

# MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC #

**150-2018**

## LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: March 20, 2018

SUBJECT: **Byron Carlyle Charrette Update**

The purpose of this Letter to Commission is to provide you with an update on the community charrette regarding the Byron Carlyle Theater that occurred on Tuesday, March 13, 2018. The Department of Tourism, Culture, and Economic Development hosted a North Beach charrette to engage residents around the future use of the Byron Carlyle Theater. The North Beach Master Plan identified the Byron Carlyle as a catalytic site for mixed-use redevelopment highlighting this site as a key component in creating the Town Center vision.

The community presentation included a brief background and history to the North Beach Master Plan and subsequent actions that have since occurred, as directed by the City Commission. Participants were invited to use sticky notes to share their individual ideas as to what the future use of the Byron Carlyle site could be. Staff presented five central themes to engage around, as outlined in the Master Plan recommendations: 21<sup>st</sup> Century Library, Economic Incubator, Civic/Education, Cultural Arts, and "What Else.. For the discussion around the creation of a 21<sup>st</sup> Century Library, the potential sites included the Byron Carlyle Theater or utilizing the 72<sup>nd</sup> municipal parking lot.

Please find attached an aggregated list of the ideas put forth from the charrette. As directed by Commission, staff will create an RFLI based upon the Master Plan recommendations and the community feedback to solicit development ideas from the private market.

  
JLM/KGE/ES/mlh

C: Kathie Brooks, Assistant City Manager  
Eva Silverstein, Director, Tourism, Culture and Economic Development

## Byron Carlyle Theater Community Meeting

March 13, 2018

*This list is reflective of the individual ideas put forth by the participants*

### 21<sup>st</sup> Century Library

- Great idea to relocate library and upgrade in this space. Should be ground floor to invite pedestrians.
- Library – multi use room – similar to the 23<sup>rd</sup> Street library with workshops
- Internet access for student and low-income residents.
- Free and wide reaching WiFi
- Expand library on existing library space!
- Improve the existing library – Amen!
- Update the new library
- Move library – add world class media center
- New library shared with current art cinema

### Economic Incubator

- Community Center
- Combine a cinema (O Cinema) with other small business sharing the space café
- CoWorking space to help attract and get businesses started. Can be temp. Like North Beach Yard to help build Town Center
- Shared work space
- Collaborative work space with services like marketing, finance, etc that can be shared for startups
- Music and film performance/collaboration space with residency program connected to the Bandshell programming
- Coworking space
- Workforce Housing
- Permitting center for resident + business
- Something like MADE at the Citadel. With a market/meeting place along with coworking space focused on creative industries
- Facebook is locating for new spaces
- Tech hub/incubator with a focus on marine/ecology (North Shore Open Space Park)

## Civic/Education

- Crossover w/ Arts + Culture – a university should house a gallery space (think Wolfsonian)
- Tech college
- Keep O Cinema
- Offer family packs to promote cultural events
- Team up with Miami-Dade college; students will move to NOBE
- Community events
- If satellite campus, should be locally focused, not to attract more commuter traffic
- Film satellite campus of university with expert residences curated by local anchor (eg. O Cinema/ Barry Jenkins [Moonlight] org.)
- City Hall annex
- Adult Learning Center
- MDPL Annex Welcome Center for MiMO historic MDPLIS Center for resiliency + sustainability
- Adult community center
- Open cultural venue and community meeting space
- Coding academy for kids, mid + 2<sup>nd</sup> career folks
- College campus
- Art studies for North Beach Artists
- ESL programs
- Use O Cinema theater space during daytime hours when there are no movies playing for masterclasses and outreach education for public to attend
- Movie theatre
- Instead of over zoned condos, do micro units for students + young entrepreneurs
- Artist Housing

## Cultural Arts

- Expand number of movie screens O Cinema oversees, add a café/restaurant for more “hang out” space
- Cinema for classic movies. Films should be played on reels. No digital!
- Artist colony

- Keep Cinema + add other spaces
- O Cinema home for an independent cinema + other art partners
- Space can be shared, but would like to continue to see O Cinema at the Byron Carlyle and make sure they are still able to provide independent films to the community
- Renovate as fully operational performing arts facility – Rhythm Foundation
- Retro style movie theatre city current + small stage for rentals + black box theatre
- Community center with all kinds of art programs + enrichment programs
- Stand up comedy
- Re-open rental theatre space for dance, music + theatre – or rhythm foundation; possibly managed by Miami New Drama or University of Miami
- Live theater + community activities all ages!
- Performing Center (black box style)
- Mixed use arts complex
- We would like to continue seeing a cinema at the Byron Carlyle as a shared space with other art and culture organizations (museum, performance theatre, dance school, shop selling local art)
- Art center for South American Art influence in MIA (eg. Argentina, Brazil)
- Concerts by New World Symphony; Ballet; All film festivals; Continue “O”
- Music + live performance
- FIU/Dade college theatre; mixed use with gallery space
- Keep O Cinema
- Expanded film center. Anchor of O Cinema Space for other film collectives and a cultural hub for Caribbean film
- Keep as a cultural institution but find the formula to make it accessible to moderate income families w/ children; theater + performances, doesn’t have to be expensive!
- Independent cinema space; theatre/performing arts space; the theater space should be available for rent to local theatre groups
- Combination of a new library and a small independent movie theatre; live theatre for plays & musicals
- Karaoke
- Sacred space model
- Pop up space/work space for artist studios (film, art, music)
- Offer to Biscayne Elementary (no auditorium)
- Low cost movies & theater

What else?
------------

- Micro apartments workforce housing
- Trader Joe's
- Workforce housing (with all the luxury condos around – What spaces are left for the teachers, the nurses, etc. in Miami Beach)
- High End Boutique food hall – i.e. small version of Wynwood staples Coyo Taco, Panther Coffee, Butcher Shop, Sushi. Think Chelsea Market
- Ground floor retail for startup businesses
- Extend town center N/ 71<sup>st</sup> Collins to 75<sup>st</sup>.
- Courtyard, garden, community gathering space, mix-use property; 1<sup>st</sup> level library & movie theatre; Above-smaller size apartments
- Ice cream shop
- Theatre – live & video; educational –university; keep the façade
- No over develop; homogenize, Starbucks, GAP, etc...
- Workforce + tech housing
- TJ Max; Marshalls
- Co-op Community Focus; slow food > mkt
- Please do not design to look like any “mall” homogenized w/out character of locals (i.e. we've been w/out Starbucks)
- Root rec/sports center
- Sacred space model
- Community meeting space
- Social Justice Incubator/Collective Space
  - o 1) Home for community organizing affordable
  - o 2) Exhibit demonstrating history of organizers in the city
  - o 3) Film space to have community films + Q+A. curated by O Cinema
- No offices; this should anchor the neighborhood town center; there are enough restaurants in the neighborhood already
- Whole Foods; Trader Joes

*City Note: A policy decision will ultimately need to be made, regarding several proposed uses (library, civic site, economic incubator), whether they should be developed on the Byron Carlyle site or the 72<sup>nd</sup> Street site. The North Beach Master Plan (Plan Nobe) recommended that the City better utilize public land and that these sites provide civic and public benefit to the community.*