MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: February 1, 2023

SUBJECT: **UPDATE AND DISCUSSION ON THE BYRON CARLYLE.**

BACKGROUND

The Byron Carlyle Theater complex is located at 500 71st Street, between Byron Avenue and Carlyle Avenue, where it opened in 1968 as twin cinemas hosting first-run movies. The City purchased the Byron Carlyle Theater (the "Theater") from the WBC Broadcasting Corporation in 2001 and partially renovated it to spur economic development and bolster North Beach arts and culture. In 2014, the City executed a Management Agreement with Living Arts Trust d/b/a O Cinema (the Tenant), who occupied the western portion. The remaining eastern portion remained uninhabited.

On August 6, 2019, LTC #438-2019 (**Exhibit A**) was issued providing the Mayor and City Commission with a facility condition update of the Byron Carlyle. The poor condition of the Theater's eastern and western portions, included a series of electrical deficiencies, flooding, poor air circulation, and deferred interior maintenance. Consequently, the Theater was permanently closed and has remained so since October 31, 2019.

Since its closure, there have been several discussions held regarding the condition and future of the Byron Carlyle. In 2019, the Mayor and City Commission approved and authorized issuance of RFP No. 2019-100-KB to establish an agreement for a long-term lease with a private developer for the development of a mixed-use project that incorporates a cultural component. On February 24, 2021, the Mayor and City Commission rejected the RFP proposal from the Developer and terminated negotiations. Subsequently, on April 21, 2021, the Mayor and City Commission referred two (2) items to the Neighborhood and Quality of Life Committee (NQLC) requesting the Administration to present short and long-term alternatives and recommendations for the Byron Carlyle Theater. The two (2) items were subsequently consolidated into one item that was discussed at the June 21, 2021, NQLC meeting,

At said meeting, the Administration presented the findings of the Conditions Assessment and Recommendations report (**Exhibit B**) prepared by third-party consultant retained by the City, M.C. Harry & Associates (the Consultant). The report detailed existing building conditions, including a hazardous materials survey, along with two options with recommendations for repairs and improvements to the venue, and a third option of building replacement.

In addition to the NQLC's discussions on the Theater's potential renovation or redevelopment options, the Finance and Economic Resiliency Committee (FERC) held discussions regarding

funding the Theater[1]. On September 17, 2021, the Mayor and City Commission made a referral to the Finance and Economic Resiliency Committee to discuss ways to move forward with the Byron Carlyle Theater. At the September 24, 2021, FERC meeting, the Administration presented a cost estimate for developing conceptual design options (Conceptual Design). FERC's recommendation was transmitted to the City Commission. and on September 30, 2021, the Mayor and City Commission approved the allocation of $400,000 to fund the development of conceptual designs and charettes for the Byron Carlyle Theater cultural center project. Following the FERC meeting at the December 8, 2021, City Commission meeting, a discussion was held regarding the future steps to help move the Byron Carlyle site forward. Consequently, on January 20, 2022, the Mayor and Commission adopted Resolution No. 2022-32021 directing the Administration to immediately initiate the conceptual design options process for the Byron Carlyle Theater renovation, which will be informed by community outreach, survey remits, and input of industry professionals, using the previously allocated funding from the City's FY 2022 budget.

ANALYSIS

The North Beach community and the City Commission have expressed interest in exploring various uses for the building, primarily as a cultural center, but also considering potential use as a museum, a business incubator gallery space, artist studios, a film or arts center, as well as retail or office space. On September 13, 2021, a citywide survey was issued to better understand the community's desire for the future of the Byron Carlyle. On October 26, 2021, the results were published via LTC #452-2021 (**Exhibit C**). According to the results, most respondents (59%) indicated they would prefer to moderately of fully renovate the existing theater and maintain public access and use.

Additionally, on April 27-28, 2022 (**Exhibit D**) the City held two publicly-noticed meetings to obtain community input regarding the future use or redevelopment of the Theater. The charettes were facilitated by Allan Shulman + Associates (Shulman). Shulman compiled the findings of these meetings and has prepared a Conceptual Design plan for review and comment during a final community input session which has not yet been scheduled (**Exhibit E**).

In addition to the Conceptual Design plan, on December 14, 2022, the Mayor and City Commission directed the Administration to seek expressions of interest from cultural institutions to occupy and/or activate the Byron Carlyle venue. Consequently, on January 25, 2023, the Administration issued a Request for Letters of Interest (RFLI) 2023-261-KB for Cultural Partners for Byron Carlyle Theater. The RFLI (**Exhibit F**) was developed with input gathered from the Cultural Arts Council, the NBCRA Advisory Committee, and Michael Spring, Director of Miami-Dade County Department of Cultural Affairs. Responses to the RFLI are expected by February 22, 2023.

On November 8, 2022, the City's voters approved a $159 million General Obligation (G. O.) Bond for Arts and Culture that included $30,570,000 for the redevelopment of the Byron Carlyle Theater. The Conceptual Design Plan, information gathered from the RFLI, and consultants will drive and propel the development of the Byron Carlyle Theater.

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[1] Finance and Economic Resiliency Committee, Budget Briefing. (June 18, 2021), Funding discussion regarding the Byron Carlyle.

CONCLUSION

Based on the foregoing, the Administration recommends the Mayor and City Commission consider the information gathered from the community, the Conceptual Design Plan, responses gathered from the RFLI, and consultants to propel the development of the Byron Carlyle Theater.

Attachments

Exhibit A – LTC #438-2019, Facility Condition Update Byron Carlyle
Exhibit B – M. C. Harry & Associates, Conditions Assessment Report
Exhibit C – LTC #452-2021, Byron Carlyle Community Survey Results
Exhibit D – Byron Carlyle Public Meeting announcement
Exhibit E - Shulman + Associates, Byron Carlyle Conceptual Master Plan
Exhibit F – Request for Letters of Interest 2023-261-KB

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City of Miami Beach, 1700 Convention Center Drive, Miami Beach FL 33139

LTC# **438-2019**

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: August 6, 2019

SUBJECT: **BYRON CARLYLE FACILITY CONDITION UPDATE 8/6/2019**

The purpose of this Letter to Commission is to provide the Mayor and City Commission with an update regarding the condition of the Byron Carlyle Theater, located at 500 71st Street.

On September 12, 2018, the Property Management Department issued a Letter to Commission (LTC 493-2018) (Attachment 2), describing the existing condition of the Byron Carlyle delineating the estimated costs for addressing deferred maintenance, in addition to the repairs needed to comply with the 50-year recertification at an approximate cost of $3.2 million.

At the December 12, 2018 City Commission Meeting, Resolution 2018-30657, was adopted allowing Living Arts Trust, Inc. d/b/a O Cinema (the tenant) to complete their 61-month lease terminating on October 31, 2019. The option to renew the lease on a month to month basis was contingent upon the building being brought up to meet current building code standards and the required repairs described in the 50-year recertification. The Building Department for the City of Miami Beach allowed the tenant to continue to occupy the space for the remainder of the lease allowing them to search for a new location. The facility could stay occupied if: the minimal electrical and fire upgrades would be made to ensure the safety of the occupants; and facility inspections were conducted after every major rain event to ensure electrical safety.

At current, maintenance to the facility and its systems continues to be performed at the Byron Carlyle. However, structural and electrical deficiencies identified during the 50-year recertification report have not been addressed due to the costs associated as discussed at the December 12, 2018 City Commission Meeting. Issues with mechanical systems, roof leaks and system failures continue to make this facility unsuitable for operations. As per the recommendation of the Building Department, and the condition of the Byron Carlyle, the property is to be vacated upon expiration of their lease on October 31, 2019.

Should you have any additional questions, please contact Adrian Morales at 305.673.7000 ext. 22932.

JLM/MT/AM

ATTACHMENT 1

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

BYRON CARLYLE MEMORANDUM

TO: Adrian Morales, Director Property Management

FROM: Ana M. Salgueiro, Building Official and Director

DATE: July 2, 2019

The Byron Carlyle Theater was inspected for structural and electrical safeties in 2018, many deficiencies were noted. The repair of these deficiencies would require lengthy and expensive renovations in order to continue daily operations. The Building Department noted serious concerns with regards to the electrical system; the electrical room is below the crown of road elevation and has been subject to severe flooding over the years.

An Engineers report was provided stating that the electrical room was, at the time of inspection, in working condition. The Building Department requirement has been that after each rain event the electrical engineer is required to reevaluate the electrical system to ensure minimum life safety issues are met and maintained; this constraint was added in order to allow the O Cinema to remain at the Byron Carlyle through the end of their lease in October of 2019.

There was discussion of a possible month to month extension if O Cinema were unable to secure a location. The Building Department's position has always been that the sooner the building is vacated the better, and has made allowances in order to allow O Cinema the time to complete its lease.

Due to life safety concerns, and the building inability to be properly recertified as structurally and electrically safe for its intended occupancy, any new lease or time extension is not in the best interest of the City nor something the Building Department is prepared to allow.

CC: Susanne Torriente

ATTACHMENT 2

Exhibit A

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City of Miami Beach, 1700 Convention Center Drive, Miami Beach FL 33139

LTC# **493-2018**

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: September 12, 2018

SUBJECT: **BYRON CARLYLE FACILITY CONDITION UPDATE**

The purpose of this Letter to Commission (LTC) is to provide the Mayor and City Commission with an update of the Byron Carlyle facility condition. Several weeks ago, a site visit identified an issue with the electrical room that floods due to its location in the building below Design Flood Elevation (DFE). Property Management engaged Douglas Wood and Associates (Structural Engineers) and TLC Engineering (Electrical Engineers) to evaluate the conditions of the Byron Carlyle in addition to performing the coming due 50 year certification. These reports will help determine the general structural condition, as well as the general condition of its electrical systems and provide a resolution to the flooding of the main electrical room.

HISTORY:

The Byron Carlyle Theater Complex (the "Theater"), located at 500 71st Street, between Byron Avenue and Carlyle Avenue, originally opened in December 1968 as twin cinemas hosting first-run movies in the heart of North Beach. A total of 994 seats were originally built, with the large auditorium having a capacity of 590 seats, consisting of approximately 28,000 square feet. In the mid-1970s, the Theater was re-developed into a multiplex cinema; the larger auditorium to the west was subdivided into five (5) smaller theaters. The Theater continued to operate until it was sold by its owner, Wometco Enterprises, when the City of Miami Beach purchased it in 2001, for $1.7 million

The western portion of the building, primarily consisting of five auditoriums is currently uninhabited due to its poor condition (photos attached). Damage from flooding, deferred interior maintenance, poor air circulation, mold, and a series of electrical deficiencies, have made this portion of the theater unsuitable for use. The eastern portion of the building, consisting of approximately 18,000 SF, consists of approximately 10,647 SF occupied by O Cinema, approximately 3,996 SF of vacant office space retained by the City and approximately 3,345 SF of common area. For purposes of the agreement, O Cinema occupies 72% of the Theater building while the City retains 28%. The vacant office spaces retained by the City are in similar disrepair as that mentioned above for the western portion of the theater. The offices are currently vacant and would require significant improvements and repairs to be suitable for occupancy. The City's responsibility include capital repairs and replacement of all structural

components thereof, all HVAC systems, life safety, mechanical or other systems, plumbing and sewer lines, roofs under the lease agreement between The City of Miami Beach (City) and Living Arts Trust Inc. d/b/a/ O Cinema (O Cinema). O Cinema is responsible for the facility including, without limitation, all structural components, electrical, HVAC, life safety, mechanical, plumbing and other systems and equipment in a good and clean condition consistent with the comparable facilities and in compliance with all governmental requirements, ordinary wear and tear, and casualty loss expected. Maintenance responsibility shall include preventative and any and all other maintenance and as required

ANALYSIS:

The summary of the reports are as follows:

The 50-year Electrical Recertification site inspections and associated report were the work of TLC Engineering under the direction of a Senior Electrical Engineer of the firm and a registered Professional Engineer in the State of Florida. The limitations of the inspection include no review of concealed, no instrumentation tests performed, and no attempt to verify the original electrical design. The electrical deficiencies noted were:

- Visual observations of water damage to the electrical service 2-section panelboard assembly in the main electrical room showing signs of corrosion.
- Visual observations of water damage to conduit penetrations into the floor of the main electrical room, the wiring within the conduits may be compromised.
- Wooden pallets were observed on the floor of the main electrical room. The pallets are for personnel to walk on when standing water floods the room, since it is situated below the base flood elevation. This condition presents a safety hazard.
- Electrical equipment is showing signs of corrosion and are in need of replacement.
- Countertop millwork located in front of panel boards was observed; this is a violation of the National Electrical Code for the required working clearances in front of electrical equipment.
- Grounding electrode conductor connection observed in main electrical room showing signs of corrosion.
- Emergency lighting fixtures not working as intended. The replacement and addition of emergency lighting fixtures for life safety and path of egress is required.
- Fire alarm system needs to be updated and replaced with voice communication due to the type of occupancy classification of the Theater.
- A new location of the main electrical room and associated power distribution equipment above base flood elevation is necessary.
- Outdated and obsolete electrical equipment is recommended to be replaced with new.

The estimated financial impact for the necessary electrical repairs in order to be compliant with current code is approximately $562,000.00. This estimate includes, but is not limited, to the relocation of the main electrical room above base flood elevation, emergency lighting renewal, rearrangement of raceways and fire alarm upgrades.

The 50-year Structural Recertification site inspections and associated report were the work of Douglas Wood Associates under the direction of a Structural Engineer of the firm and a registered Professional Engineer in the State of Florida. The inspection includes general

conditions of the structure, visual assessment and recommended repairs. Some actions and repairs need to be accomplished before this building can be recertified. The summary structural deficiencies noted were:

- The addition of a stage to the east cinema does not appear to comply with the current live load code requirement as per FBC 2017 (Florida Building Code 2017).
- Stage and aluminum trusses were added without plans (review of structural implications needed in order to proceed accordingly).
- Floor structure supporting the later added truss frame that supports the lighting needs to be tested for point load support.
- Spalling in concrete columns located in the hallway, electrical room slab, exterior concrete beams, and other exposed areas.
- Corrosion on structural steel supporting the theater sign, on access hatch, and on exposed reinforcement throughout.
- Maintenance repairs needed to restore the deteriorated roofing systems on the upper and lower roofs.
- Exterior walls showing signs of stucco cracking, spalling, peeling, noted in northwest corner of the building.
- Wood-framed steps to access stage need to be modified in conformance with FBC 2017.

Note from DWA: "Based on our visual observations, verbal reports from the current building manager and the writer's personal experience, the below-grade areas of the building (restrooms, electrical room and adjacent rooms at the east end of the building and the low points of the west end of the cinema) regularly flood round high tides and the cycle of king tides. Over time, this saline water intrusion can potentially accelerate deterioration of the concrete structure in these areas (i.e spalling an corrosion of reinforcement). While this condition does not present an immediate significant structural safety issue, this condition does present safety issues and potential health issues."

The estimated financial impact for the necessary structural repairs in order to be compliant with current code and the 50 year Certification is yet to be determined. City staff is working diligently with the consultant in order to receive this information as soon as possible.

In regards to the water intrusion affecting the main electrical room, in order to reliably dry flood-proof the room, it would be necessary to remove all existing equipment from the room and have the room reconstructed. This would create a significant financial burden, it will disrupt operations and it would be difficult to guarantee the necessary results. The more feasible and potential course of action would be to relocate the electrical room to the second floor of the building. The current drawings are in poor condition and load capacity for existing slab cannot be determined with much certainty. The work stated above would need to be vetted by the Structural consultant and contractors. The estimated cost only for the structural work is approximately $150,000.00.

Furthermore, as part of this work mechanical, roofing, and issues related to the building being partially constructed under base flood elevation need to be addressed. The area occupied by

the City (see exhibit "D") has had no functioning air conditioning units since 2004. In order for the space to be habitable the new units must be reinstalled in compliance with the occupancy load, and use of space. The air conditioning units located in the area leased to O Cinema were installed by the City in 2011 and are the tenant's responsibility to maintain. An environmental consulting firm has been retained to perform indoor air quality testing in all of the areas of the Theater. Several sections of the roof need to be replaced as they are beyond repair; this includes drain lines and scuppers. There have been reports of multiple leaks throughout the facility, severe water ponding, and lack of over flow drains. Roof reports and moisture surveys performed by a roofing consultant concur with the need to have the roofs replaced. The cost associated for the work stated above is yet to be determined. City staff is working diligently with the consultants and contractors in order to receive this information as soon as possible.

BYRON CARLYLE UP TO DATE ESTIMATED COST

Description	Amount
Electrical 50-year Re-certification	**$562,000.00**
Structural 50-year Re-certification	**TBD**
Structural Repairs for Main Electrical Room	**$150,000.00**
HVAC Repairs and New Units to be Installed	**TBD**
Environmental Engineering Air Test	**$8,500.00**
Roof Repairs and Replacement	**TBD**
Flood Proofing the Building	**TBD**
Estimated Cost to Date:	**$ 720,500.00**
Total Cost:	**TBD**

LTC: Byron Carlyle Condition Update

CONCLUSION:

The Property Management Department met with the Building Department, which determined that, work on these deficiencies must begin right away in order to maintain compliance if the building is to remain occupied. Unfortunately, the variables still pending to be determined could significantly impact the scope of work. Unforeseen expenses may increase the project cost drastically, as well as jeopardize the feasibility to maintain the Byron Carlyle operational. The possibility of mold and mildew exposure due to the water infiltration from the condition of the roofs, and lack of proper cooling and dehumidification, may be the catalyst that vacates the entire facility until it can be properly remediated. City staff is working closely with consultants and contractors to expedite the permitting, procurement and identify the repair criteria in order to move forward with the immediate work necessary. The cost proposals requested incorporate the full scope of work to remediate and repair this building using the most expeditious method. Total project costs is currently unknown. Should you have any additional questions, please contact Adrian Morales at 305.673.7000 ext. 2932.

EXHIBITS:

Exhibit "A" O Cinema and Condemned Area Photographs
Exhibit "B" TLC Electrical 50 Year Recertification Report
Exhibit "C" Douglas Wood Structural 50 Year Recertification Report
Exhibit "D" O Cinema and Condemned Area Diagram

JLM/MT/AM/LA

LTC: Byron Carlyle Condition Update

Exhibit "A" O Cinema and Condemned Area Photographs

Image 01

Image 02

Image 03

Image 04

Image 05

Image 06

LTC: Byron Carlyle Condition Update

Exhibit "A" O Cinema and Condemned Area Photographs

Image 07

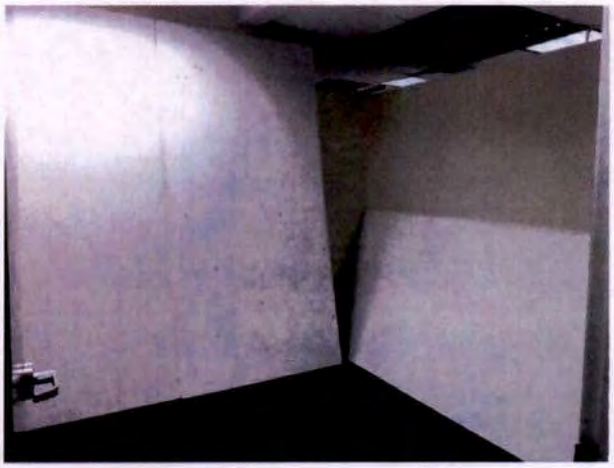

Image 08

Image 09

Image 10

Image 11

Image 12

LTC: Byron Carlyle Condition Update

Exhibit "B" TLC Electrical 50 Year Recertification Report

ENGINEERING
FOR ARCHITECTURE

Electrical 50-Year Recertification Report

Name: Byron Carlyle Theater

Location: 500 71st St.
Miami Beach, FL 33141-3018

Folio No: 02-3211-002-1070

Case No: Not Applicable

Date of Inspection: August 22, 2018

Present Use: Cinema / Theater

QUALIFICATIONS:

This Fifty (50) year Electrical Recertification site inspections and associated report were the work of TLC Engineering for Architecture South Florida Operations (Miami Office) under the direction of Ralph Baeza, PE, who is a Senior Electrical Engineer of the firm and a registered Professional Engineer in the State of Florida with the license no. 42641.

GENERAL DESCRIPTION:

The existing building is a two (2) story flat roof structure.

GENERAL PROCEDURE:

This inspection began at the exterior. It continued through the interior. The condition of the electrical distribution equipment, at the electrical/mechanical room and other areas inside the building where other panel boards are located were visually observed. The different visible electrical components such as lighting fixtures, wiring devices, safety switches and exposed conduit runs were observed throughout the whole building.

Refer to the "MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION" per Code of Miami-Dade County, Sec 8-11, Ordinance no. 01-112 for additional information.

LIMITATIONS:

1. No concealed spaces were exposed to view.
2. No instrumentation tests were performed.

3. No attempt was made to confirm or verify the original electrical design or to perform an exhaustive analysis of the electrical system.
4. As a routine matter, in order to avoid possible misunderstandings, nothing in this report should be construed as directly or indirectly as a guarantee of any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition at this date of the building based upon evaluation of observed condition to an extent reasonably possible.

DEFICIENCIES:

1. Visual observations of water damage to the electrical service 2-section panelboard assembly was observed in the main electrical room; the panelboard assembly is showing signs of corrosion. Refer to photo no. 1 of the document entitled "Byron Carlyle Theater Photographs".
2. Visual observations of water damage to conduit penetrations into the floor were observed in the main electrical room. There is a possibility that wiring located in these conduits may have been exposed to water intrusion and may be compromised. Refer to photo no. 2 of the document entitled "Byron Carlyle Theater Photographs".
3. Wooden pallets were observed on the floor of the main electrical room. It is TLC's understanding that the main electrical room is situated below the base flood elevation and that the pallets are for personnel to walk on when standing water is located within the room. This condition presents a safety hazard. Refer to photos no. 3 and 4 of the document entitled "Byron Carlyle Theater Photographs".
4. Some electrical equipment are showing signs of corrosion and need replacement. Refer to photos no. 5 and 6 of the document entitled "Byron Carlyle Theater Photographs".
5. Some electrical panelboards contain manufacturer labels by Frank Adam and are outdated and obsolete.
6. Countertop millwork located in front of panelboards 1LR2 and 1LR3 were observed; this condition is in violation of the National Electrical Code (NEC, 2014 edition), section 110.26 for required working clearances in front of electrical equipment.
7. A grounding electrode conductor connection observed in the main electrical room appears to show signs of corrosion. This condition might be a result of possible water damage experienced in the main electrical room. Refer to photo no. 7 of the document entitled "Byron Carlyle Theater Photographs".
8. Some emergency lighting fixtures do not appear to be working as intended. The replacement and addition of emergency lighting fixtures for life safety and path of egress is required.
9. The existing fire alarm system needs to be updated/replaced with voice communication for the type of occupancy classification. Refer to photo no. 8 of the document entitled "Byron Carlyle Theater Photographs".
10. New location of main electrical room and associated power distribution equipment situated above the base flood elevation is necessary.
11. The outdated and obsolete electrical equipment are recommended to be replaced with new.

We anticipate that the costs of completing the necessary electrical repairs will be approximately $562,000. TLC recommends that these corrective actions are reviewed by an electrical contractor and a professional estimator for a more accurate cost estimate.

Please do not hesitate to call me if you have any questions and/or comments.

Sincerely,

TLC Engineering for Architecture
Dr. Ralph Baeza, PE
Senior Electrical Engineer

LTC: Byron Carlyle Condition Update

Exhibit "C" Douglas Wood Structural 50 Year Recertification Report

DOUGLAS WOOD ASSOCIATES, INC.
STRUCTURAL ENGINEERS

September 10, 2018

Building Official
City of Miami Beach
Building Department
1700 Convention Drive
Miami Beach, FL 33139

Reference: **50-Year Recertification**
Byron Carlyle Theater
500 71 St., Miami Beach, Florida
Folio 02-3211-002-1070

Dear Building Official:

Our recertification report for the above referenced building located at 500 71 St. is attached. We have determined that some actions and repairs need to be accomplished before this building can be Recertified in conformity with the minimum inspection procedural guidelines as issued by the Miami Dade County Board of Rules and Appeals.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, the attached report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Sincerely,
DOUGLAS WOOD ASSOCIATES, INC.

Douglas Wood, P.E., SECB
President
P.E. #32092

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Building Department
1700 Convention Center Drive, 2nd FL
Miami Beach, Florida 33139
Telephone: 305-673-7610
http://www.miamibeachfl.gov/city-hall/building/

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - STRUCTURAL

INSPECTION COMMENCED
Date: 08/08/2018

INSPECTION COMPLETED
Date: 08/14/2018

INSPECTION MADE BY: Douglas Wood, P.E., &Fernando Martinez, E.I.

SIGNATURE: _____

PRINT NAME: Douglas Wood, P.E., SECB
Douglas Wood Associates

TITLE: President

ADDRESS: 5040 NW 7th St. Suite 820
Miami, Florida

E-MAIL: dwood@douglaswood.biz

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Byron Carlyle Theater

b. Street Address: 500 71 St. Miami Beach, Florida

c. Legal Description: NORMANDY BEACH SOUTH PB 21-54, LOTS 1-2-11 & 12 BLK 14, LOT SIZE IRREGULAR, OR 19658-4990 0501 3

d. Owner's Name: City of Miami Beach

e. Owner's Mailing and E-Mail Addresses: 1700 Convention Center Drive, Property Management Office
Miami Beach, FL 33139-1819

f. Folio Number of Property on which Building is Located: 02-3211-002-1070

g. Building Code Occupancy Classification: A-1 (Motion Picture Theaters) and B (office).

h. Present Use: Cinema theaters and office space.

i. General Description:

The building consists of two stories, two upper roofs, and five lower roofs (refer to Photograph No.1). The building is divided into two main areas (east and west sides). The east side is currently being used as a cinema theater (with occasional use as a venue for live music performance and religious services), and the west side was originally one cinema theater, but later divided into five cinema theaters. This western portion is currently unoccupied. The total floor area is approximately 28,300 sf. The building is generally constructed of masonry bearing walls with associated concrete tie beams and tie columns supporting the upper roofs (above theater spaces) which are framed out of steel deck on structural steel joists. Lower roofs are mostly framed out of reinforced concrete slabs supported by masonry bearing walls (and associated concrete tie beams and tie columns), except at the north façade (above lobby of currently active Cinema), with a portion consisting of steel deck on structural steel joists on structural steel beams and masonry bearing walls with associated concrete tie beams and columns. According to the drawings of the original construction, masonry walls are supported by grade beams and piles. Elevated floor systems consist of reinforced concrete slabs. The elevated floor of the east cinema theater consists of a stepped reinforced concrete slab supported by masonry walls. The floor system of the remaining portions of the east cinema theater and the west cinema theaters consist of sloped reinforced concrete slabs supported by grade beams on piles (not directly observed, deduced from illegible original plans). Portions of the building are below ground (i.e. restrooms near cinema lobby at east side and electrical room and adjacent areas). The floor systems of these underground portions consist of reinforced concrete slabs supported by grade beams on piles (not directly observed, deduced from illegible original plans), and walls are masonry with associated tie beams and tie columns. It is assumed that these underground walls are also supported by grade beams on piles. Additionally, there is an underground concrete-framed tank near the electrical room.

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j. Additions to original structure:
1) Elevated cold-formed steel-framed projection room and walkway were added to service the cinema theaters on the west side of the building (see Photographs 2, 3, and 4). Structural steel-framed exit staircase (see Photographs No. 5 and 6) was constructed to provide direct access from this projection room to the outside (south façade).
2) Stage for theater on the east side of the building. This stage consists of a prefabricated aluminum-framed platform (see Photographs 7 and 8). According to a label observed (see Photograph 84), it was manufactured by Wenger and is part of their versatile (i.e. removable) platform systems. The stage was raised in height (about 1 foot) with wood framing consisting of plywood panels supported by 2x4 wood plate/studs/sleepers bearing assembly (see .... CONTINUE ON ATTACHED SHEET

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant)

1. Bulging Fair to good
2. Settlement No significant settlement of structural elements was observed.
3. Deflections No significant deflection of structural elements was observed.
4. Expansion No structurally significant thermal movements were observed.
5. Contraction Only the typical material shrinkage cracks were observed, and these are not structurally significant.

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

1) Concrete column located in hallway adjacent to the underground restrooms (at the west side) is spalled at the base (refer to Photograph 12).
2) Concrete slab above the electrical room at the ground floor (at corner of room, towards South facade) in between the east and west sides of the buildings is spalled (see Photograph 13).
3) Exterior concrete beams at the north facade of the building are spalled at the bottom (see Photographs 14 and 15).
4) 2nd floor concrete slab in the south façade of the building (towards the center, above the men's restroom) has a large opening (about 9" in diameter) (refer to Photograph 16). Exposed reinforcement is observed at the perimeter of the opening as well as perpendicular narrow cracks. Additionally, a water tank seems to be bearing above this opening.
5) The structural steel supporting the theater sign (located at low roof near north.....CONTINUED ON ATTACHED SHEET

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Surface conditions vary from poor to good. See notes in sections 5, 6, 7, 8, 9, and 10.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

Numerous hairline to fine cracks in stucco, masonry, concrete and plaster as is usual for buildings of this type and age.

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Building Department
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e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Generally in fair condition, except as indicated in Sections 5, 6, 7, 8, 9, and 10.
f. Previous patching or repairs
No previous patching or repairs were observed.
g. Nature of present loading indicates residential, commercial, other estimate magnitude.
Theater and office for east portion of building. West portion of the building is currently unoccupied. Refer to section 1.j for a discussion on the effect of the additional load from stage and aluminum-truss frame on the east cinema theater's floor structure.

3. INSPECTIONS
a. Date of notice of required inspection Unknown
b. Date(s) of actual inspection 08/09/2018, 08/13/2018, & 08/15/2018
c. Name and qualifications of individual submitting report:
Douglas Wood, P.E., SECB, President, Douglas Wood Associates
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
N/A
e. Structural repair-note appropriateline:
1. None required
X 2. Required (describe and indicate acceptance)
See "Summary of Work Required" in attached sheet.

4. SUPPORTING DATA
a. This report (13 Pages) sheet written data
b. Photographs Nos. 01 through 85 photographs
c. None drawings or sketches

DOUGLAS WOOD ASSOCIATES, INC.
STRUCTURAL ENGINEERS
WWW.DOUGLASWOOD.BIZ
5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33126
T: (305) 461-3450 EMAIL: INBOX@DOUGLASWOOD.BIZ

DOUGLAS WOOD, P.E., SECB
FL P.E. 32092

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5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Fair to good
b. Clay tile or terra cotta units	None observed
c. Reinforced concrete tie columns	Fair to good
d. Reinforced concrete tie beams	Fair to good
e. Lintel	Fair to good
f. Other type bond beams	Not directly observed
g. Masonry finishes -exterior	
1. Stucco	Fair to poor (refer to section 2.b.13)
2. Veneer	Fair
3. Paint only	Fair to poor.
4. Other (describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier	None observed
2. Furring and plaster	Fair to poor. Furring and plaster has deteriorated in some areas due to water intrusion, particularly in the west side of the building (refer to section 2.b.19).
3. Paneling	Poor (see Photograph 39).
4. Paint only	Fair to poor
5. Other (describe)	N/A
i. Cracks	
1. Location – note beams, columns, other	Numerous narrow cracks throughout the exterior façades but not structurally significant.
2. Description	Narrow cracks, not structurally significant.
j. Spalling	
1. Location – note beams, columns, other	Concrete spalling was not directly observed in the masonry bearing wall construction. Refer to section 8 for reinforced concrete spalling.
2. Description	N/A
k. Rebar corrosion-check appropriate line	

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X	1. None visible (Rebar corrosion was not directly observed in masonry bearing wall construction)
	2. Minor-patching will suffice
	3. Significant-but patching will suffice
	4. Significant-structural repairs required

l. Samples chipped out for examination in spall areas:

X	1. No
	2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM

a. Roof

1. Describe (flat, slope, type roofing, type roof deck, condition)

The building's two upper roofs have hip slope. They consist of steel deck on structural steel joists bearing on masonry walls (refer to Photographs 42-45). Lower roof between the theaters at... CONTINUED ON ATTACHED SHEET

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

The low roof at the east side of the building is supporting one condensing unit and four package AC units. Low roof between east and west portions of the building is supporting one package unit and has three abandoned roof curbs (covered with metal) that used to support mechanical units (see Photographs 60 and 61). Western upper roof is supporting three package units and several exhaust systems. All package units are supported on roof curbs. .... CONTINUED ON ATTACHED SHEET

3. Note types of drains and scuppers and condition:

There are drains throughout the upper roofs with overflow scuppers around the perimeter curb (see Photographs 66 and 67). These drains are mostly located near the corners. Lower roofs also have drains with...CONTINUED ON ATTACHED SHEET

b. Floor system(s)

1. Describe (type of system framing, material, spans, condition)

The floor framing for the second floor consists of concrete slabs supported by concrete beams or masonry walls. The elevated floor framing for the east theater consists of a stepped reinforced concrete slab supported by columns and masonry walls. The remaining portions of the east theater's floor consists of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from original plans). ... CONTINUED ON ATTACHED SHEET

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

The upper roof steel joists were directly observed by removing ceiling tiles in a few locations of the east and west upper roofs (height was reached with a lift). Lower roofs' concrete slabs were directly observed from below in many locations since most lacked ceiling finish (i.e. slab above projection room of the east theater, storage room towards northeast corner of the building, etc). Steel joists in lower roof at the second level in the north portion of ... CONTINUED ON ATTACHED SHEET

7. STEEL FRAMING SYSTEM

a. Description

The upper roofs and the low roof at the north façade are framed of structural steel joists supported by masonry walls and structural steel beams. Additionally, the theater sign along the north façade is being supported by a structural steel assembly above the lower roof at the second level (at north façade) and composed of structural steel beams, steel posts connected to the roof structure, and steel cable lateral braces. Lastly, the projection ...CONTINUE ON ATTACHED SHEET

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b. Exposed Steel- describe condition of paint and degree of corrosion

Structural steel assembly at the second level (at the north facade) is exposed to the elements and mildly corroded (see Photographs 18, 19, and 20). Due to the corrosion, paint has, of course, deteriorated.

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

No fireproofing was observed in the structural steel framing.

d. Elevator sheave beams and connections, and machine floor beams – note condition:

There is no elevator in this building.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Generally, the concrete framing for this building consists of tie beams, tie columns, and lintels associated with the CMU walls, elevated reinforced concrete slabs supported by masonry walls and concrete and steel beams that are supported by concrete or steel (not directly observed) columns. Elevated seating area of the east theater is composed of a stepped reinforced concrete slab supported by columns and masonry walls. The remaining ... CONTINUED ON ATTACHED SHEET

b. Cracking

X 1. Not significant

2. Location and description of members affected and type cracking

c. General condition

Except as discussed in Section 8.d, concrete appears to be in good condition.

d. Rebar corrosion – check appropriate line

1. None visible

2. Location and description of members affected and type cracking

3. Significant but patching will suffice

X 4. Significant – structural repairs required (describe) Refer to sections 2.b.1, 2.b.2, 2.b.3, and 2.b.5.

e. Samples chipped out in small areas.

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☒ 1. No
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Windows along north façade, including box office, are aluminum-framed fixed panel windows. Lobby entry doors along north façade are aluminum-framed glass doors. Entry doors along the northwest, south, east,..CONTINUED ON ATTACHED SHEET
b. Anchorage- type and condition of fasteners and latches Not directly observed.
c. Sealant – type of condition of perimeter sealant and at mullions: Fair to poor condition. Perimeter sealant is missing or has deteriorated...CONTINUE ON ATTACHED SHEET
d. Interiors seals – type and condition at operable vents Not directly observed.
e. General condition: The exterior metal door and frame near the south end of the east façade are corroded at the base due to water intrusion (see Photograph 76). Metal door at other locations are lightly corroded (see Photograph 77).

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
The steps to access the stage of the east theater from the seating area are constructed of wood framing (see Photograph 34). This wood framing consists of plywood panels supported by 2x4 horizontal ... CONTINUED ON ATTACHED SHEET
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
None directly observed.
c. Joints – note if well fitted and still closed: Generally close fitted.
d. Drainage – note accumulations of moisture N/A
e. Ventilation – note any concealed spaces not ventilated: N/A
f. Note any concealed spaces opened for inspection: Wood framing of staircase to access stage was observed by temporarily removing the fabric curtain that obstructed the view. The wood framing built up above the stage was observed from a few discrete locations where there were side openings due to being next to a step or ramp.

1.j ... Photograph 9).

3) An independent (not connected to the structure laterally) aluminum truss frame was installed above the stage to support lighting and other theater equipment (see Photographs 79 to 82).

4) Ramp and floors for dressing rooms in the backstage of the east cinema theater were constructed as an addition to the original floor system according to permit records dated 2003.

5) The steel structure supporting the exterior theater sign at the north side of the building appears to be an addition to the original structure (see Photographs 10 and 11).

6) Ticket box office appears to be an addition to the original structure (see Photograph 85). It is aluminum-framed with fixed glass windows and walls made out of a composite material.

Structural Implications of Addition of Stage and Truss Frame in East Cinema Theater

Stage: The addition of a stage to the east cinema theater represents a likely increase in loading to an area of the structure which was likely not designed for this higher load. The Building Code requires a design live load of 150 PSF for stages, but only 75 PSF for auditoriums with fixed seating. It is not clear to DWA what was the original design live load for the east cinema theater from the available documentation (original drawings are mostly illegible). However, it is likely that it was significantly less than the required 150 pounds per square feet (PSF) of today's Building Code. As part of the records that DWA uncovered from the Building Department, there were structural calculations from a 2003 renovation where a concrete infill slab was added to provide for the dressing room floors. These calculations considered a design live load of 50 PSF for the portion of the stage, which is only one-third of the current Building Code required design live load.

It is important to note that, as indicated before, the stage structure is a versatile (i.e. removable) prefabricated aluminum-framed platform (see Photographs 7 and 8). DWA could not find Building Department records for the construction/installation of this stage system. According to the manufacturer, Wegner, the load rating for a similar system is 125 PSF, which is a little below the 150 PSF required by the current Building Code. Additionally, the wood framing used to raise the platform does not appear to have been engineered nor permitted, nor does it appear to be an approved addition to the Wegner aluminum-framed stage system.

Unless permit records are retrieved, DWA advises that the existing floor structure is checked for the additional stage loading. This may turn into a difficult task given that the existing drawings are not legible and therefore sizes and locations of structural members are not clear. Additionally, if the existing floor structure can withstand the imposed loads, the stage platform and its added raised floor should be confirmed to be adequate or be replaced with one of appropriate height and load rating (150 PSF).

Aluminum Truss Frame: The truss frame that supports the lighting, and other theater equipment, over the stage also represents significant additional load to the original floor structure that was likely not designed to resist this loading (see Photographs 79 to 81). These additional loads are of importance as the vertical loads from the frame are transferred to the floor structure through a limited area (base plate of the vertical member, see Photograph No. 82), and hence they are considered point loads rather than distributed loads. These vertical loads may be bearing on grade beams not designed for these loads, or directly on the reinforced concrete slab, which was most likely not designed for these point loads.

Unless permit records are retrieved, DWA advises that the existing floor structure is checked for the additional vertical loads from the aluminum truss frame. This may turn into a difficult task given that the existing drawings are not legible and therefore sizes and locations of structural members are not clear.

2.b

5) ... façade) is mildly corroded (see Photographs 18, 19, and 20).

6) Rooftop A/C package units at western upper roof are mildly corroded (see Photographs 21 and 22).

7) The roofing systems over all upper roofs and lower roofs are old and in general need of maintenance (see photographs 23-27 and 57-59).

8) Efflorescence was observed below the low roof slab located above projection room of cinema theater in the eastern portion of the building through cracks in the slab (see Photograph 28). This is likely the consequence of roof leakage. This may have been a previous leak.

9) Drain of low roof at 2nd floor is missing protective cover. Debris could potentially clog the drain (see Photograph 70).

10) Access roof hatch located at the east low roof is mildly corroded (see Photograph 29).

11) There is a small gap between the exterior adjoining stone tile at the northeast corner that might allow moisture ingress and therefore potential deterioration of structure behind (see Photograph 30).

12) Wall at northwest corner is cracked (see Photograph 31).

13) Steps to access stage of east cinema theater from the seating area are constructed of wood framing (see Photograph 34). The vertical members of this wooden staircase are constructed so that they transfer the load to the bottom wood plates that are bearing directly on the theater's carpet (see Photograph 35). Some of the vertical members, however, are not connected to the bottom plate (see Photograph 36). The framing of steps lacks bracing (they are not connected to the stage structure), and the assembly is not anchored to the floor.

14) The main stage structure, a versatile (i.e. removable) prefabricated aluminum-framed platform (see Photographs 7 and 8), has some legs that are bent or crooked (see Photograph 78).

15) In an area towards the front of the stage of the east cinema theater, loose C.M.U. and what appears to be a car jack are supporting the versatile (i.e. removable) prefabricated aluminum-framed platform (see Photograph 83). It is unclear why this extra support is needed at this location.

16) Existing wooden guardrail next to the access ramp in the northwest corner of the stage is loose (see Photograph 37). Existing metal railing at the northwest corner of the stage area (at the exit ramp to the dressing rooms) is also loose (see Photograph 38).

17) Cables providing lateral stability to the north façade's theater sign are loose (see Photograph 11).

18) There were moisture stains in at least a couple of locations of the ceiling of the first-floor office area (towards the north façade) (see Photograph 40). This may be related to water intrusion from the low roof at the north façade. DWA, however, inspected the underside of the roof structure at this location and did not find signs of significant structural deterioration (see Photograph 41).

19) Air conditioning unit in 2nd floor room at south end of the building, in between the east and west theaters, lacks exterior cover (see Photograph 17). This can potentially allow water intrusion and accelerate deterioration of adjacent concrete members (i.e. concrete spalling and corrosion).

6.a ... the east and west portions of the building (see Photograph 46) consists of a "flat" (with roofing sloped to floor drains) reinforced concrete slab supported by concrete beams, columns, and masonry walls (see Photograph 47). Lower roof at the second level in the north portion of the building is "flat" (with roofing sloped to roof drains) (refer to Photograph 48) and consists of steel deck on structural steel joists bearing on steel beams & concrete tie beams/masonry walls (see Photographs 49 and 50). Lower roof at northeast corner of the building and adjacent lower roof above hallway are "flat" (see Photograph 51) and consist of a reinforced concrete slab supported by masonry walls (see Photograph 52). Lower roof in the east side of the building (supporting mechanical equipment) is "flat" (with roofing sloped to drains) (see Photograph 53) and consists of a reinforced concrete slab bearing on concrete tie beams/masonry walls (see Photograph 54). Finally, the lower roof at the 2nd level towards the south façade (in between the east and west portions of the building) is flat (with roofing sloped to floor drain) (see Photograph 55) and consists of a reinforced concrete slab supported by concrete tie beams/masonry walls (see Photograph 56). The roofing over the two upper roofs and five lower roofs consists of built-up roofing systems. The roofing systems over all upper roofs and lower roofs are old and in need of maintenance (see photographs 23-27 and 57-59). No active water leaks were observed.

However, it appears that the concrete slab of the lower roof at the east side of the building has developed efflorescence through fine cracks as a result of moisture intrusion (see Photograph 54). This is likely due to wearing of the roofing, which has allowed moisture to penetrate the slab.

6.a.2 ... Condensing unit in lower roof at the east side of the building is supported on metal stands. One of the package units in the lower roof at the east side is being supported on a roof curb that is bigger than the unit (see Photograph 62). Several package units are not connected to their roof curbs, especially in the western upper roof and the lower roof between the east and west portions of the building (see Photographs 63, 64, and 65). Some units are missing enclosure panels (see Photographs 63 & 64).

6.a.3 ... overflow scuppers (see photographs 68, 69, and 70), except the lower roof at the second level in the north portion of the building, where there are only drains but no overflow scuppers (see Photographs 71 and 72). It is important to note that this low roof has an exterior opening on the inside (see Photograph 73) which would facilitate overflow drainage.

6.b.1 ....The floor framing of the west theaters consists of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from original plans). Remaining portions of the first floor consist of a reinforced concrete slab on ground spanning to grade beams and piles (not directly observed, deduced from original plans). Underground floors are assumed to be reinforced concrete slabs bearing on ground and grade beams and supported by piles.

6.c ... the building were observed by removing ceiling tiles in a few locations. The reinforced concrete slabs of the second floor were observed directly from below at several locations (i.e. electrical rooms and restrooms, etc.) and by removing ceiling tiles in a few locations. Stepped, reinforced concrete slab for the elevated seating area of the east theater was observed by removing ceiling tiles in the underground restrooms' ceilings.

7.a ... room and walkway added to service the cinema theaters on the west side of the building are framed out of cold-formed steel. This area has a structural steel-framed exit staircase.

8.a ... portions of the east theater's floor consist of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from illegible original plans). Seating area of the west theater is composed of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from illegible original plans). It is assumed that floor systems of the underground level consist of a reinforced concrete slab-on-ground supported by grade beams on piles. Walls are masonry with associated tie beams and tie columns, and are assumed to be supported by grade beams on piles. Additionally, there is a concrete-framed tank below the basement level, near the electrical room.

9.a ... and west façades consist of metal doors with metal frames.

9.c ... at some locations of the windows along the north storefront (see Photograph 74). Additionally, a pair of storefront doors at the north façade have a considerable gap between them (see Photographs 75).

10.a ... and vertical members. The vertical members of this wooden staircase are constructed so that they transfer the load to the bottom wood plates that are bearing directly on the theater's carpet (see Photograph 35). The framing of steps lacks bracing, and the assembly is not anchored to the floor. Additionally, the aluminum-framed stage structure was raised in height with wood framing consisting of plywood panels supported by 2x4 wood plate/studs/sleepers bearing assembly (see Photograph 9).

Summary of Work Required

1) Review structural implications from additional loading of the stage and aluminum truss frame on the east cinema theater's floor system (discussed in Section 1.j) and proceed accordingly.
2) Repair spall in concrete column located in hallway adjacent to the underground restrooms (at the west side) (refer to Section 2.b.1).
3) Repair spall in concrete slab above electrical room at the ground floor (refer to Section 2.b.2).
4) Repair spalled exterior concrete beams (refer to Section 2.b.3).
5) Reduce opening size in concrete slab above first floor men's restrooms (refer to Section 2.b.4) by drilling and setting dowels in epoxy and casting grout or concrete. Repair any existing cracks perpendicular to the opening.
6) Clean and remove all corrosion from structural steel supporting the theater sign (refer to Section 2.b.5). Afterwards, coat the steel with a corrosion inhibiting paint system.
7) If western upper roof A/C units will not be replaced, clean and remove all corrosion and coat with a corrosion-inhibiting paint system (refer to Section 2.b.6).
8) Provide maintenance to the roofing systems of the upper and lower roofs (refer to Section 2.b.7).
9) Remove efflorescence stains in concrete slab above projection room of cinema in eastern portion of the building and repair cracks (refer to Section 2.b.8).
10) Place protective cover on top of drain in low roof at the 2nd floor to avoid debris intrusion (refer to Section 2.b.9)
11) Clean and remove all corrosion from steel access hatch at the east low roof and coat with a corrosion inhibiting paint system (refer to Section 2.b.10).
12) Seal gap between the exterior tile at the northeast corner of the building to prevent moisture intrusion (refer to Section 2.b.11).
13) Repair cracks in concrete wall at the northwest corner of the building (refer to Section 2.b.12).
14) Wood-framed steps to access stage needs to be modified so that the wood framing bears directly on the reinforced concrete slab and not on the carpet. Provide lateral bracing to

steps (i.e. by connecting them to stage framing) (refer to Section 2.b.13). All vertical wood members must be fastened to the bottom wood plates.

15) Review all legs of the aluminum-framed, prefabricated stage platform system, to verify they are not bent or crooked (refer to Section 2.b.14). If bent or crooked, adjust leg appropriately.
16) Reason for extra support of stage platform at loose C.M.U. supports must be investigated (refer to Section 2.b.15). Appropriate supports should then be provided accordingly.
17) Reconstruct or modify wood guard rail next to the access ramp in the northwest corner of the stage (refer to Section 2.b.16) so that is stable.
18) Review attachments of metal railing at the northwest corner of the stage area (refer to Section 2.b.16) and adjust as appropriate so that it is stable.
19) Tighten cables that provide lateral stability to the north façade's theater sign (refer to Section 2.b.17).
20) Stand-mounted condensing unit in lower roof at the east side is missing a clip connector (at a corner) to the aluminum-framed stand (see Photograph 32).
21) Connect rooftop package unit in the lower roof between the east and west portions of the building (see Photograph 65) and three rooftop package units in the western upper roof (see Photographs 63 and 64) to the supporting curbs (refer to Section 6.a.2). Seal openings at missing enclosure panel locations with properly fastened sheet metal.
22) Review all metal doors and frames and clean to remove corrosion products (refer to section 9.e). Afterwards, coat with a corrosion inhibiting paint system.
23) Provide exterior cover to air conditioning unit in 2nd floor room at south end of the building, in between the east and west theaters, to prevent moisture intrusion (refer to Section 2.b.19.)

Additional Note: Based on our visual observations, verbal reports from the current building manager and the writer's personal experience, the below-grade areas of the building (restrooms, electrical room and adjacent rooms at the east end of the building and the low points of the west cinema theaters) regularly flood around high tides during the cycle of king tides. Over time, this saline water intrusion can potentially accelerate deterioration of the concrete structure in these areas (i.e. spalling an corrosion of reinforcement). While this condition does not present an immediate significant structural safety issue, this condition does present current safety issues (particularly relative to electrical systems) and potential health issues.

Photograph No. 1 - Overall Photograph of the Building

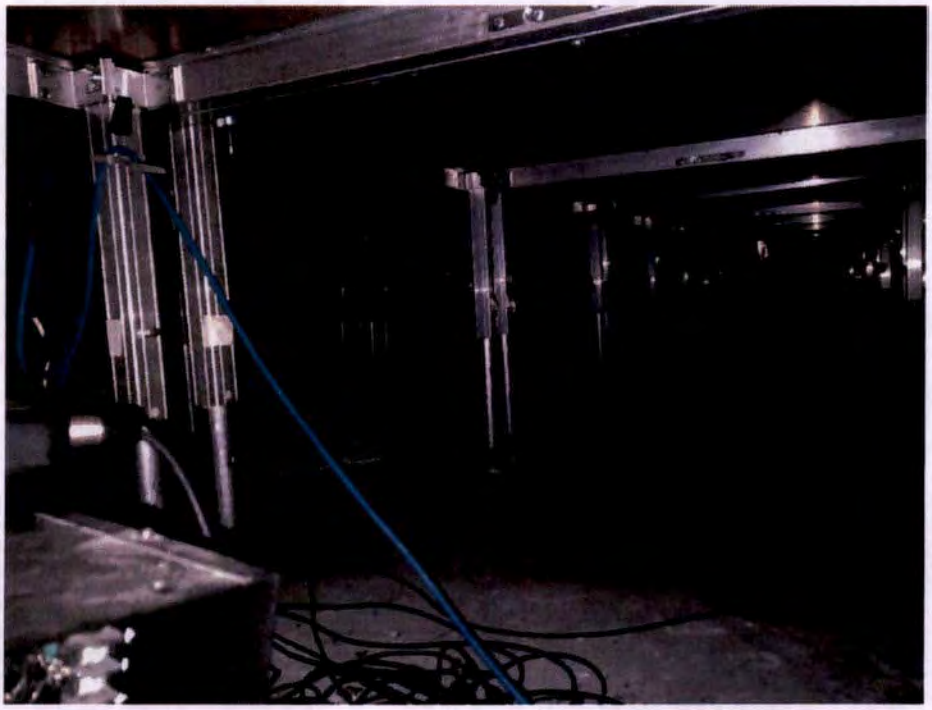
Photograph No. 2- Walkway to Elevated Projection Room for West Cinema Theaters

Photograph No. 3 - Projection Room for West Cinema Theaters

Photograph No. 4 – Floor framing of Projection Room for West Cinema Theaters

Photograph No. 5 – Steel-framed Exit Staircase for Projection Room of West Cinema Theaters

Photograph No. 6 – Steel-framed Exit Staircase for Projection Room of West Cinema Theaters



Photograph No. 7 - Aluminum-framed Stage Platform for East Cinema Theater

Photograph No. 8 - Aluminum-framed Stage Platform for East Cinema Theater

Photograph No. 9 – Built-up Wood Framing over Stage Platform for East Cinema Theater

Photograph No. 10 – Structural Steel supporting Theater Sign at North Façade

Photograph No. 11 - Theater Sign at North Façade

Photograph No. 12 – Spalled Concrete Column at Underground Hall

Photograph No. 13 – Spalled Concrete Slab above Electrical Room at Ground Floor

Photograph No. 14 – Spalled Exterior Concrete Beam at North Façade

Photograph No. 15 – Spalled Exterior Concrete Beam at North Façade

Photograph No. 16 – Opening in Slab above Men's Restroom (near South Façade)

Photograph No. 17 – Uncovered Air Conditioning Unit in 2nd floor Room at the South End of Building (Between east and West Theaters).

Photograph No. 18 – Corroded Structural Steel Supporting Theater Sign

Photograph No. 19 – Corroded Structural Steel Supporting Theater Sign

Photograph No. 20– Corroded Structural Steel Supporting Theater Sign

Photograph No. 21 - Rooftop Package Unit at Western Upper Roof

Photograph No. 22 - Rooftop Package Unit at Western Upper Roof

Photograph No. 23 – Deteriorated roofing at Eastern Lower Roof

Photograph No. 24 – Deteriorated roofing at Lower Roof at the 2nd Floor towards South Façade

Photograph No. 25 – Deteriorated roofing at Western Upper Roof

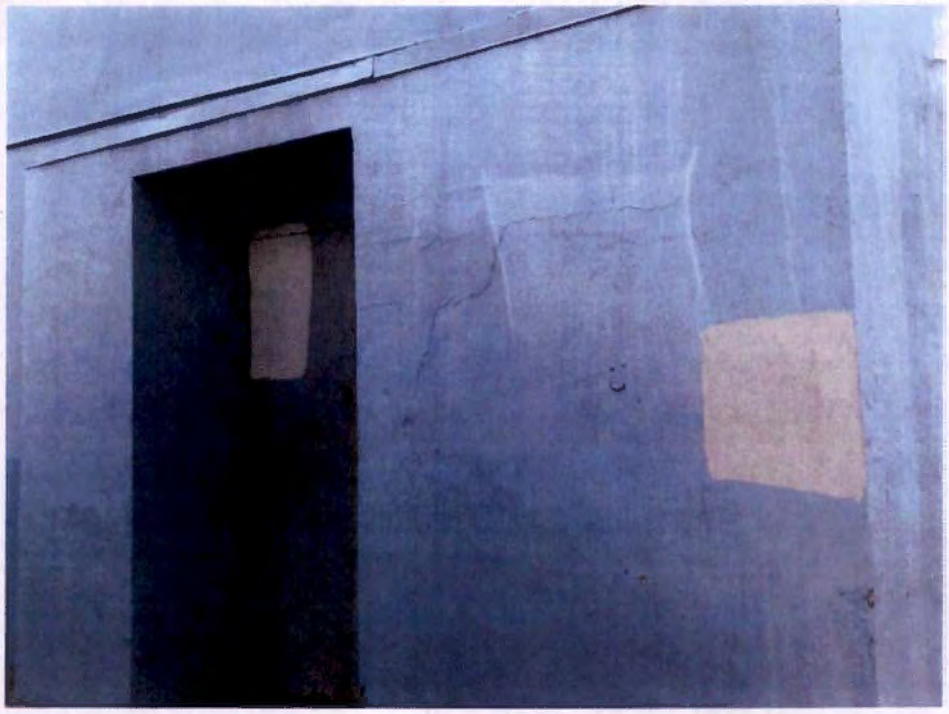
Photograph No. 26 – Deteriorated roofing at Western Upper Roof

Photograph No. 27 – Deteriorated roofing at Western Upper Roof

Photograph No. 28 – Efflorescence in Concrete Slab above Projection Room (East Side)

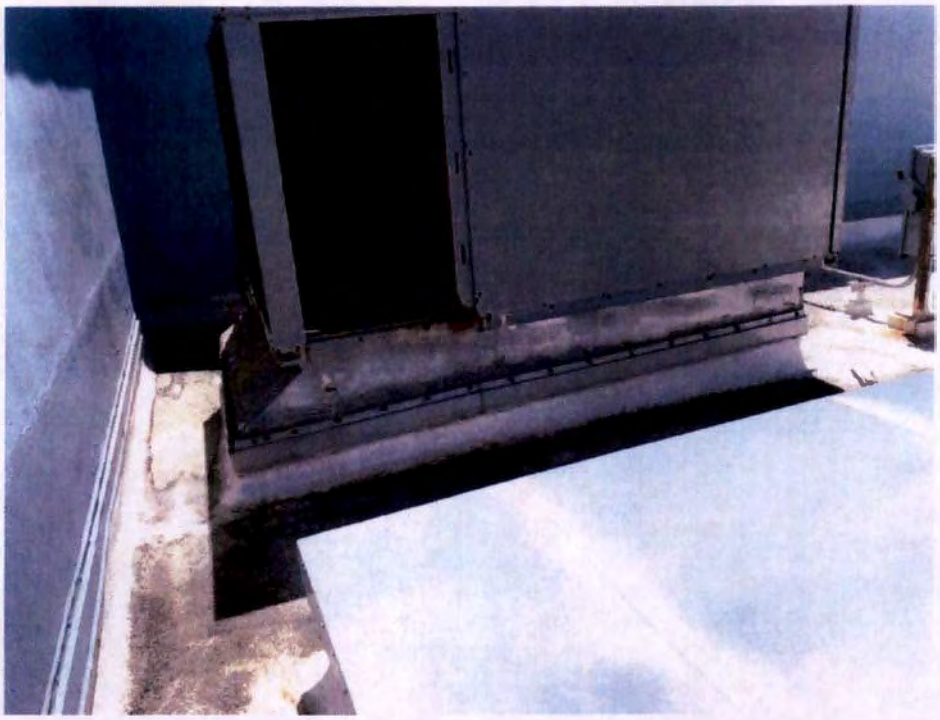
Photograph No. 29 – Roof Access Hatch (Lower Roof at East Side)

Photograph No. 30 – Gap at Exterior Tile at Northeast Corner

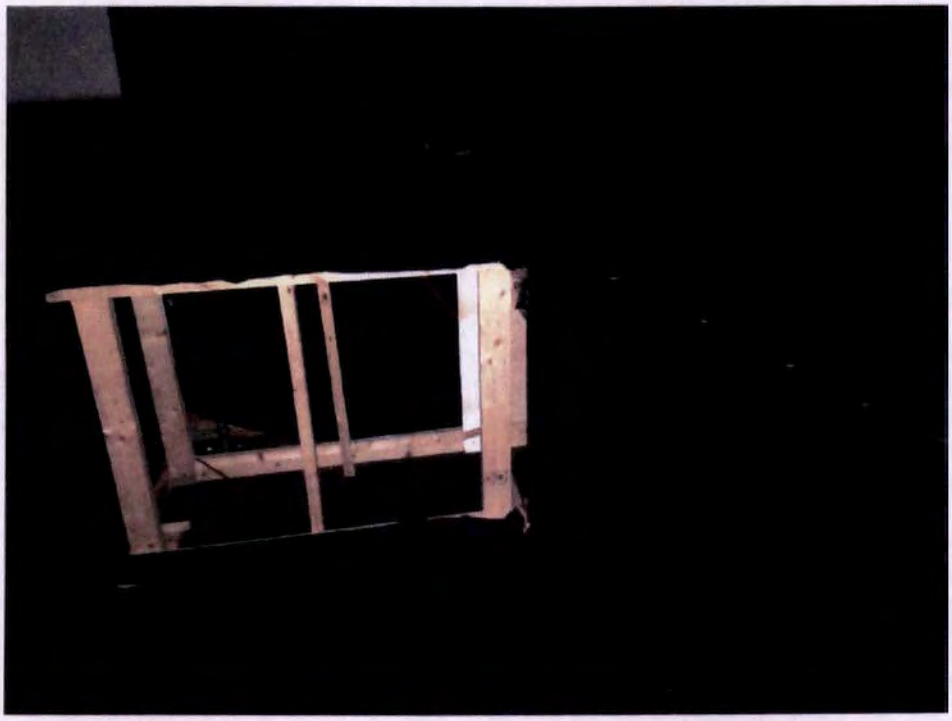


Photograph No. 31

Photograph No. 32 – Stand-mounted AC unit at Lower Roof at East Side



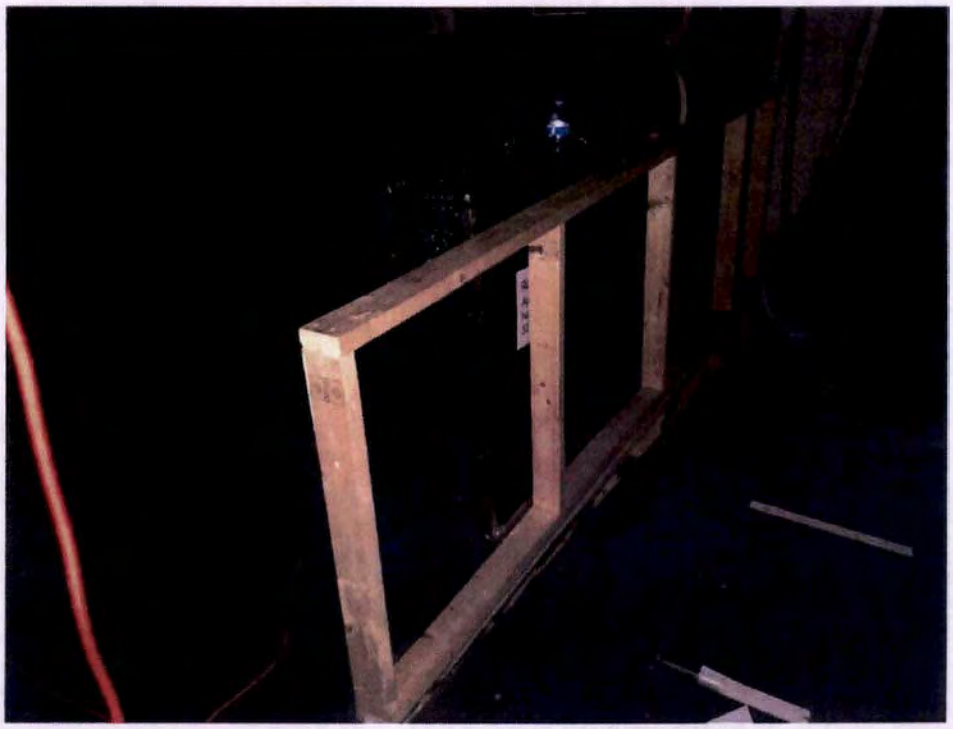
Photograph No. 33 – Rooftop Package Unit at Lower Roof between East and West Portions



Photograph No. 34 – Wood-framed staircase (East Cinema Theater)

Photograph No. 35 – Wood-framed staircase (East Cinema Theater)

Photograph No. 36 – Gap between vertical member and bottom plate



Photograph No. 37 – Loose Wooden Guardrail at East Cinema Theater

Photograph No. 38 – Loose Metal Guardrail at East Cinema Theater

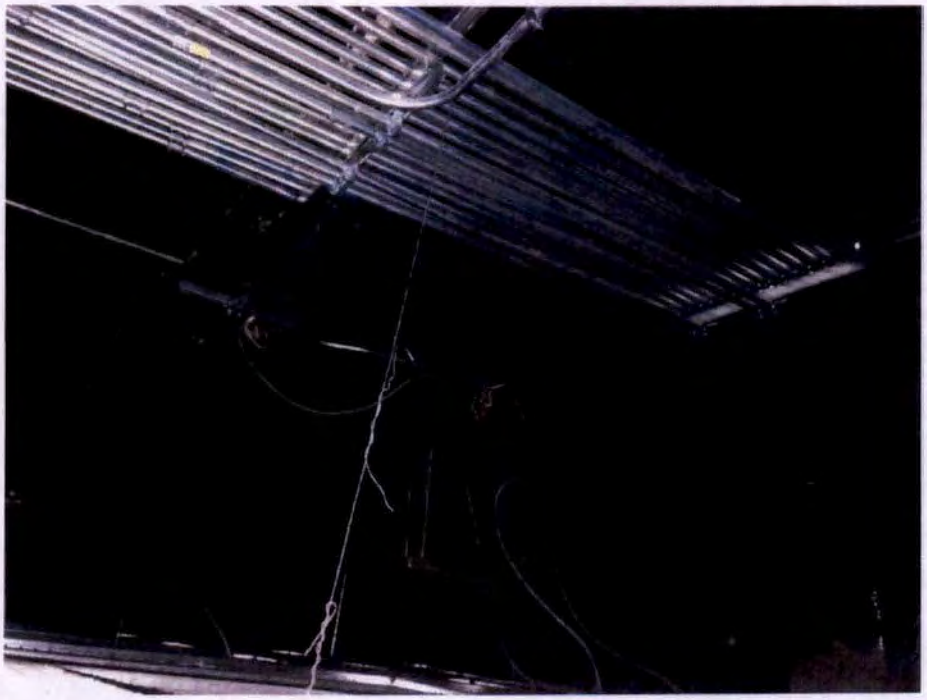
Photograph No. 39 – Deteriorated Interior Wood Paneling in 2nd floor Room at the South End of Building (Between east and West Theaters).

Photograph No. 40 – Stained Ceiling Tiles at Ceiling of First Level

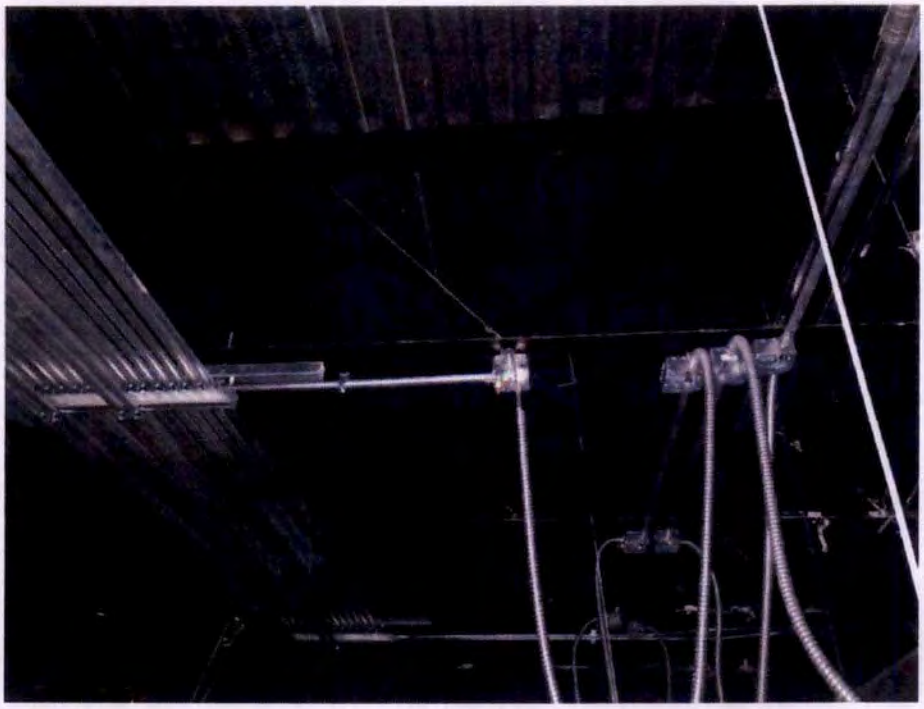
Photograph No. 41 – Underside of roof structure of Low Roof at North Façade

Photograph No. 42– Upper Roof of East Cinema Theater

Photograph No. 43– Upper Roof of West Cinema Theater



Photograph No. 44 – Underside of East Upper Roof Structure



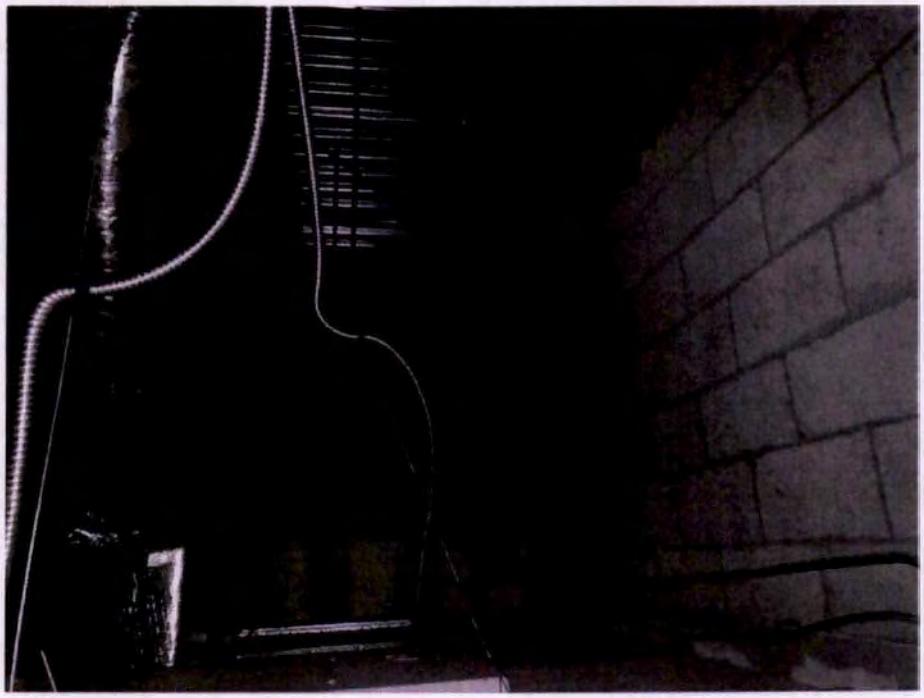
Photograph No. 45 – Underside of East Upper Roof Structure

Photograph No. 46 – Lower roof between the East and West Portions of Building

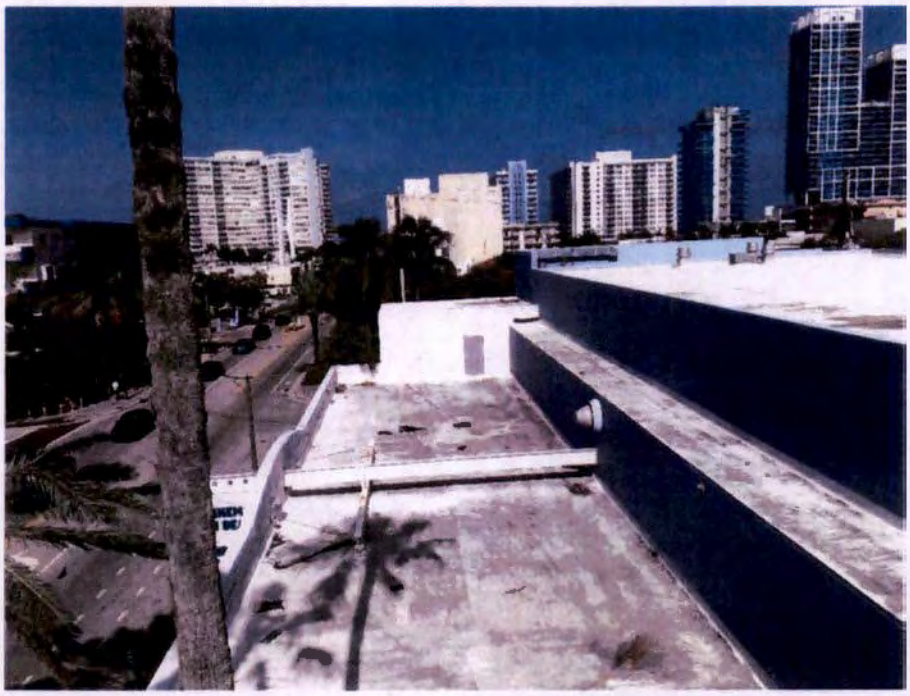
Photograph No. 47 – Underside of Lower roof between the East and West Portions

Photograph No. 48 – Low Roof at Second Level in North Portion of Building

Photograph No. 49 – Underside of Low Roof at Second Level in North Portion of Building



Photograph No. 50 – Underside of Low Roof at Second Level in North Portion of Building



Photograph No. 51 – Low Roof at Northeast Corner of Building and Adjacent Hallway

Photograph No. 52 – Underside of Low Roof at Northeast Corner of Building

Photograph No. 53 – Low Roof at East Side of Building

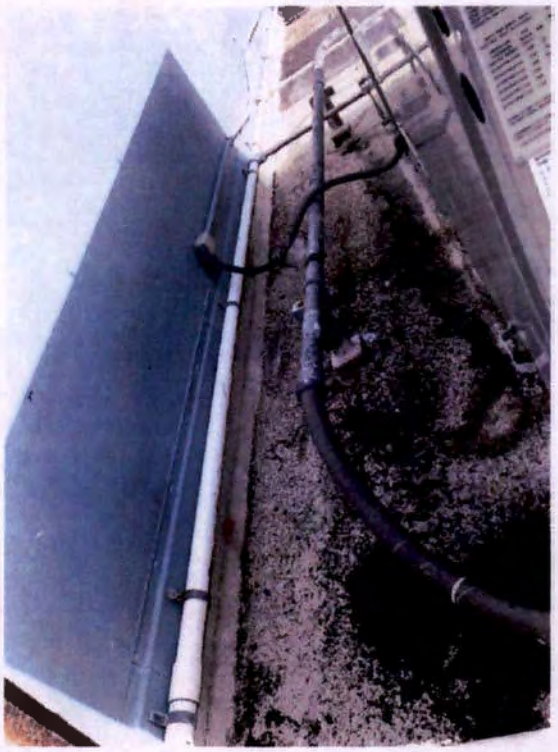
Photograph No. 54 – Underside of Low Roof at East Side of Building

Photograph No. 55 – Low Roof at East Side of Building

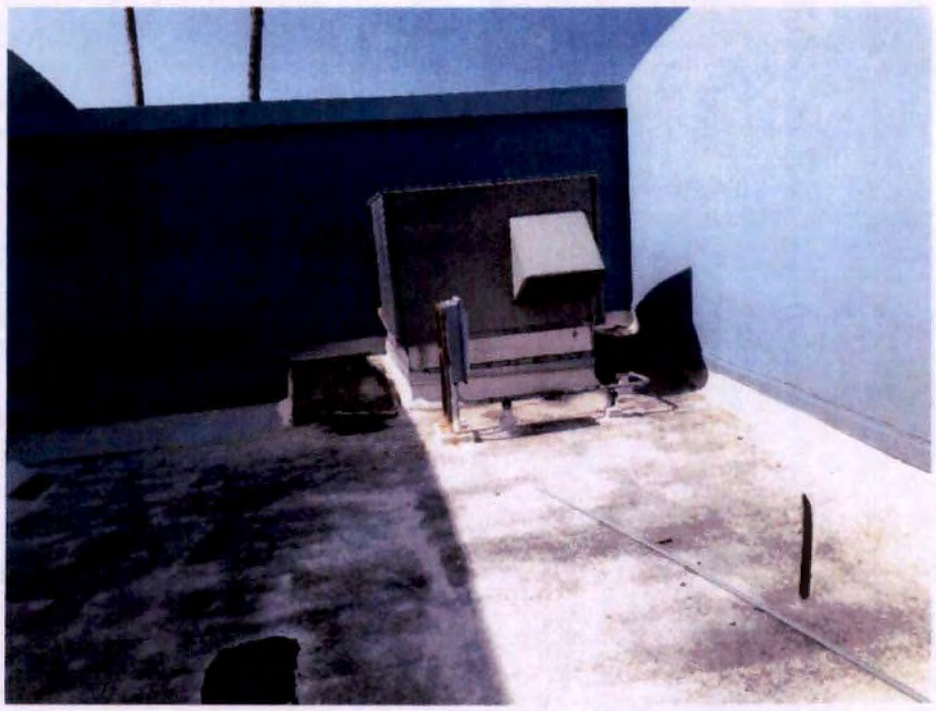
Photograph No. 56 – Underside of Low Roof at East Side of Building

Photograph No. 57 - Upper roof at west side of the building

Photograph No. 58 - Lower roof at east side of the building

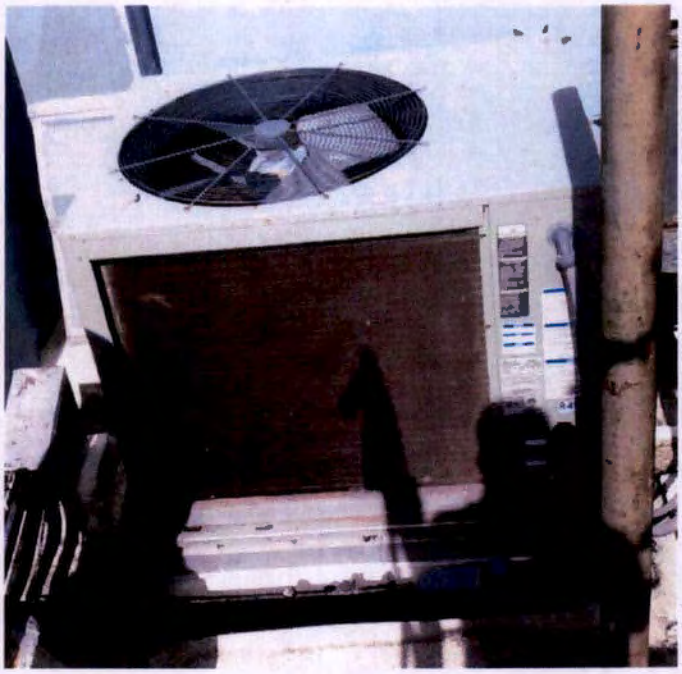


Photograph No. 59 – Lower roof at east side of the building



Photograph No. 60 – Covered Opening at Low Roof between East and West

Photograph No. 61 – Covered Opening at Low Roof between East and West



Photograph No. 62 – Condensing Unit Supported on Larger Roof Curb at Low Roof at East Side

Photograph No. 63 – Package unit Unconnected to Roof Curb at Western Upper Roof

Photograph No. 64 – Package unit Unconnected to Roof Curb at Western Upper Roof

Photograph No. 65 – Package Unit Unconnected to Roof Curb at Low Roof between East and West Portions

Photograph No. 66 – Westside upper roof

Photograph No. 67 – Eastside upper roof

Photograph No. 68 – Low roof at east side of building

Photograph No. 69 – Low roof between east and west sides of the building

Photograph No. 70 – Low roof at the second floor

Photograph No. 71 – Low roof at the second floor (north)

Photograph No. 72 – Low roof at the second floor (north)

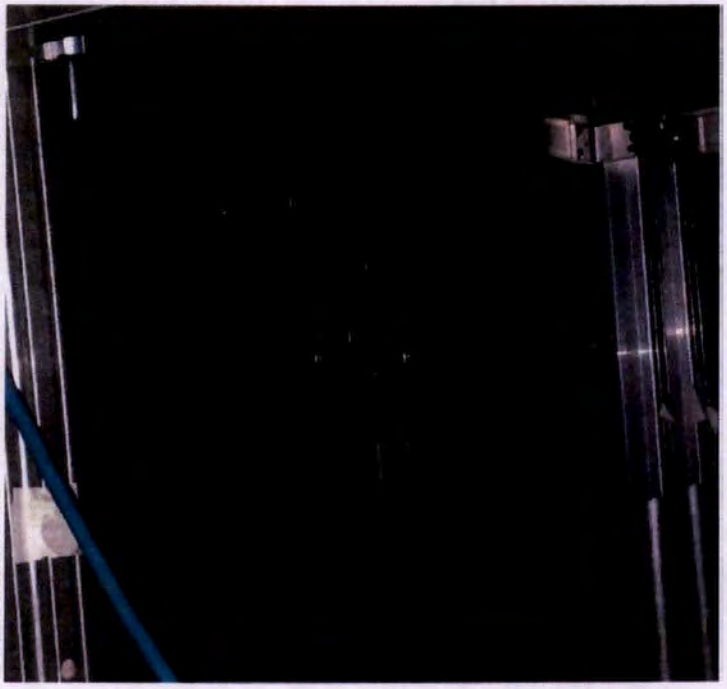
Photograph No. 73 – Low roof at the second floor (north)

Photograph No. 74 – Missing Sealant at Corner of Fixed Window of North Façade

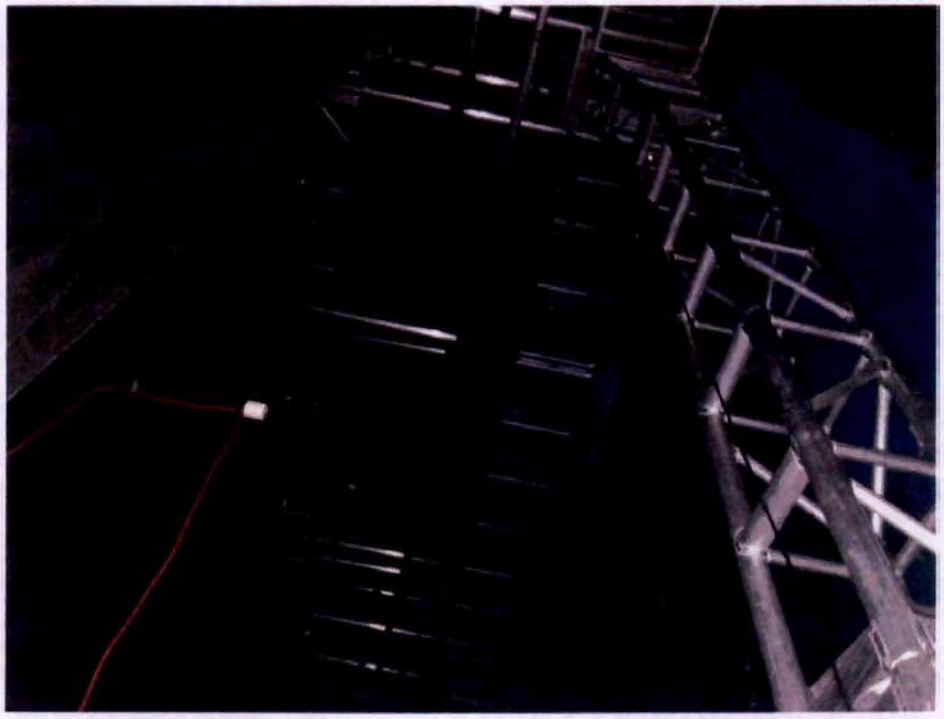
Photograph No. 75 – Considerable Gab between Pair of North Façade Doors

Photograph No. 76 – Corroded Exterior Door at Underground Electrical Room

Photograph No. 77 – Lightly Corroded Exterior Door at Steel-framed Exit Staircase for Projection Room of West Cinema Theaters

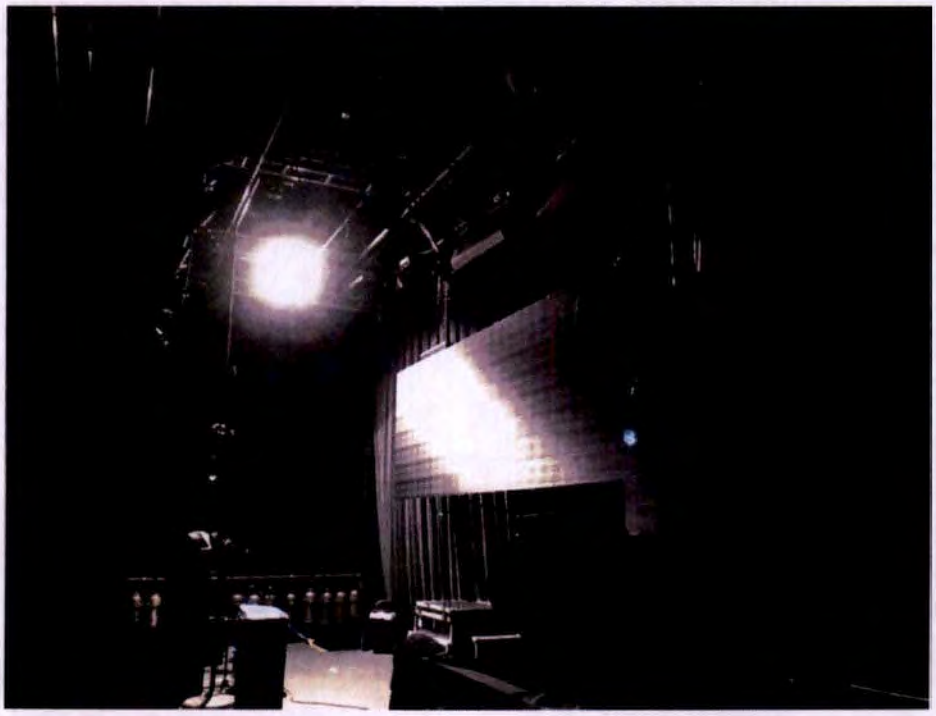


Photograph No. 78 – Crooked Leg of Stage's Aluminum-framed Platform



Photograph No. 79 – Aluminum Truss Frame for Lighting Support

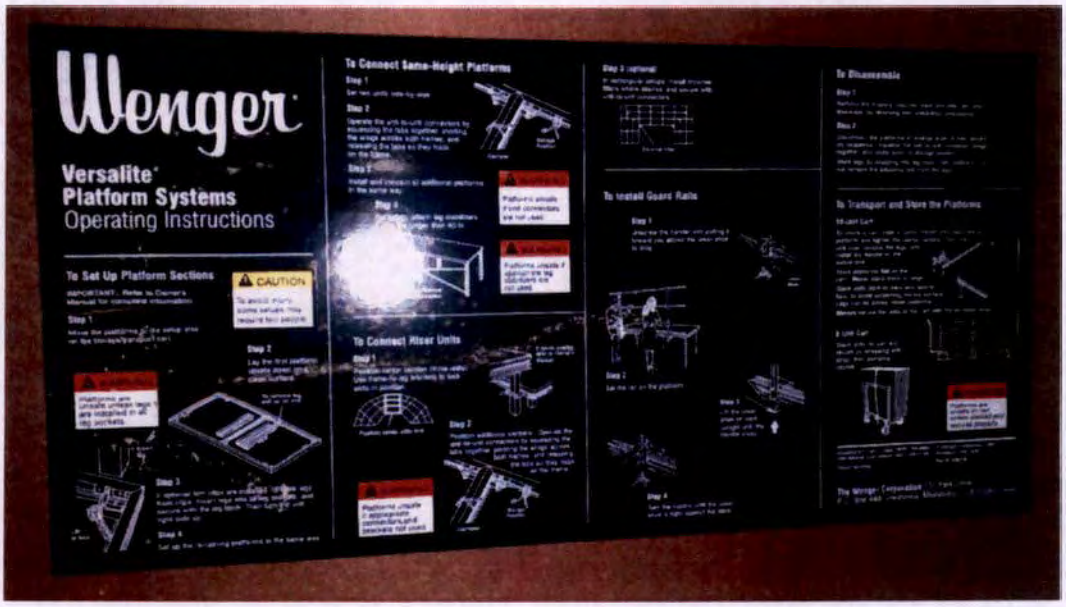
Photograph No. 80 – Aluminum Truss Frame for Lighting Support



Photograph No. 81 – Aluminum Truss Frame for Lighting Support

Photograph No. 82 – Aluminum Truss Frame Base Plate

Photograph No. 83 – Loose C.M.U. blocks Supporting East Cinema Theater Platform



Photograph No. 84 – Stage Versatile Platform System Label – East Cinema Theater

Photograph No. 85 – Ticket Box Office at North Façade

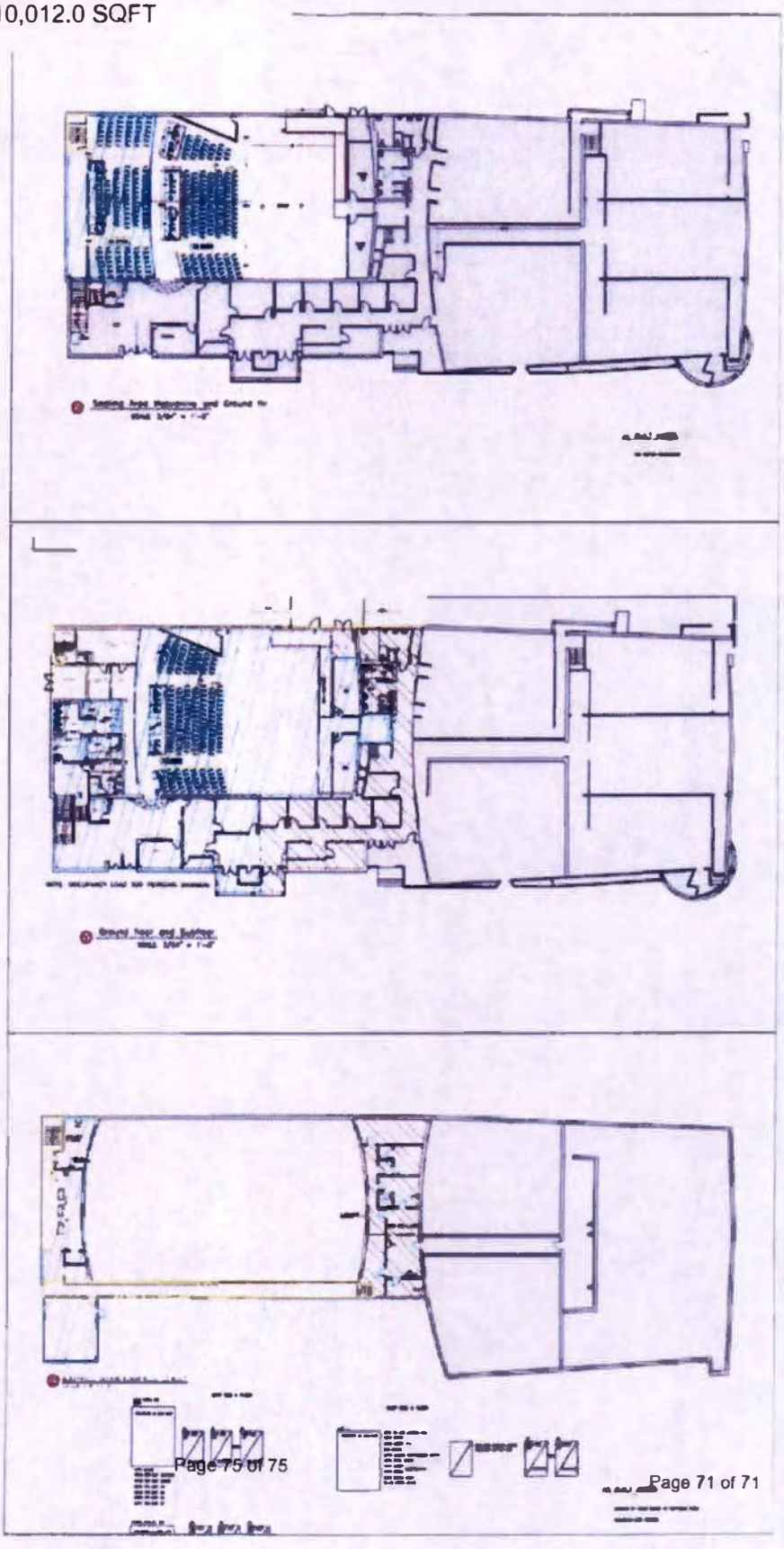
LTC: Byron Carlyle Condition Update

Exhibit "D" O Cinema and Condemned Area Diagram

Exhibit A

City of Miami Beach	3,995.6 SQFT	28.3%
O Cinema	10,647.4 SQFT	72.7%
Common Area	3,345.0 SQFT	
	17,988.0 SQFT	

Condemned Area 10,012.0 SQFT



This Conditions Assessment and Recommendations Report for the Byron Carlyle Theater will evaluate the current conditions of the building, and provide recommendations for improvements. The report will briefly recount the history and evolution of the theater leading to a description of its current condition; and how it may operate in the future, or be replaced with new construction, along with associated conceptual cost data. The report will provide recommendations to bring the existing building into an operational state and into compliance with current codes. This Study will also provide one building replacement concept. All scenarios presented will include a theater and / or cultural component to benefit the citizens of Miami Beach, and the region.

The Architect Engineer team reviewed available as-built documentation and visited the site to observe the current conditions of each building system. The existing building conditions, including a hazardous materials survey, are detailed in this report, along with recommendations for repairs and improvements to the venue, or building replacement.

Past studies for this site have ranged from a partial building renovation to a development proposal which illustrated maximizing the current development rights of the site. As the building has been largely underused since the City purchased it in 2001, and it has been completely vacant for approximately two years, this report considers what is required to extend the entire existing building's life, and an option to replace the building with one of similar size and programming as new construction. There is no current program for the building. Use as a theater, a cultural center, arts or film center, a museum, a business incubator, university use, and / or leasable tenant space for commercial or educational uses are some possibilities.

This Study was conducted in the compressed time frame of six weeks. Partial drawings provided from the original construction were not completely legible. Overall, the building structure appeared to be in good condition for its age. Additional testing of the existing structural systems, particularly at the ground floor where flooding has occurred over time, will be a critical element in any future development of the building.

The AE team includes:

- M. C. Harry & Associates, the Prime Consultant – Architecture, Planning and Interiors services
- Miller Legg - Civil Engineering & Flood Proofing consulting related services;
- Douglas Wood Associates - Structural Engineering related services;
- Basulto & Associates Consulting Engineers - Mechanical, Electrical, Plumbing and Fire Protection related services;
- Edward Dugger + Associates - architectural acoustics, AV systems, theatrical design related services;
- Gallagher Bassett Technical Services - materials testing services including asbestos, mold/mildew, and lead paint.

HISTORY OF THE BUILDING

1968: Byron and Carlyle Theaters designed by A. Herbert Mathes for Wometco Enterprises opens with two movie theaters; Byron Theater with 590 seats and Carlyle Theater with 993 seats.

1979: Theater developed into a triplex theater.

1986: Theater developed into a multiplex theater, with a total of 7 theaters.

1991: Remodeling of theater including interior restrooms, exterior North Elevation marquee parapet and new sign, addition of decorative circular and square “portholes” on all elevations, and addition of neon.

2001: Theater purchased by the City of Miami Beach. Interior of Lobby remodeled for City offices which remain today.

2004: East (Byron) Theater renovated to accommodate performance art and movies. Stage Door Theater Company begins operations.

2006: Feasibility Study conducted for development of West Auditoriums. Project was not built.

2014: O Cinema begins operations at the Byron Theater for film presentations.

2017: Miami Beach voters approve Town Center upzoning which includes Byron Carlyle site.

2018: Electrical 50 year recertification study and Structural study limited to electrical room, completed. Water Damage Assessment and Remediation study completed.

2019: Theater Closed. City advertises RFP to redevelop the Theater site.

2021: City Commission rejects proposal to redevelop / sell the Theater.

The building is not classified as Historic. Throughout the proposals over the years that have involved possible redevelopment of the Theater, the community has consistently demonstrated a strong interest in retaining the building as a performing arts space and / or a Cultural Center for the North Beach neighborhood, the City of Miami Beach, and the region.

EXECUTIVE SUMMARY

The Byron Carlyle Theater building's structural shell is in good condition considering its age, but all exterior doors and storefronts, and all interior systems and finishes must be replaced to extend the life of this building. As such, this report examined two options for the complete renovation of the building, and one option to replace the building.

The North Beach community and the Miami Beach City Commission have expressed interest in exploring various uses for the building, primarily as a theater or cultural center, but also considering potential use as a museum, a business incubator, university use, gallery space, artist studios, a film or arts center, retail, or office space.

This study includes a Theater option in both Renovation scenarios, suggesting a Multi-Use Theater which would offer flexibility of programming for the City with the intent of maximum activation of the building. The space could operate as a traditional theater, and also accommodate banquets, concerts, dancing, fitness classes, theater in the round, films, lectures, or other uses that a large level floor could host. Architecturally, the renovation options suggest returning some of the exterior elements of the building to their original 1968 appearance.

The existing structure is assumed to have been built to 1968 code requirements. Today's code requirements for wind and flood resiliency will require significant reinforcing of the ground floor slab, the exterior walls, and some upgrade to the roof structure. This required work could be considered constructing a building within a building, which is challenging but possible.

The New Construction option considers a new ground-up building of the size and programming included in Renovation Option 2. The existing theater building would be demolished.

Renovation Option 1: Multi-Use Theater + Tenant Space

Total Project Cost: $15,447,257

Renovation Option 2: Multi-Use Theater + Cultural Center

Total Project Cost: $19,921,788

New Construction: Renovation Option 2 with a new building shell

Total Project Cost: $22,014,868

Total Project Cost = Construction Cost, Furniture, Fixtures, and Equipment, Permit Fees, Contractor General Conditions, Overhead and Profit, Insurance and Bond, and Design Fees.

General Description

The Byron Carlyle Theater is currently vacant and contains one large theater on the east side of the building and the remnants of five movie theaters within the single original theater shell on the west side of the building. All theater areas have sloping floors which have a high point at or above existing grade and then slope downward below grade. The theater experiences flooding in king tides and severe storms, and water damage in the large theaters and other below grade areas of the building was evident.

Lobby:

The theaters are connected by a Lobby along 71st Street with varying floor elevations, lower at the east theater lobby and higher at the west theater lobby. In 2001, offices were built out which replaced much of the original Lobby. The east theater lobby as it exists today is only a small portion of the original total Lobby area.

East Theater:

The Byron Theater was originally a 590 seat movie theater and is currently configured for performance and film presentations. Access to the theater is directly from the Lobby, without a sound and light lock vestibule separating the spaces. The sloping floor has some fixed seating remaining though covered with debris, a small storage room, a stage area with a truss support structure for lighting and rigging installed on top of the existing floor slab, two dressing rooms without restrooms, and an exit door and a set of doors for receiving on the south wall. Many support spaces typically needed for a successful performing arts theater use are missing. There is a Parterre raised seating area at the east end of the room accessed only by a mezzanine corridor reached from the Lobby via a stair and ADA wall mounted lift. The east theater is served by restrooms located on a below grade level beneath the Parterre. This area is not ADA accessible and a single occupant ADA toilet room is provided on the lobby level. The below grade level also contains the FPL Vault, main electrical room, mechanical spaces and lift station. Water damage was evident throughout this below grade floor which regularly floods.

West Theater:

The Carlyle Theater was originally a single 993 seat theater and is currently split into five movie theaters. All are vacant, without any screens, furnishings, seating or fixtures. The only constructions remaining are the acoustic tile ceiling and grid, some flooring, the partitions between the theaters and corridor, the mezzanine level that housed the projection equipment, and an associated exit stair. The concrete frame and CMU of the exterior walls are visible. The west theater is served by a set of small restrooms, located between the two theater volumes, which were updated around 2011.

THE SITE

Folio: 02-3211-002-1070
The Theater Building sits on a single property 250 feet wide by 101 feet deep for a total of 25,250 SF. The building takes up almost the entire footprint of the site. According to Surveys received, there is a utility easement along the north edge of the site for an overhead electrical line. In the existing condition, the Theater Building is within the utility easement by approximately five feet. If the Theater site is developed as new construction, it is our assumption that the overhead line and the associated easement could be eliminated as adjacent development projects in progress have indicated removal of this same line on their properties. Per latest Zoning requirements there are 10 foot setbacks on the three street sides of the site, and the theater could not be re-built with the same footprint it has today.

Folio: 02-3211-002-1090
Immediately to the south and toward the west half of the Theater Building site, the City of Miami Beach owns a surface parking lot 50 feet wide by 125 feet deep for a total of 6,250 SF. The lot is currently configured with as parking with 13 standard spaces, 1 ADA space, 1 motorcycle space, and a turn around and building loading area for the Theater.

Across Byron Avenue toward the east, the City owns a surface parking lot with 28 standard spaces and 2 ADA spaces. This lot is only considered in this Study for its potential use as parking for the Theater. The development of this lot is not included in this Study.

NEIGHBORHOOD / ZONING

The Byron Carlyle Theater is located in the Town Center Central Core District of the North Beach neighborhood in the City of Miami Beach. Planning efforts for North Beach included the 2016 Plan NoBe by Dover Kohl & Partners which engaged with the community and identified opportunities for development of the neighborhood. In that report, the Theater site was recommended for the City to develop as a potential catalyst project to encourage further development in the area. In 2017, voters approved the zoning change which created the North Beach Town Center Districts, which increased development rights in the area. This zoning change has resulted in several multistory multiuse projects in various states of development and approval in the Town Center Districts.

Zoning:

GU Government Use District

The Theater site and adjacent south and east City owned parking lots are GU zoning.

Main Permitted Uses: Government buildings and uses, including but not limited to parking lots and garages; parks and associated parking; schools; performing arts and cultural facilities; monuments and memorials.

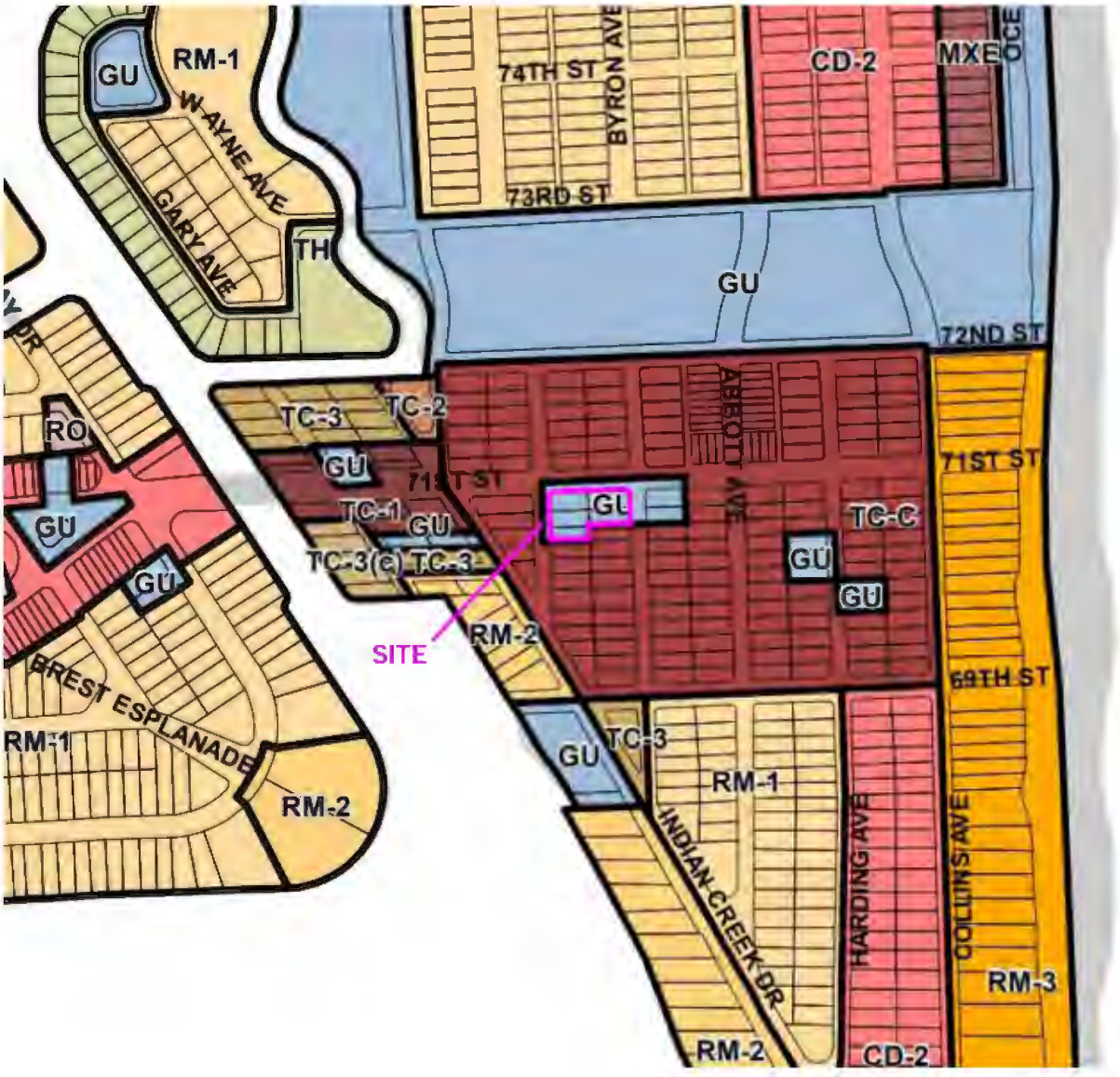
Development regulations shall be average of surrounding districts requirements.
The Theater site is entirely surrounded by TC-C Town Center Central Core District.

TC-C Town Center Central Core District

The proposed uses being considered for this site in this report are allowed either as a Main Permitted Use or as a Conditional Use.

Maximum FAR: 3.5
Maximum Building Height: 125 feet (base maximum height)

Setbacks:	Grade to 55 feet	55 feet to max. height
71st Street	10 feet	25 feet
Byron Avenue	10 feet	10 feet
Carlyle Avenue	10 feet	10 feet
Interior Side	0 feet	30 feet
Rear abutting parcel	0 feet	30 feet



THE BUILDING

Occupancy

The Theater is an Existing Assembly space and is currently vacant.
When it was last operational, the building was used for its intended function.

Existing Occupancy:

Assembly Group A-1	FBC-B 303.2

Possible Future Occupancy:

Assembly Group A-1	FBC-B 303.2	Theater
Assembly Group A-3	FBC-B 303.4	Cultural Center (Community Hall, Exhibition Hall)
Mercantile	FBC-B 309.1	Tenant (Retail, Market, Department or Drug Store)
Business	FBC-B 304.1	Educational occupancies above 12th grade

FBC 508: Mixed Use and Occupancy:
508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building.

Construction Type

Florida Building Code 7th Edition, 2020

Existing Building: Area: 25,360 SF Type II-B Construction minimum required
2 stories above grade
Height: 38 feet
Equipped throughout with an automatic sprinkler system per 903.3.1.1
Roof structural members do not have fire protection

Renovation Option 1: Area: 25,314 SF
Renovation Option 2: Area: 32,470 SF
New Construction: Area: 32,470 SF*
* same area as Ren. Opt. 2 to simplify cost comparison

Type II-A Construction	FBC-B 602.2, Table 504.3, Table 504.4, Table 506.2	
Maximum Height Allowed	85 feet	Occupancy Type A-1, A-3, M, B
Stories Allowed Above Grade	4 stories	Occupancy Type A-1, A-3
	5, 6 stories	Occupancy Type M, B
Maximum Area Allowed	46,500 SF	Occupancy Type A-1, A-3
	64,500 SF	Occupancy Type M
	112,500 SF	Occupancy Type B
Fire Resistance Requirements	Type II-A	FBC-B Table 601
Primary Structural Frame	1 hour	
Bearing walls, Exterior	1 hour	
Bearing walls, Interior	1 hour	
Floor Construction	1 hour	
Roof Construction	1 hour (or 0 hour)*	

* Table 601 Footnote b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below.

Type II-B Construction	FBC-B 602.2, Table 504.3, Table 504.4, Table 506.2	
Maximum Height Allowed	75 feet	Occupancy Type A, M, B
Stories Allowed Above Grade	3 stories	Occupancy Type A-1, A-3, M
	4 stories	Occupancy Type B
Maximum Area Allowed	25,500 SF	Occupancy Type A-1
	28,500 SF	Occupancy Type A-3
	37,500 SF	Occupancy Type M
	69,000 SF	Occupancy Type B
Fire Resistance Requirements	Type II-B	FBC-B Table 601
Primary Structural Frame	0 hour	
Bearing walls, Exterior	0 hour	
Bearing walls, Interior	0 hour	
Floor Construction	0 hour	
Roof Construction	0 hour	

The following options are only based on the conceptual designs included in this Study.

No program or design has been developed beyond conceptual level.

Options:	Renovation Opt. 1	Renovation Opt. 2	New Constr.
SF Approximate	25,314 SF	32,470 SF	32,470 SF
	A-1: 15,742 Other: 9,572	A-1: 15,742 A-3: 16,728	A-1: 15,742 A-3 or M: 16,728
Main Occupancy:	A-1	A-3	A-3 or M or B
Occ. Separation FBC Table 508.4	1 hour if M or B	None	A-3 & A-1: None M / B & A-1: 1 hour
Construction Type Required	II-B minimum	II-A minimum	A-3: II-A min. M or B: II-B min.

Alteration Level

Depending on the extent of renovation undertaken during a fixed period of time, the applicable Alteration Level for construction projects at the Theater per FBC-Existing Building could vary.

Alteration Level 1:	A project to replace finishes and equipment to serve the same purpose. Example: An interior design project that does not affect building systems.
Alteration Level 2:	A project that includes the reconfiguration of space, window or exterior door replacement, reconfiguration or extension of any system, or the installation of additional equipment.
Alteration Level 3:	A project where the work area exceeds 50 percent of the building area.

Based on the anticipated renovations identified in this report, the scope would be Level 3.

Flood Elevation

See Site Civil section of this report for additional information.

Current Required Minimum Finish Floor Elevation at the project site is 9.0' NGVD.

A Survey of the Building elevations was provided for this Report. Based on survey information, the existing floor slab at east part of lobby is approximately 4.5' below the required elevation.

The renovation options in this Study suggest "substantial improvement" per code. Due to the significant elevation difference between the existing building level and the required minimum elevation, all renovation options for in this Study suggest the building be floodproofed as permitted by City of Miami Beach Ordinance Sec. 54-48. This study proposes the complete removal of all existing below grade spaces and all ground floor slab assemblies throughout the building, to be replaced with a single, continuously level slab at roughly the elevation of the existing east lobby. The new slab will be designed to resist hydrostatic and hydrodynamic loads as required by code. All exterior openings, whether existing or proposed, would be floodproofed with the use of a flood panel system. Existing exterior walls would be treated up to the current required flood level height with waterproofing, and be reinforced to resist flooding loads.

Amount of Exits and Plumbing Fixtures Requirements

The building last functioned for its intended use. A complete Life Safety study was not part of this Report's scope. Our assumption is there was adequate egress provided from the building for its current configuration. For any future renovations proposed at the building, the egress capacity should be reviewed at that time.

Similarly, a plumbing fixture study was not included in the scope of this report. This report's renovation options suggest the relocation of all public restroom facilities in the building to improve resiliency in the case of the east restrooms, and to free up space for theater support areas at the west restrooms. Future renovations will need to provide code compliant fixture count at a minimum.

CONDITIONS ASSESSMENT

Exterior Building Elements

Roof:

A Roof Report was not received for this Study. All roofing, terminations, caps, curbs and accessories are recommended for a complete replacement. The roof consists of nine separate flat roof areas with built-up roofing membranes supported by either a concrete deck, or steel deck and lightweight concrete on prefabricated steel bar joists. Over the theaters, the top chord of the joists is sloped slightly to assist drainage slope. Future re-roofing over theater areas should take acoustics into consideration. Based on record documents received, the existing roofing over the east portion of the building is 19-20 years old, and the roofing over the west portion is 25-30 years old. All roof areas were worn, cracking was noted, and the low parapet walls had no caps. For added protection, a future project could consider bringing the roofing up an over the parapet and covering with a new cap. Any new cap locations should be carefully coordinated with the existing architecture. The existing rooftop HVAC equipment and exhaust fans were corroded and not functional and must be replaced, along with new curbs. In at least one location, the equipment was close to the roof edge, where a guardrail is required by current code and was not present. Depending on future design, some existing roof openings will need to be structurally closed, and / or new openings created.

Stucco / Exposed Aggregate Finish:

The building has a two main wall finishes; smooth stucco, and exposed aggregate plaster finish. Some minor cracking was noted, but generally the stucco was in acceptable shape. See Structural section of this report for cracking repair information. Depending on future new roofing design, re-working of the existing stucco on parapets may be needed. The exposed aggregate finish appeared to be in acceptable shape. Along the north wall of the Carlyle Theater, applied boards were present at the location of the former Bas Relief sculpture that was original to the building. Destructive investigation was not performed, so the condition of the wall behind the boards is unknown.

Building Entrance Parapet & Marquee:

The original building had a low profile horizontal parapet with an integral marquee bookended by large building signage on the north face, “BYRON” at east end and “CARLYLE” at west end and additional signage at east and west faces. See photo in Historic Photos section. The currently existing north entrance parapet was constructed in 1991, at which time it raised the height of the original parapet significantly, with a curved element at the center, in part to obscure the new steel beam required to support the blade marquee introduced at that time. Faux ‘portholes’ were installed, as well as a backlit sign mounted to the parapet. Faux portholes in round and square shapes were introduced on all facades in the 1991 renovation.

Stone Facing at North Facade:

On each side of the box office, an existing beige marble stone wall finish original to the building contains movie poster display boxes. The stone turns the corner at each set of entrance doors and continues up to the door or into the interior. The stone is two-toned, with polished faces around the edges and a rough finish in the middle. Two cables supports for the marquee are attached through the stone to the building. The stone is in good condition and is recommended to remain and be protected from damage in a renovation.

Exterior Building Elements (continued)

Lighting:

Generally, architectural lighting was absent from the exterior of the building. Utilitarian lighting was only present along the south side of the building, with one fixture at west façade, and none at the east façade. At the north main entrance façade, other than the marquee and backlit "Byron Carlyle" sign, the only lighting was below the canopy ceiling at the entrance. There is also existing neon on the north façade, which did not appear to be functional. Future renovations should include new architecturally appropriate exterior lighting to meet code required light level standards. The building would also benefit from additional architectural lighting, particularly on the 71st Street side where up-lighting could be located in the existing planters at the east and west ends of the building.

Doors - Storefront:

At the Lobby entrance, the existing storefronts appear to be original to the building, and at the end of their useful life. Following the various heights of the Lobby slab, the bases of doors are at different levels. Where the marble wall finish exists, the stone stops and starts at each side of the existing frame, so careful removal and new installation of storefronts is required to protect the stone, which would remain in a renovation. There are four installation locations; one set at east end of the Lobby, one set at west end of Lobby, and two additional sets, one on each side of the box office. The east and west sets consist of two pairs of 5'-0" width doors, which do not comply with current egress or ADA codes. These doors must be replaced with doors that allow at least 32" clear width each leaf for ADA and egress. This will reduce the amount of leaves which can fit within the existing openings. Future door sizing should be coordinated with egress requirements. New glass sidelights, transom panels, and structural supports will be required.

Doors – Hollow Metal:

Almost all of the existing exterior hollow metal doors were inoperable or required significant effort to open due to rust and deterioration. All exterior doors and frames should be replaced. In two locations, pairs of 5'-0" width doors are provided at egress locations. This size does not comply with current egress codes and must be replaced with doors which allow at least 32" clear width for ADA and egress. This will reduce the amount of leaves which can fit in the existing opening, or may require the enlargement of the existing opening, dependent on future door sizing to be coordinated with egress requirements. Changes in opening sizes may require masonry and finishes work.

Windows

The building has no windows, except at Storefronts and Box Office.
See Doors – Storefront and Box Office sections.

Box Office:

The Box Office, an element of the original building, is constructed of lighter construction than the rest of the building; steel and metal infill panels. In a major renovation, this element should be rebuilt to contemporary standards, for wind resistance, flood proofing, and with new transaction windows.

Exterior Building Elements (continued)

Building Exterior Work - for HVAC replacement

The Mechanical section of this report recommends complete replacement of HVAC equipment. Most of the existing HVAC equipment is roof mounted. Significant alteration of the building facades to accommodated new HVAC installation is not anticipated. Some new roof openings or closing of existing openings is expected.

Pedestrian / Vehicular / Bicycle Access:

Primary access to the building is on 71st Street. A vehicular drop off area exists on 71st Street directly in front of the Box Office and extending to Byron Avenue. At the west end of the theater, a bus and trolley stop exists on 71st Street with a dedicated bus lane, and bench. There are five bicycle parking racks in front of the building along 71st Street. There are two City-owned parking lots adjacent to the theater for a total of 44 spaces. Per past reports about the property, from the previous use of the building there is a credit of 165 parking spaces remaining toward future development requirements. This information is from 2006, and would have to be confirmed with the Planning Department. As parking count is tied to building use, when a program is developed for the site, the parking count will have to be addressed at that time.

Interior Building Elements

The building is vacant and most of the finishes and equipment have been removed. In the Byron Theater, the fixed seating, ceiling and grid, and stage truss remain. In the Lobby, the office partitions and floor finishes exist. The restrooms are all tiled on walls and floors and have their fixtures. In the Carlyle Theater, only the partitions, ceiling and grid, some flooring, and the second floor projection booths remain. On the second level, a small AHU, and an existing projector remains. Electrical panels exist throughout the building but were not functional. A fire sprinkler system exists throughout the building.

With the exception of the marble walls in the Lobby, there were no interior finishes or equipment found that are recommended to remain.

Hazardous Materials

Asbestos, mold & lead paint studies were conducted for this report. See Section 12 for reports.

Asbestos:	Low quantities of material were found to contain asbestos, which will require abatement. The amount and cost is small relative to the overall project.
Mold:	No active mold found.
Lead Based Paint:	None of the samples collected had results at or above the USEPA level for lead-based paint.

RECOMMENDATIONS

If retention of the original building structure is pursued, a complete renovation is recommended. Any partial renovation will not address the many deficiencies of the building which have contributed to its current state. The entire building interior should be renovated by removing all remaining partitions, finishes, and fixtures down to the shell of the building. All mechanical, electrical, fire alarm, fire protection equipment, and wiring should be completely removed. The existing floor slab has various elevations, and is below grade in several areas. Complete removal of the entire ground floor slab including below grade areas is recommended. Complete re-roofing is recommended, including replacement of all drains, scuppers and piping. Re-painting the entire building is recommended. Some exterior restoration to approximate its original appearance is suggested, including removal of all decorative 'portholes', and restoration of the marquee parapet to its original height.

Miami Beach Code allows floodproofing in lieu of raising the building floor level to the current flood elevation requirement, which is approximately 4.5 feet above the current floor level. To meet current code requirements and maximize the future functionality of the building, a new continuously level floor slab is recommended. The slab would be built on new piles, and the new structure would support any new reinforcing needed for the existing exterior walls and roof structure to resist current requirements for flood and wind loads. The new slab level would be roughly at the elevation of the existing east lobby. In coordination with the new reinforcing for flood loading at walls, a new flood panel system would be introduced at all doors, storefronts, or new windows. See Site Civil and Structural sections of this report for additional information.

Byron Theater / Lobby

All interior furnishings, fixtures and equipment are recommended for removal, including acoustic ceiling and grid, seating, and stage truss system. The east wall of the theater at the projection booth is to remain. A new set of retractable seating would be placed on the east wall, and a pipe grid system installed below the roof structure throughout the room to allow maximum flexibility of use, across various possible configurations, supporting new lighting and curtains. The program proposed is a Multi-Use Theater allowing flexibility within a single space to host a variety of uses; various theater / performance arrangements, music rehearsal space, band / dancing venue, lecture / film presentations, gallery, banquet, fitness / dance classes, and community gatherings. See Theatrical Consulting section of report for additional information.

Below Grade Areas:

At east side of the building, the below grade area which includes the theater restrooms, FPL Vault, Main Electrical Room, mechanical space, and lift station should be demolished entirely and all those functions raised up to the new floor level, or some equipment located above current minimum flood level. The FPL Vault and Main Electrical Room could be re-constructed above 9.0' NGVD.

Parterre:

The Parterre is the existing raised seating area built of concrete at the east end of the Byron Theater. It is located over the Below Grade Areas noted above. To maximize the functionality of the building for the community, the Parterre is suggested for complete removal, and replacement with a level floor slab at the new building-wide elevation. The associated vestibule, stair and ADA lift would be demolished. New supports would be installed to carry the Second Floor Projection Booth structure above. This will create a larger flat floor within the same building volume, to allow for the implementation of a multipurpose space.

Lobby:

The Lobby is recommended for a return toward its original size, creating a pre-function space while also accommodating the functional needs of a theater including a sound and light lock entrance to the Byron Theater, accessible restrooms with ample fixtures, offices, storage, and box office. The Lobby should be able to function as a venue on its own, and also offer connectivity to the Carlyle Theater as it was originally designed. As the program of the Carlyle Theater is unknown, this report considers the possibility of a Cultural Center or a Tenant Space.

Concession:

A new concession is proposed along the 71st Street lobby between the two theaters, to allow operation independently or while either or both venues are in use.

New Backstage:

The existing venue is lacking many backstage functions essential to the successful operation of a theater. See Ancillary Space Architectural Criteria in the Theatrical Consulting section of this report. Between the existing theater volumes, at the current location of restrooms for the west theater, the renovation options propose this location for a new, entirely ADA compliant backstage area including receiving area, scene shop, green room, dressing rooms with restrooms, and prop and lighting storage on the second floor. To allow access between the receiving area and the storage spaces, and to provide a code compliant exit from the second floor, a new stair is proposed in this area with direct egress to the exterior.

Carlyle Theater

Option 1 - Tenant:

In this option, the east theater would be leased. The single volume space of over 9,500 SF with approximately 30’ clear height to structure could appeal to a tenant such as a market, drug store, large retail store, or food hall. The space could also be divided up into smaller tenants.

Option 2 – Cultural Center or similar:

In this option, the east theater would be developed into a community space. In this study, Cultural Center programming is indicated as an example. With the height available, a second floor level is built within the space. Suggested programming includes additional support areas and a rehearsal space for the Multi-Use Theater, which could also be used as a performance or meeting space, a public Community Lobby, adjustable sized meeting rooms or classrooms, gallery space, artist studios and a maker space. Other potential uses for the east theater are a film or arts center, a museum, a business incubator, university use, or office space.

Stairs:

In the east theater, an existing stair installed in the 1980s for the second floor projection booths would be removed. In Renovation Option 2, new stairs would be required for second floor egress directly to the exterior, and a new public grand stair is also proposed.

New Construction

In the renovation options, working within the existing building shell in order to preserve the original architecture and maintain the familiarity of the existing building within the community will present logistical and physical challenges during construction. Additionally, hidden and unforeseen conditions may exist that could affect the project.

As an alternative, this report considers constructing the same size building as presented in Renovation Option 2 as New Construction. The current zoning requirements reduce the site buildable area slightly, though the same program can fit. This option assumes the existing FPL overhead line along the south side of the site can be removed as is occurring on neighboring development sites for the same line. As the City owns the parking lot directly to the south, a new construction project could include that lot. This project only considers building new on the existing theater lot.

- END OF DOCUMENT -

Exhibit C

MIAMIBEACH

OFFICE OF THE CITY MANAGER

NO. LTC# 452-2021 LETTER TO COMMISSION

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: October 26, 2021

SUBJECT: **Byron Carlyle Survey Results**

The purpose of this Letter to the Commission is to provide an update on the survey results for the Byron Carlyle Theater. Following Commission direction, staff engaged the market research firm ETC Institute to better understand the community's desires for the future of the Byron Carlyle site.

ETC Institute began contacting residents during the week of September 13, 2021 and provided the final results on October 15, 2021. The firm obtained a total of 571 completed surveys from residents with a precision of at least +/- 4.2% at the 95% level of confidence.

Pursuant to the directives issued on September 30, 2021 by the Mayor and City Commission, the Administration will obtain proposals from independent Planning and Architecture firms to conduct community outreach efforts, engage the public and provide viable options for the Byron Carlyle Theater. After proposals are provided, a community outreach plan will be presented to the City Commission for approval.

Attached are the final results and report of the survey for your review. Should you have any questions, please contact Neighborhood Affairs Manager Kevin Pulido.

ATH/ KP

Exhibit C

City of Miami Beach

Byron Carlyle Theater

…helping organizations make better decisions since 1982

2021

Submitted to the City of Miami Beach:
ETC Institute
725 W. Frontier Lane,
Olathe, Kansas
66061
October 15, 2021

ETC INSTITUTE

The City of Miami Beach
Byron Carlyle Theater Survey
Executive Summary

Overview

ETC Institute administered an online community interest and opinion survey for the City of Miami Beach. The purpose of the survey was to gather community feedback on the Byron Carlyle Theater.

Methodology

ETC Institute administered the survey by inviting randomly selected residents to participate via email and text message. The survey was conducted entirely online. The goal was to obtain completed surveys from at least 400 residents. The goal was exceeded with a total of 571 residents completing the survey. The overall results for the sample of 571 residents have a precision of at least +/-4.2% at the 95% level of confidence.

This report contains the following:

- Charts showing the overall results of the survey (Section 1)
- Tabular data showing the overall results for all questions on the survey (Section 2)
- A copy of the survey questions (Section 3)

Major Findings

Awareness of the Byron Carlyle Theater
Seventy-percent (69.5%) of respondents indicated they are familiar with the Byron Carlyle Theater. However, only half (49.5%) of respondents indicated they have ever visited the Byron Carlyle Theater.

Public Space Preferences
Respondents were provided four (4) options for addressing potential changes to the Byron Carlyle theater and they were asked to indicate which option they most prefer.

- 29.6% of respondents indicated they preferred moderately renovating the existing theater and maintaining public access and use,
- 29.4% of respondents indicated they preferred fully renovating the exiting theater no matter the financial cost to maintain public access and use,
- 28.6% of respondents indicated they either don't have enough information to have an opinion (23.2%), selected an option labeled "none of these options" (4.8%), or they did not provide a response (0.6%),
- 7.2% of respondents indicated they preferred demolishing and redeveloping the theater via lease or sale of the property though a public-private partnership and maintaining public access and use, and

- 5.2% of respondents indicated they preferred demolishing and redeveloping the theater via lease or sale of the property though a public-private partnership without public access and use.

Overall, most respondents indicated they would prefer to renovate the theater while significantly fewer respondents indicated they would prefer to demolish and redevelop the theater regardless of the public use factor.

Public Space Use

Respondents were asked to indicate what the top priority for how renovated or redeveloped public space should be used.

- 45.7% of respondents selected combined theater and cinema,
- 22.9% of respondents selected combination retail, theater/cinema, and housing space,
- 12.9% of respondents selected community flex space
- 9.6% of respondents selected theater,
- 7.5% of respondents selected cinema, and
- 1.5% of respondents did not select a response

New Movie Preferences

Respondents were asked to indicate their preferred way to watch new movies.

- 63.9% of respondents selected a paid streaming service (e.g., Netflix, Hulu, HBO Max),
- 32.2% of respondents selected at a movie theater,
- 2.9% of respondents selected they prefer to way for the movie to become available on DVD, and
- 1% of respondents did not provide a response.

Conclusions

Most respondents (69.5%) indicated they are familiar with the Byron Carlyle Theater. Most respondents (59%) indicated they would prefer to moderately of fully renovate the existing theater and maintain public access and use. Only 29.4% of respondents indicated they would prefer the full renovation no matter the cost to maintain public access and use, while 29.6% of respondents prefer a moderate renovation while maintaining public access and use.

Although most respondents indicated renovated or redeveloped space should have some cinema component a greater majority indicated they prefer to watch new movies on a paid streaming service such as Netflix, Hulu, or HBO Max which suggests that most respondents would not prefer to see new movies at a renovated or redeveloped public space with a cinema feature.

Exhibit C

Charts and Graphs

Exhibit C

Are you familiar with the Byron Carlyle Theater?

by percentage of households (excluding "not provided" responses)

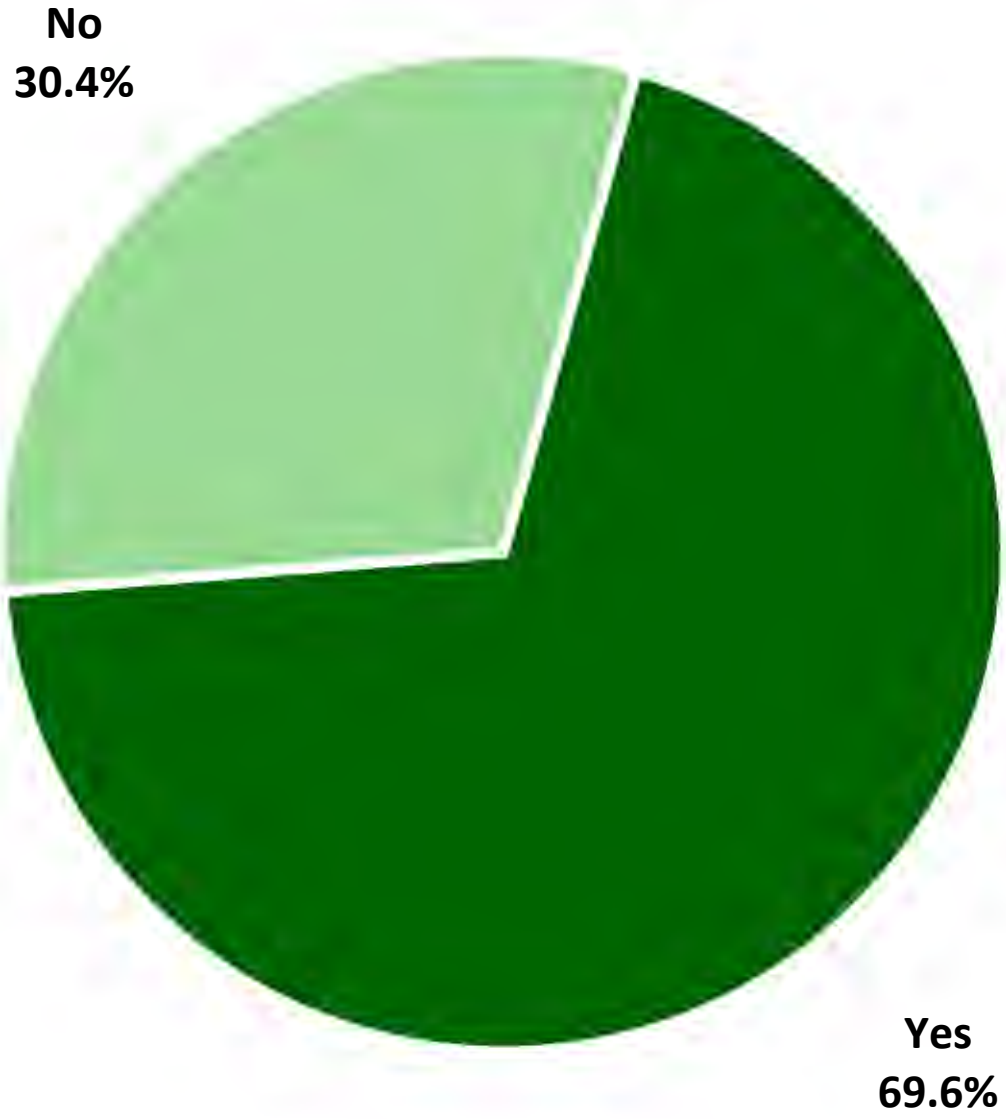


Exhibit C

Have you ever visited the Byron Carlyle Theater?

by percentage of households (excluding "not provided" responses)

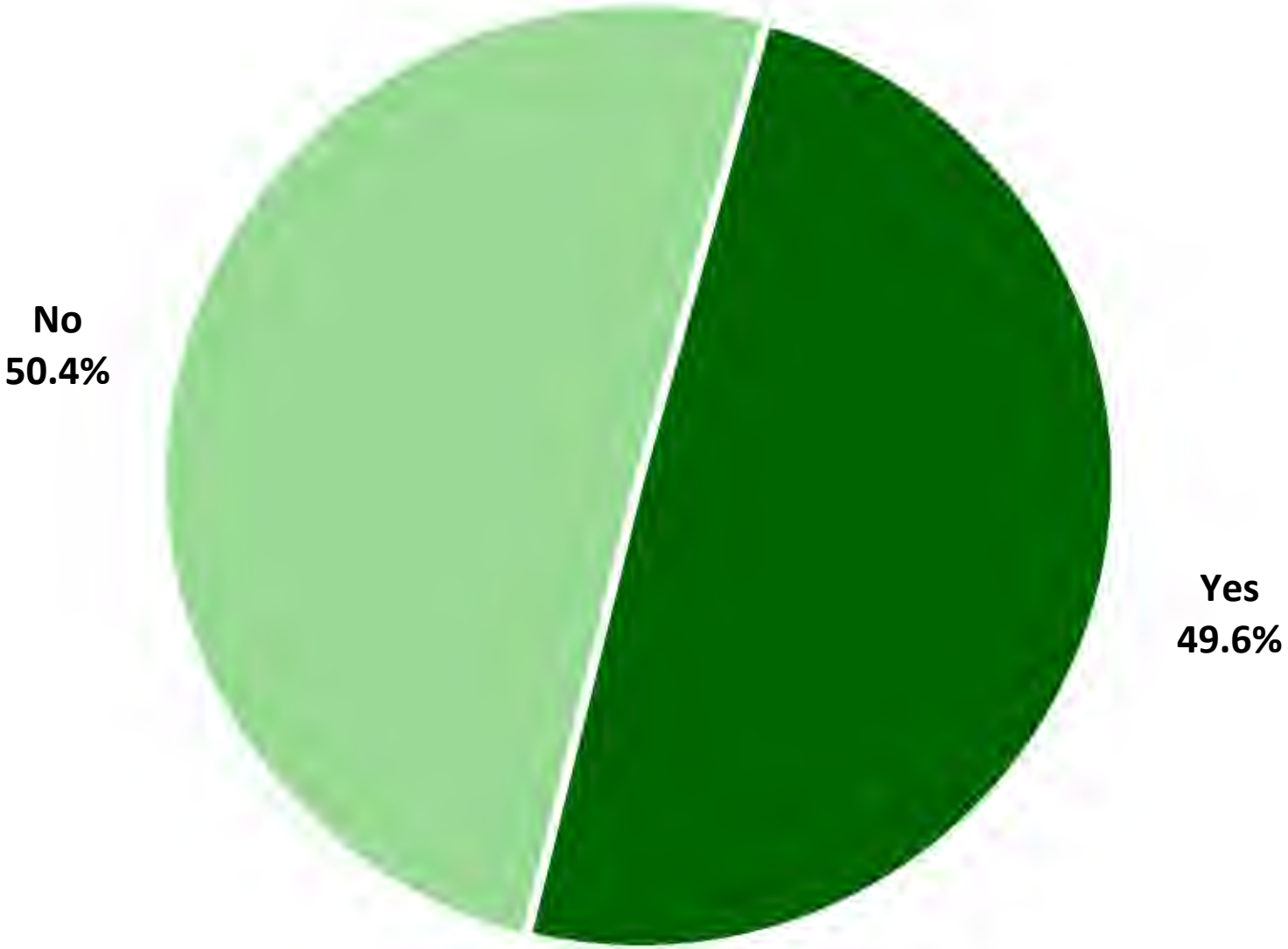


Exhibit C

Which of the following options do you most prefer?

by percentage of respondents (excluding "not provided" responses)

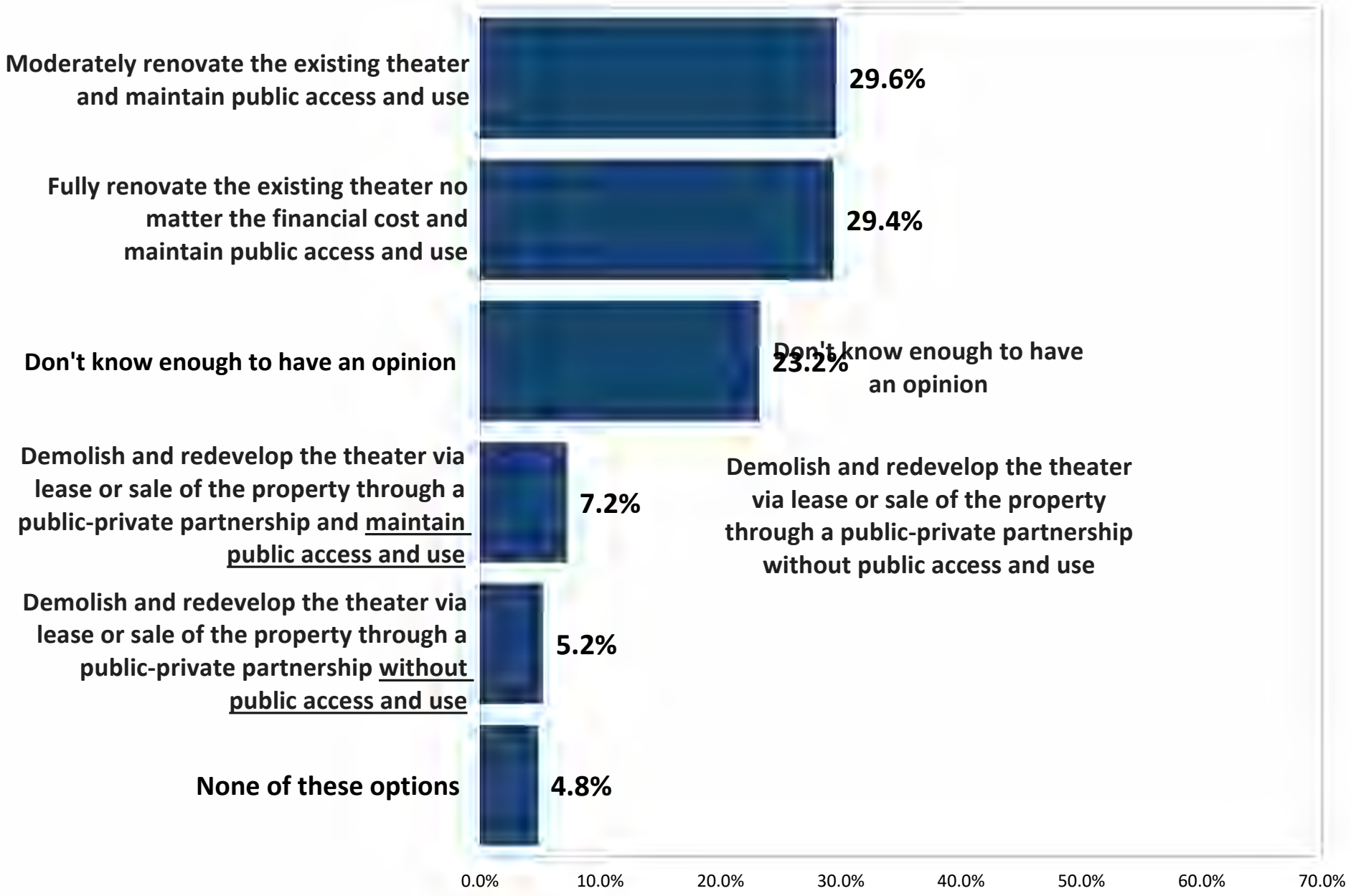


Exhibit C

If public space is renovated or redeveloped, what should be the top priority for how public space is used?

by percentage of respondents (excluding "not provided" responses)

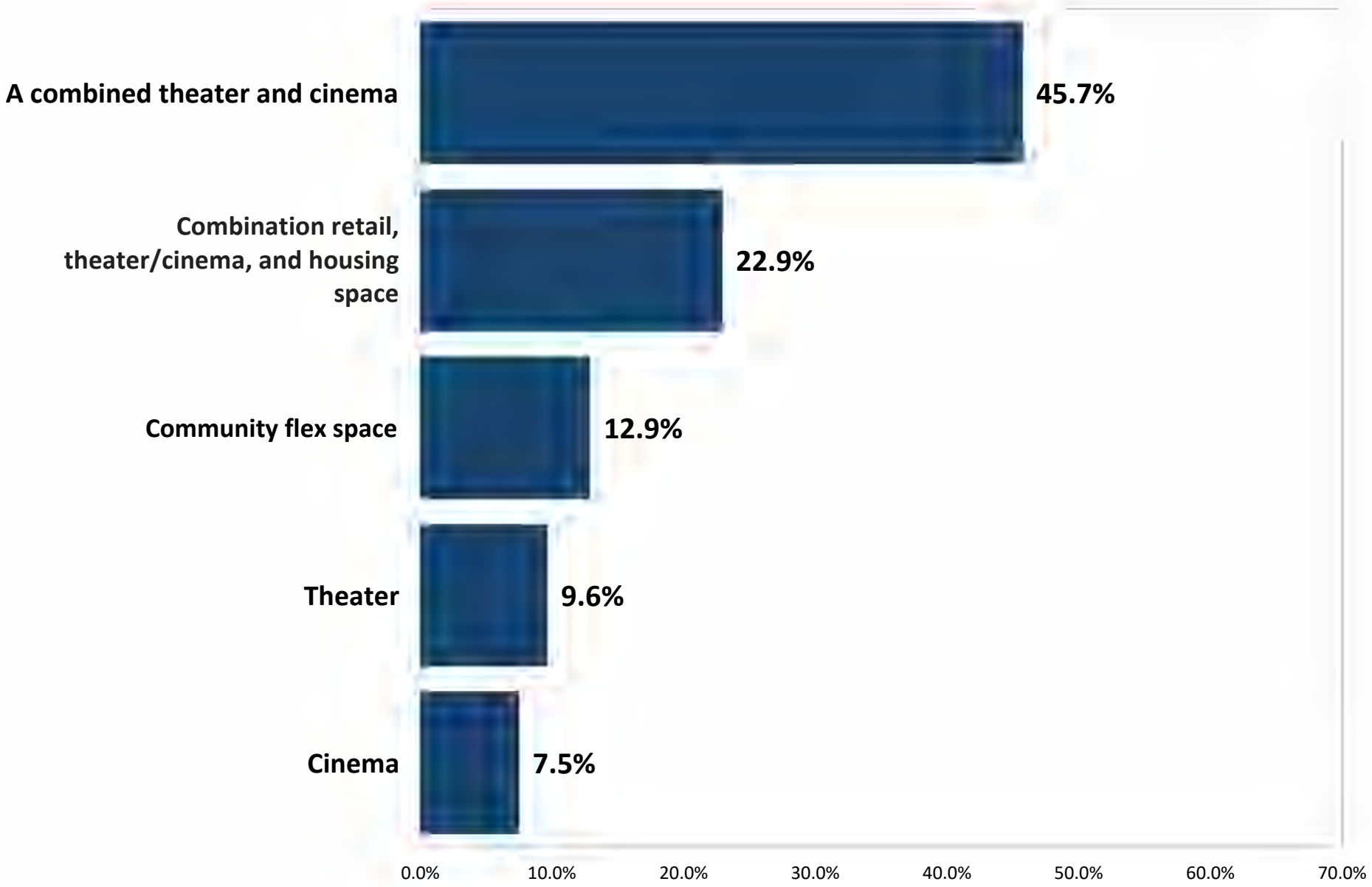


Exhibit C

What is your gender?

by percentage of households (excluding "not provided" responses)

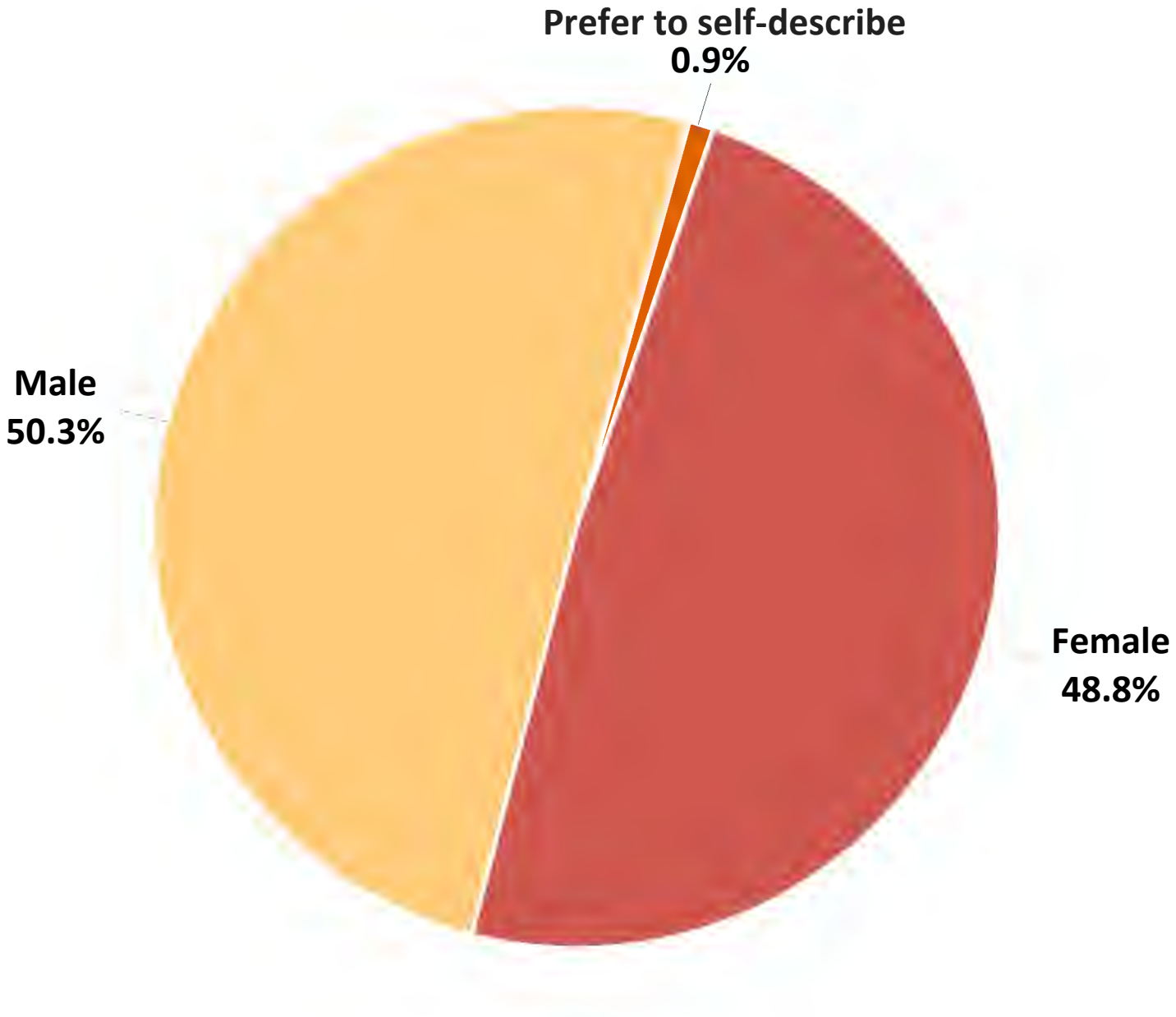


Exhibit C

What is your age?

by percentage of households (excluding "not provided" responses)

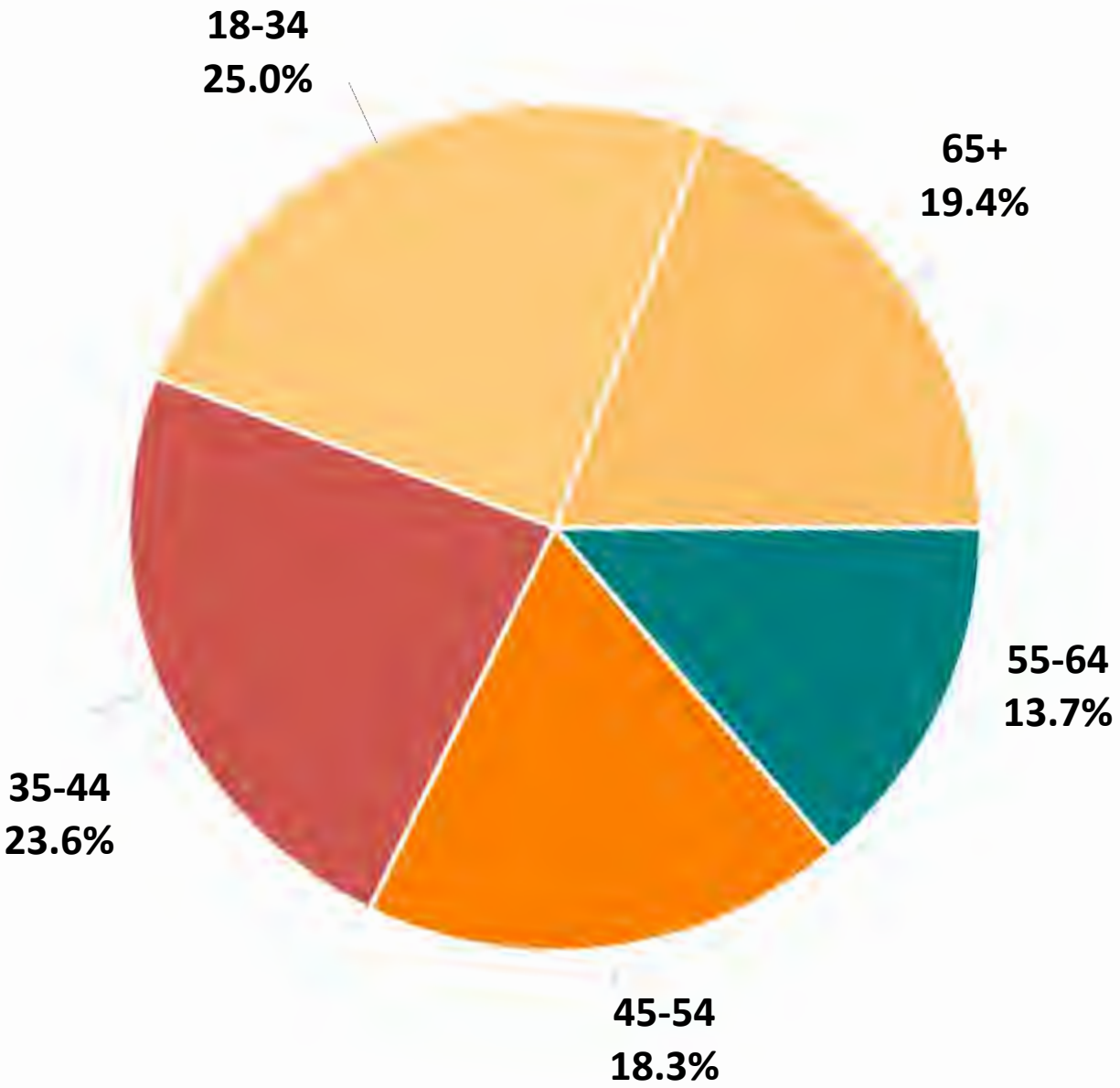


Exhibit C

Tabular Data

Exhibit C

Byron Carlyle Theater Survey Results

(N=571, margin of error +/-4.2% at the 95% level of confidence) 14-Oct-21

Are you familiar with the Byron Carlyle Theater?	Percentage %
No	30.31%
Yes	69.52%
ZZ-Not Provided	0.18%
Grand Total	**100.00%**

Have you ever visited the Byron Carlyle Theater?	Percentage %
No	50.35%
Yes	49.48%
ZZ-Not Provided	0.18%
Grand Total	**100.00%**

Which of the following options do you MOST PREFER?	Percentage %
Demolish and redevelop the theater via lease or sale of the property through a public-private partnership and maintain public access and use	7.20%
Demolish and redevelop the theater via lease or sale of the property through a public-private partnership without public access and use	5.23%
Fully renovate the existing theater no matter the financial cost and maintain public access and use	29.36%
Moderately renovate the existing theater and maintain public access and use	29.61%
XX-Don't know enough to have an opinion	23.20%
YY-None of these options	4.81%
ZZ-Not Provided	0.59%
Grand Total	**100.00%**

If public space is renovated or redeveloped, what should be the top priority for how the public space is used?	Percentage %
A combined theater and cinema	45.70%
Cinema	7.47%
Combination retail, theater/cinema, and housing space	22.89%
Community flex space	12.87%
Theater	9.62%
ZZ-Not Provided	1.45%
Grand Total	**100.00%**

What is your MOST PREFERRED way to watch new movies?	Percentage %
At a movie theater	32.24%
Paid streaming service (e.g. Netflix, Hulu, HBO Max)	63.88%
Wait for the movie to become available on DVD	2.92%
ZZ-Not Provided	0.96%
Grand Total	**100.00%**

Exhibit C

What is your gender?	Percentage %
Female	50.02%
Male	48.53%
Prefer to self-describe	0.93%
ZZ-Not Provided	0.53%
Grand Total	**100.00%**

What is your age?	Percentage %
18-34	23.68%
35-44	22.38%
45-54	17.33%
55-64	13.00%
65+	18.36%
ZZ-Not Provided	5.25%
Grand Total	**100.00%**

Exhibit C

Survey Instrument

Exhibit C

Byron Carlyle Survey

---

1. Are you familiar with the Byron Carlyle Theater? ____(1) Yes ____(2) No

2. Have you ever visited the Byron Carlyle Theater?____(1) Yes ____(2) No

3. Which of the following options do you MOST PREFER?

____(1) Moderately renovate the existing theater and maintain public access and use
____(2) Fully renovate the existing theater no matter the financial cost and maintain public access and use
____(3) Demolish and redevelop the theater via lease or sale of the property through a public-private partnership and maintain public access and use
____(4) Demolish and redevelop the theater via lease or sale of the property through a public-private partnership without public access and use
____(5) None of the above
____(6) Don't know enough to have an opinion

4. If public space is renovated or redeveloped, what should be the top priority for how the public space is used?

____(1) Cinema
____(2) Theater
____(3) A combined theater and cinema
____(4) Community flex space
____(5) Combination retail, theater/cinema, and housing space

5. What is your MOST PREFERRED way to watch new movies?

____(1) Paid streaming service (i.e. Netflix, Hulu, HBO Max, etc.)
____(2) At a movie theater
____(3) Wait for the move to become available on DVD

6. What is your gender? ____(1) Male ____(2) Female ____(3) Prefer to Self-Describe: _____

7. What is your age? _____ years

VIRTUAL COMMUNITY MEETING

Bryon Carlyle Theater

Exhibit D

Please join the City of Miami Beach for a virtual community input session related to the Byron Carlyle Theater and its future usage. The project team will gather input from the community over the course of two meetings.

Únase a la Ciudad de Miami Beach para una sesión virtual abierta a la comunidad donde se recopilarán comentarios relacionados con el Teatro Byron Carlyle y el uso futuro del mismo. El equipo encargado del proyecto recopilará las opiniones en el transcurso de dos reuniones.

Wednesday, April 27 at 11 AM
Miércoles 27 de abril a las 11 AM

Join via Zoom/ *Únase a través de Zoom:*
https://us06web.zoom.us/j/86726567037
Or via phone/ *O por teléfono:*+1.301.715.8592
Webinar ID/ *ID del seminario web: 867 2656 7037*

Thursday, April 28 at 6 PM
Jueves 28 de abril a las 6 PM

Join via Zoom/ *Únase a través de Zoom:*
https://us06web.zoom.us/j/89319727895
Or via phone/ *O por teléfono:+1.312.626.6799*
Webinar ID/ *ID del seminario web: 893 1972 7895*

For more information or to request special accommodations for these sessions, please contact Dexter Peralta at **dexterperalta@miamibeachfl.gov**
Para obtener más información o solicitar adaptaciones especiales para estas sesiones, comuníquese con Dexter Peralta en dexterperalta@miamibeachfl.gov

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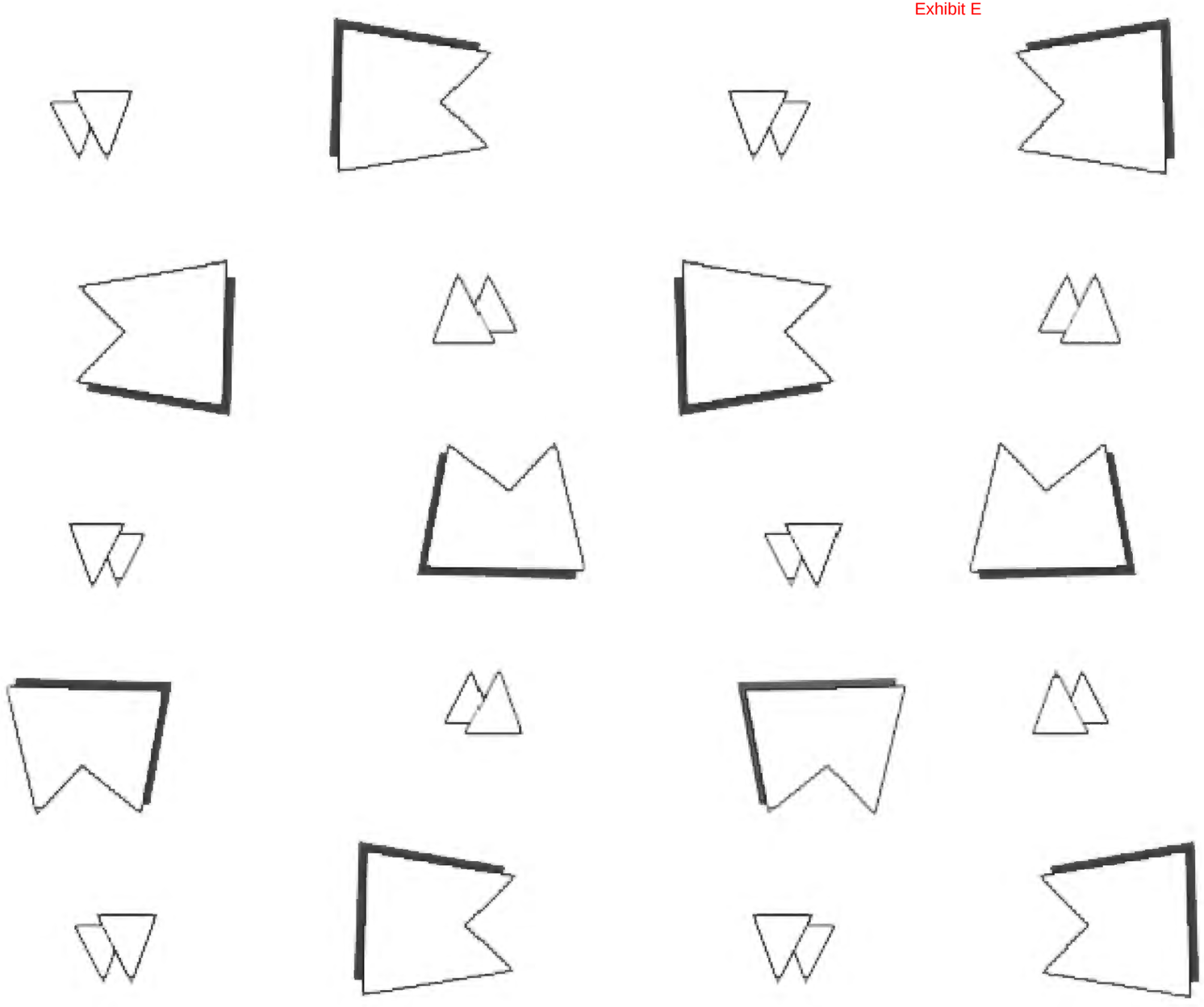
www.miamibeachfl.gov

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Exhibit E



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.

Shulman + Associates

Architecture Interior Design Urban Design Graphic Design · 7300 Biscayne Blvd, Miami, FL 33138 305 438 0609 shulman-design.com AA 26001090

CONTENTS

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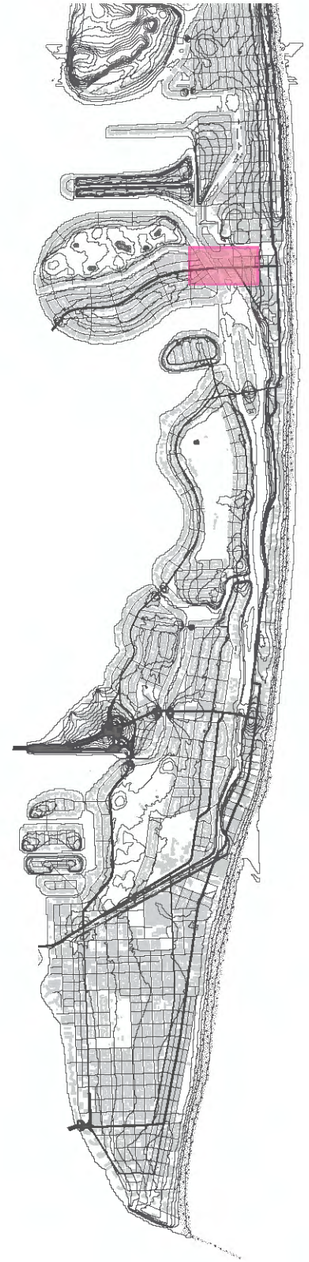
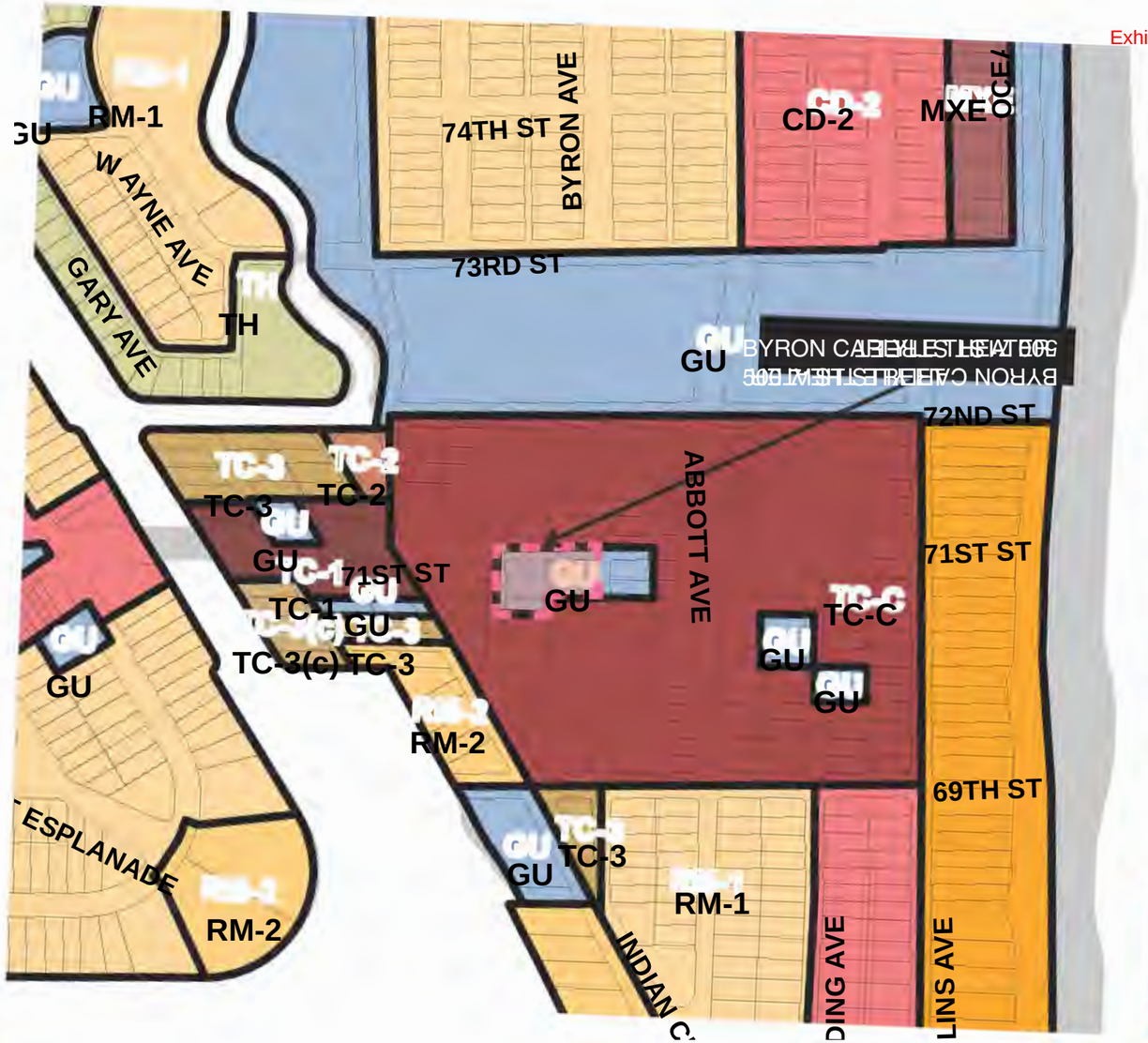


LOCATION

N

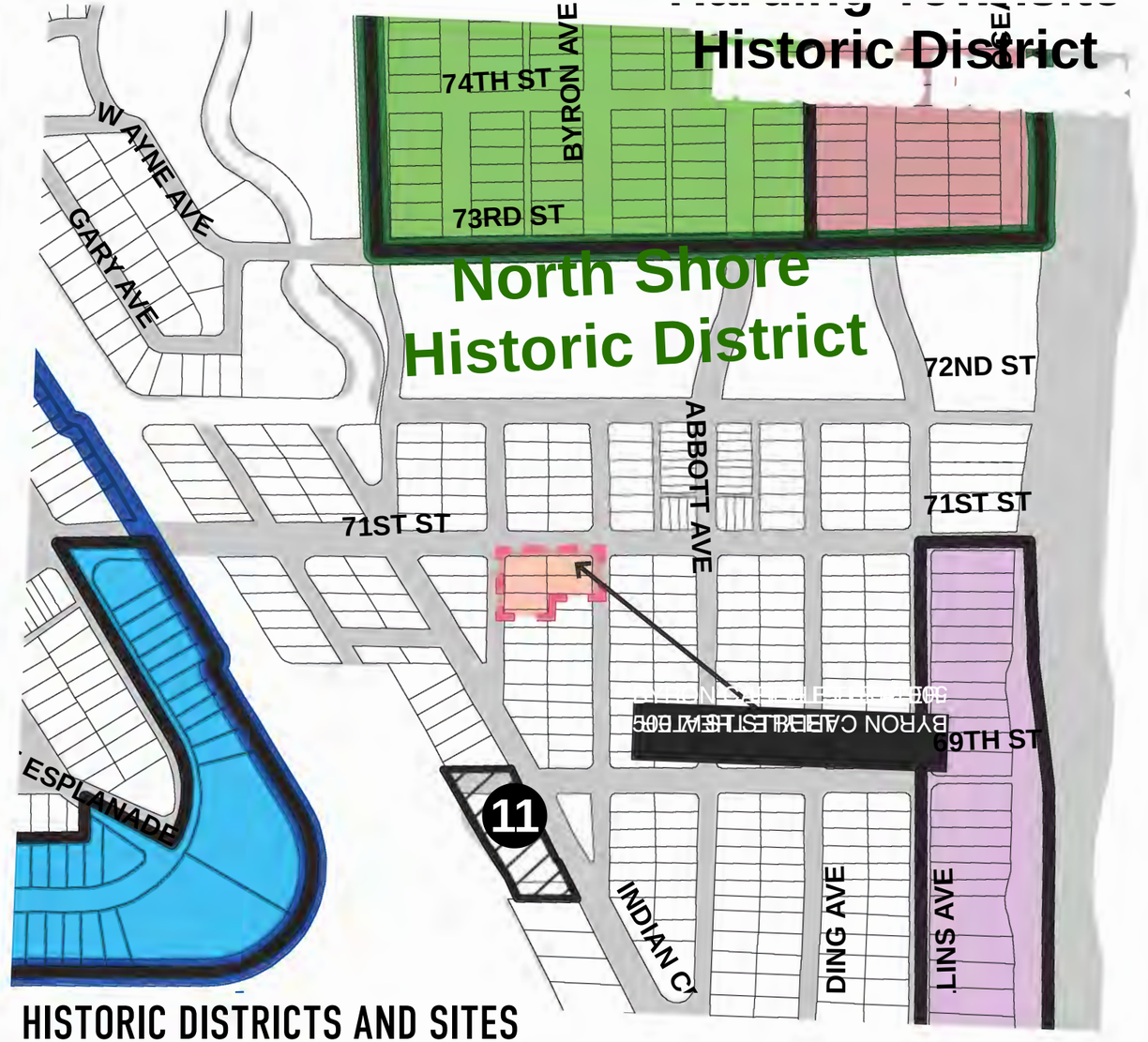
SCALE: N.T.S.



OFFICIAL ZONING MAP

GU Zoning District

Site



HISTORIC DISTRICTS AND SITES

ZONING AND HISTORIC DISTRICT

+

Shulman
Associates

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)

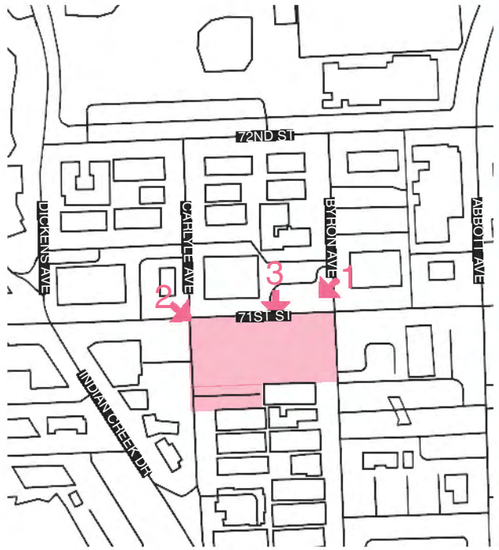
BUILDING SETBACKS

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

REQUIRED	*PROVIDED*
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

3

TRIPLEX 1979

7

MULTIPLEX (7) 1986

MIAMIBEACH

PURCHASED BY CITY OF
MIAMI BEACH 2001

INTERIM OPERATORS

MIAMI BEACH
STAGE DOOR
THEATER

STAGE DOOR THEATER
COMPANY 2004

CINEMA

O CINEMA 2014

STUDIES/ PROPOSALS

FEASIBILITY STUDY
WEST AUDITORIUMS
2006

FEATURED IN PLAN NOBE
DOVER KOHL
2016

RFP
VARIOUS
2019

MENIN | HOSPITALITY

UNSOLICITED BID
MENIN/KCGT
2021

MCHARRYASSOCIATES
ARCHITECTURE · PLANNING · INTERIORS

ASSESSMENT STUDY
MC HARRY
2021

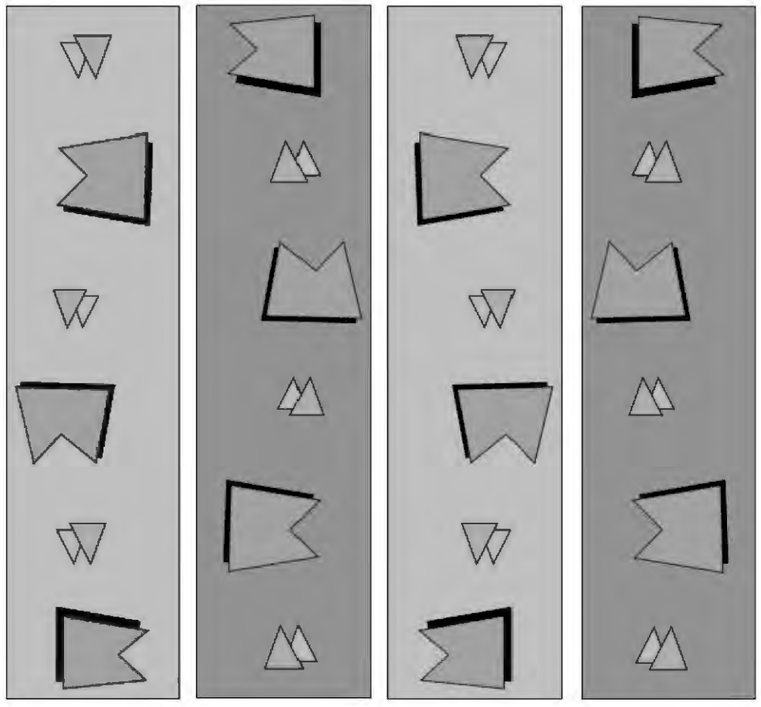
SERVITAS

PROPOSAL
RICHARDSON/SERVITAS
TBA

Shulman + Associates

CONCEPTUAL MASTER PLAN
SHULMAN + ASSOCIATES
2022

TIMELINE OF BUILDING & SITE DEVELOPMENT



Byron Carlyle Theater
Conceptual Master Plan

MIAMIBEACH
www.miamibeach.gov

Shulman + Associates
Consultant

SYNTHESIS FROM FIRST ROUND OF PUBLIC MEETINGS BY SHULMAN+ASSOCIATES

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

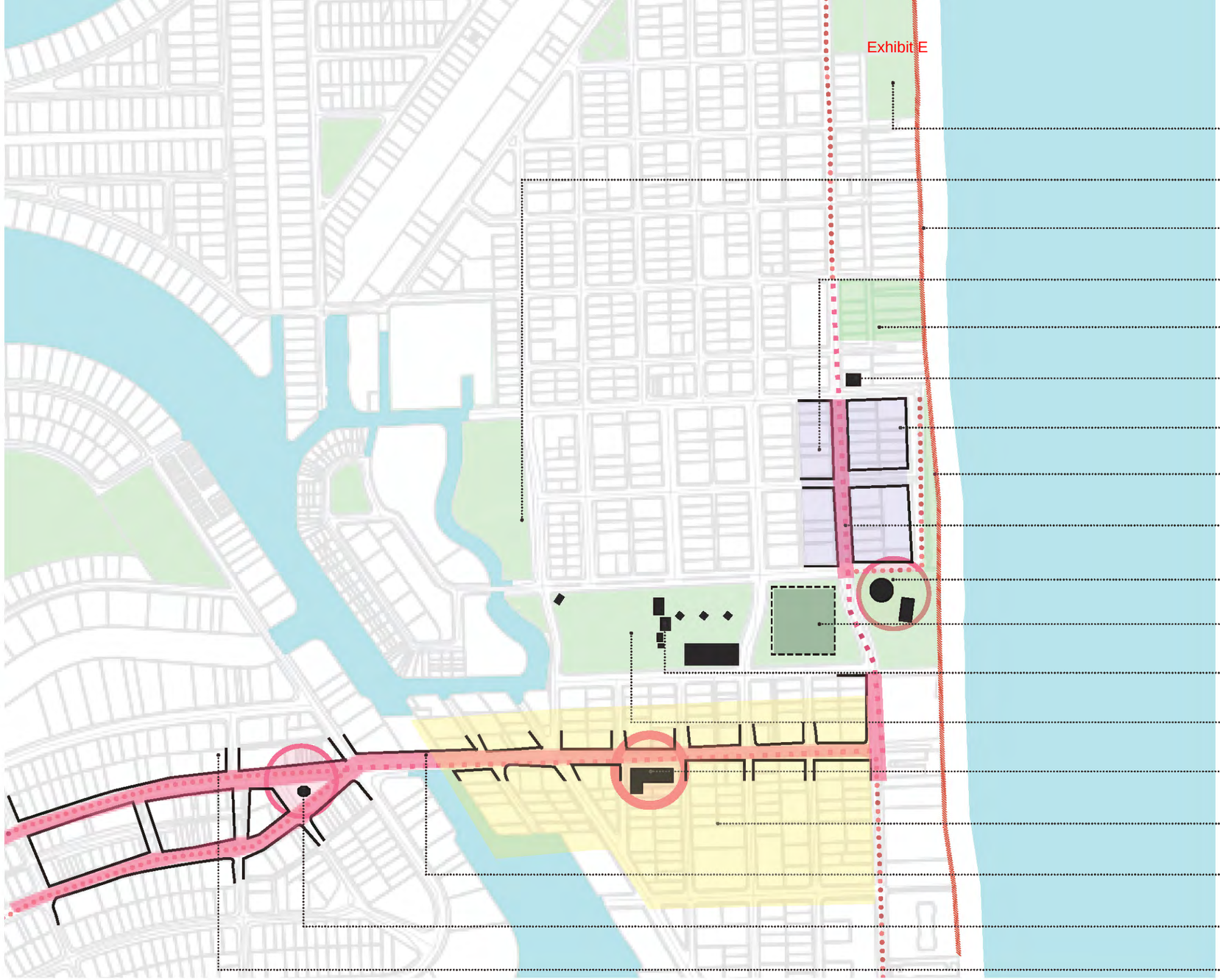
OFFICE USES ARE A MODERATE PRIORITY FOR PARTICIPANTS

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



NORTH BEACH OCEANSIDE PARK

NORTH BEACH COMMUNITY GARDEN

BEACHWALK

COLLINS/ OCEAN TERRACE URBAN CENTER

ALTOS DEL MAR PARK

NORTH BEACH LIBRARY

OCEAN TERRACE

OCEAN TERRACE PARK

COLLINS AVENUE RETAIL DISTRICT

MIAMI BEACH BANDSHELL /UNIDAD MB

FUTURE NORTH BEACH CIVIC CENTER

MIAMI BEACH TENNIS CENTER

NORTH SHORE PARK & YOUTH CENTER

BYRON CARLYLE THEATER

TOWN CENTER

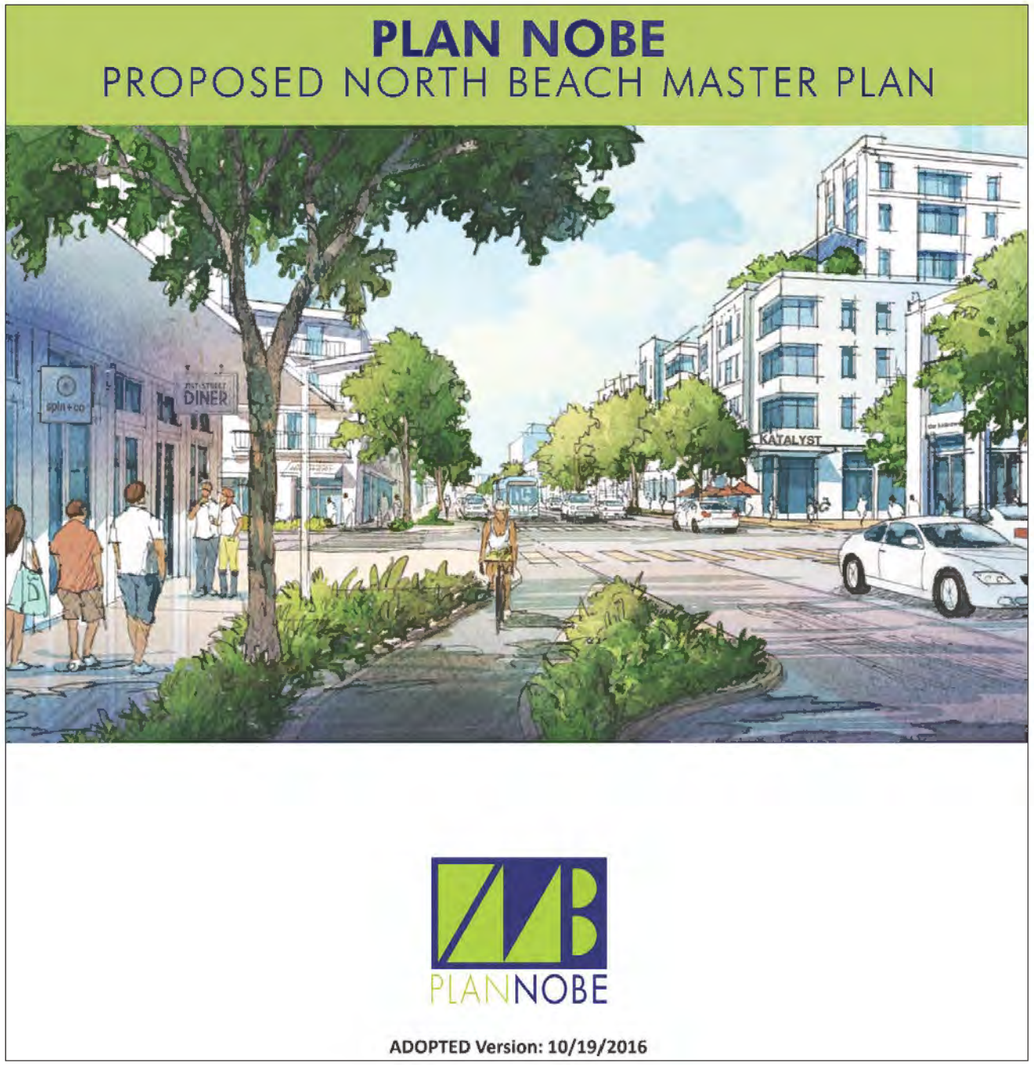
71ST CORRIDOR

NORMANDY FOUNTAIN PLAZA

COMMUNITY EVENTS

A COMMUNITY NETWORK

Shulman + Associates

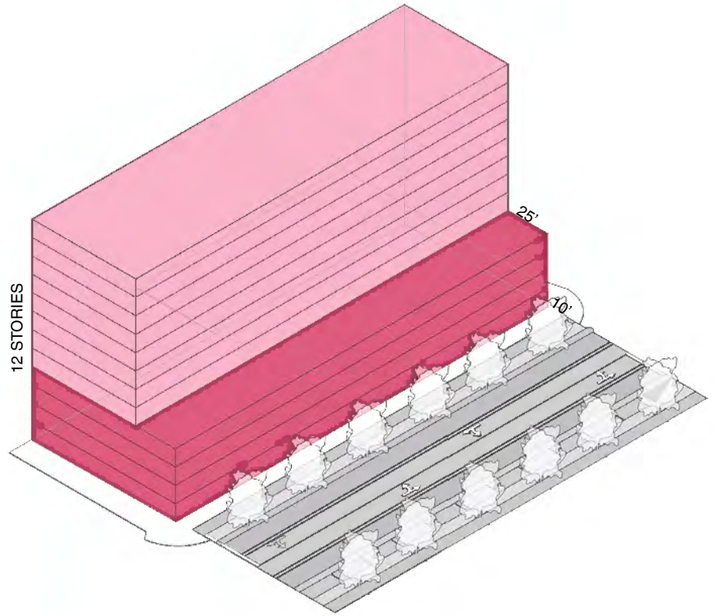


PLAN NOBE BY DOVER, KOHL & PARTNERS (ADOPTED 2016)

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

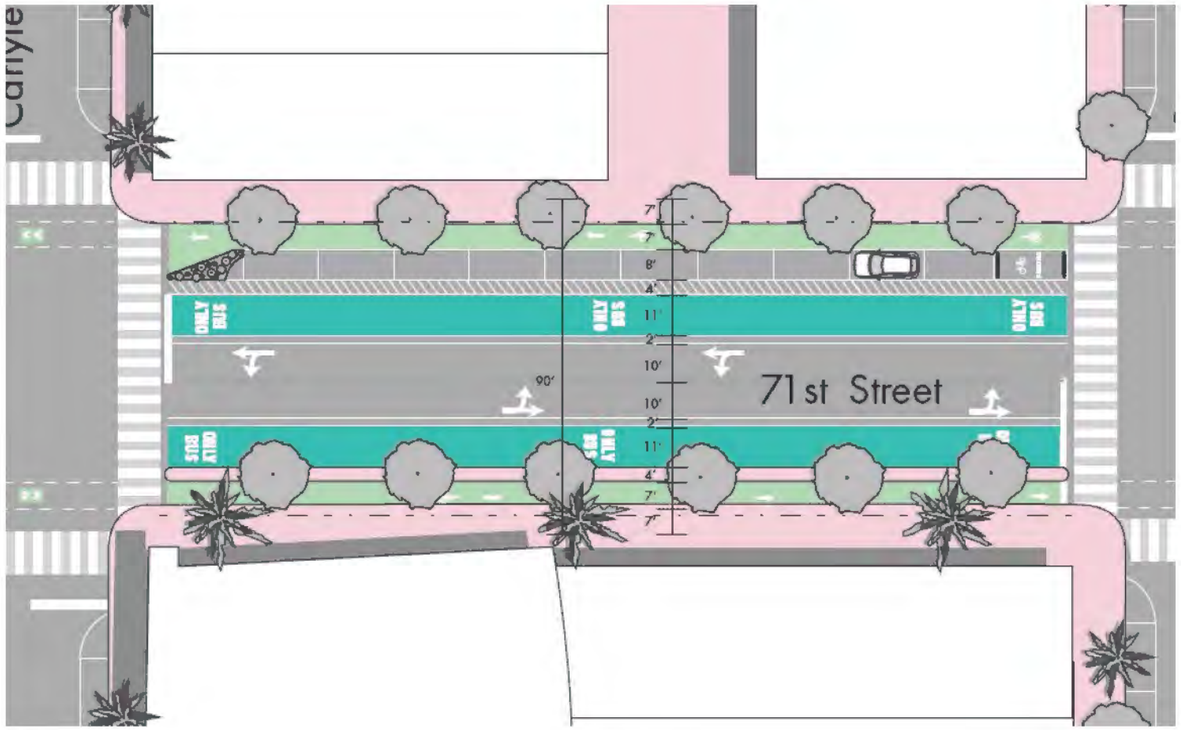
2. SETBACK NEW BUILDINGS AN ADDITIONAL TEN FEET FROM THE PROPERTY LINE ALONG 71ST STREET TO ACCOMMODATE WIDER AND ACTIVE SIDEWALKS

RECOMMENDATIONS OF PLAN NOBE

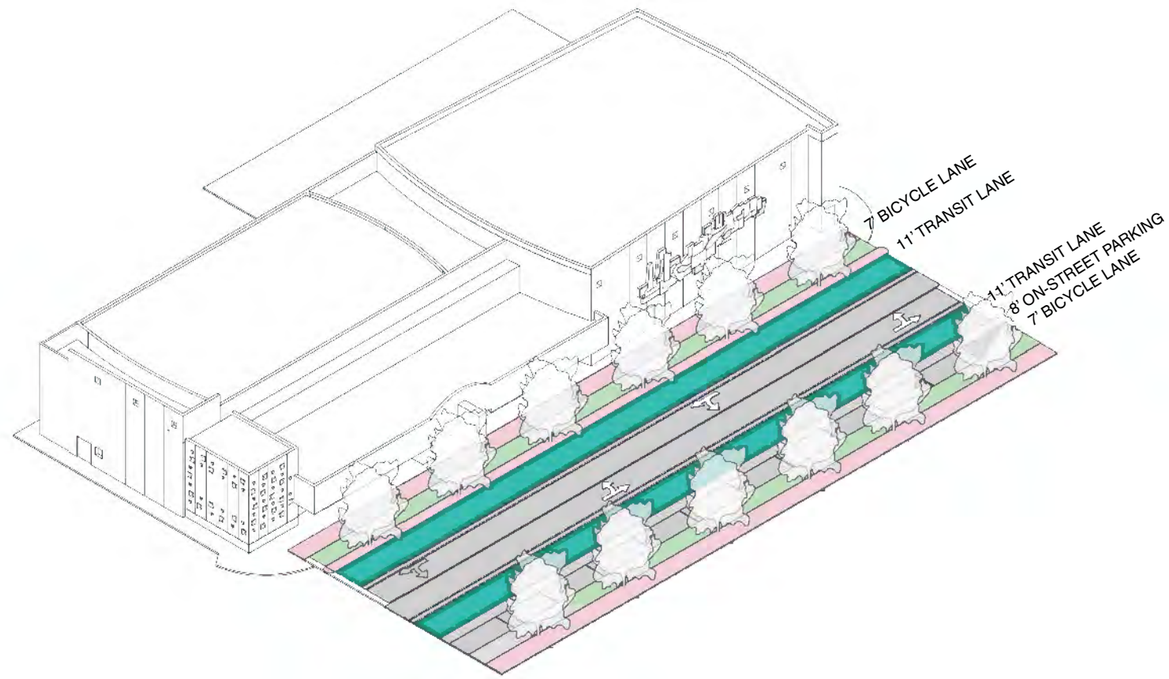


MASSING ON 71ST STREET ACCORDING TO PLAN NOBE

PLAN NOBE MASSING/ HEIGHT/ SETBACKS



DOVER, KOHL & PARTNERS DESIGN FOR 71ST STREET



BASED ON DOVER, KOHL & PARTNERS PLAN FOR 71ST

PLAN FOR 71ST STREET FROM PLAN NOBE

Shulman + Associates

71ST STREET

CARLYLE AVE

BYRON AVE

BYRON CARLYLE THEATER

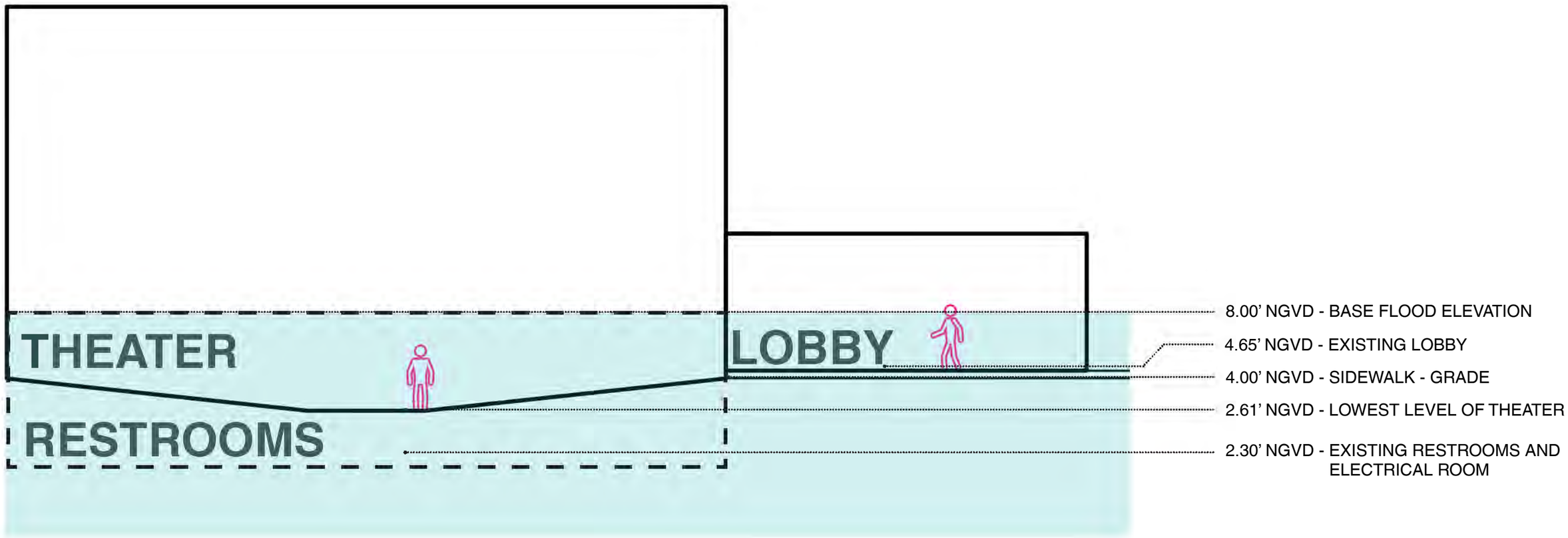
UNIFIED DEVELOPMENT PARCEL
LOT SIZE = 31,497 SF

SUBJECT LOT/ SITE

N

SCALE: N.T.S.

Shulman + Associates



SUSCEPTIBILITY OF CURRENT FACILITIES TO FLOODING

NEW BYRON CARLYLE

PRESERVE CIVIC IDENTITY OF SITE

CREATE NEW NORTH BEACH ICON

EXPAND PUBLIC URBAN SPACE

SUPPORT AFFORDABLE HOUSING

REINTERPRET HISTORIC MIAMI BEACH SCULPTURE

FEATURE FLEXIBLE, STATE-OF-THE-ART THEATER

INCLUDE CUTTING EDGE MEDIA & CULTURAL FACILITIES

EMPHASIZE DIVERSE CULTURAL PROGRAMMING

RAISE THEATER TO FEMA +1

SHADE RESIDENTIAL WINDOWS WITH BALCONIES/ SCREENS

ELIMINATE ALL BELOW GRADE FLOORS

EMBRACE RESILIENCY MEASURES

INTEGRATE SOLAR PANELS IN ROOFTOP FUNCTION DECK

RAISE ALL UTILITIES /BACK OF HOUSE TO FEMA +1

IMPLEMENT STREET AND SIDEWALK STANDARDS

DEMONSTRATE NEW ZONING CODES

ACTIVATE 71ST STREET

SUPPORT NOBE MASTER PLAN IDEALS

EXPAND EXISTING LANDMARK

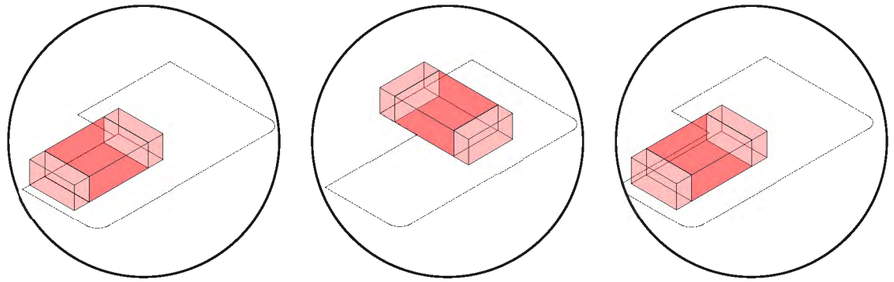
UPHOLD NEIGHBORHOOD AND ECONOMIC RESILIENCY

POSSIBLY IMPLEMENT ADAPTIVE USE RENOVATION

MIX BUILDING FUNCTIONS / ALLOW FLEXIBILITY OF USES

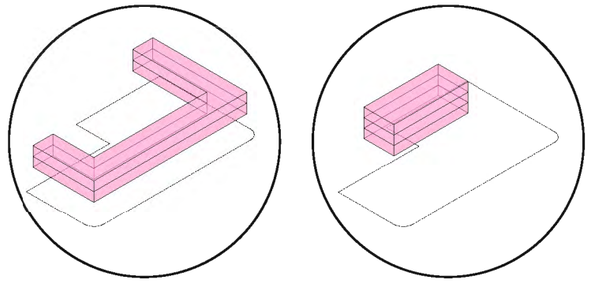
Shulman Associates+

THEATER / CULTURAL



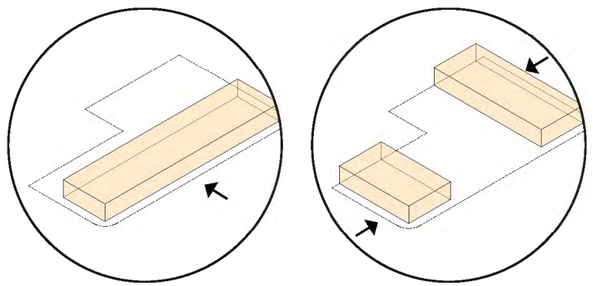
GROUND LEVEL (PARALLEL TO 71 STREET) | GROUND LEVEL (PERPENDICULAR TO 71ST STREET) | ELEVATED (PARALLEL TO 71ST STREET)

OFFICE



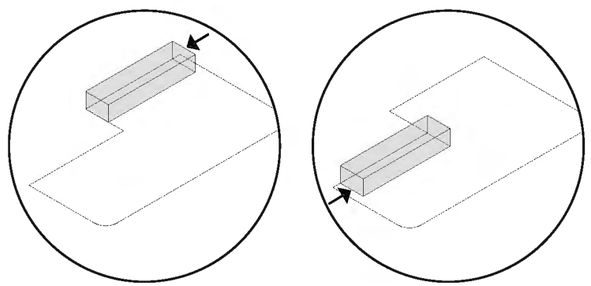
ELEVATED (WRAPPING AROUND PEDESTAL) | ELEVATED (ABOVE THEATER)

RETAIL



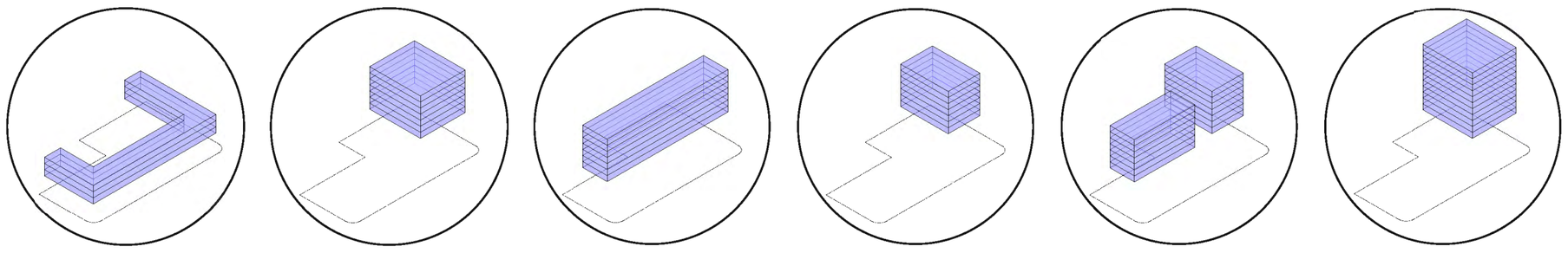
FRONTING 71ST STREET | FRONTING BYRON AVENUE AND CARLYLE AVENUE

SERVICE



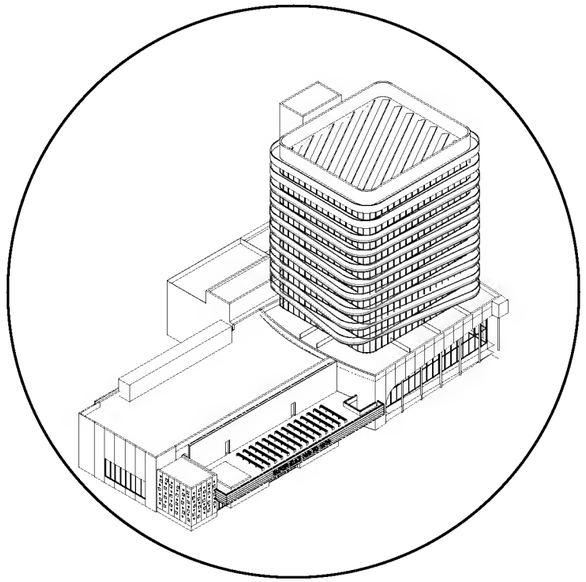
GROUND LEVEL (CARLYLE AVENUE ENTRANCE) | GROUND LEVEL (BYRON AVENUE ENTRANCE)

RESIDENTIAL /HOTEL



WRAPPING AROUND PEDESTAL | TOWER 1 | PARALLEL TO 71ST STREET | TOWER 2 | SPLIT TOWERS | TOWER 3 (PUBLIC BENEFIT)

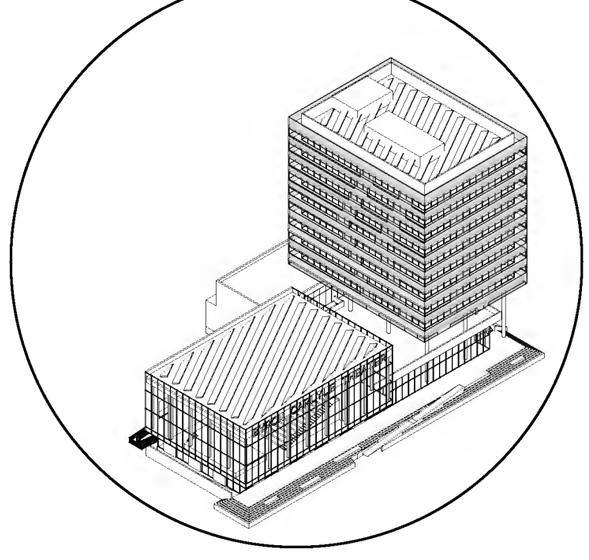
PROGRAM STUDIES



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

Shulman + Associates

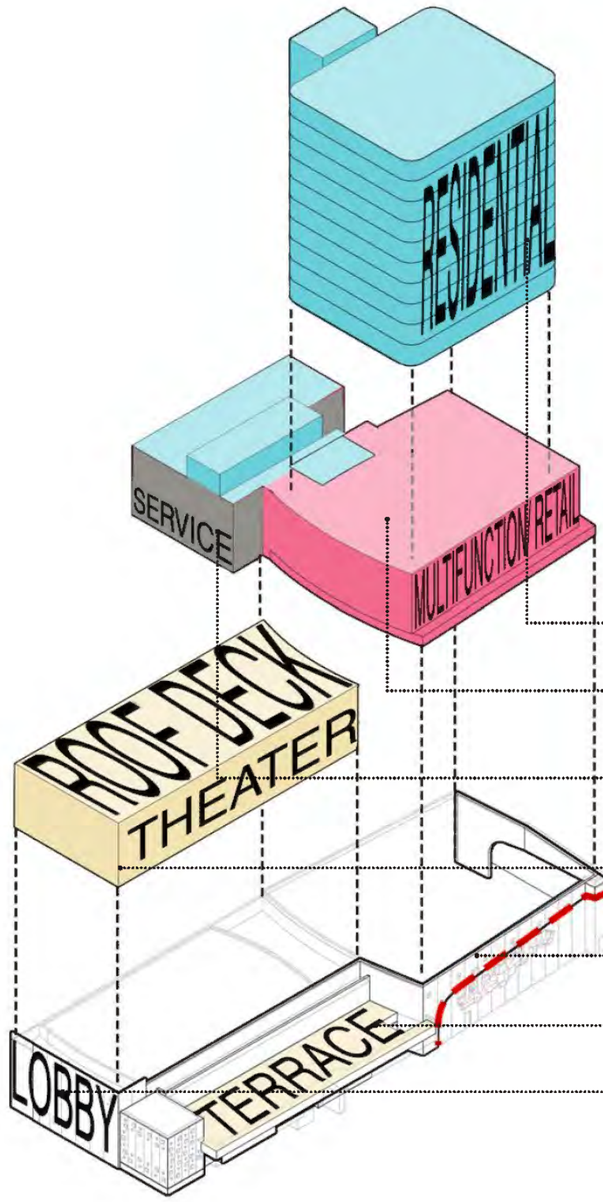
MAINTAIN TRIANGULAR RELIEF PATTERN

PRESERVE MARQUEE

REUSE POSTER FRAMES AS WINDOWS

REPLACE THEATER VOLUME

REVIVE MIAMI BEACH ART PIECE



RESIDENTIAL ABOVE

NEW MULTIFUNCTION RETAIL VOLUME PLACED WITHIN EXISTING FACADE

SERVICE AREA OPENING TO CARLYLE AVENUE

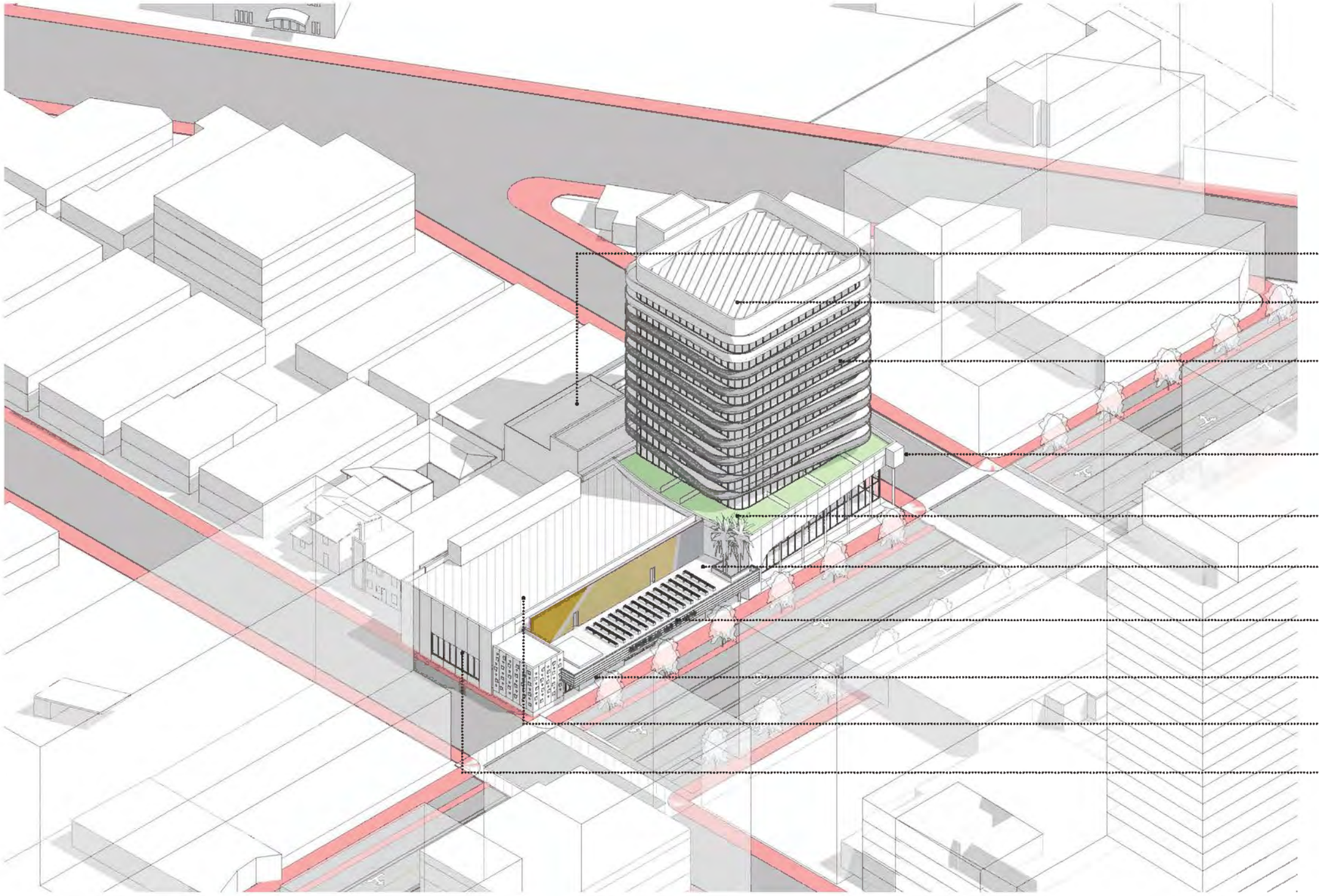
NEW THEATER VOLUME PLACED WITHIN EXISTING FACADE

MAINTAIN EXISTING FACADE

SMALL ROOFTOP PERFORMANCE SPACE

NEW ELEVATED LOBBY SPACE

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

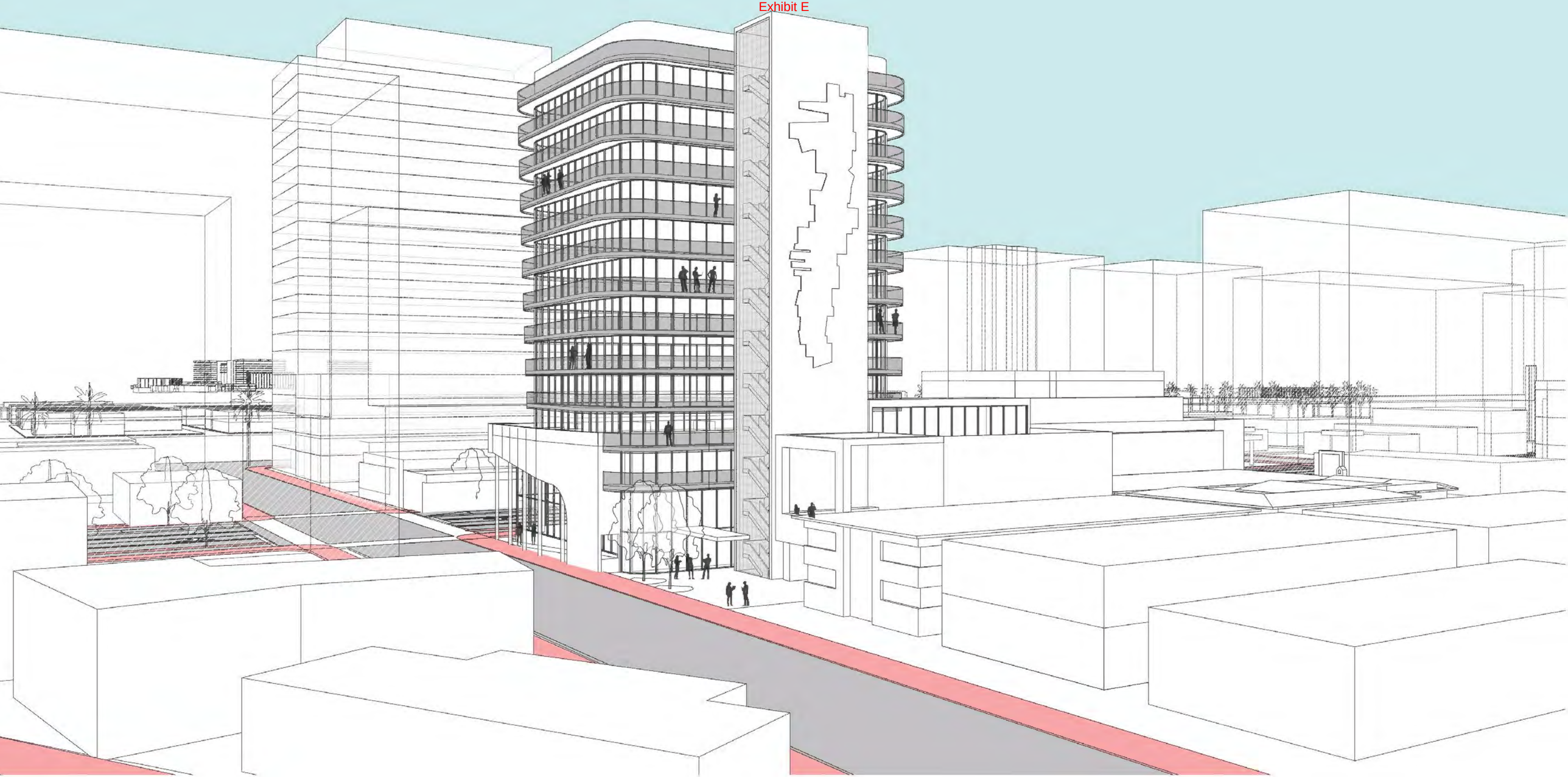
OPTION 1 - PRESERVATION, ADAPTIVE USE & EXPANSION

Exhibit E

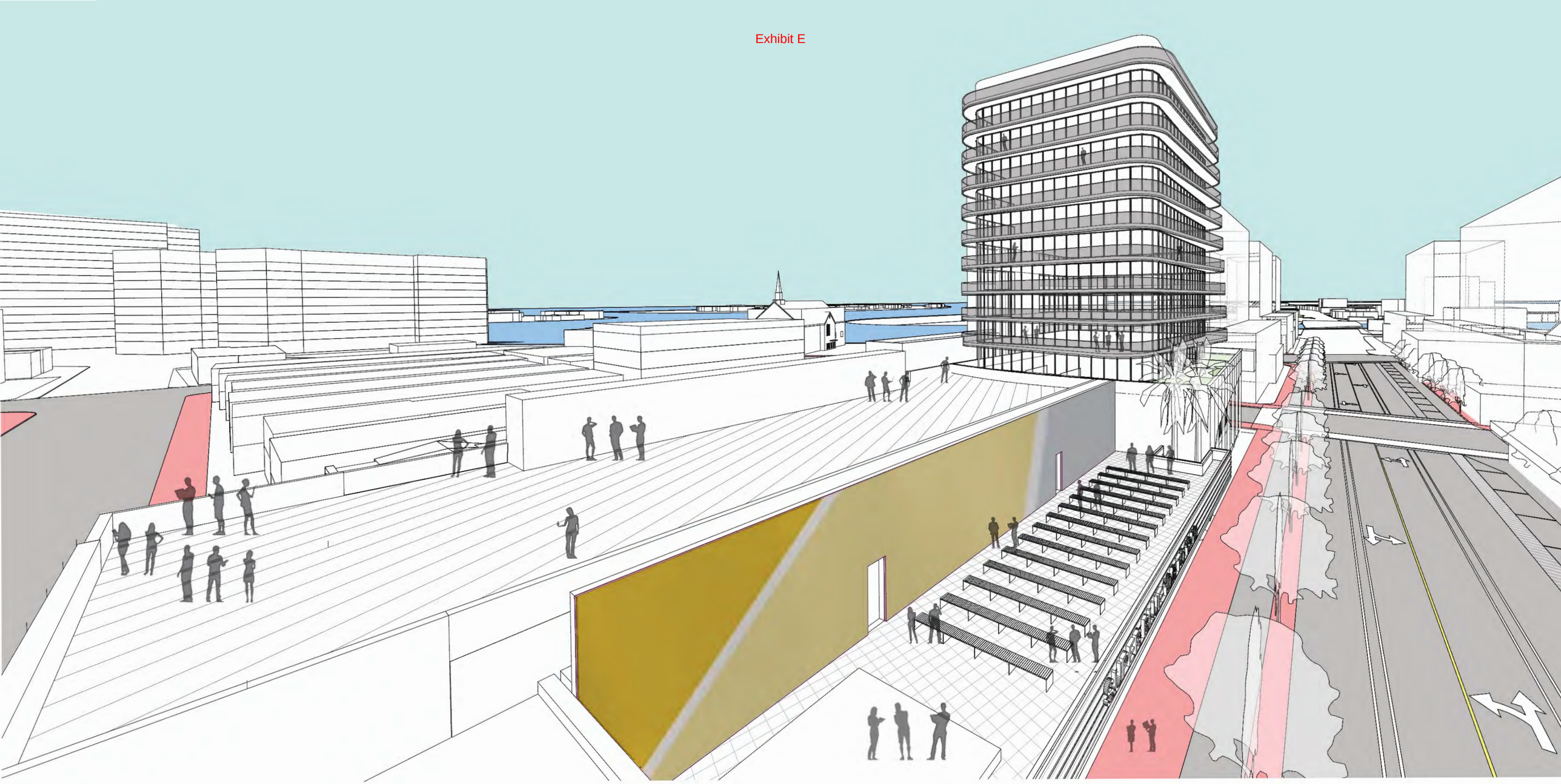
OPTION 1 - VIEW FROM BYRON AVENUE & 71ST STREET

OPTION 1 - VIEW FROM CARLYLE AVENUE & 71ST STREET

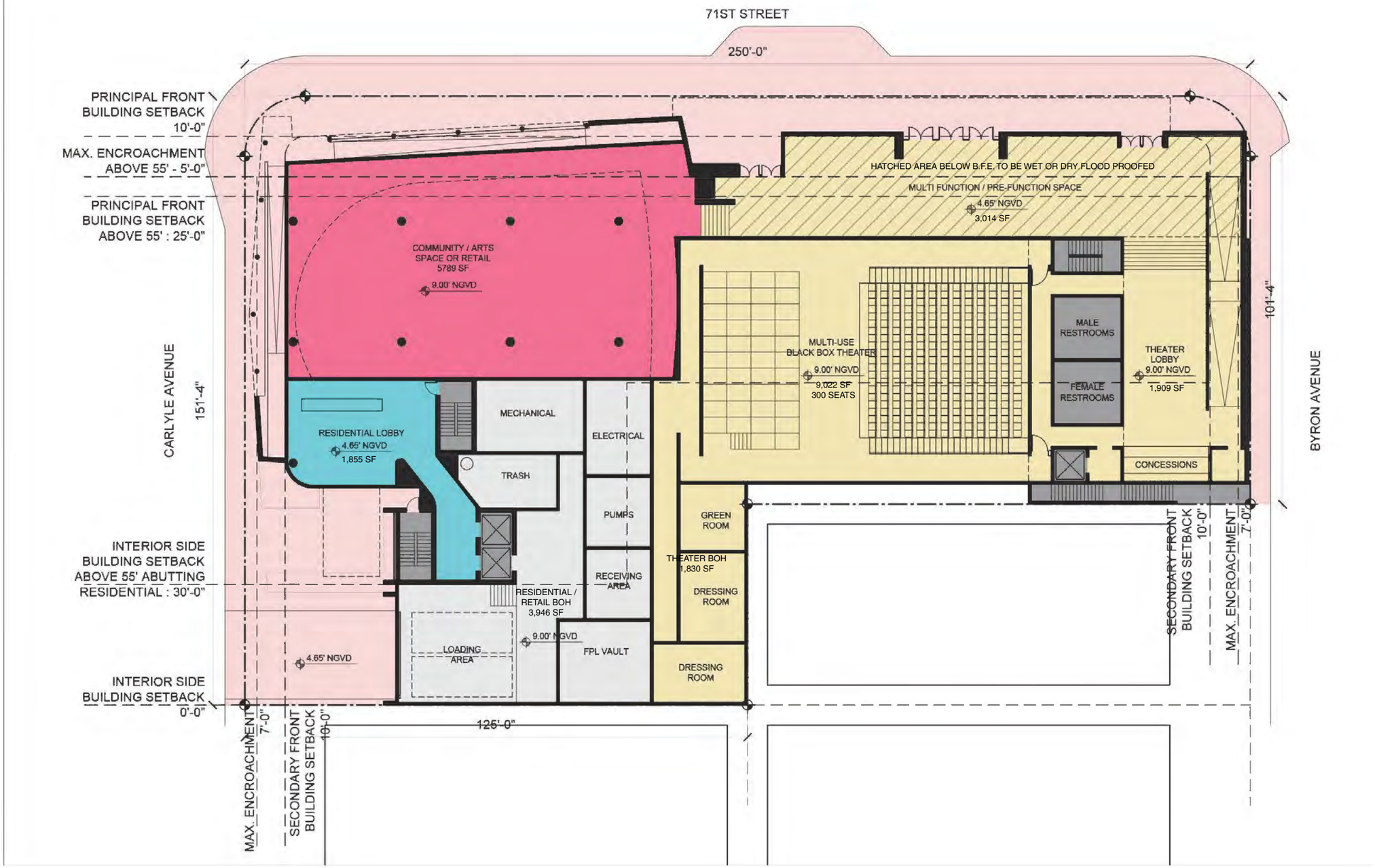
Exhibit E



OPTION 1 - VIEW FROM INDIAN CREEK DRIVE & CARLYLE AVENUE



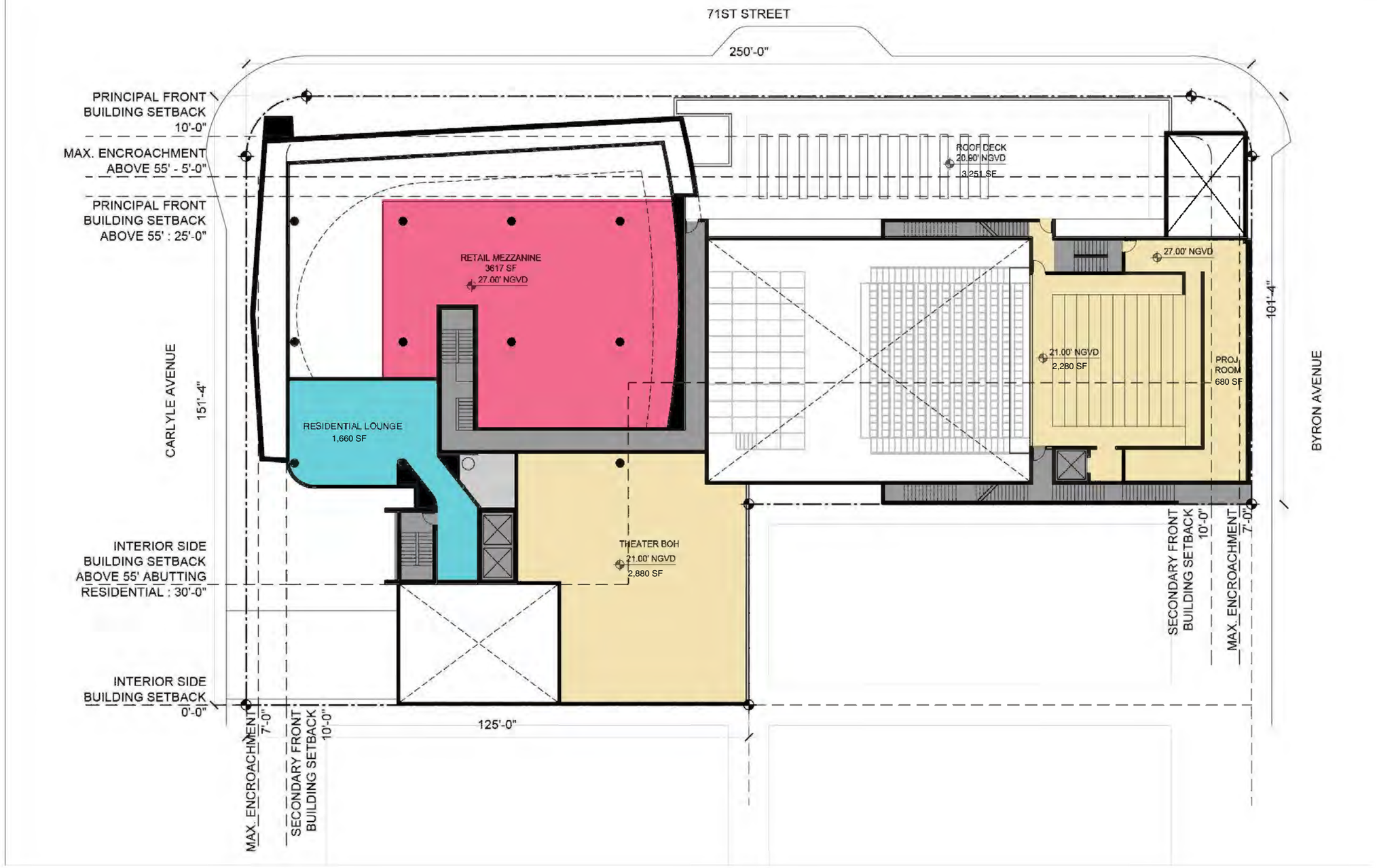
OPTION 1 - AERIAL VIEW OF ROOF DECKS OVER HISTORIC THEATER



OPTION 1 - GROUND FLOOR LEVEL

N

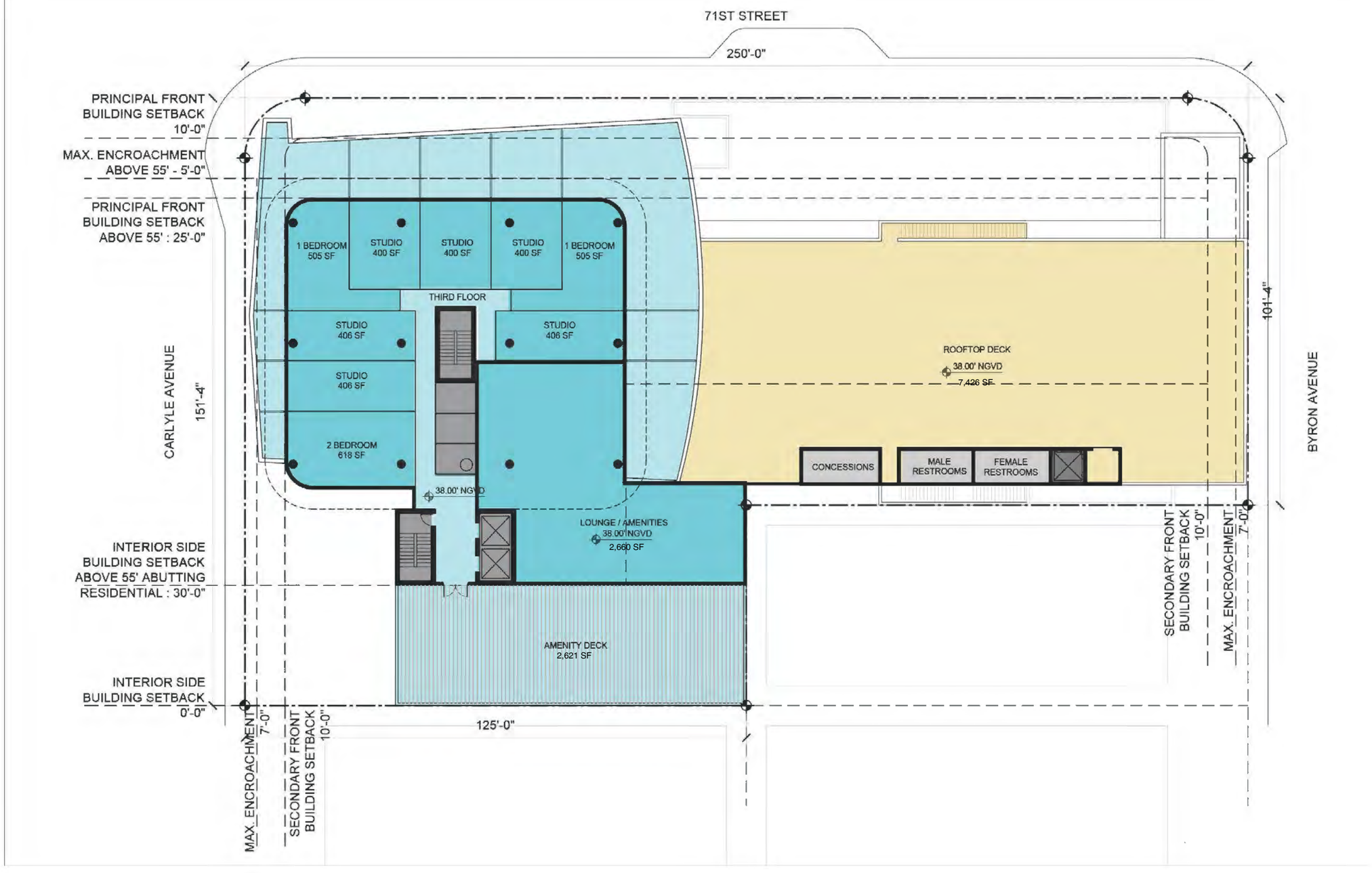
SCALE: N.T.S.



OPTION 1 - MEZZANINE LEVEL

N

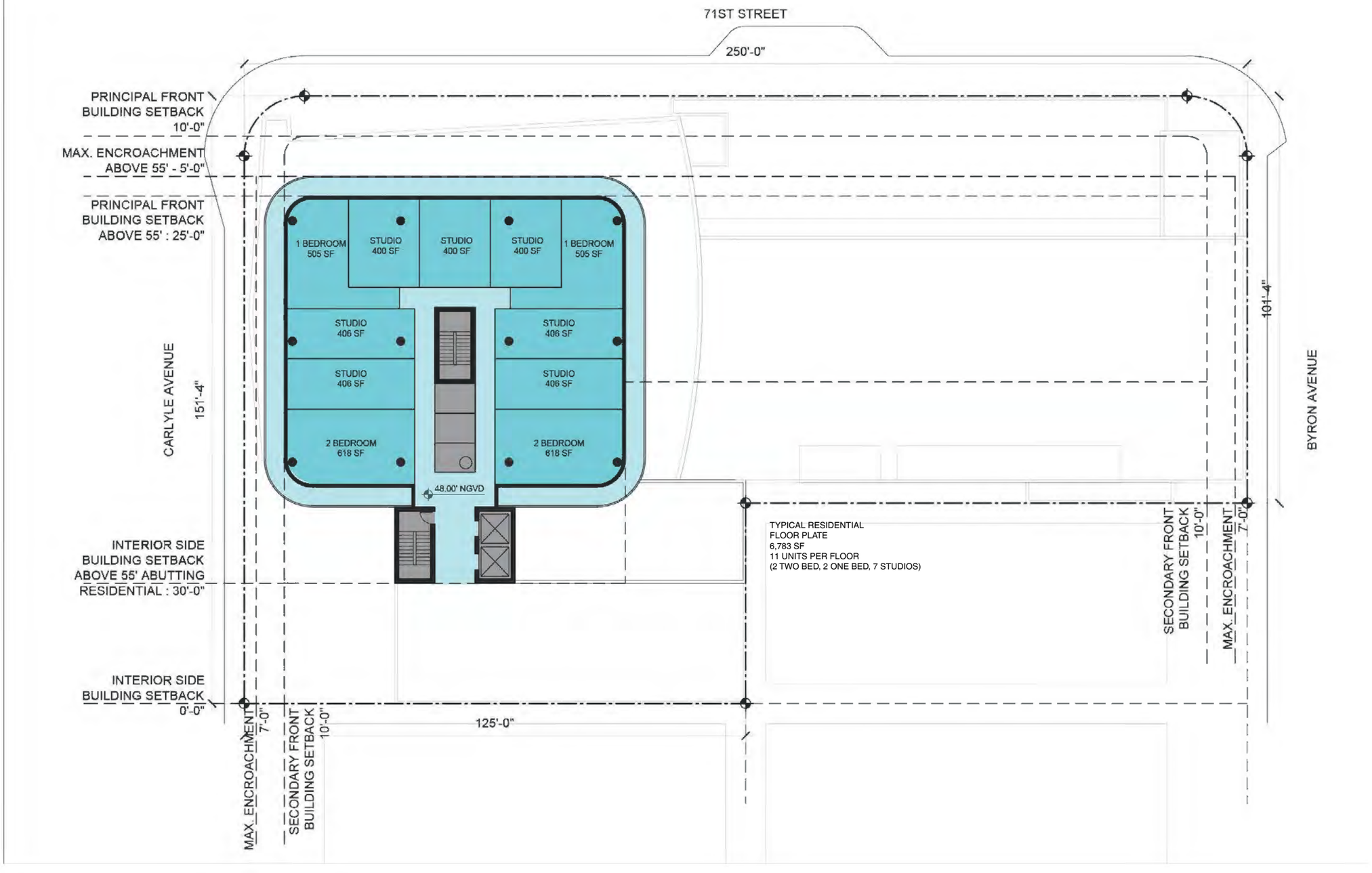
SCALE: N.T.S.



OPTION 1 - SECOND FLOOR/ DECK LEVEL

N

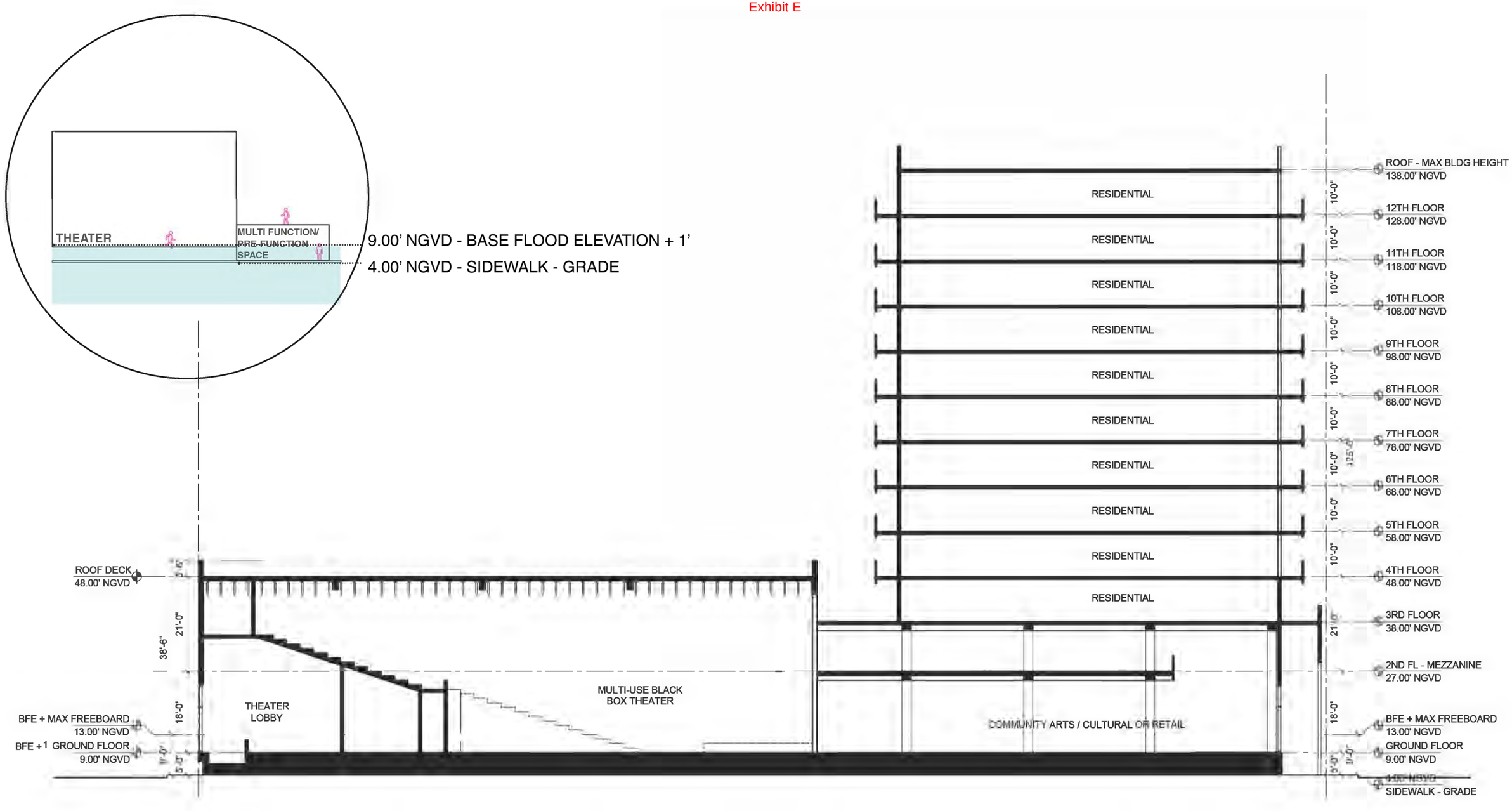
SCALE: N.T.S.



OPTION 1 - UPPER FLOOR LEVELS/ RESIDENTIAL

N

SCALE: N.T.S.

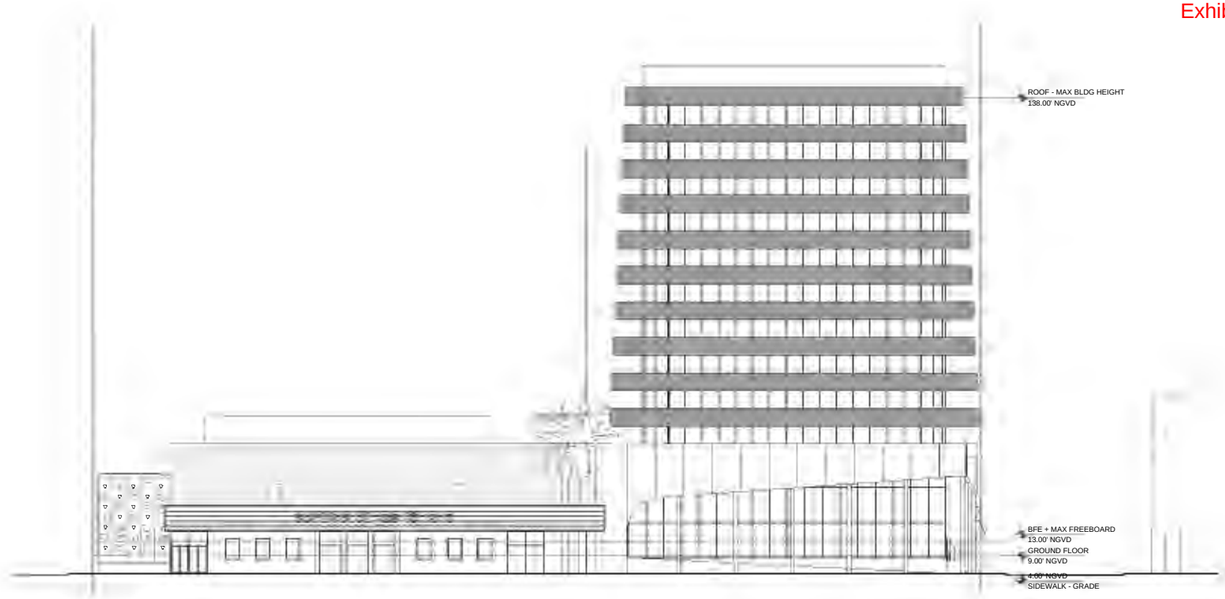


OPTION 1 - BUILDING SECTION

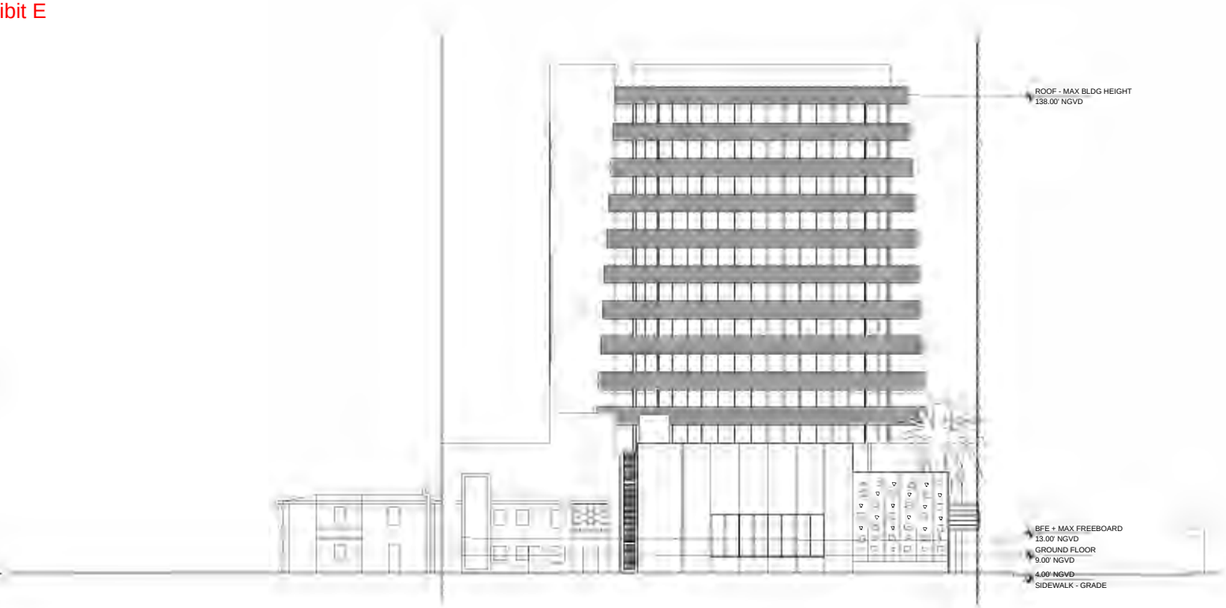
Shulman + Associates

SCALE: N.T.S.

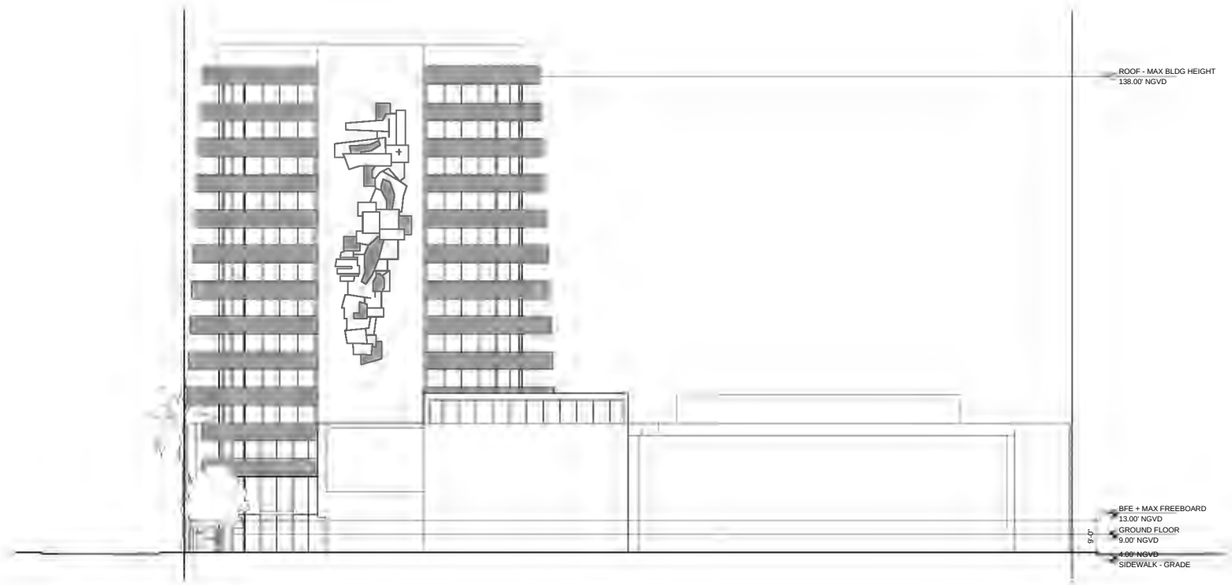
Exhibit E



NORTH



EAST



SOUTH

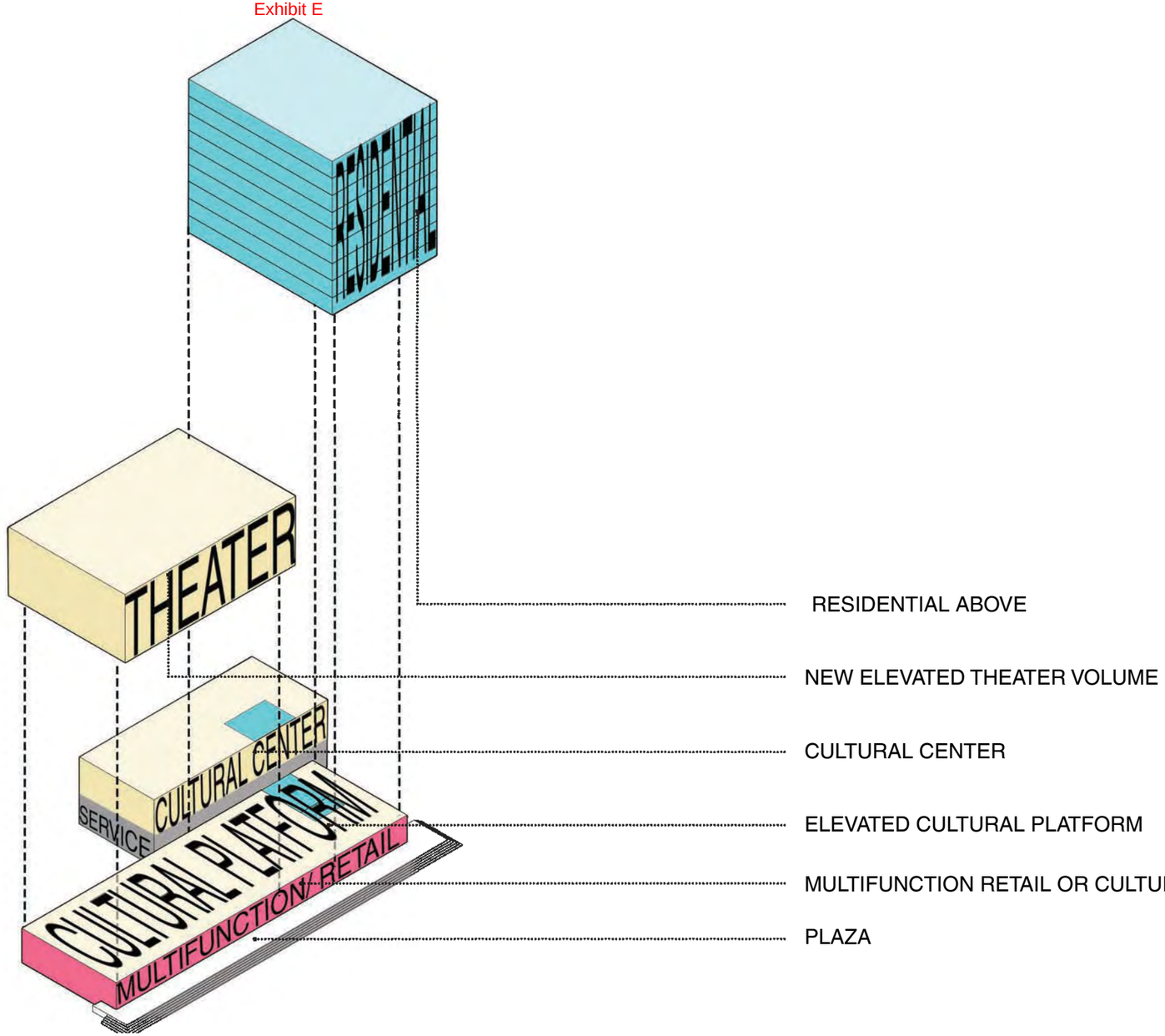
WEST

OPTION 1 - BUILDING ELEVATIONS

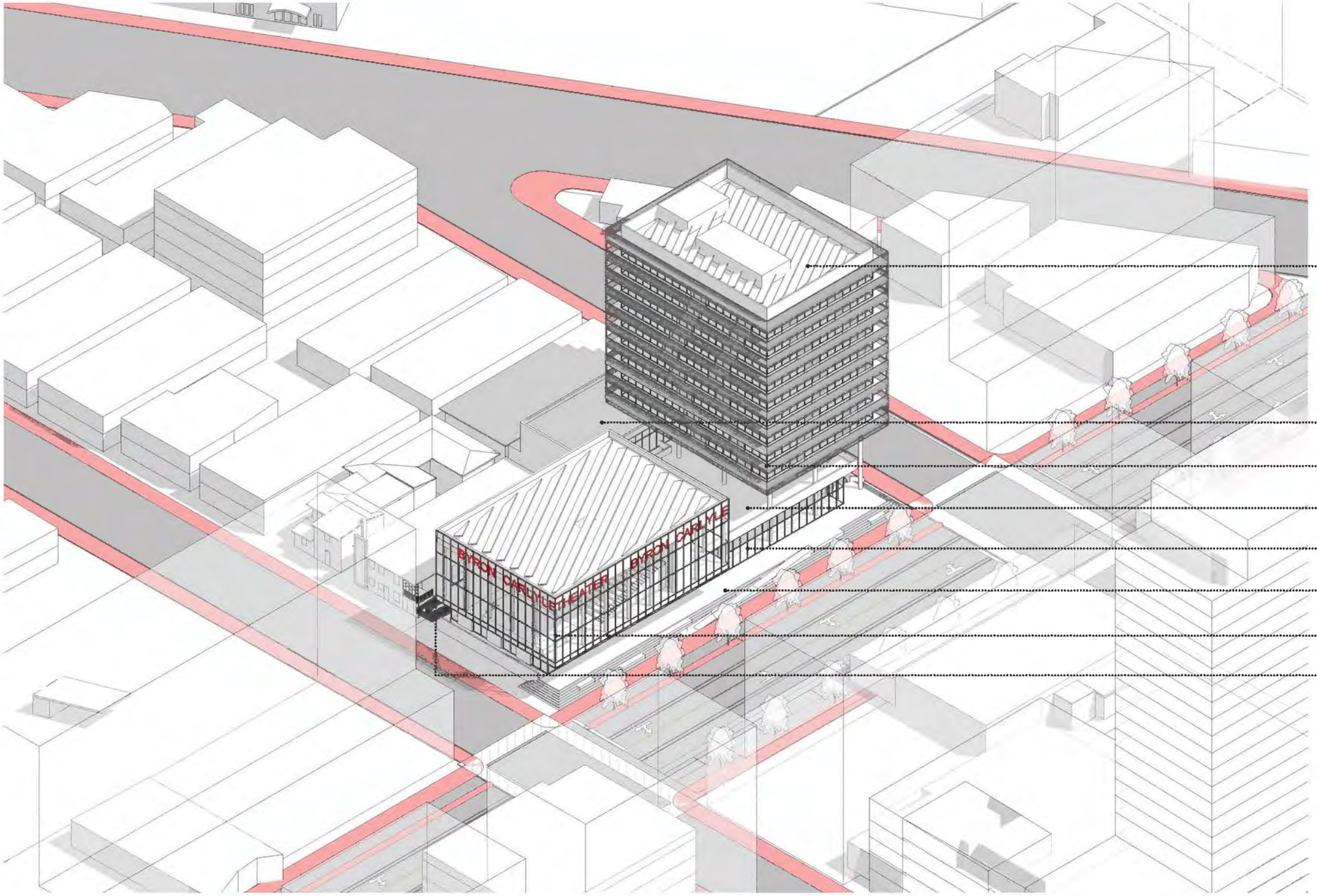
Shulman + Associates

SCALE: N.T.S.

Exhibit E



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

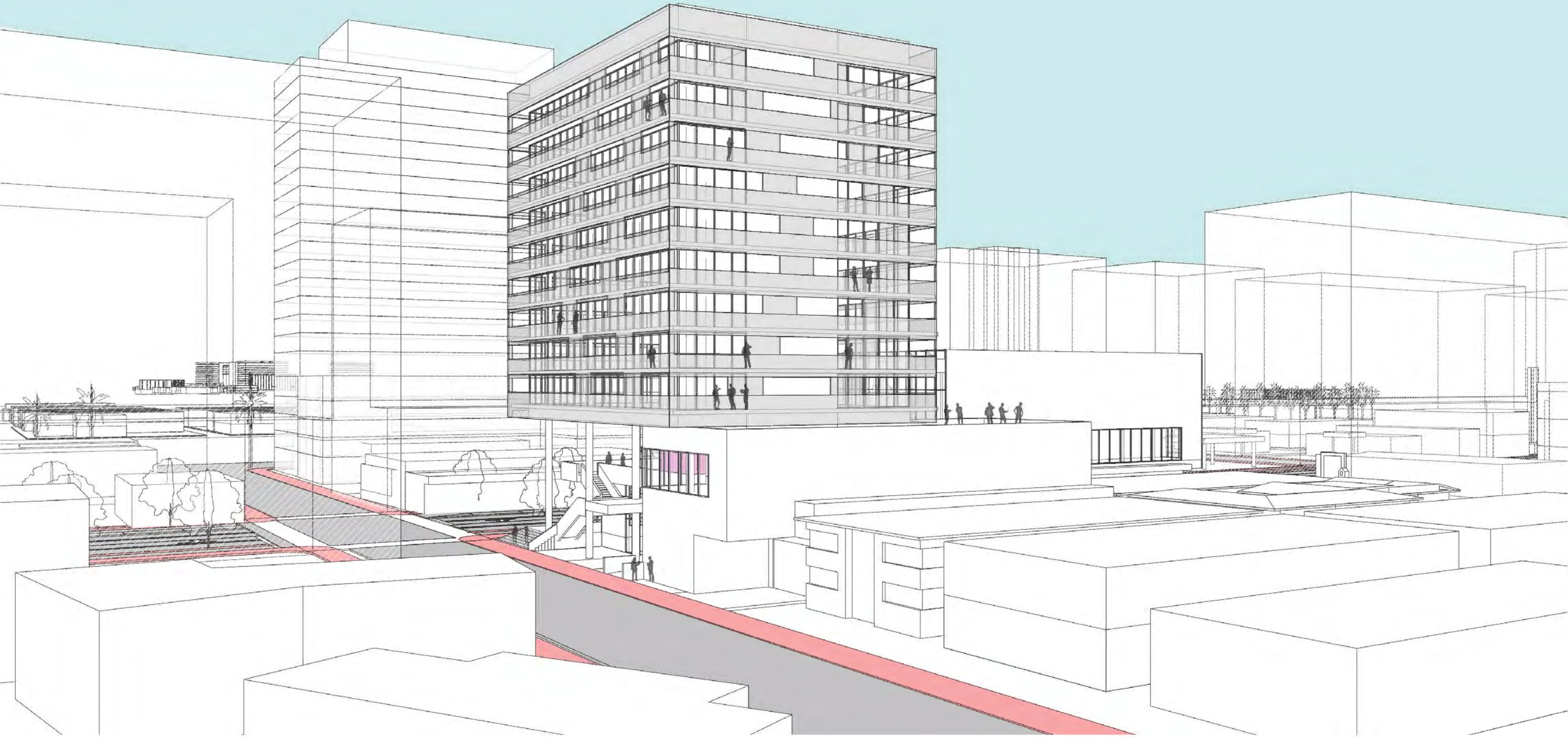
OPTION 2 - NEW MULTI-USE STRUCTURE

OPTION 2 - VIEW FROM BYRON AVENUE & 71ST STREET

Exhibit E

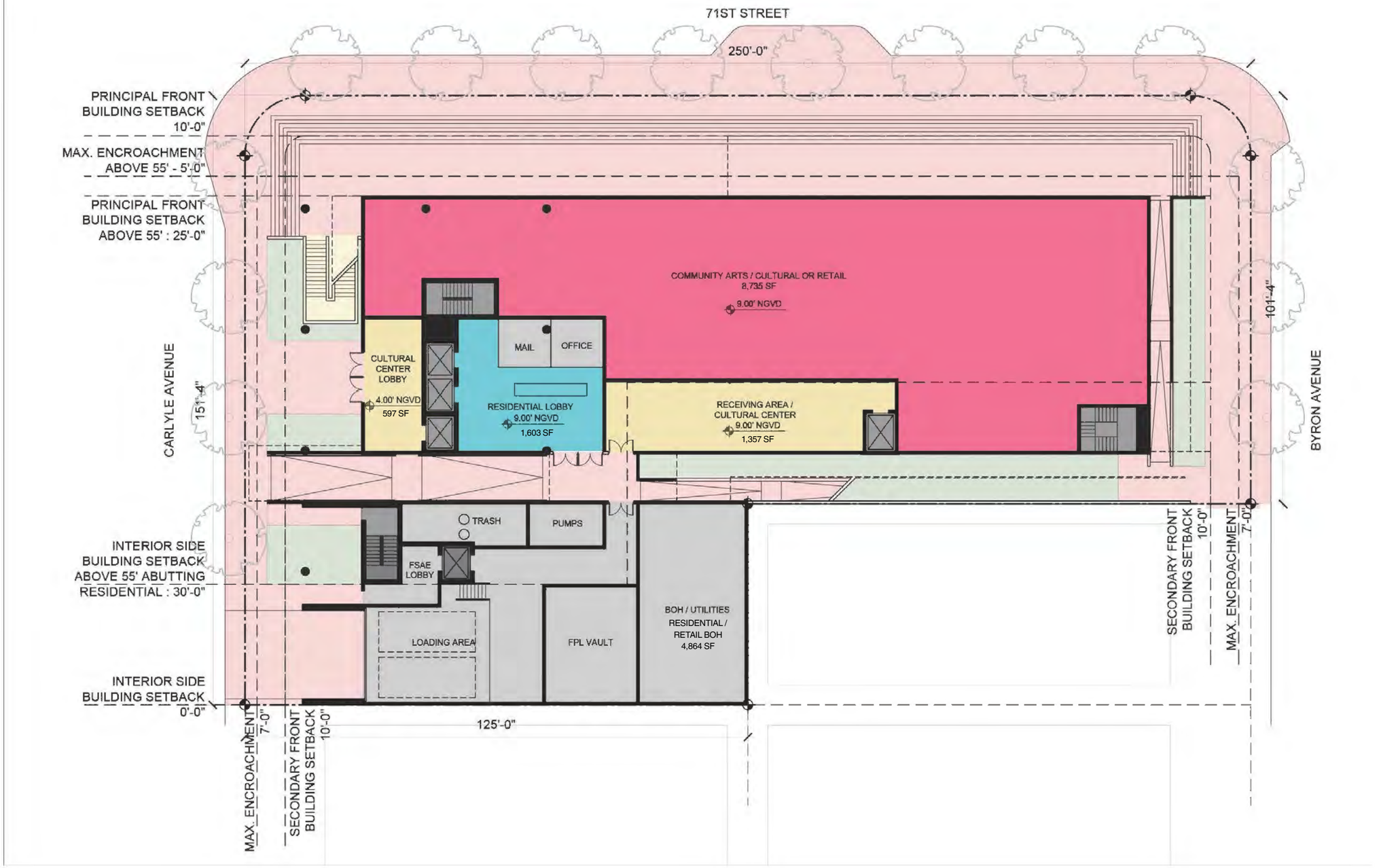
OPTION 2 - VIEW FROM CARLYLE AVENUE & 71ST STREET

Shulman + Associates



OPTION 2 - VIEW FROM INDIAN CREEK DRIVE & CARLYLE AVENUE

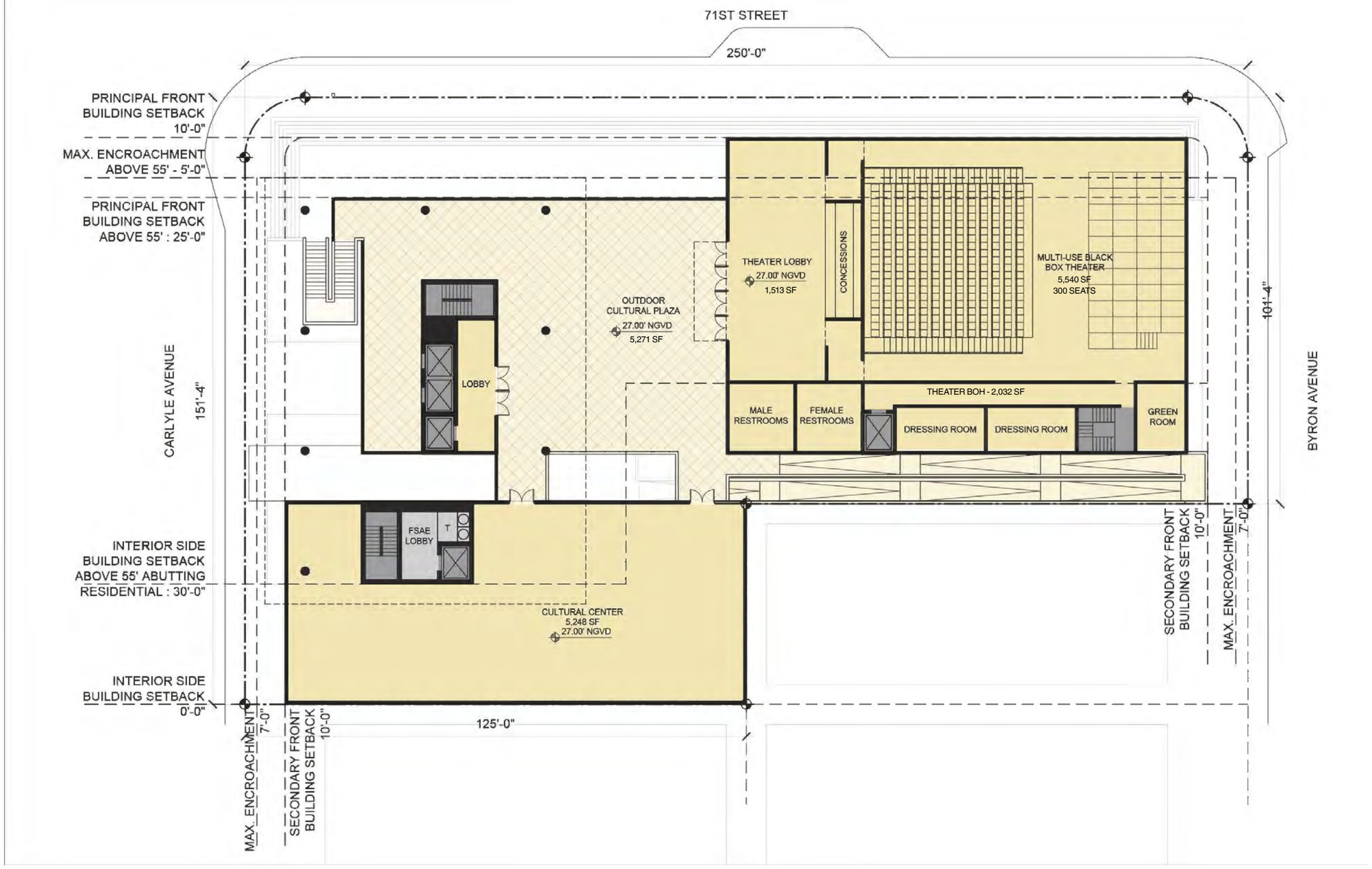
OPTION 2 -VIEW FROM CULTURAL PLAZA TO THEATER ENTRANCE



OPTION 2 - GROUND FLOOR LEVEL

N

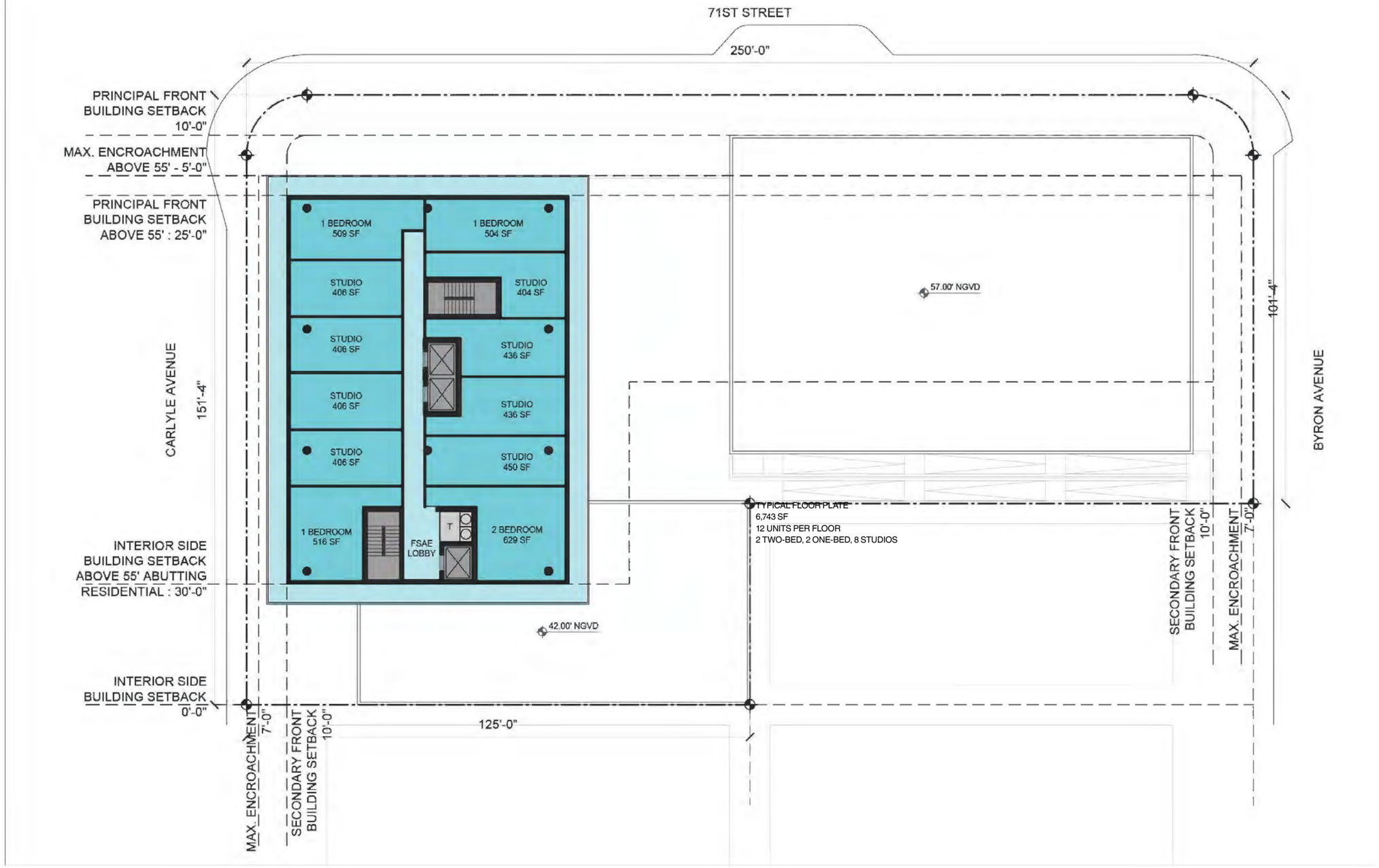
SCALE: N.T.S.



OPTION 2 - SECOND FLOOR/ CULTURAL PLATFORM LEVEL

N

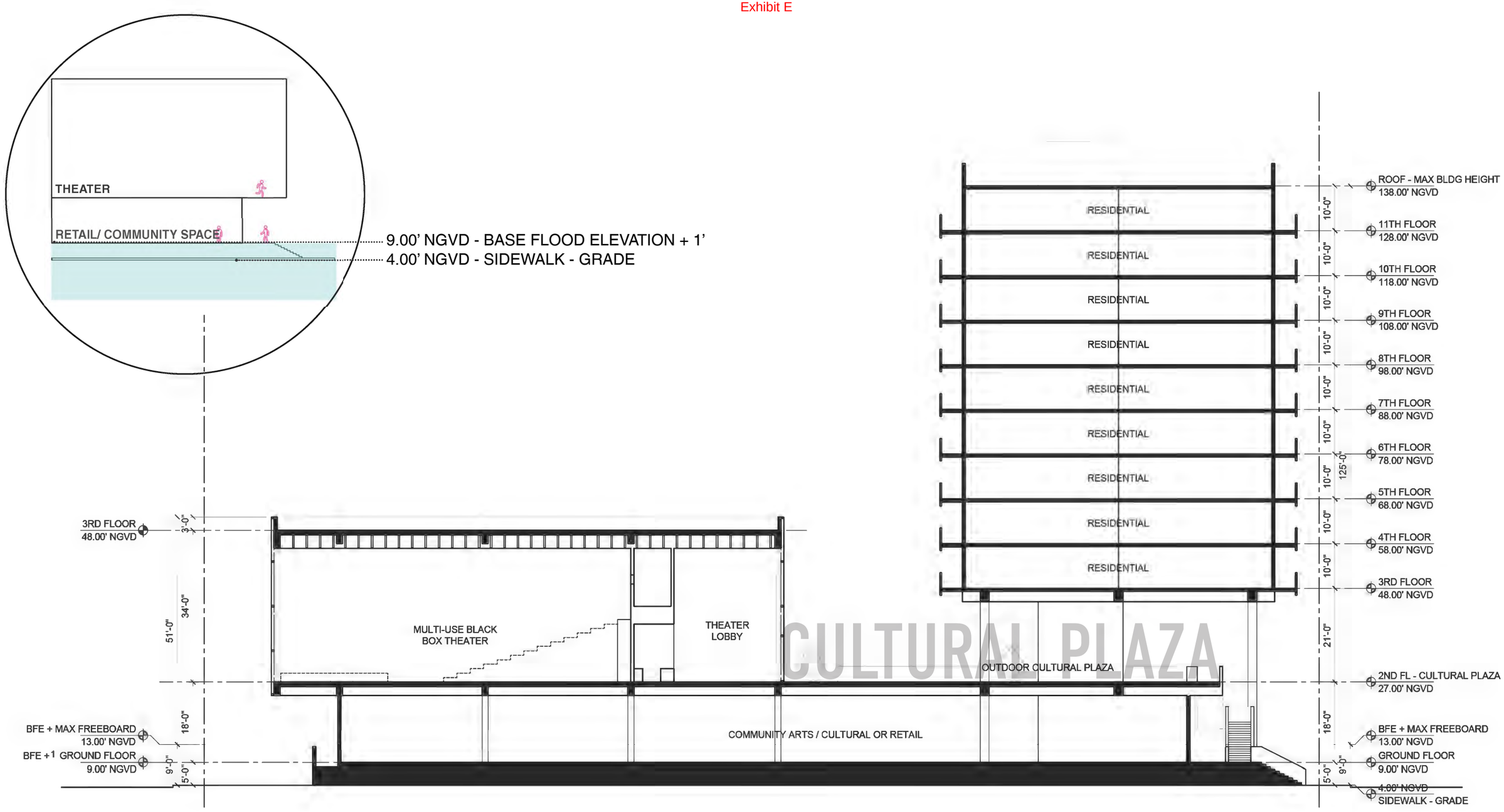
SCALE: N.T.S.



OPTION 2 -UPPER FLOOR LEVELS/ RESIDENTIAL

N

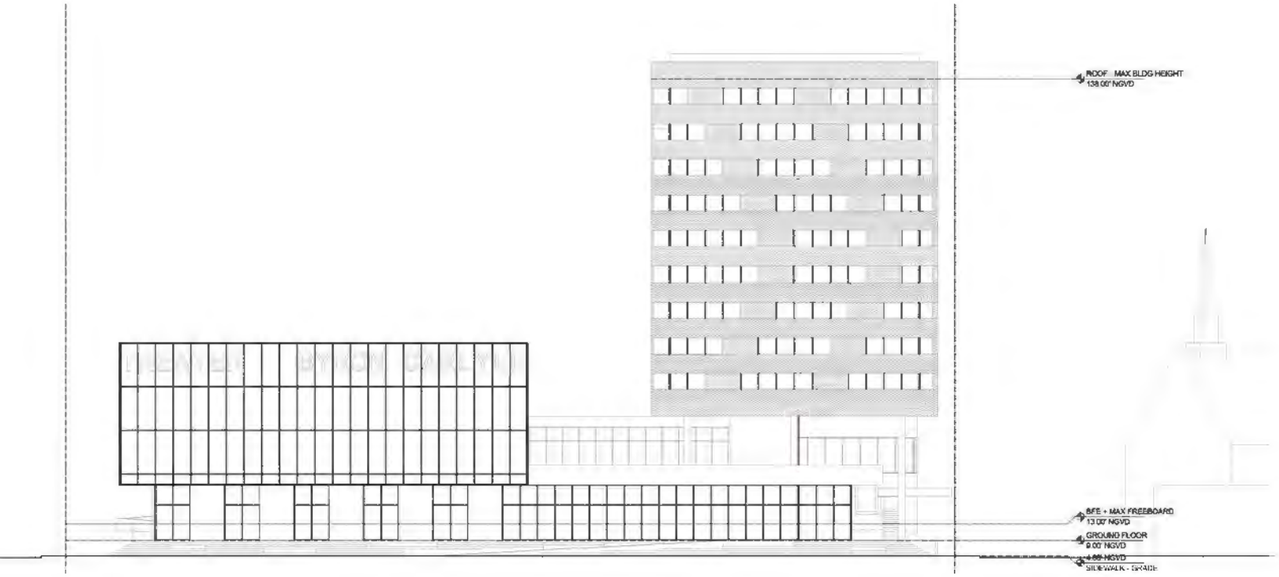
SCALE: N.T.S.



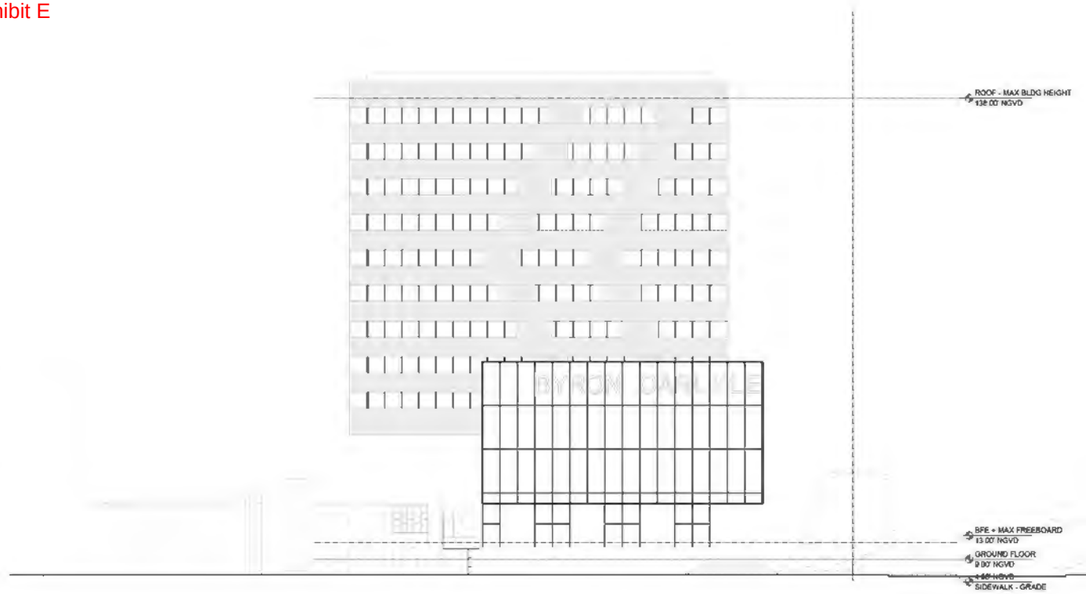
OPTION 2 - BUILDING SECTION

Shulman + Associates

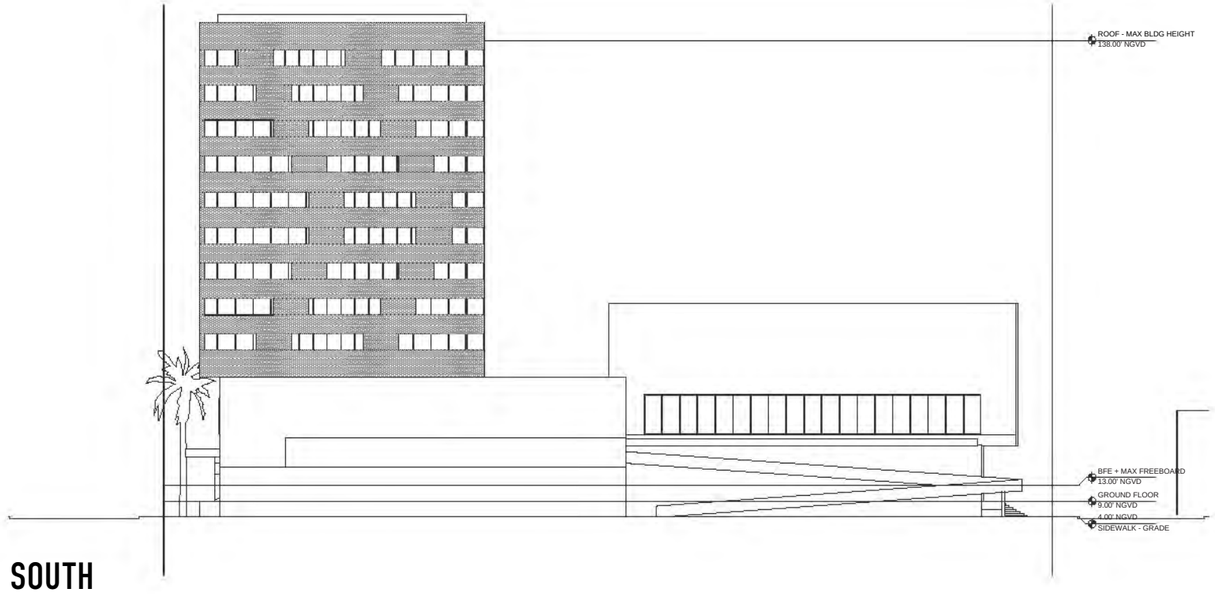
SCALE: N.T.S.



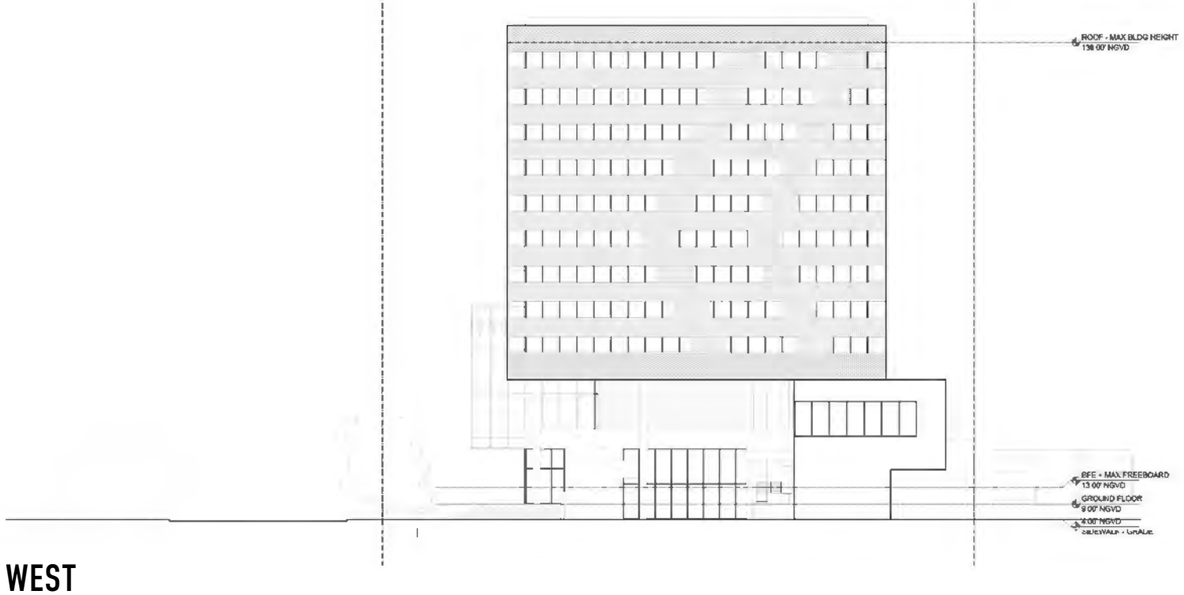
NORTH



EAST



SOUTH



WEST

OPTION 2 - BUILDNG ELEVATIONS

Shulman + Associates

SCALE: N.T.S.

Exhibit E

Shulman Associates

MIAMIBEACH

Procurement Department
1755 Meridian Ave., 3rd Floor
Miami Beach, Florida 33139

REQUEST FOR LETTERS OF INTEREST
RFLI 2023-261-KB
CULTURAL PARTNERS FOR BYRON CARLYLE THEATER

1. **Introduction.** The City is significantly invested in promoting arts and culture through its partner organizations who manage and operate various City-owned facilities. This portfolio currently includes, but is not limited to, the Colony Theatre, the Bass Museum of Art, the Miami Beach Bandshell, and the Fillmore at Jackie Gleason Theater. The City of Miami Beach ("City") is seeking letters of interest from cultural organizations that may have an interest in managing and programming -in whole or in part- the redeveloped City-owned property located at 500 71st Street (the Byron Carlyle Theater). It is the City's intention to establish a long-term relationship for the management of this facility.

   Through this RFLI, the City is not seeking and will not consider specific proposals or offers to manage or program the referenced property. If market interest in managing and programming the property exists, through the City's receipt of expressions of interest, the City may issue a future Request for Proposals (RFP) seeking formal detailed proposals from interested parties. Interested parties are expressly requested not to submit proposals at this time, rather expressions of interest only.

2. **Background.** Managing and programming a municipal cultural facility is a significant undertaking and the City may consider a long-term operating and management agreement with a partner organization to provide the assurance that investments in this collaboration are lasting and meaningfully beneficial to the community. In addition, the City may consider offering other ongoing in kind or financial support to ensure that a partner organization has the resources necessary to be viable and successful.

   The Byron Carlyle Theater was originally developed in 1968 in Miami Beach's North Beach area at 500 71st Street. In 2001, the City purchased the Byron Carlyle Theater from the WBC Broadcasting Corporation. In 2004, the City executed an operating agreement with the Stage Door Theater Company and later executed an operating agreement with O Cinema in 2014. In 2019, the City closed the theater and advertised a RFP to redevelop the site. Following the RFP process, on February 24, 2021, the Mayor and City Commission rejected a proposal to sell the theater and redevelop the parcel. On April 21, 2021, the Mayor and City Commission referred an item to the City's Neighborhood and Quality of Life Committee requesting the City Administration to present short and long-term alternatives and recommendations for the Byron Carlyle Theater.

   Subsequently, the City's Facilities and Fleet Management Department retained the firm of M.C. Harry & Associates (the Consultant) to prepare a Conditions Assessment and Recommendations report. The Consultant's Architect/Engineer team reviewed all available as-built documentation and visited the site to observe the current conditions of each building system. The Consultant's report included two (2) renovation options working within the existing building shell and a third option for new construction using the entire parcel.

On September 30, 2021, the Mayor and City Commission allocated up to $400,000 from the City's FY 2022 Budget to be used by the Administration to develop conceptual design options for renovation of the Byron Carlyle Theater, to be informed by community outreach, survey data, and input from industry professionals, with the final approach and design concept to be subsequently presented for approval by the Mayor and City Commission. To this end, the Administration retained Shulman + Associates (Shulman) to provide some background on the site and help gather feedback from the community.

Shulman hosted two (2) publicly-noticed community input sessions on April 27, 2022, and April 28, 2022 (virtually) to gather feedback from the community. Shulman prepared a conceptual master plan for review and comment by the community during a final community input session which has not yet been scheduled.

On November 8, 2022, the City's voters approved a $159 million General Obligation (G.O.) Bond for Arts and Culture that included $30,570,000 for the redevelopment of the Byron Carlyle Theater.

On December 14, 2022, the Mayor and City Commission directed the Administration to seek expressions of interest from cultural institutions to occupy and/or activate the venue. Thus, the City is seeking one or more potential cultural partners, which may include, but is not limited to, theater companies, small independent cinema operators, and visual and performing arts organizations to manage and program the redeveloped Byron Carlyle Theater.

Figure 1 – Site Location Sketch

Byron Carlyle Theater (500 71st Street)
Folio: 02-3211-002-1070
The building sits on a single parcel 250 feet wide by 101 feet deep for a total of 25,250 SF. The building spans almost the entire footprint of the site. According to Surveys received, there is a utility easement along the north edge of the site for an overhead electrical line. In the existing condition, the building is situated within the utility easement by approximately five (5) feet. If the site is developed as new construction, it is assumed that the overhead line and the associated easement could be eliminated, as demonstrated by adjacent in-progress development projects. Per the latest zoning requirements, there are 10-foot setbacks on the three street sides of the site, and the theater could not be re-built with the same footprint it has today.

Folio: 02-3211-002-1090
Immediately to the south and toward the west half of the building site, the City owns a surface parking lot 50 feet wide by 125 feet deep for a total of 6,250 SF. The lot is currently configured with thirteen (13) standard parking spaces, one (1) accessible space, one (1) motorcycle space, and a turnaround and building loading area servicing the theater. Across Byron Avenue toward the east, the City owns a surface parking lot (Folio: 02-3211-002-1050) with 28 standard parking spaces and two (2) accessible spaces. This lot is only considered in this description for its potential future use as parking for the building.

3. **Questions.** The deadline for questions is **February 8, 2023, at 3:00 pm Eastern Time (ET).** Any questions concerning this RFLI shall be submitted to the Procurement Contact noted below:

Procurement Contact:	**Telephone:**	**Email:**
Kristy Bada	305-673-7490 ext. 26218	kristybada@miamibeachfl.gov

All responses to questions/clarifications will be sent to all prospective Proposers in the form of an addendum.

4. **Submittal Format.** Responses should be in letter form and include the following:
   a. **Respondent Information.** Information regarding the respondent and its team, including but not limited to organization name, years in business/operation, principals, headquarter, and local office details, and the primary contact for any matters relating to the RFLI, including name, position, and contact information.
   b. **Previous Experience.** Information regarding the organization's track record, including a description of the programs and activities currently being offered (e.g., exhibitions, performances, arts education activities, community outreach, etc.). Organizations should limit their response to no more than five (5) typewritten letter-sized pages and consider the following criteria in describing previous work experience and potential future programming:
      1. Cultural Impact
      - A description of the arts and/or cultural programs and services that would be offered with an overview of the organization's track record of success with an emphasis on how the nature and quality of the activities would contribute to Miami Beach's portfolio of cultural offerings and reputation for artistic innovation and excellence; and
      - A brief overview describing the type of cultural facility and spaces that would enable the organization to optimally present its programs and activities.

      2. Social and Community Impact

- Experience and effectiveness with offering arts educational and outreach programs;
- Summary of past experience and present interest in collaborating with other not-for-profit arts and cultural organizations and in making the facility available for programs presented by others;
- Interest in complementary building uses to support arts and cultural programming, activation, and community engagement;
- Description of efforts and in audience development and engagement; and
- Links to media coverage regarding the organization's work.

3. Management and Administration

- Experience with managing a cultural facility, if applicable;
- Summary of existing partnerships and grant relationships (including duration and structure), and funding sources; and
- Evidence of sound fiscal management.

c. **Expression of Interest.** A statement of interest in occupying and/or activating the redeveloped City-owned property at 500 71st Street (the Byron Carlyle Theater). A statement of interest is not binding on either party.

5. **Submittal Due Date and Requirements.** The deadline for letters of interest is **February 22, 2023, at 03:00 pm, Eastern Time (ET)** in accordance with Section 4 of this RFLI. Electronic responses to this RFLI are to be submitted via email no later than the date and time indicated above. Responses shall be emailed to Kristy Bada at kristybada@miamibeachfl.gov.

It is the sole responsibility of the respondent to ensure its letter of interest is received before the RFLI closing date and time.

6. **Industry Meetings.** Following the receipt of an expression of interest, the City may schedule mutually agreeable industry meetings with the respondent(s) to clarify any questions that either the City or the respondent(s) may have.

7. **Result of RFLI.** The City is not required to act upon any information obtained through this RFLI.

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