



OFFICE OF CAPITAL IMPROVEMENT PROJECTS

1700 Convention Center Drive, Miami Beach, Florida 33139

Tel: (305) 673-7071

## LETTER OF INTENT

TO: City of Miami Beach Planning Department: Historic Preservation Board

FROM: Carla Dixon, Project Manager

DATE: January 11<sup>th</sup>, 2026

SUBJECT: Miami Beach Bandshell Expansion and Renovation

The Office of Capital of Improvement Projects (CIP) is submitting an application to the Historic Preservation Board (HPB), seeking the approval of additions and renovations to the Miami Beach Bandshell facility located in the North Shore Historic District, at 7275 Collins Avenue, Miami Beach FL 33141. Folio No. 02-3202-000-0020 as per The Miami-Dade County Property Appraiser's Office.

The existing original building was designed by Norman M. Giller and Associates and was built in 1962. In 2011, the facility underwent renovations which included the addition of dressing rooms, the stage deck, treatment to the exterior walls, acoustic treatments and hang points and infrastructure for the lighting system. In 2020, a single support central canopy spanning approximately 4,000 sf was installed to provide coverage for the audience, and a canopy along the west end adjacent to Collins Avenue was recently completed.

The Arts Culture General Obligation Bonds (ACGOB) funds were approved to design and construct an approximate 2,000 square foot addition to enhance the bandshell operations. Due to funding constraints, to move the project forward, the team decided to design the project with the flexibility of having phases.

### **Project Description:**

The first phase proposes a 677 square foot northeast air-conditioned addition, that includes four dressing rooms, a bathroom, a connecting corridor and exit stairs. These new dressing rooms will directly connect to the existing "back of house" Bandshell areas. The scope of work also includes renovating the two existing restrooms, removing the existing chairlift, expanding the Media Production room, and improving the current dressing rooms for technical production, circulation and storage.

To the west side of this addition, a covered truck loading dock area with a new chairlift, and a new double gate allowing maintenance vehicle access into the Bandshell space is planned. A new curb cut for vehicle entry directly north of the loading dock and new landscape islands on either side of this new vehicle entryway will be provided.

Lastly, on the east side of the Bandshell, the trash and recycling enclosures will be relocated away from 73<sup>rd</sup> Street, and a new enclosure provided. Adjustments will be made

to the service driveway, with new fencing, gates & landscaping. A new fire line with a new Hydrant & Standpipe connection near the south end of this drive is also being provided.

Subsequent phase(s) includes a 1,057 square foot northwest addition with an administrative office, a multipurpose production staging area, workstations, a restroom, and a kitchenette.

In addition, on the south side of the Bandshell, the scope includes three new food-storage rooms (approximately 250 square feet) to support the existing food preparation areas, as well as a 790 square foot patio slab expansion adjacent to the south entry tower for use as a café area. A new ticket booth is proposed next to this expanded café patio.

Lastly, an extension of the stage canopy is also planned to provide weather protection for the forward portions of the stage floor.

A variance is requested to reduce the required 40-foot north side-yard setback facing 73<sup>rd</sup> Street, since compliance with said setback would result in a greatly reduced building square footage, insufficient to accommodate the building program required by the bandshell operations.

**The proposed project complies with the Variance Criteria as described in section 2.8.3 of the City of Miami Beach Zoning Code and as described below:**

1. Special conditions and circumstances do exist which are peculiar to this property / project:
  - a. Available space for the needed bandshell “back-of-house” expansion is limited by the existing historical bandshell structure.
  - b. Compliance with the existing side setback requirement would not allow sufficient square footage to provide a practical or functional development that would satisfy the program requirements.
2. The Special conditions and circumstances have not resulted by the actions of the applicant.
3. Due to the unique character of this property & its use, the granting of this variance request would not confer on this applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
4. We confirm and agree that the literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant.
5. We believe that the variance requested is the minimum variance that will make possible the reasonable use of the land and structure.
6. We believe that the granting of this setback variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

7. We believe that The granting of this request is consistent with the [comprehensive plan](#) and does not reduce the levels of service as set forth in the plan
8. We believe that The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in [chapter 7, article I](#), as applicable. See resiliency review criteria elaboration and details above.
9. A housing impact statement is not applicable for this property or project.

**The proposed project complies with the resiliency review criteria as per section 7.1.2.4 of the City Resiliency Code as follows:**

- A. Construction Waste Management Practices will be required by the Project Specifications.
- B. All windows proposed shall be impact Resistant Units.
- C. If feasible, operable windows can be specified.
- D. Salt tolerant, highly water-absorbent, native plants will be specified.
- E. Project involves an addition to an existing larger historical facility. As such, the ability to consider the adopted sea level rise projections is limited by the existing conditions to be met.
- F.
  - a. The ground floor elevations of the addition are set by the need to match the existing floor elevation of the bandshell structure.
  - b. Garage ramping is not applicable.
  - c. The driveway elevation is limited by the short distance to 73<sup>rd</sup> street.
- G. New mechanical systems will be located above the base flood elevations.
- H. The existing main Bandshell building is set above the base flood elevation. The existing group toilet rooms, however, are set at the elevation of main exterior audience space (below base flood elev.) for reasons of functionality & accessibility.
- I. Proposed new food storage installations (below base flood elev.) will be provided with wet or dry floodproofing systems.
- J. Stormwater retention systems shall be provided.
- K. Cool or porous pavement will be utilized.
- L. Project will minimize the Heat Island effect by using cool roofs, cool or porous pavement, energy efficient appliances, improved insulation etc. All of the above can be used where applicable & economically feasible.

The proposed north addition is aligned with the public sidewalk of 73<sup>rd</sup> Street, reinforcing the urban fabric of the buildings in the vicinity of 73<sup>rd</sup> Street and Collins Avenue.

All the design elements described will provide a much-needed aesthetic upgrade to the bandshell and its service areas presently facing 73<sup>rd</sup> Street and will be an enhancement to the recently completed Ocean Terrace Park/Streetscape Project.

The city owned parcel upon which the facility sits is zoned as Government Use (GU) and predominantly surrounded by Mixed use entertainment (MXE), Commercial, medium intensity (CD-2), North B. Town Center central core (TC-C), Multi Residential (MR-2) zoning. The building as well as the façade is designed in a manner that respects the existing architecture of this building that has attained Historic Designation and pays tribute to the architecture of the area.

Based on the above information, the Applicant respectfully requests your favorable review and approval of this application. If you have any questions or require further information, please do not hesitate to contact me at 305-673-7071.

Cc: David Gomez, Director  
Colette Satchell, Division Director