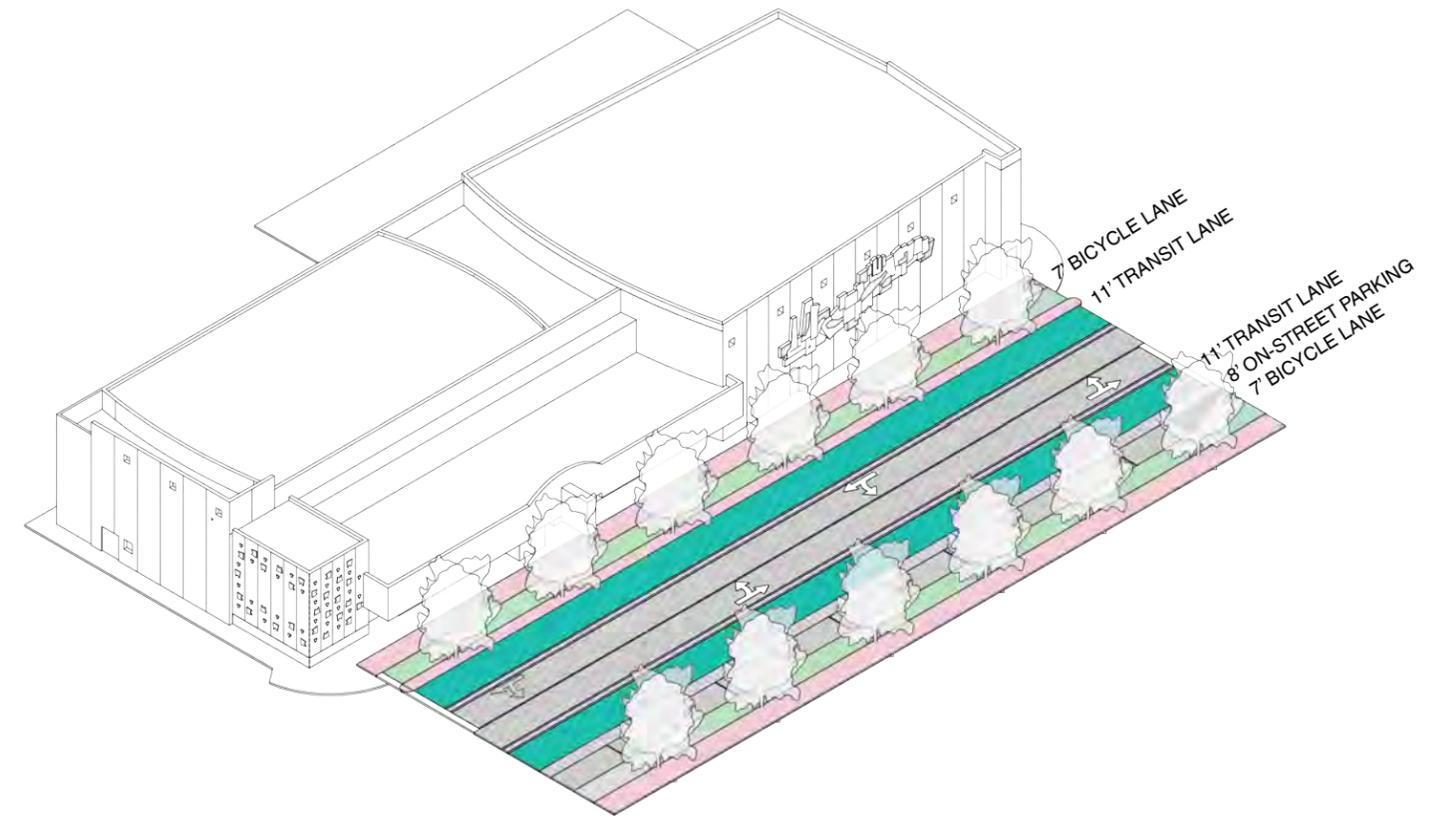


MASSING ON 71ST STREET ACCORDING TO PLAN NOBE

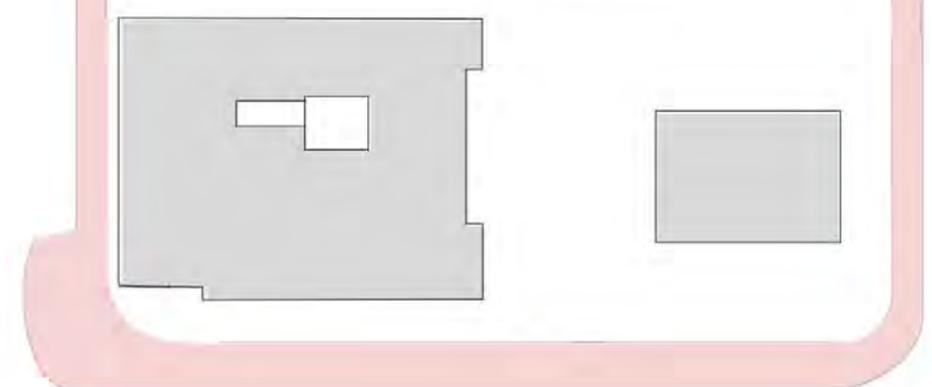
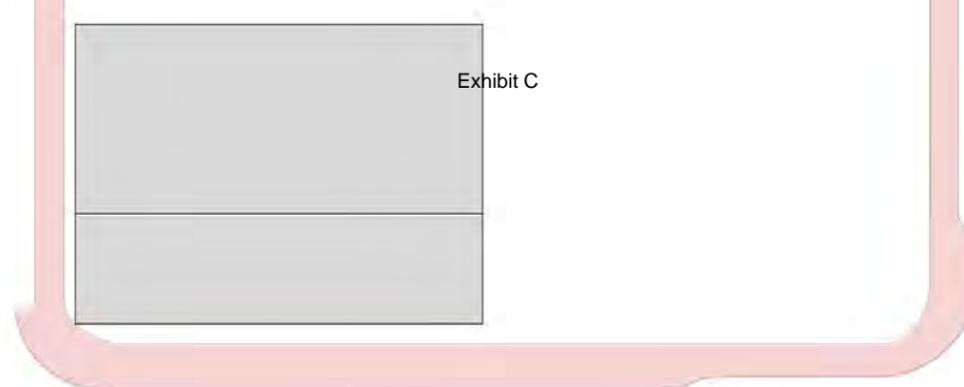
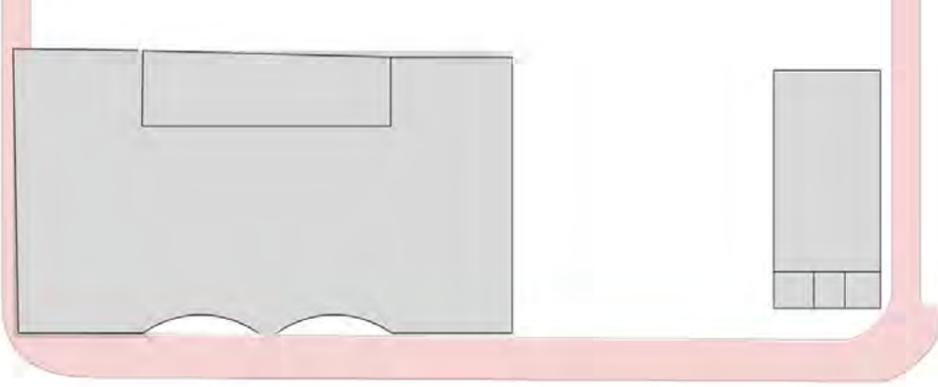


DOVER, KOHL & PARTNERS DESIGN FOR 71ST STREET

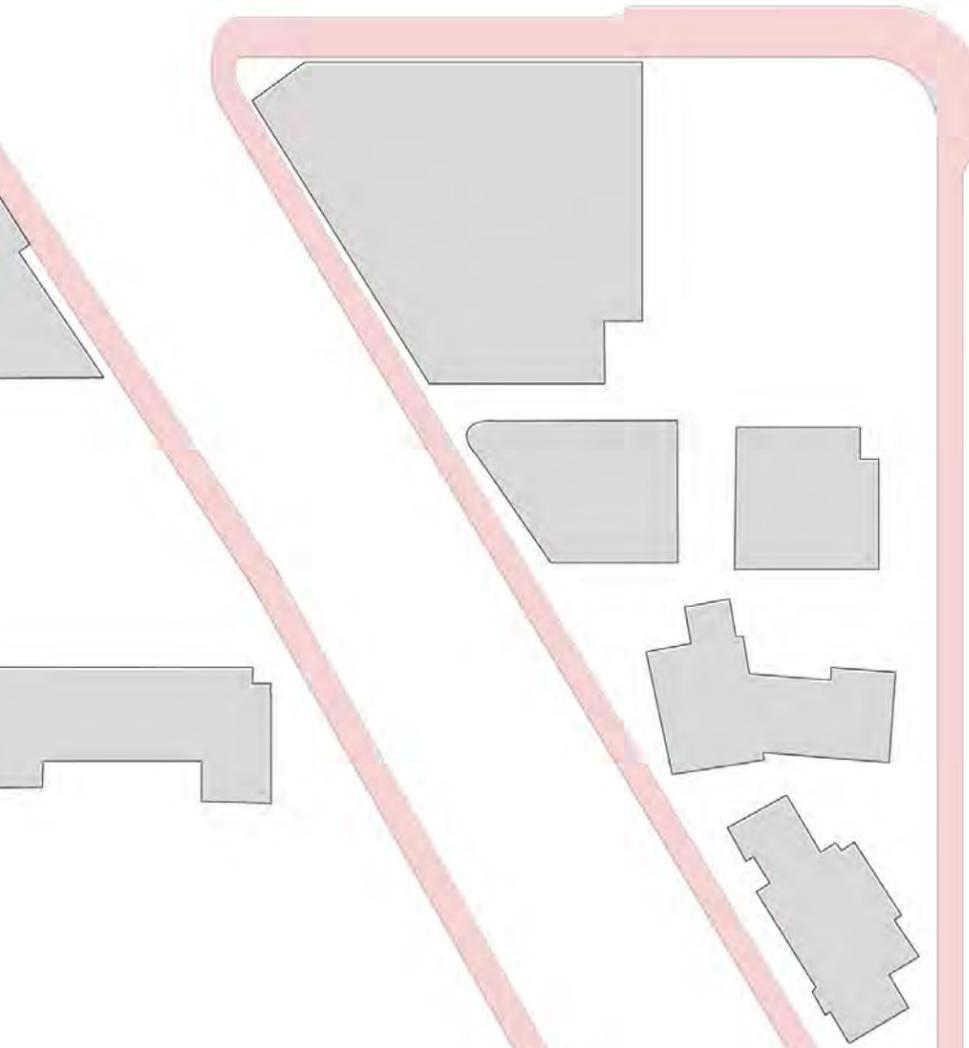
PLAN FOR 71ST STREET FROM PLAN NOBE



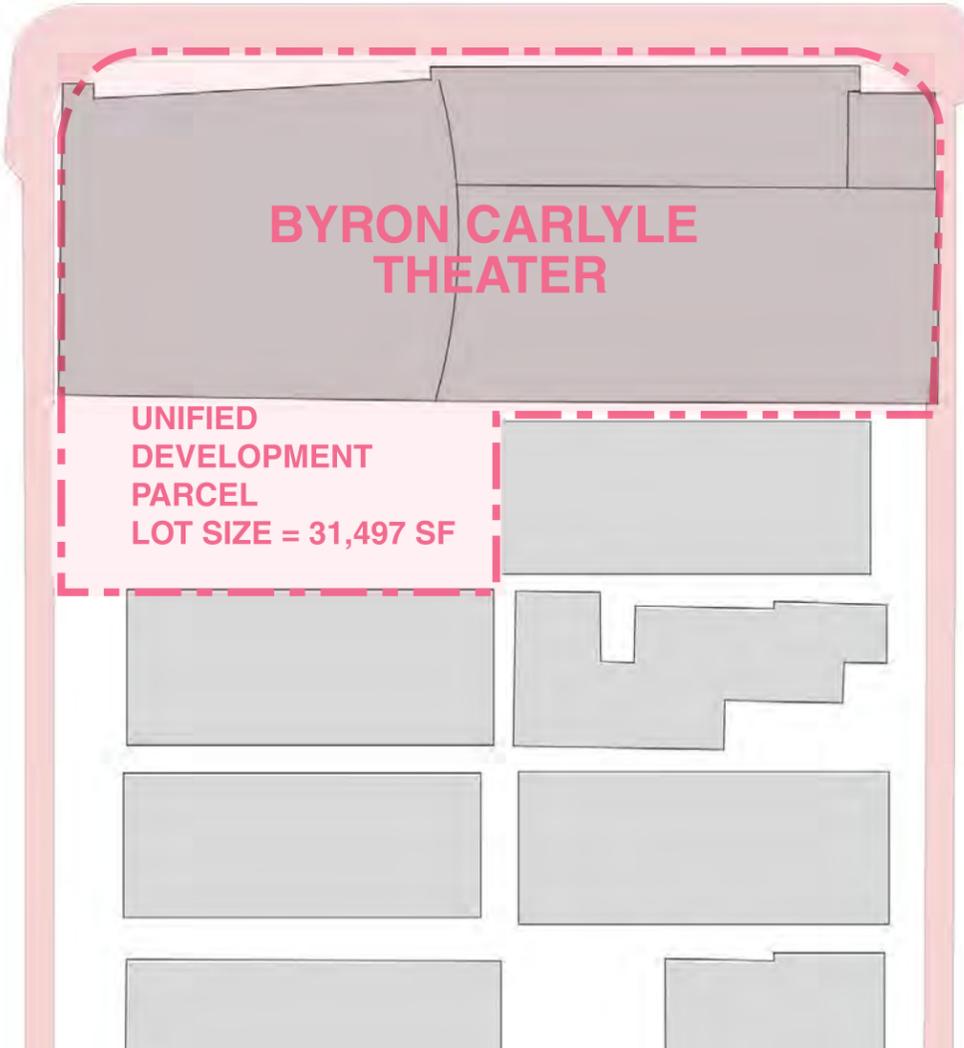
BASED ON DOVER, KOHL & PARTNERS PLAN FOR 71ST



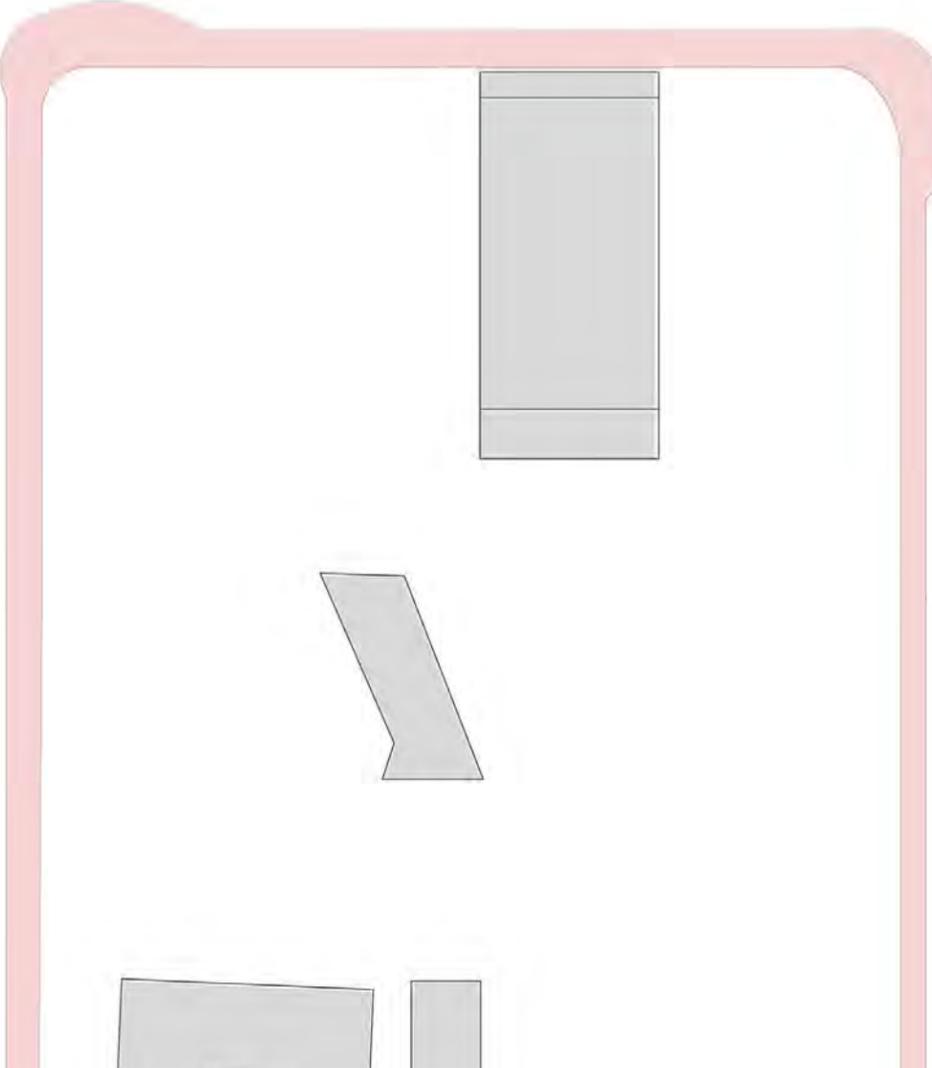
71ST STREET



CARLYLE AVE

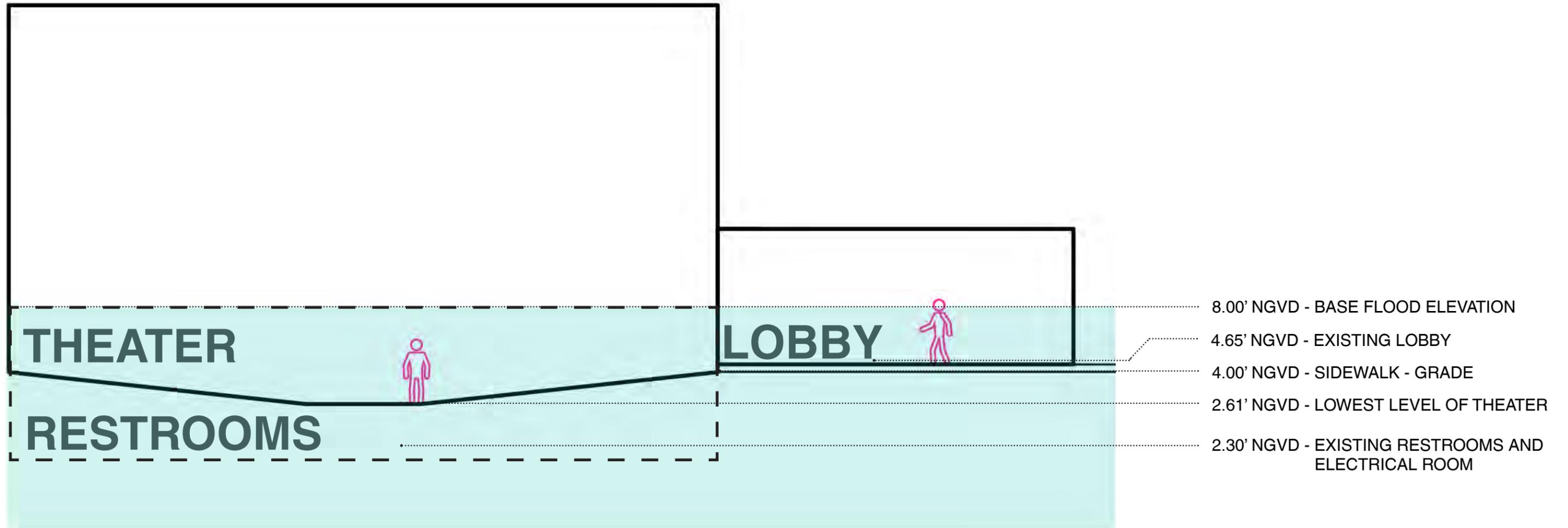


BYRON AVE

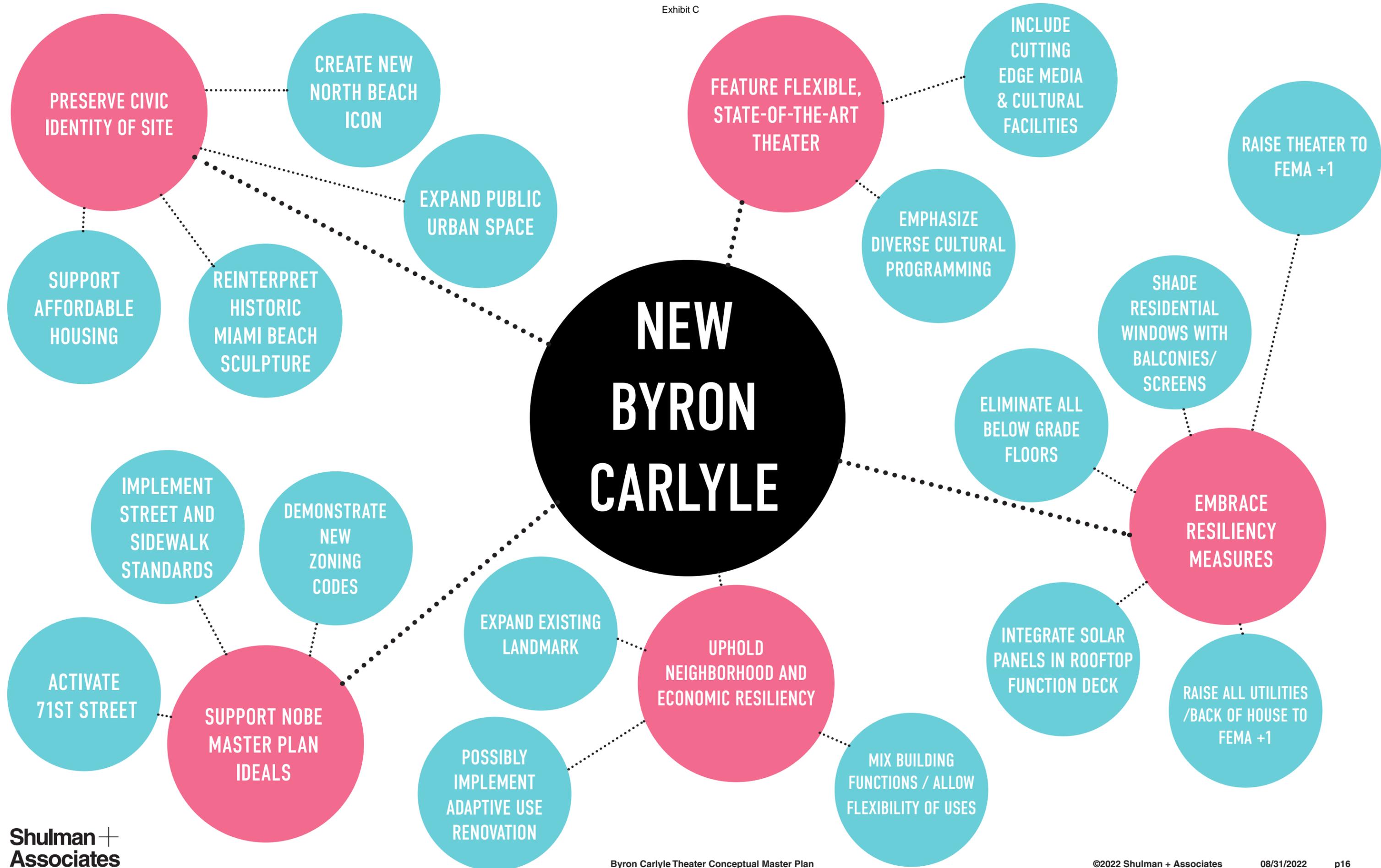


SUBJECT LOT/ SITE

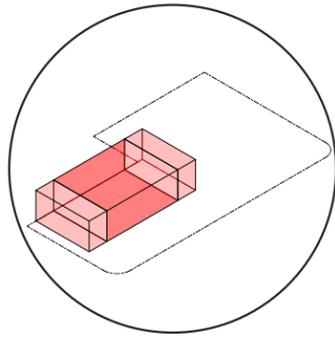




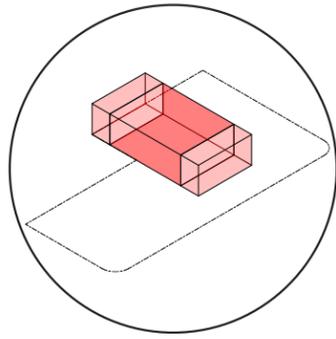
SUSCEPTIBILITY OF CURRENT FACILITIES TO FLOODING



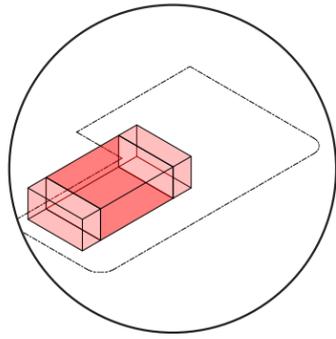
**THEATER /
CULTURAL**



GROUND LEVEL (PARALLEL TO 71 STREET)

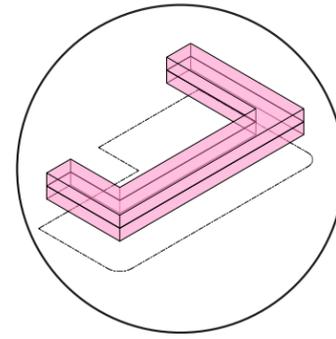


GROUND LEVEL (PERPENDICULAR TO 71ST STREET)

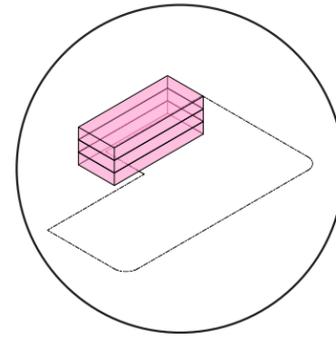


ELEVATED (PARALLEL TO 71ST STREET)

OFFICE

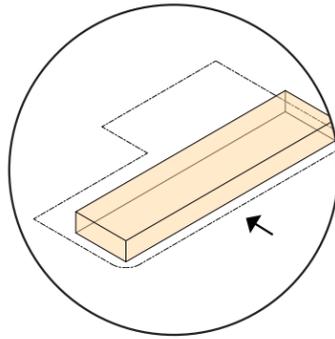


ELEVATED (WRAPPING AROUND PEDESTAL)

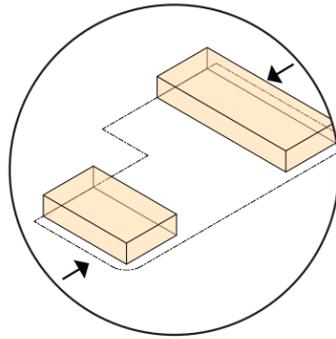


ELEVATED (ABOVE THEATER)

RETAIL

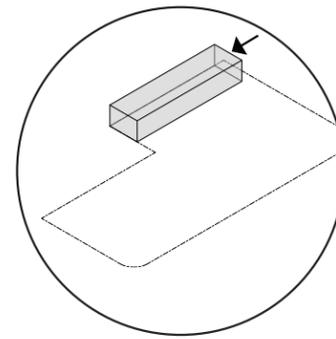


FRONTING 71ST STREET

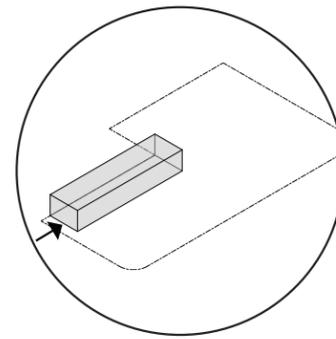


FRONTING BYRON AVENUE AND CARLYLE AVENUE

SERVICE

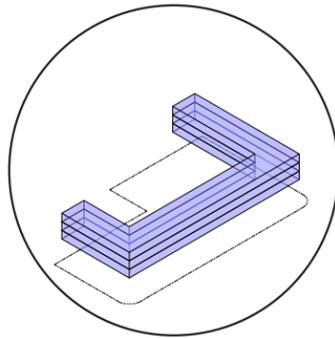


GROUND LEVEL (CARLYLE AVENUE ENTRANCE)

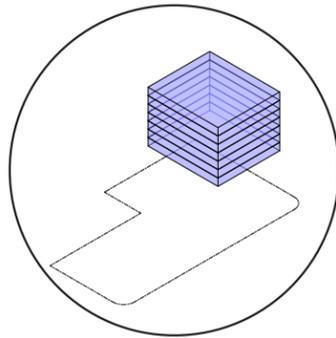


GROUND LEVEL (BYRON AVENUE ENTRANCE)

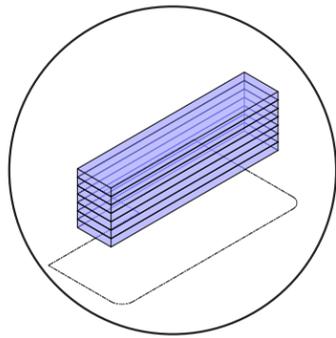
**RESIDENTIAL
/HOTEL**



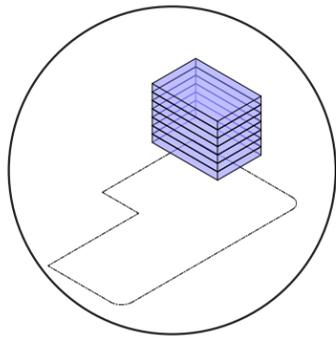
WRAPPING AROUND PEDESTAL



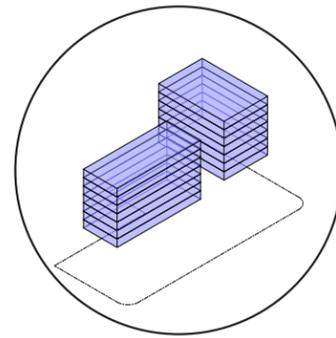
TOWER 1



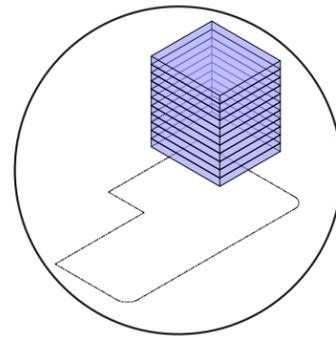
PARALLEL TO 71ST STREET



TOWER 2

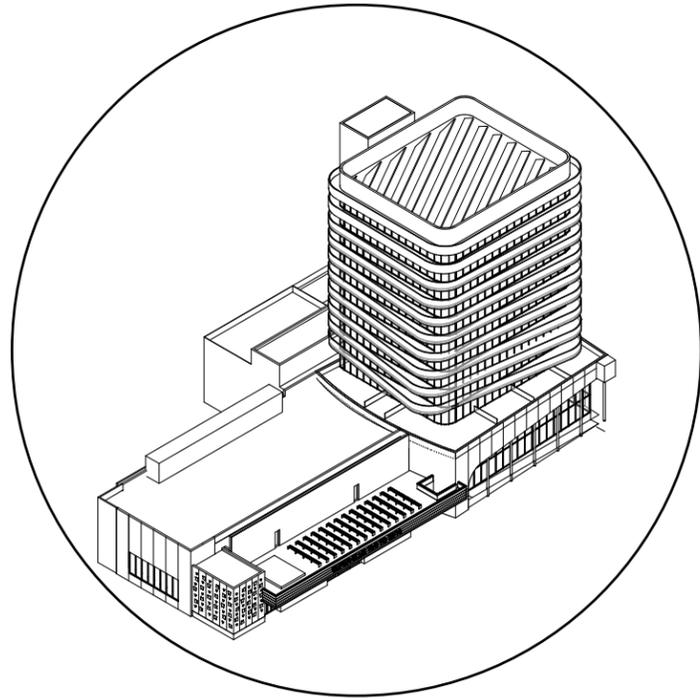


SPLIT TOWERS



TOWER 3 (PUBLIC BENEFIT)

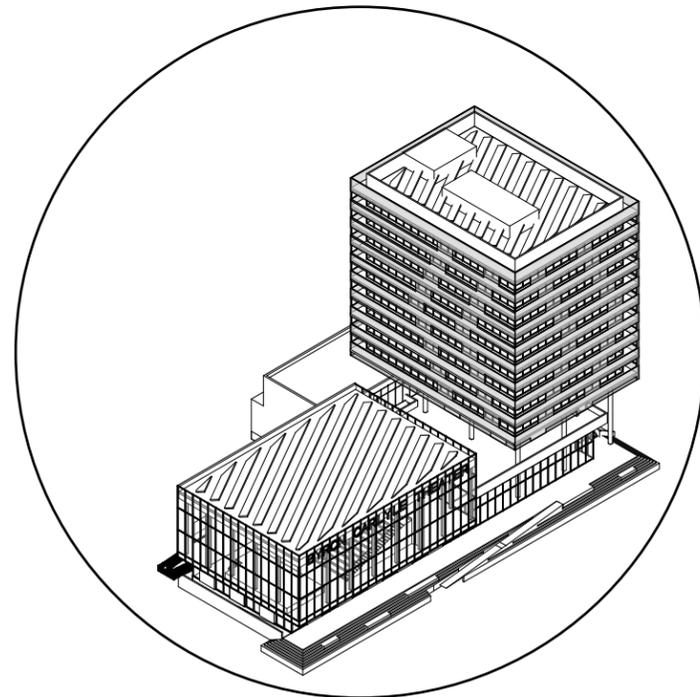
PROGRAM STUDIES



OPTION 1 - PRESERVATION, ADAPTIVE USE & EXPANSION

Option 1 proposes redevelopment of the site through the mechanisms of preservation, adaptive-use, and expansion (all three strategies well-established in Miami Beach). The shell of the Byron-Carlyle is maintained as a communal landmark, but a new multi-use black box theater and retail/community arts spaces are established within the shell at resilient floor levels. In order to defray project costs and improve long-term financial viability, a new 10-story residential (or 7-story office) structure is located over the northwest corner of the site.

Option 1	12 STORIES - 125 FT
BUILDING AREA TOTAL:	107,735 SF
RETAIL/COMMUNITY ARTS:	9,841 SF
THEATER / CULTURAL: 21,698 SF	
THEATER BOX	9,022 SF
THEATER LOBBY	1,909 SF
MULTI FUNCTION / PRE-FUNCTION	3,014 SF
BOH THEATER	4,710 SF
+ ROOF TERRACE (3,251 SF) + ROOFTOP DECK (7,426 SF)	
RESIDENTIAL:	72,830 SF (108 UNITS: 69 STUDIOS, 20 1-BED, 19 2-BED)
LOBBY	= 1,855 SF
TYP. FLOOR	= 6,783 SF
AMENITY/LOUNGE	= 2,660 SF
+ AMENITY DECK (2,621 SF)	
SERVICE/BOH: (RETAIL & RESIDENTIAL)	3,946 SF



OPTION 2 - NEW MULTI-USE STRUCTURE

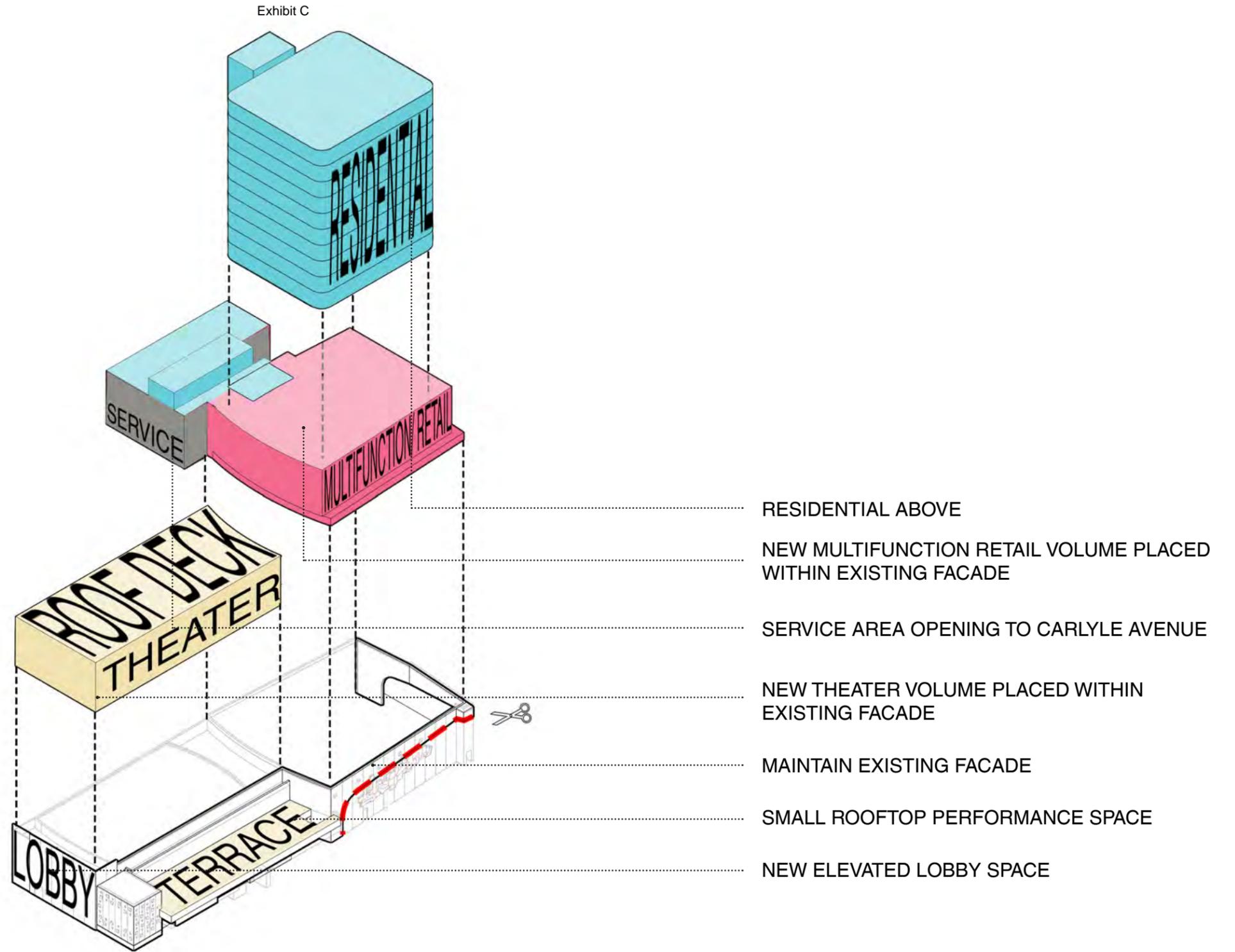
Option 2 assumes the theater shell cannot be retained, and proposes redevelopment of the site with a new mixed-use and resilient building. The new building does not imitate the original theater structure. Rather, its importance of the site as a cultural facility is established through a prominent new cultural plaza, theater and cultural center at the second level. This strategy produces a large and continuous retail/community arts frontage along 71st Street, and a grand fronting stair runs continuously as a civic feature along the street. In order to defray project costs and improve long-term financial viability, a new 9-story residential (or 6-story office) structure is located over the northwest corner of the site.

Option 2	12 STORIES - 125 FT
BUILDING AREA TOTAL:	93,902 SF
RETAIL/COMMUNITY ARTS:	8,765 SF
THEATER / CULTURAL: 17,583 SF	
THEATER BOX	5,540 SF
THEATER LOBBY	1,513 SF
CULTURAL CENTER	5,905 SF
BOH THEATER	3,352 SF
+ CULTURAL PLATFORM (5,271 SF)	
RESIDENTIAL:	62,690 SF (108 UNITS: 72 STUDIOS, 27 1-BED, 9 2-BED)
LOBBY	= 1,603 SF
TYP. FLOOR	= 6,743 SF
SERVICE/BOH: (RETAIL & RESIDENTIAL)	4,864 SF

EXECUTIVE SUMMARIES



- MAINTAIN TRIANGULAR RELIEF PATTERN
- PRESERVE MARQUEE
- REUSE POSTER FRAMES AS WINDOWS
- REPLACE THEATER VOLUME
- REVIVE MIAMI BEACH ART PIECE



OPTION 1 - PRESERVATION, ADAPTIVE USE & EXPANSION



- AMENITY SPACES FOR NEW RESIDENTIAL
- SOLAR PANELS
- NEW RESIDENTIAL STRUCTURE OVER CARLYLE THEATER BOX
- ADAPTIVE USE OF CARLYLE THEATER BOX AS MULTIFUNCTION OR RETAIL SPACE. CUT OUT FACADE FOR VISIBILITY
- PRIVATE ROOFTOP DECKS AT THIRD LEVEL
- SMALL ROOFTOP PERFORMANCE SPACE WITH VIEW TO/FROM STREET
- REFURBISH MARQUEE TO ORIGINAL DESIGN
- RETAIN AND REFURBISH THEATER ENTRANCE
- LARGE ROOFTOP FUNCTION SPACE WITH SKYLINE VIEWS
- WINDOWS TO NEW LOBBY SPACE

OPTION 1 - PRESERVATION, ADAPTIVE USE & EXPANSION



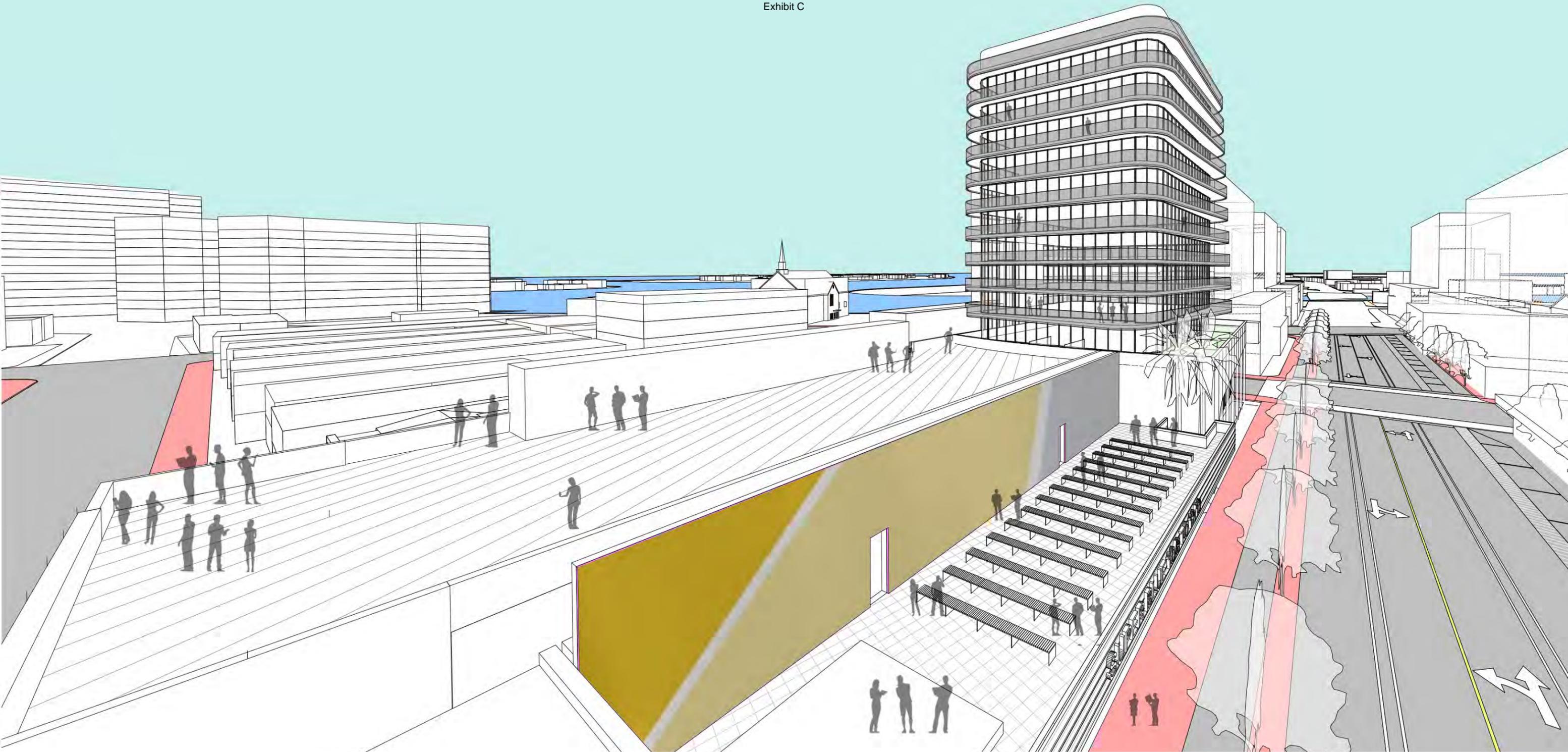
OPTION 1 - VIEW FROM BYRON AVENUE & 71ST STREET



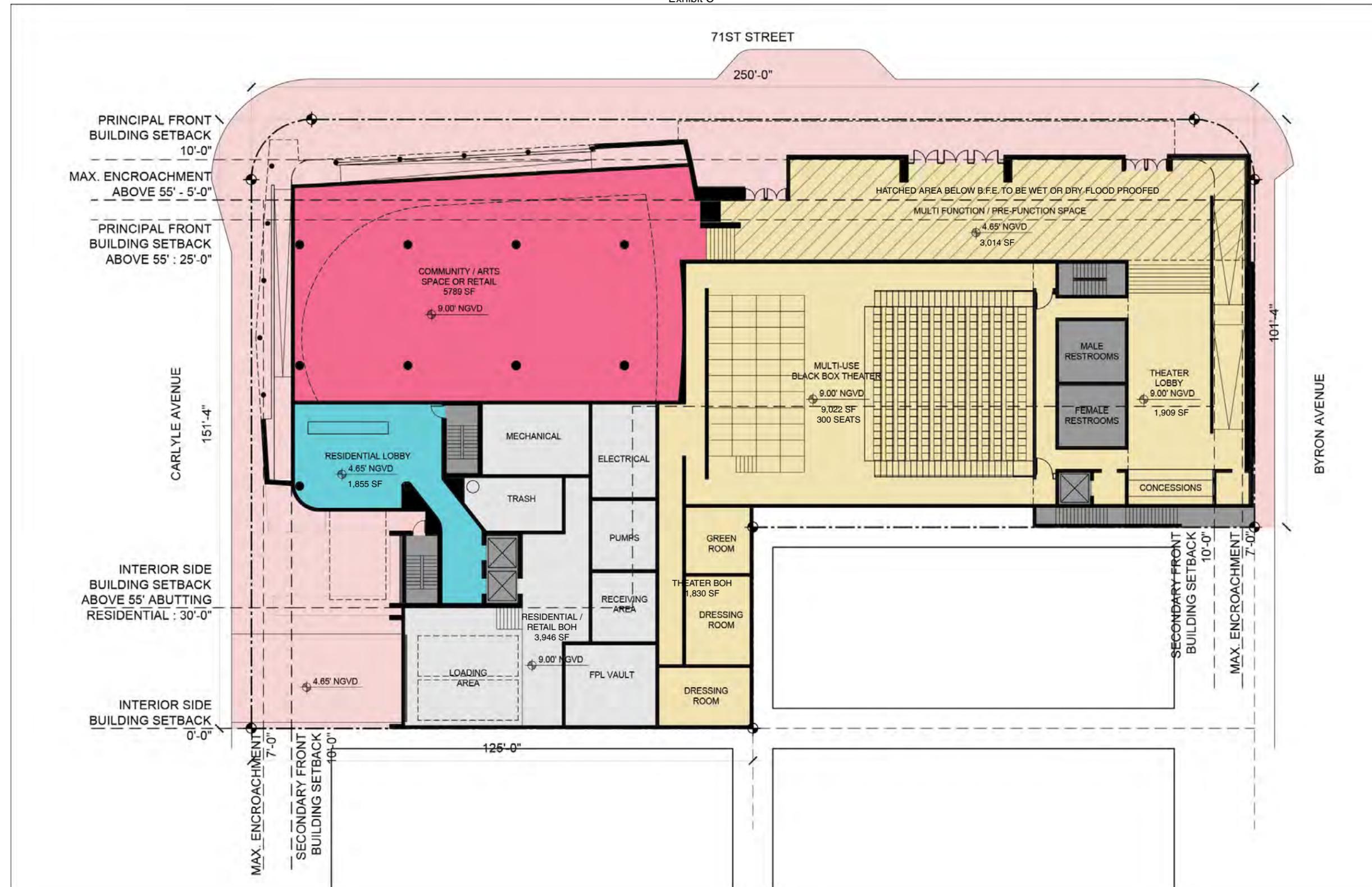
OPTION 1 - VIEW FROM CARLYLE AVENUE & 71ST STREET



OPTION 1 - VIEW FROM INDIAN CREEK DRIVE & CARLYLE AVENUE

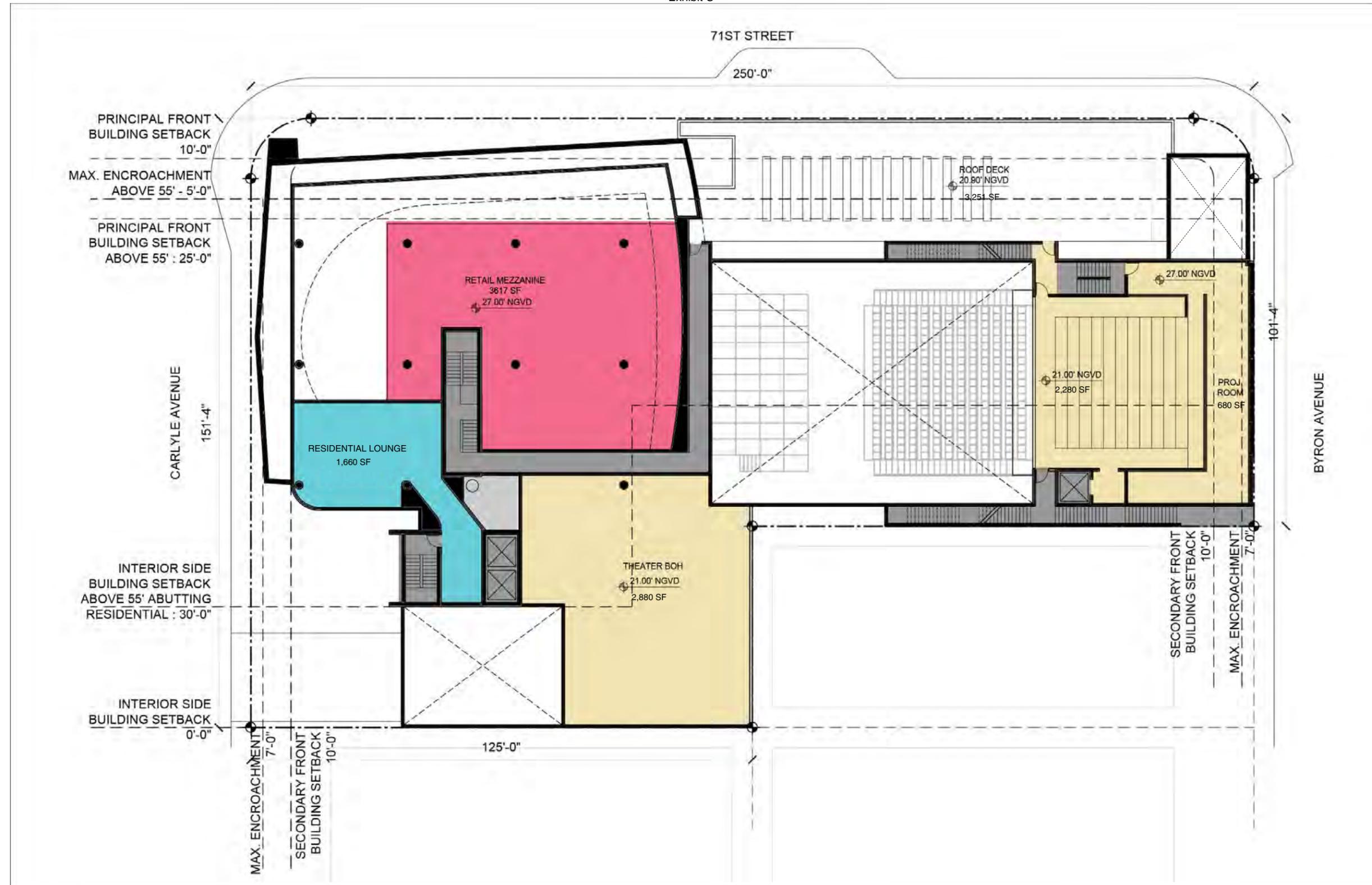


OPTION 1 - AERIAL VIEW OF ROOF DECKS OVER HISTORIC THEATER



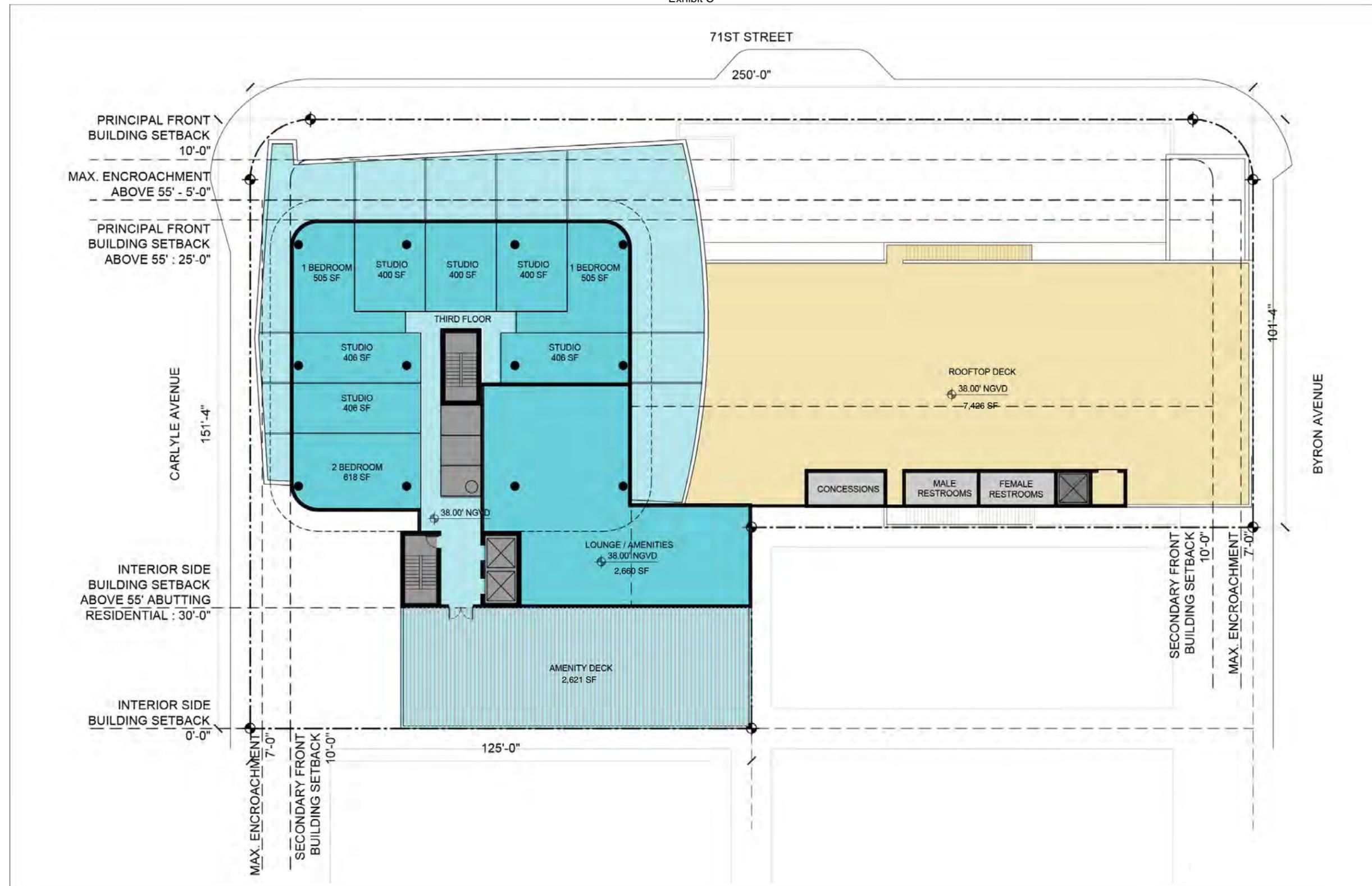
OPTION 1 - GROUND FLOOR LEVEL





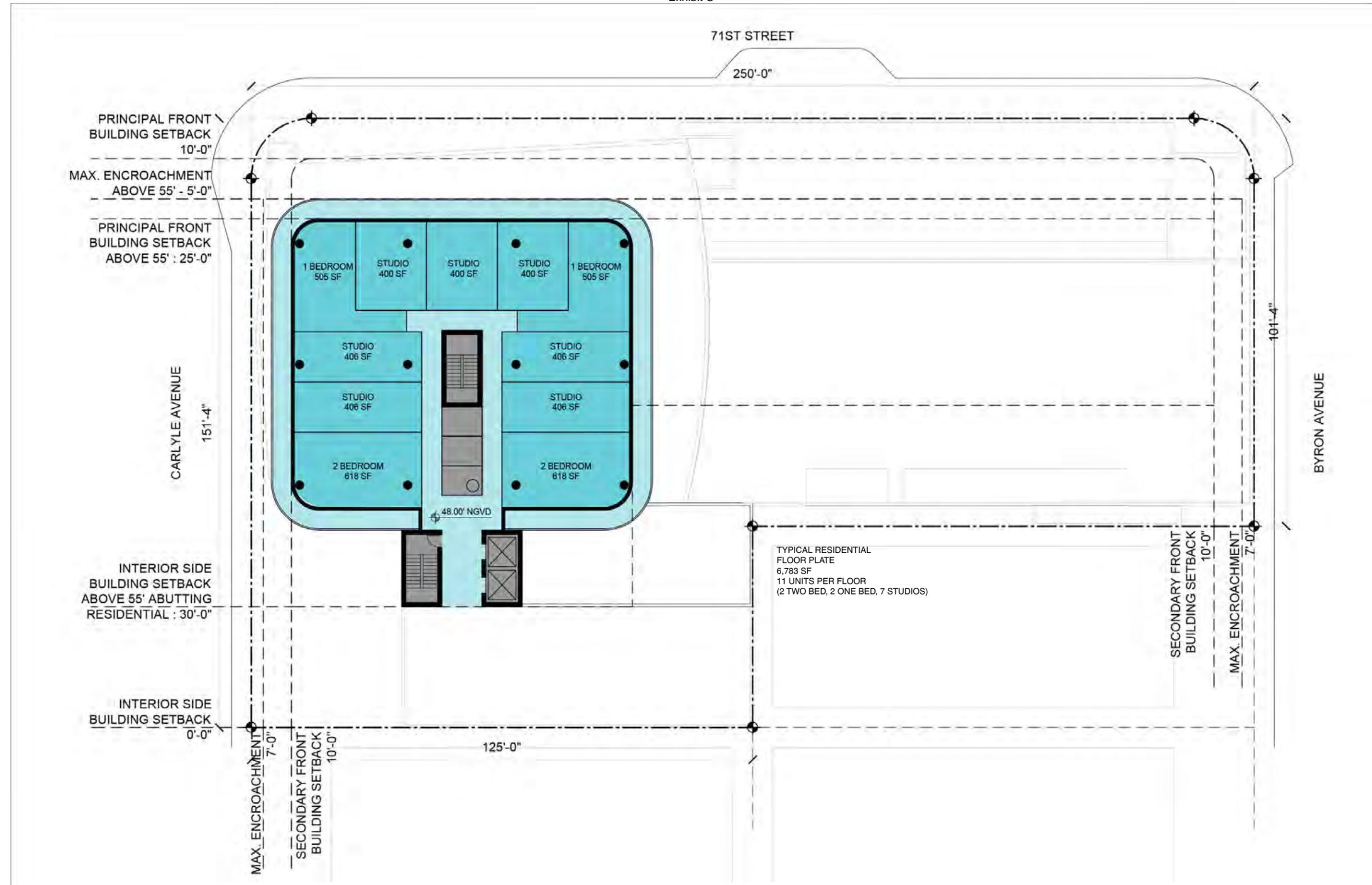
OPTION 1 - MEZZANINE LEVEL





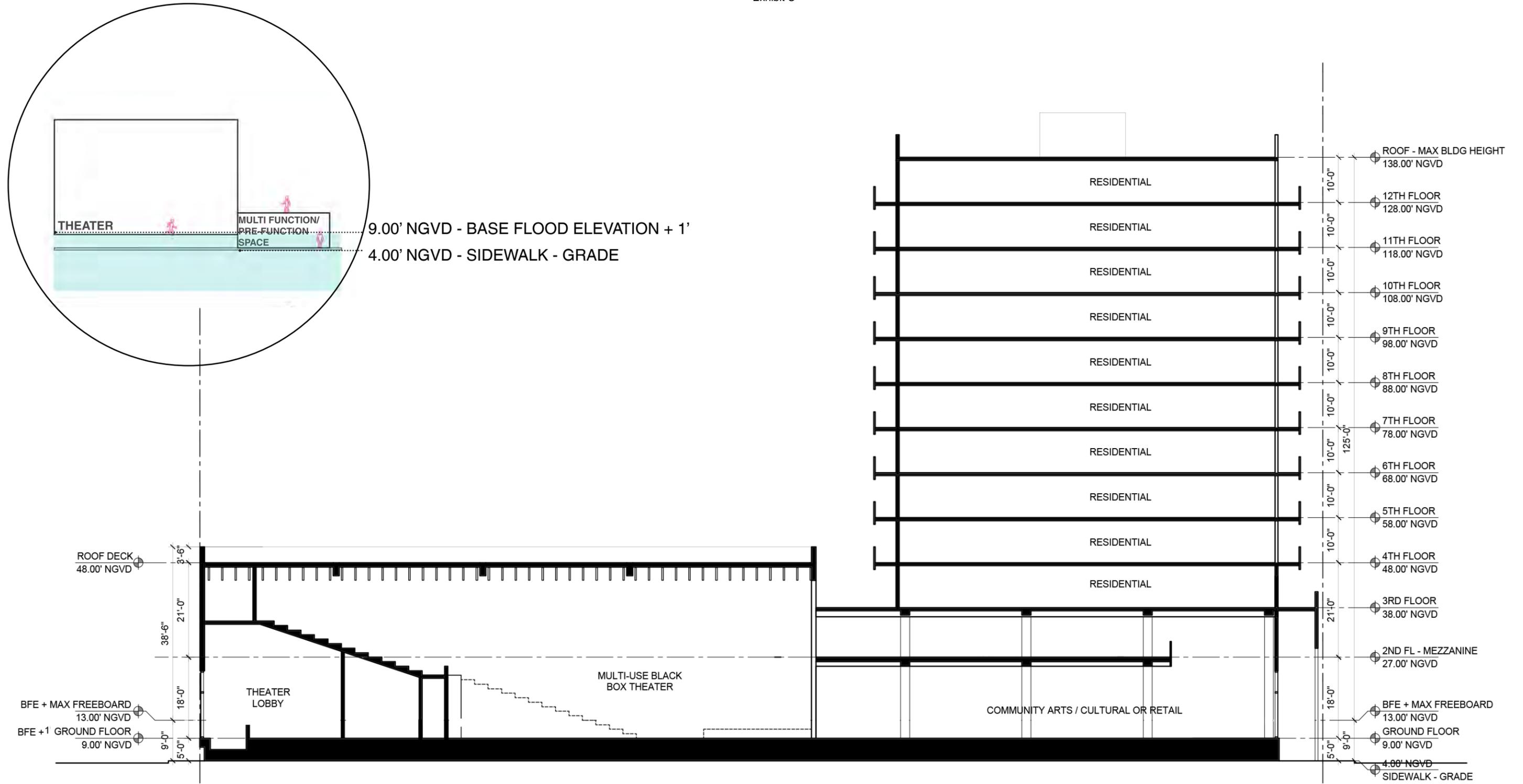
OPTION 1 - SECOND FLOOR/ DECK LEVEL



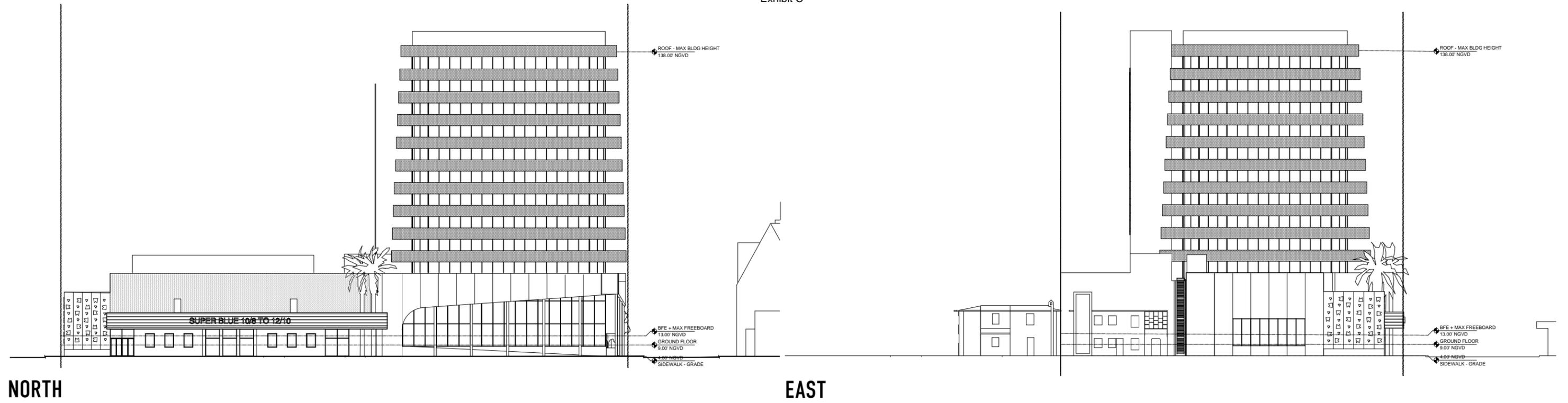


OPTION 1 - UPPER FLOOR LEVELS/ RESIDENTIAL



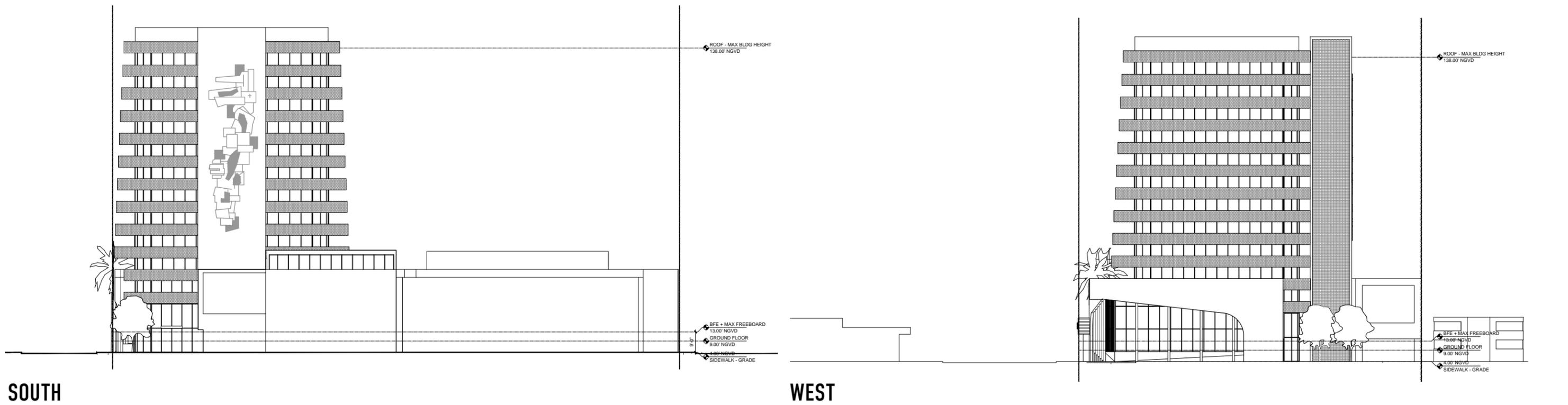


OPTION 1 - BUILDING SECTION



NORTH

EAST

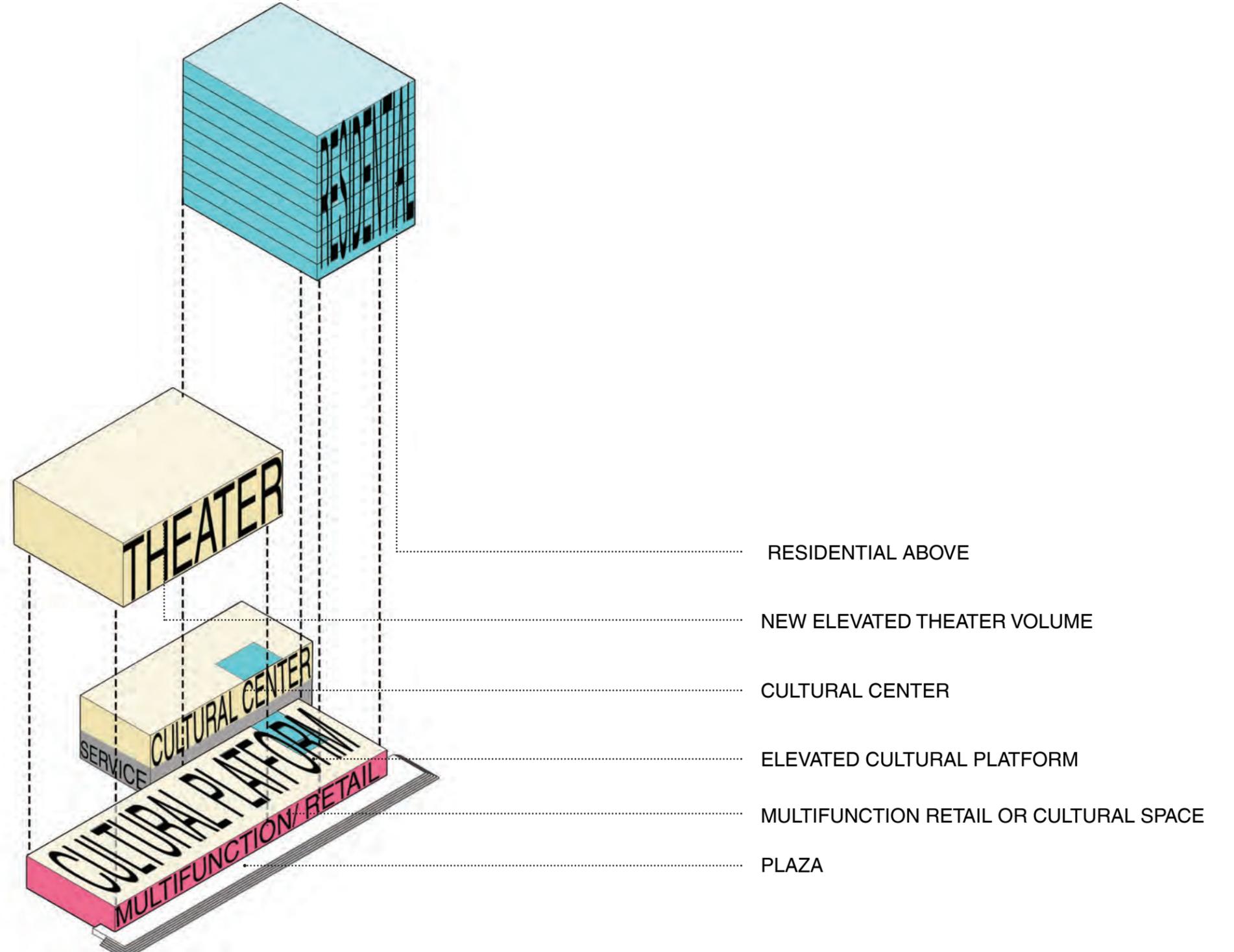


SOUTH

WEST

OPTION 1 - BUILDING ELEVATIONS

Exhibit C



OPTION 2 - NEW MULTI-USE STRUCTURE



SOLAR PANELS

CULTURAL CENTER

NEW RESIDENTIAL STRUCTURE

CULTURAL PLATFORM

MULTIFUNCTION RETAIL OR CULTURAL SPACE

PLAZA

NEW ELEVATED THEATER

EXTERIOR RAMP TO PUBLIC DECK

OPTION 2 - NEW MULTI-USE STRUCTURE



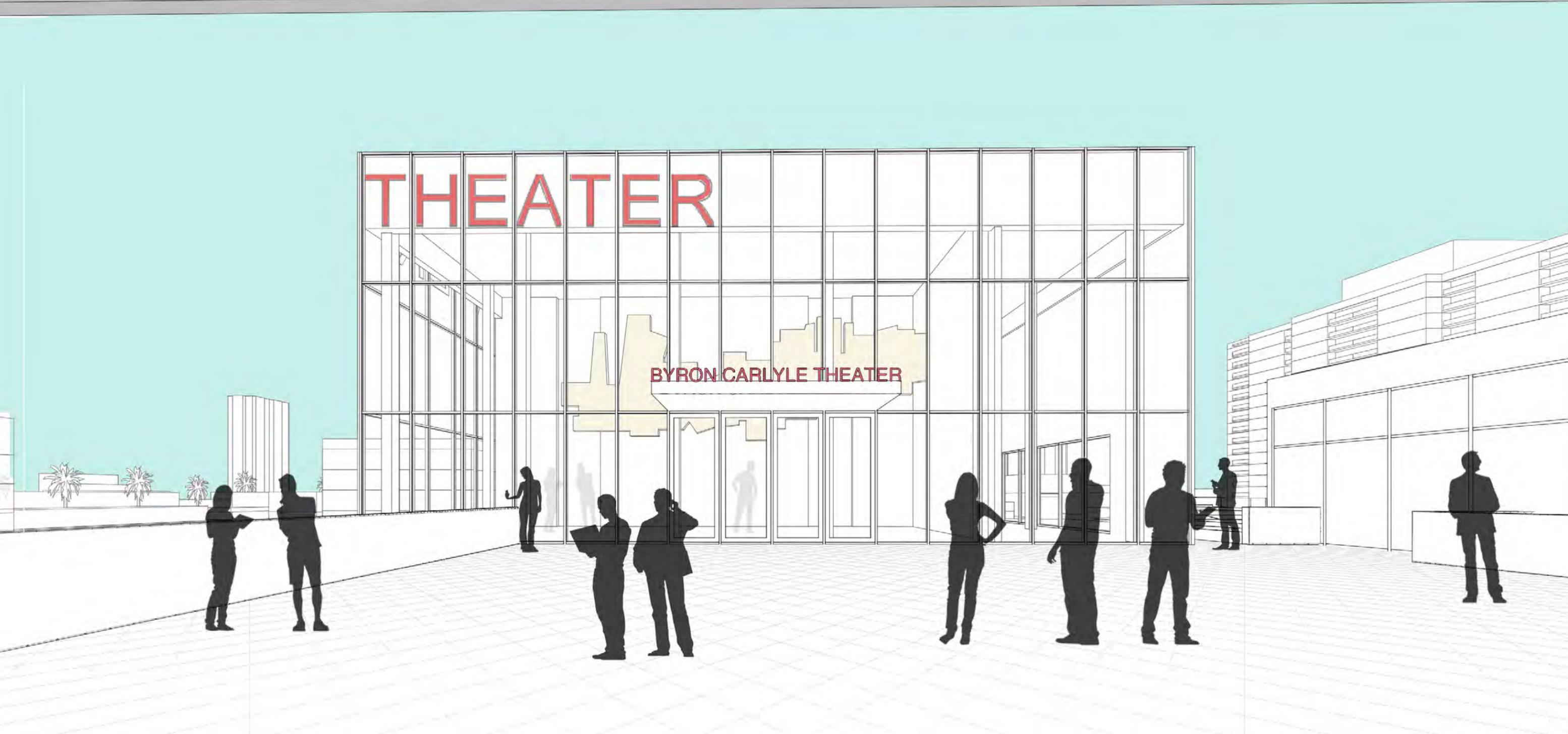
OPTION 2 - VIEW FROM BYRON AVENUE & 71ST STREET



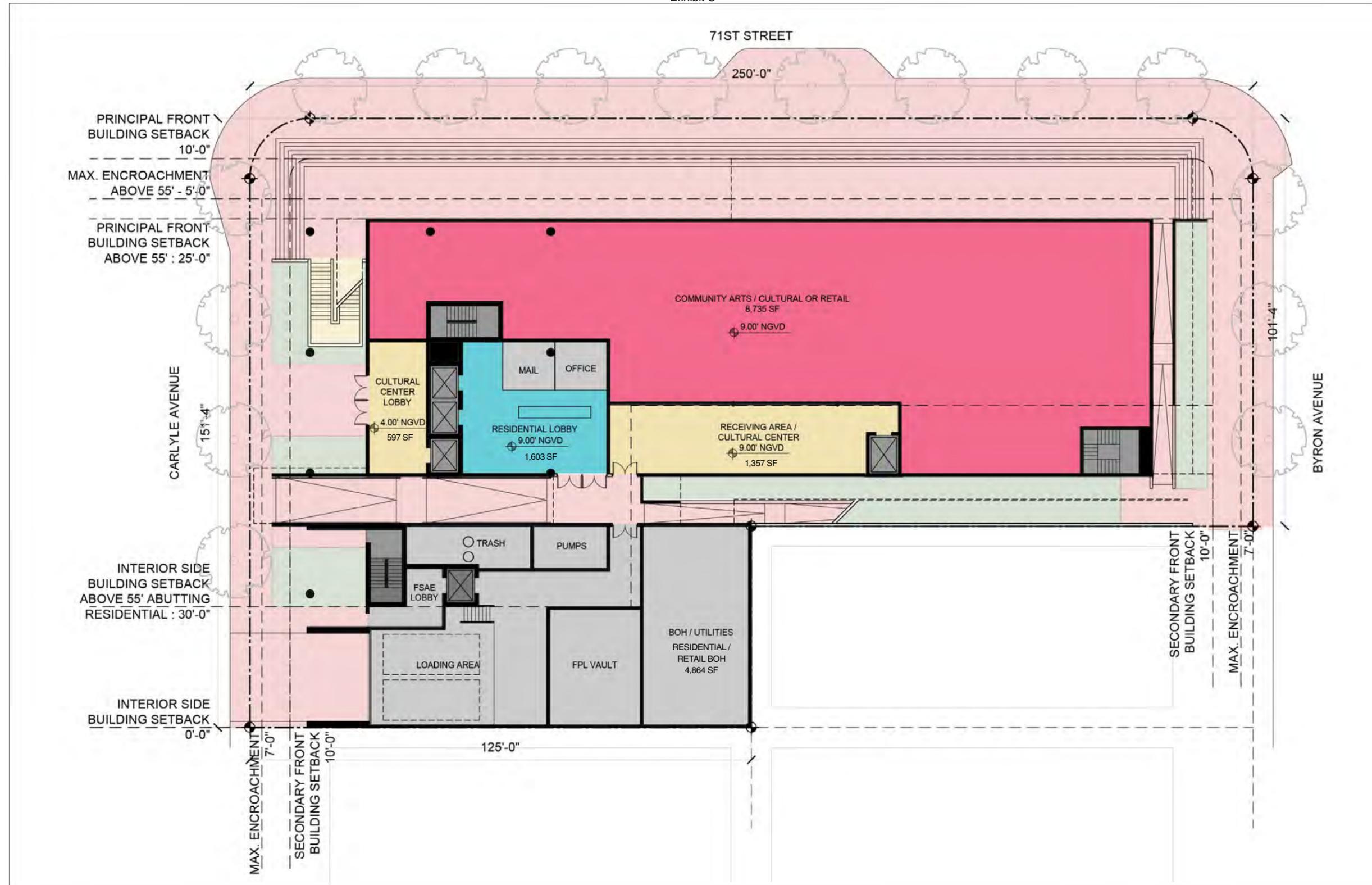
OPTION 2 - VIEW FROM CARLYLE AVENUE & 71ST STREET



OPTION 2 - VIEW FROM INDIAN CREEK DRIVE & CARLYLE AVENUE

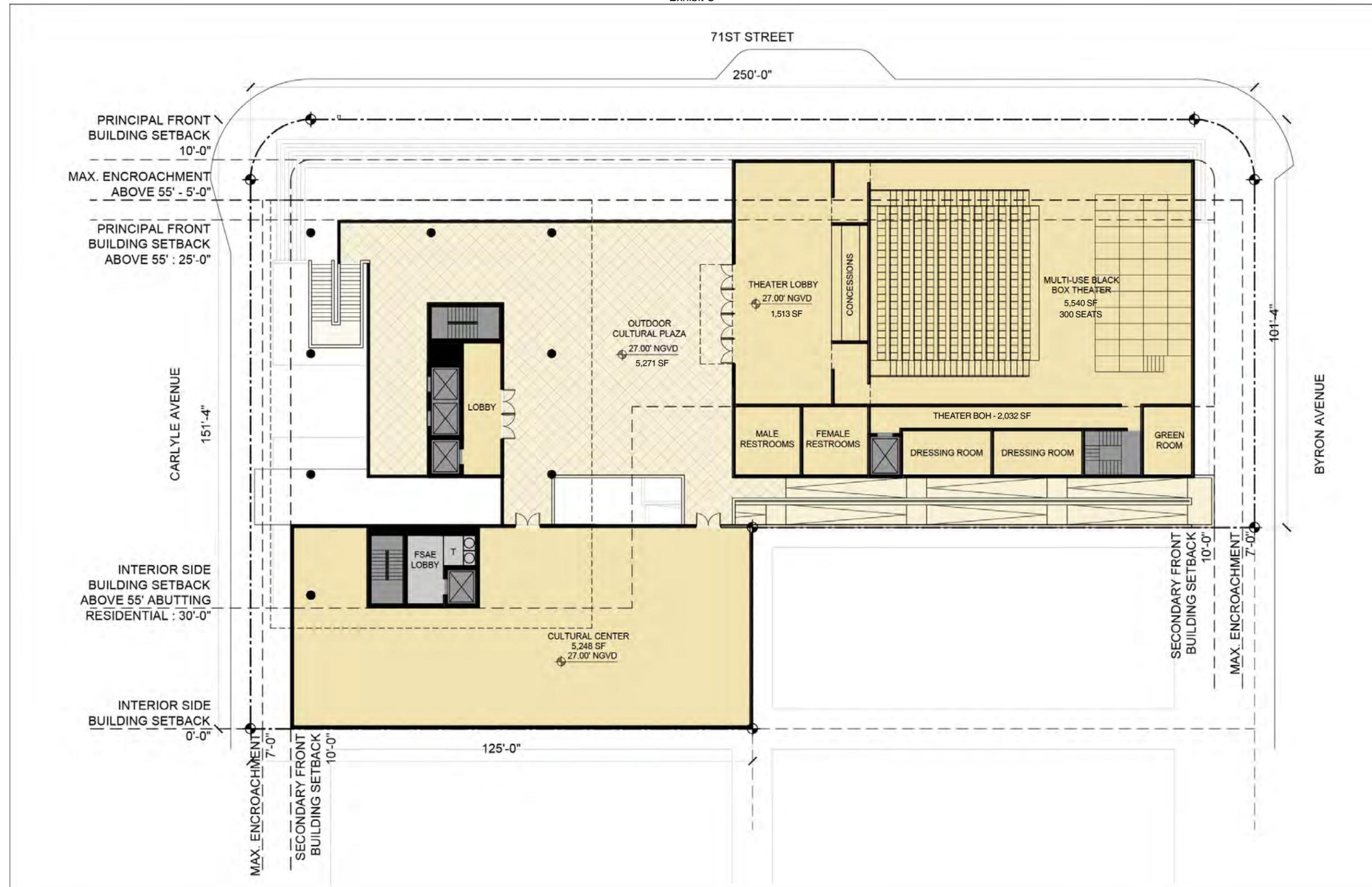


OPTION 2 -VIEW FROM CULTURAL PLAZA TO THEATER ENTRANCE



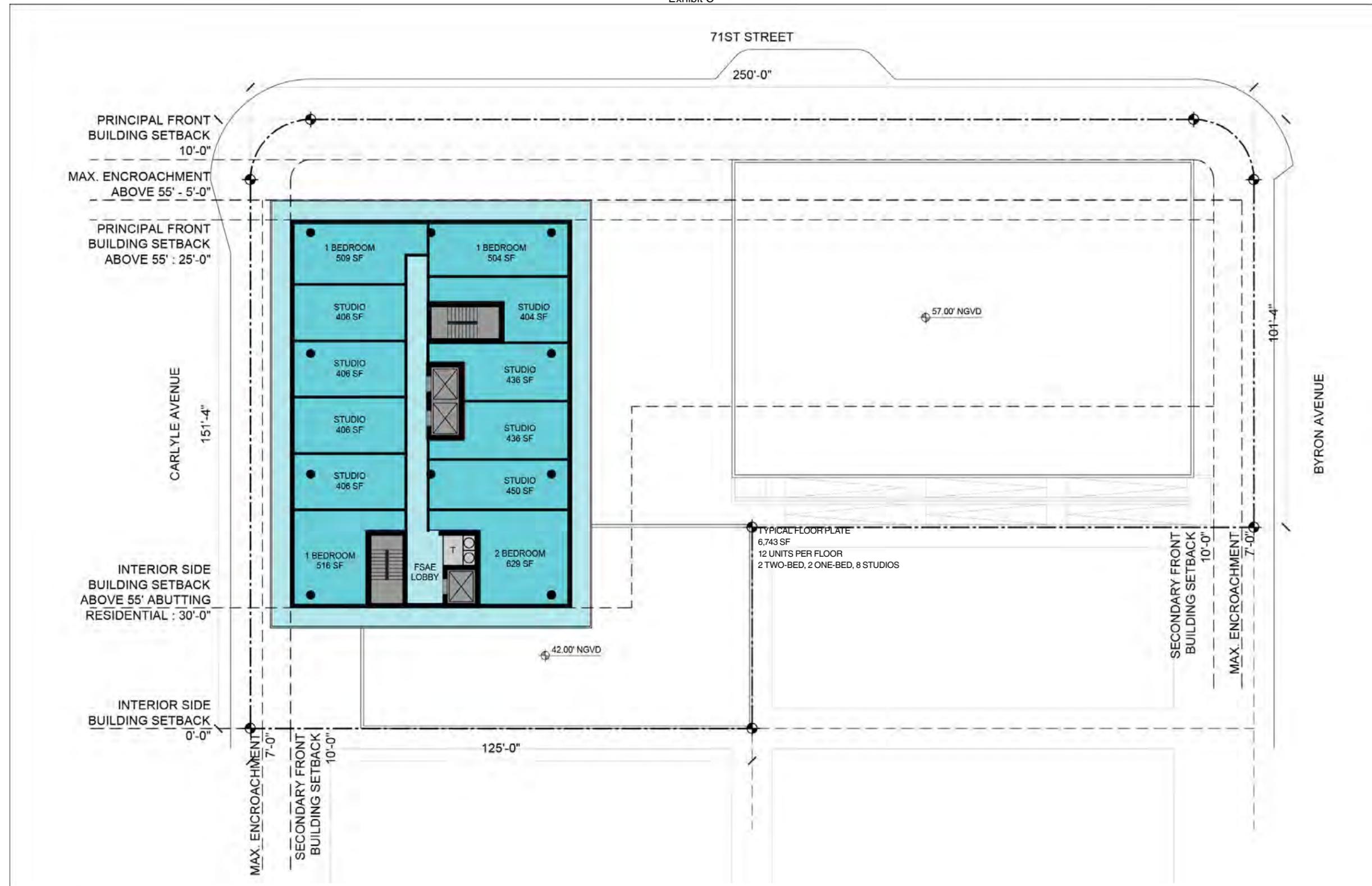
OPTION 2 - GROUND FLOOR LEVEL





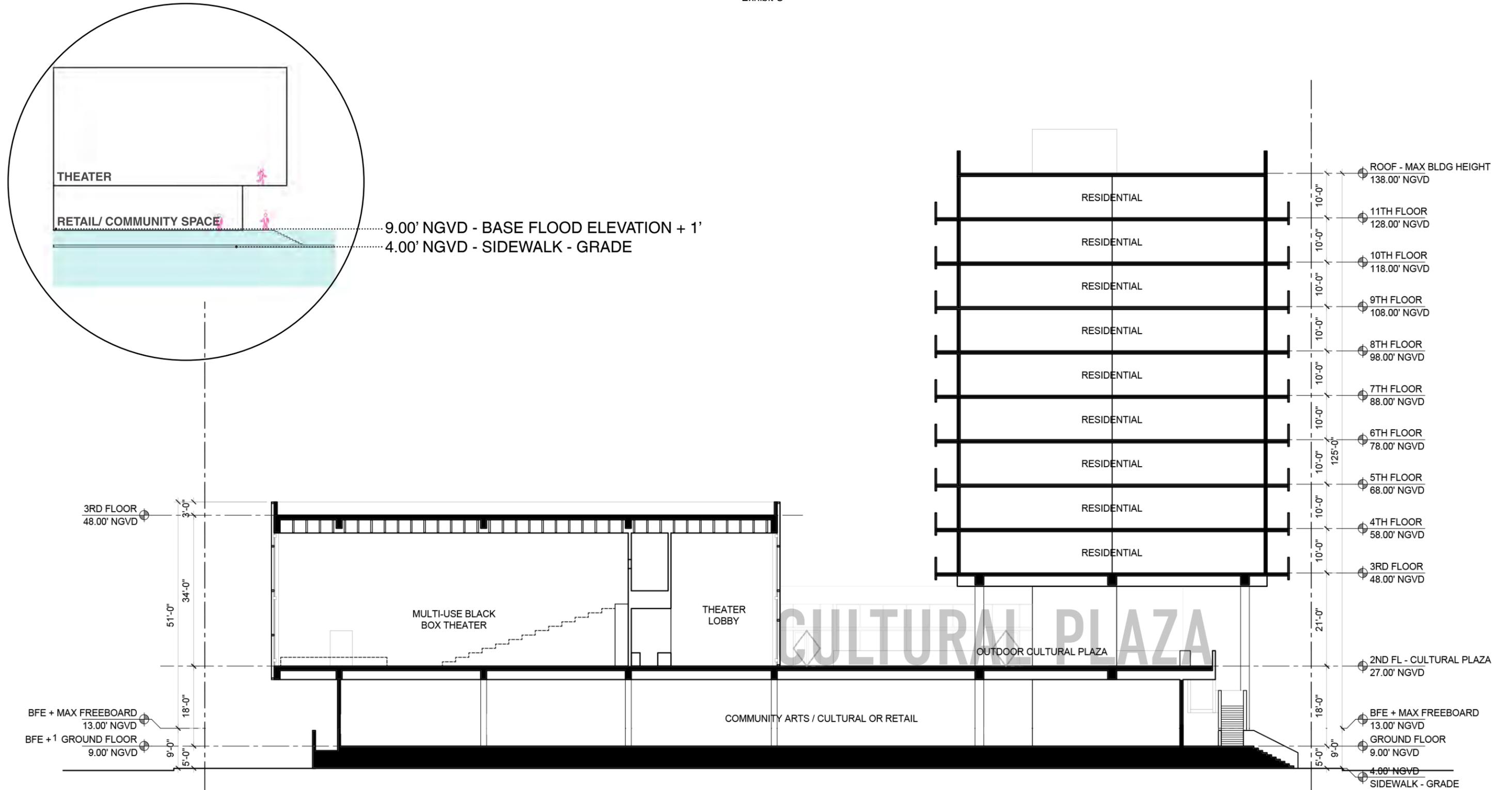
OPTION 2 - SECOND FLOOR/ CULTURAL PLATFORM LEVEL



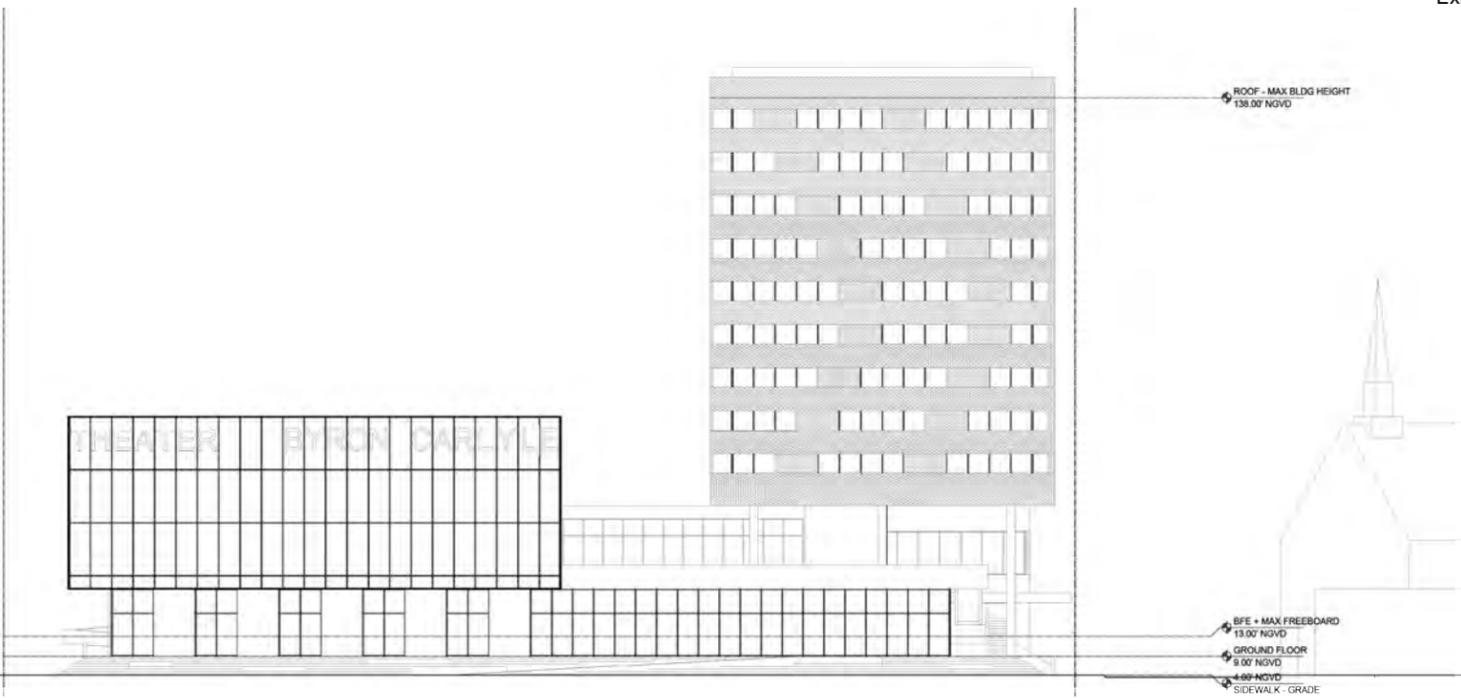


OPTION 2 -UPPER FLOOR LEVELS/ RESIDENTIAL

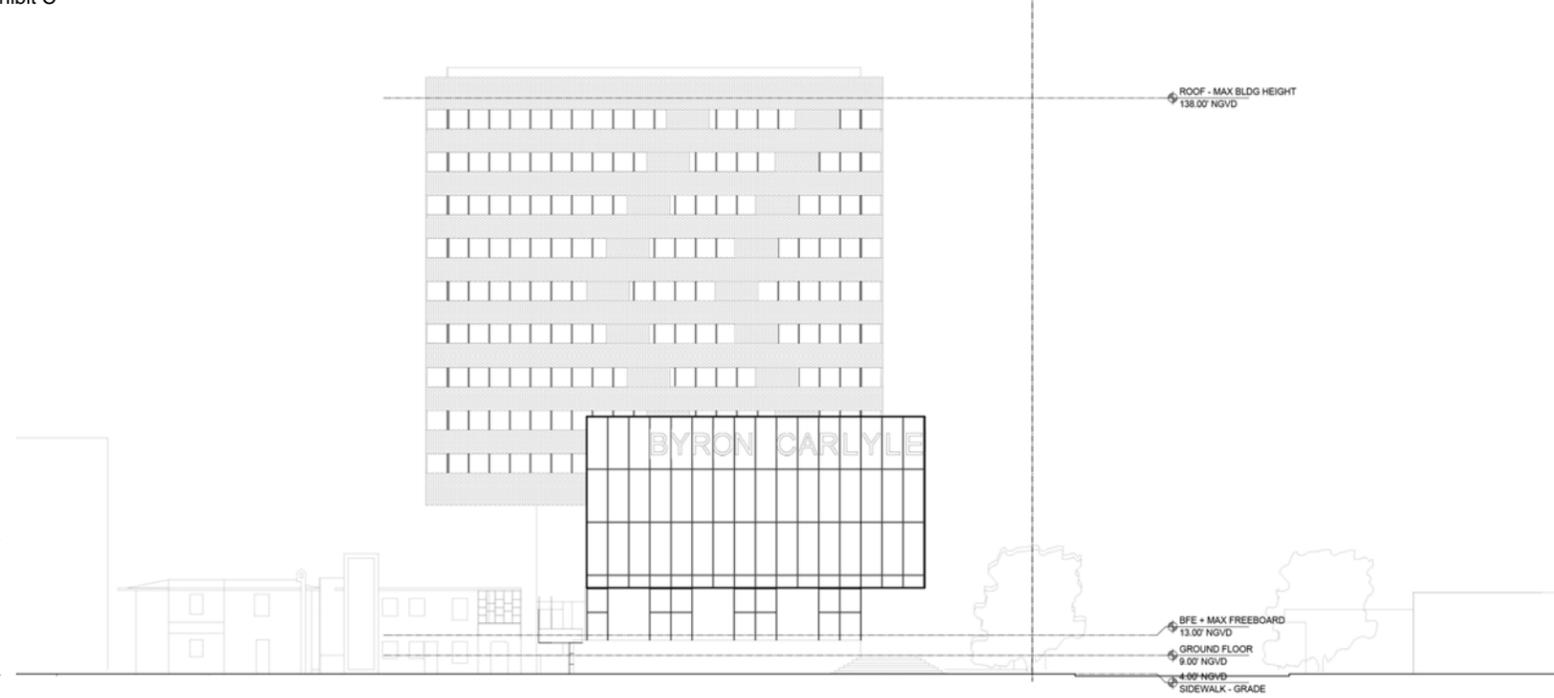




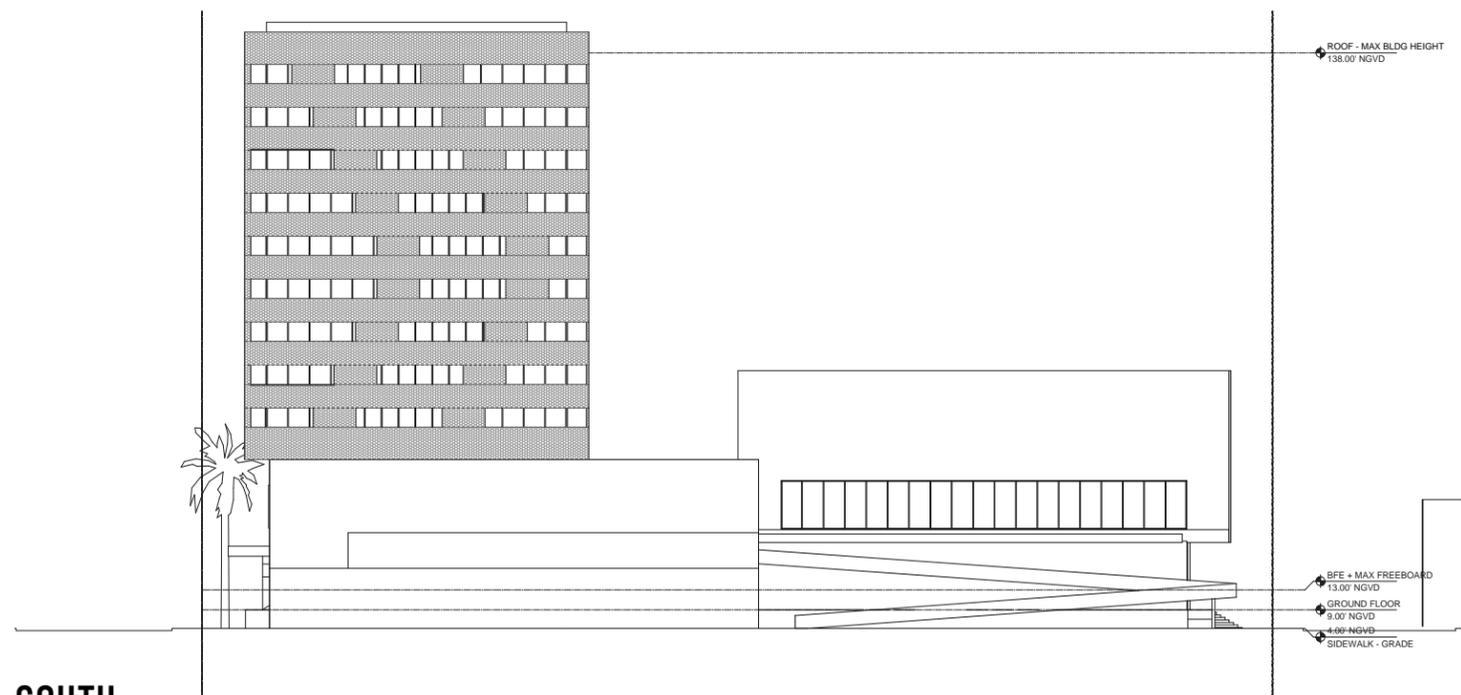
OPTION 2 - BUILDING SECTION



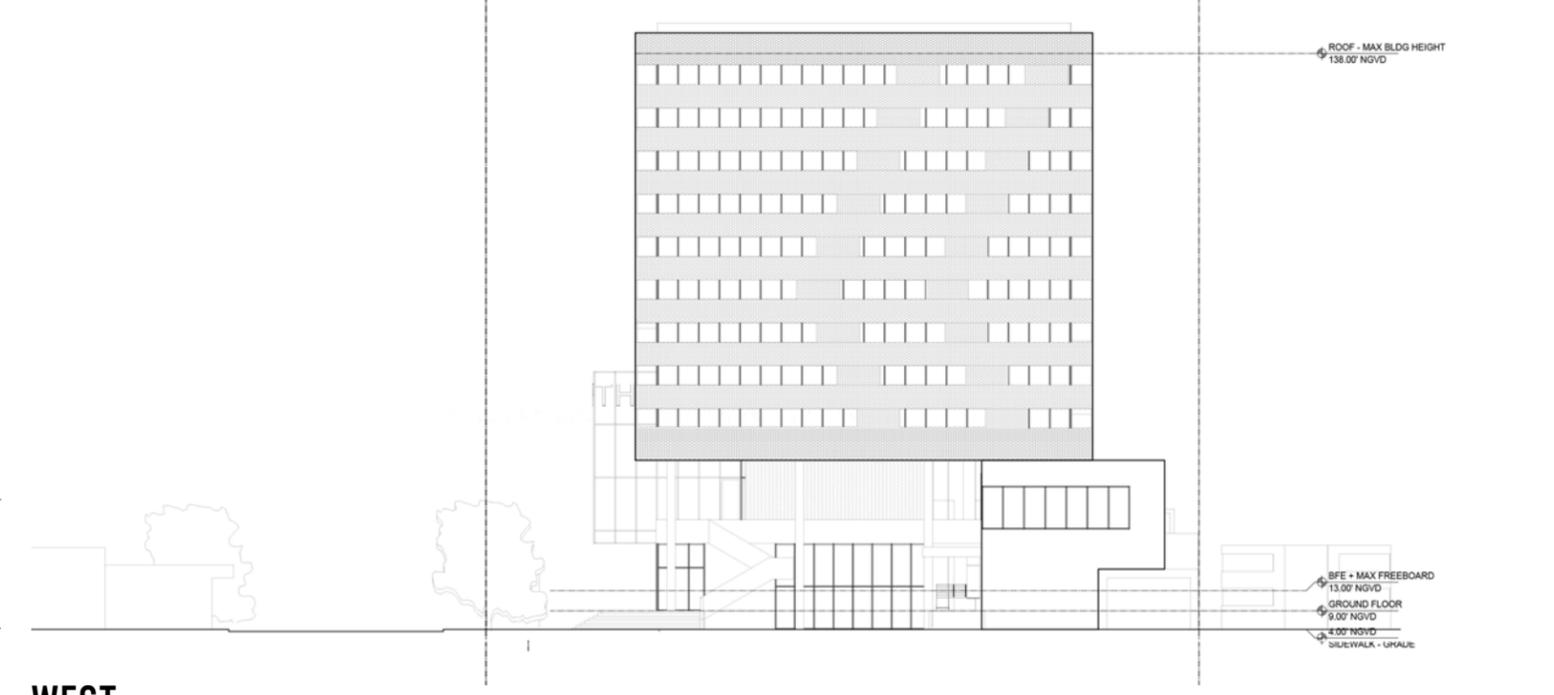
NORTH



EAST



SOUTH



WEST

OPTION 2 - BUILDING ELEVATIONS

Shulman + Associates