

MIAMI BEACH BANDSHELL

PROPOSED ADDITIONS AND RENOVATION TO THE EXISTING MIAMI BEACH BANDSHELL FACILITY

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL – JANUARY 11TH, 2026



SCOPE OF WORK

PROPOSED ADDITIONS TO THE MIAMI BEACH BANDSHELL FACILITIES:

1. PROPOSED NORTH ADDITIONS CONNECTED TO THE EXISTING “BACK OF THE HOUSE” BANDSHELL AREAS TO INCLUDE THE ADMINISTRATIVE STAFF OFFICE, MULTIPURPOSE PRODUCTION STAGING AREA, WORKSTATIONS, TOILET ROOM AND KITCHENET (NORTHWEST ADDITION), AS WELL AS DRESSING ROOMS AND A BATHROOM (NORTHEAST ADDITION). BETWEEN NORTHWEST AND NORTHEAST ADDITIONS, A COVERED TRUCK LOADING AREA WILL BE PROVIDED.
2. REMODELING OF SELECTED INTERIOR AREAS AT EXISTING “BACK OF THE HOUSE” OF BANDSHELL; AND STAGE CANOPY EXTENSION (BY OTHERS).
3. ALTERATION OF EXISTING CURB CUTS TO PROVIDE ACCESS TO PROPOSED NORTH ADDITIONS.
4. PROPOSED SOUTH ADDITIONS ADJACENT TO AND IN SUPPORT OF THE EXISTING FOOD PREPARATION AREA, THREE (3) FOOD STORAGE ROOMS, AS WELL AS A PATIO SLAB EXPANSION NEXT TO THE SOUTH ENTRY TOWER FOR USE AS A CAFE AREA. A NEW TICKET BOOTH LOCATED ADJACENT TO THIS EXPANDED CAFÉ PATIO.
5. PROPOSED ENCLOSURE AT THE REAR OF THE EXISTING BANDSHELL BUILDING FOR THE RELOCATION OF DUMPSTERS.

CITY OF MIAMI BEACH:

MAYOR: STEVEN MEINER

COMMISIONERS:

TANYA K. BHATT
LAURA DOMINGUEZ
ALEX J. FERNANDEZ
JOSEPH MAGAZINE
KRISTEN ROSEN GONZALEZ
DAVID SUAREZ

CITY MANAGER: ERIC T. CARPENTER, P.E.

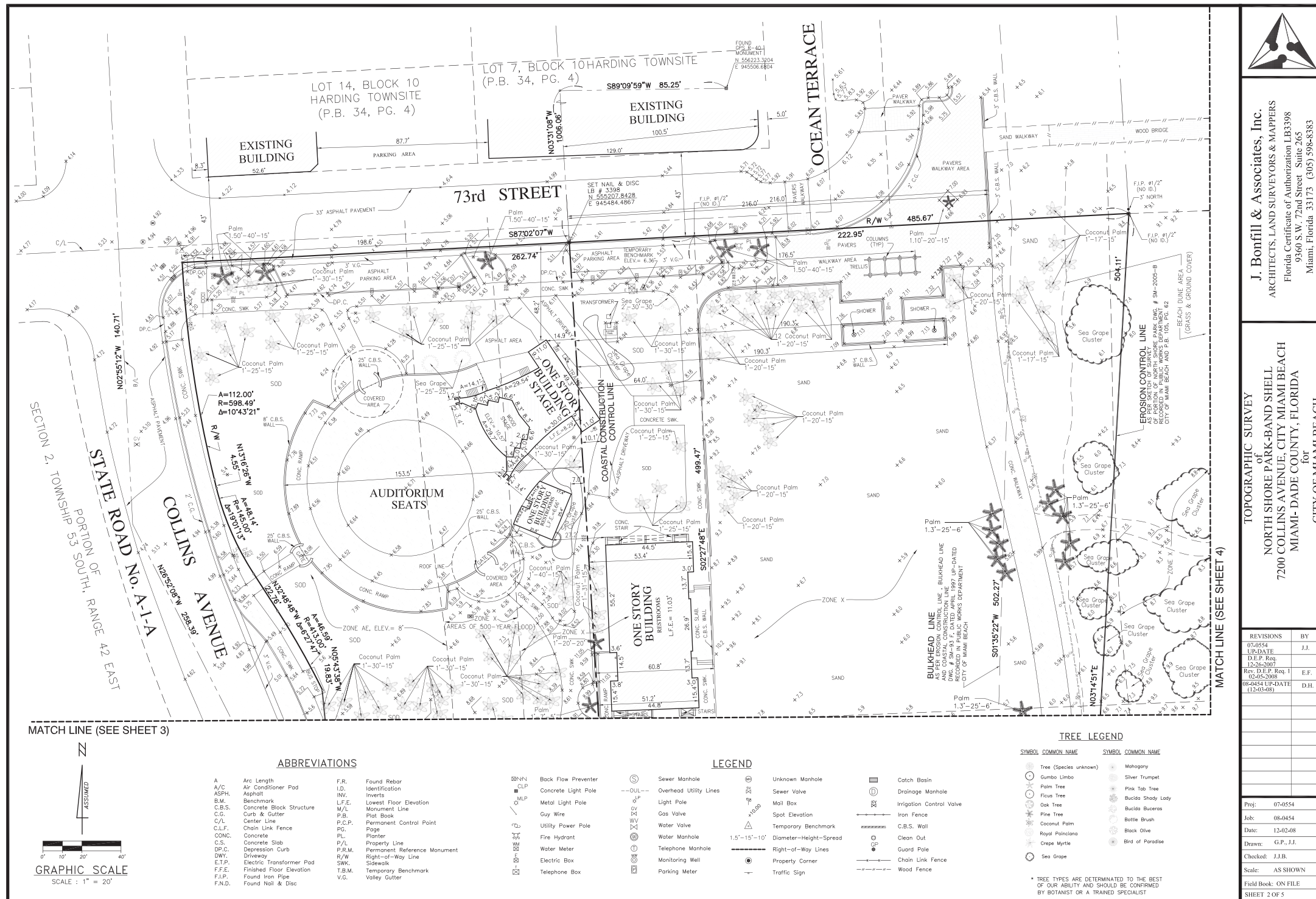
ASSISTANT CITY MANAGER: DAVID MARTINEZ, P.E.

CITY ATTORNEY: RICARDO J. DOPICO

CITY CLERK: RAFAEL GRANADO

INTERIM CIP DIRECTOR: DAVID GOMEZ

OVERALL REFERENCE SURVEY - PARTIAL NORTH

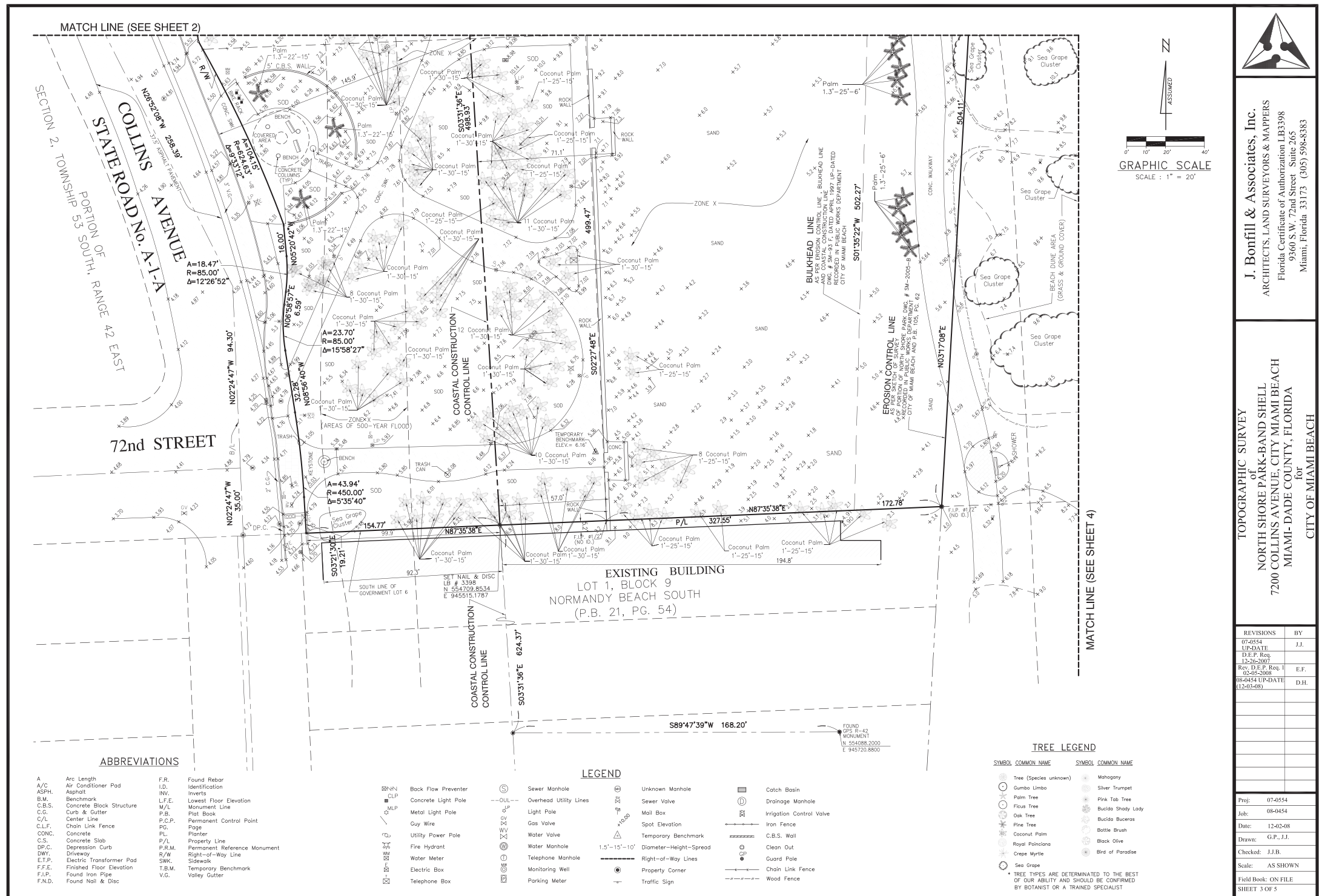


J. Bonfil & Associates, Inc.
 ARCHITECTS, LAND SURVEYORS & MAPPERS
 Florida Certificate of Authorization LB3398
 9360 S.W. 72nd Street Suite 265
 Miami, Florida 33173 (305) 598-8383

TOPOGRAPHIC SURVEY
 of
NORTH SHORE PARK-BAND SHELL
 7200 COLLINS AVENUE, CITY MIAMI BEACH
 MIAMI-DADE COUNTY, FLORIDA
 for
CITY OF MIAMI BEACH



OVERALL REFERENCE SURVEY - PARTIAL SOUTH



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REVISIONS	BY
07-0554 UP-DATE	J.J.
D.E.P. Req 12-26-2007	
Rev. D.E.P. Req 1 05-05-2008	E.F.
08-0454 UP-DATE (12-03-08)	D.H.

Proj: 07-0554
 Job: 08-0454
 Date: 12-02-08
 Drawn: G.P., J.J.
 Checked: J.J.B.
 Scale: AS SHOWN
 Field Book: ON FILE
 SHEET 3 OF 5

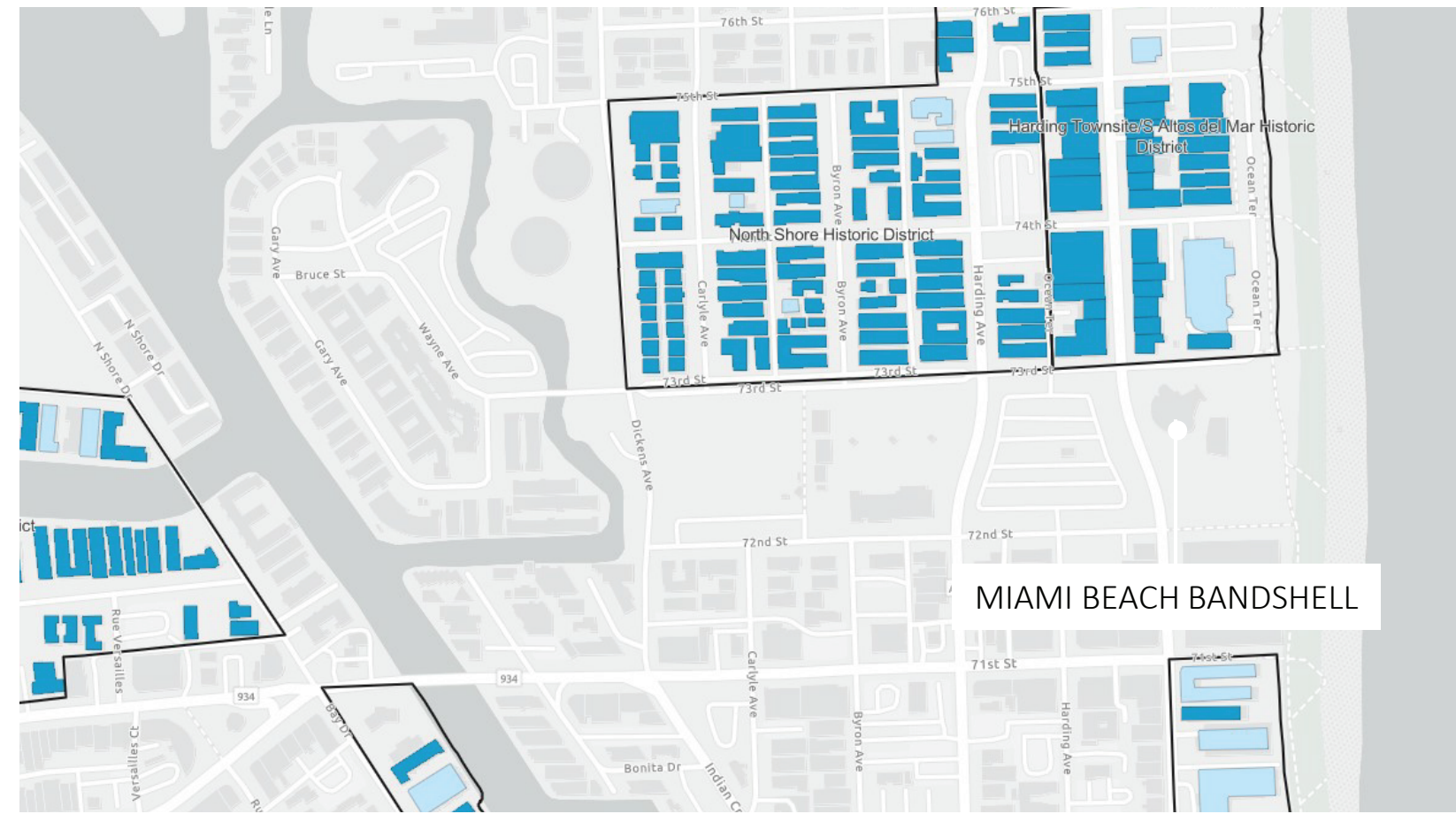
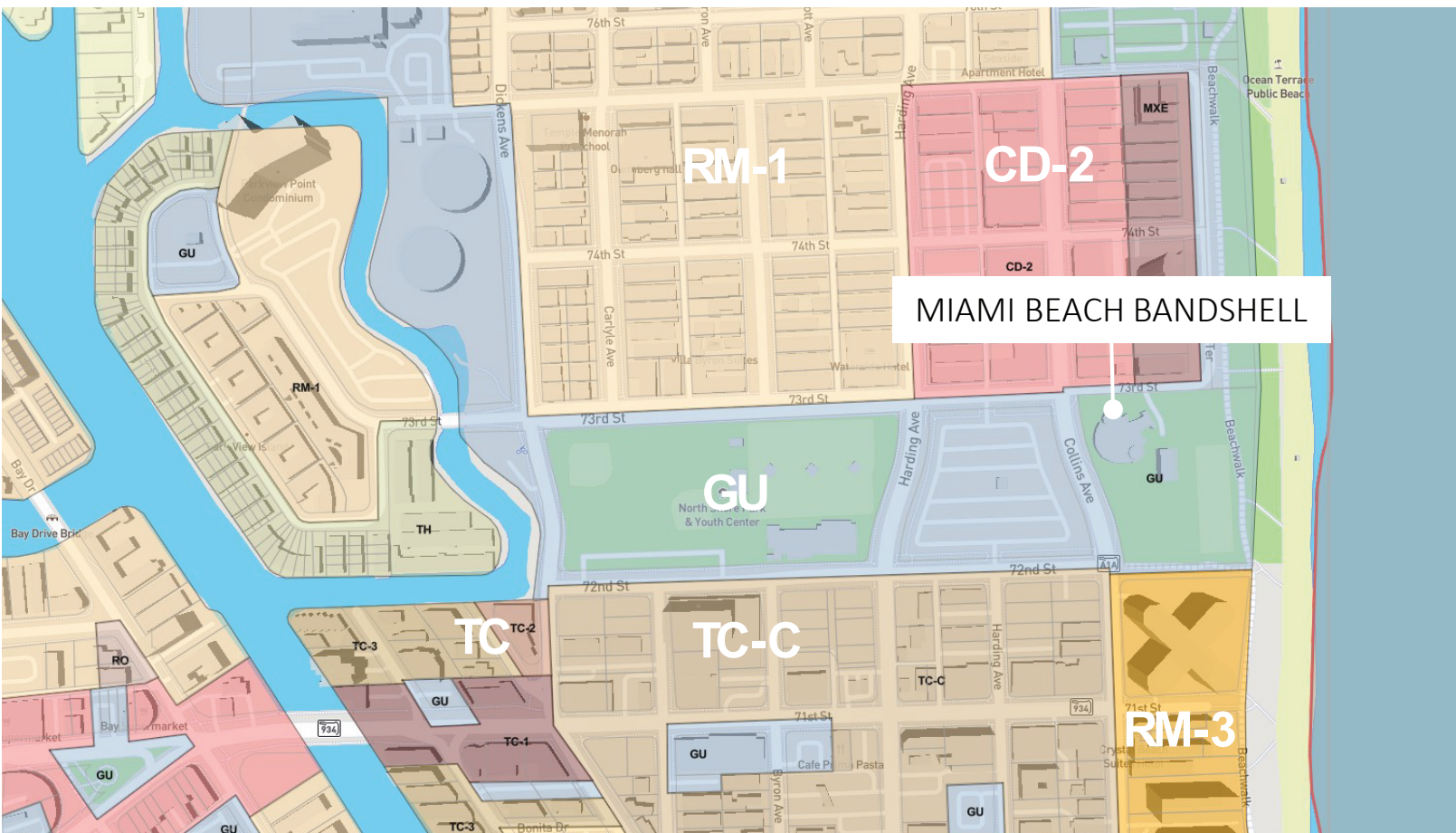
LOCATION MAP



CONTEXT LOCATION MAP



ZONING AND HISTORIC DISTRICT MAP



GU – CIVIC AND GOVERNMENT USE

NORTH SHORE HISTORIC DISTRICT

PROJECT SITE AND EXISTING STRUCTURES



MAIN SPACE AT EXISTING STRUCTURE - STAGE & OPEN AREA



EXTERIOR AREAS AROUND EXISTING BANDSHELL STRUCTURE



EQUIPMENT AT REAR EAST SIDE



NORTH EAST SIDE



EAST AERIAL VIEW



NORTH AERIAL VIEW

EXISTING CONTEXT IMAGES - NORTH WEST CORNER OF SITE



COLLINS AVE NORTH – COLLINS AVE CORNER WITH 73RD STREET – 73RD STREET EAST

EXISTING CONTEXT IMAGES - WEST, EAST AND THRU SITE

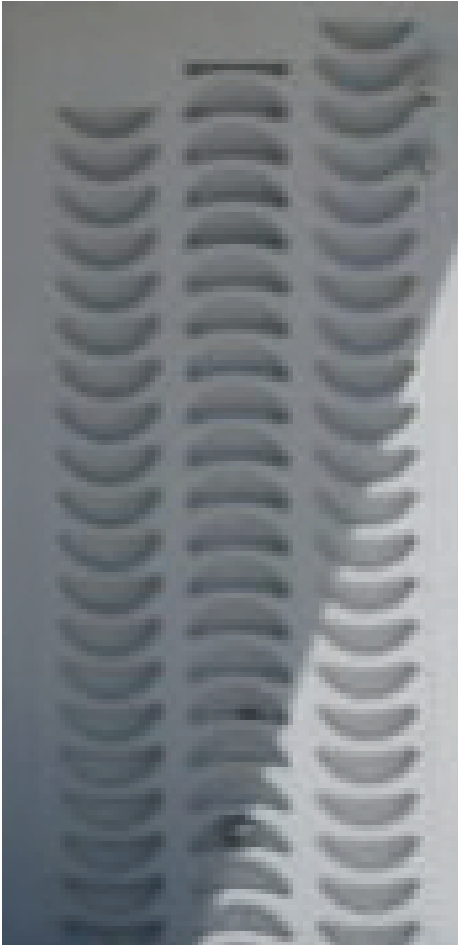


COLLINS AVE SOUTH – FROM COLLINS AVE EAST: UNIDAD SENIOR CENTER – PROJECT SITE EAST

PROPOSED MATERIALS



STUCCO OVER CMU



PRECAST CONCRETE ACCENTS
(POSSIBLE INCORPORATION
INTO BUILDING FACADES)



OVERHEAD COILING GRILL



GLASS AND ALUMINUM
STOREFRONT

PROPOSED MATERIALS



ALUMINUM
ORNAMENTAL GATE

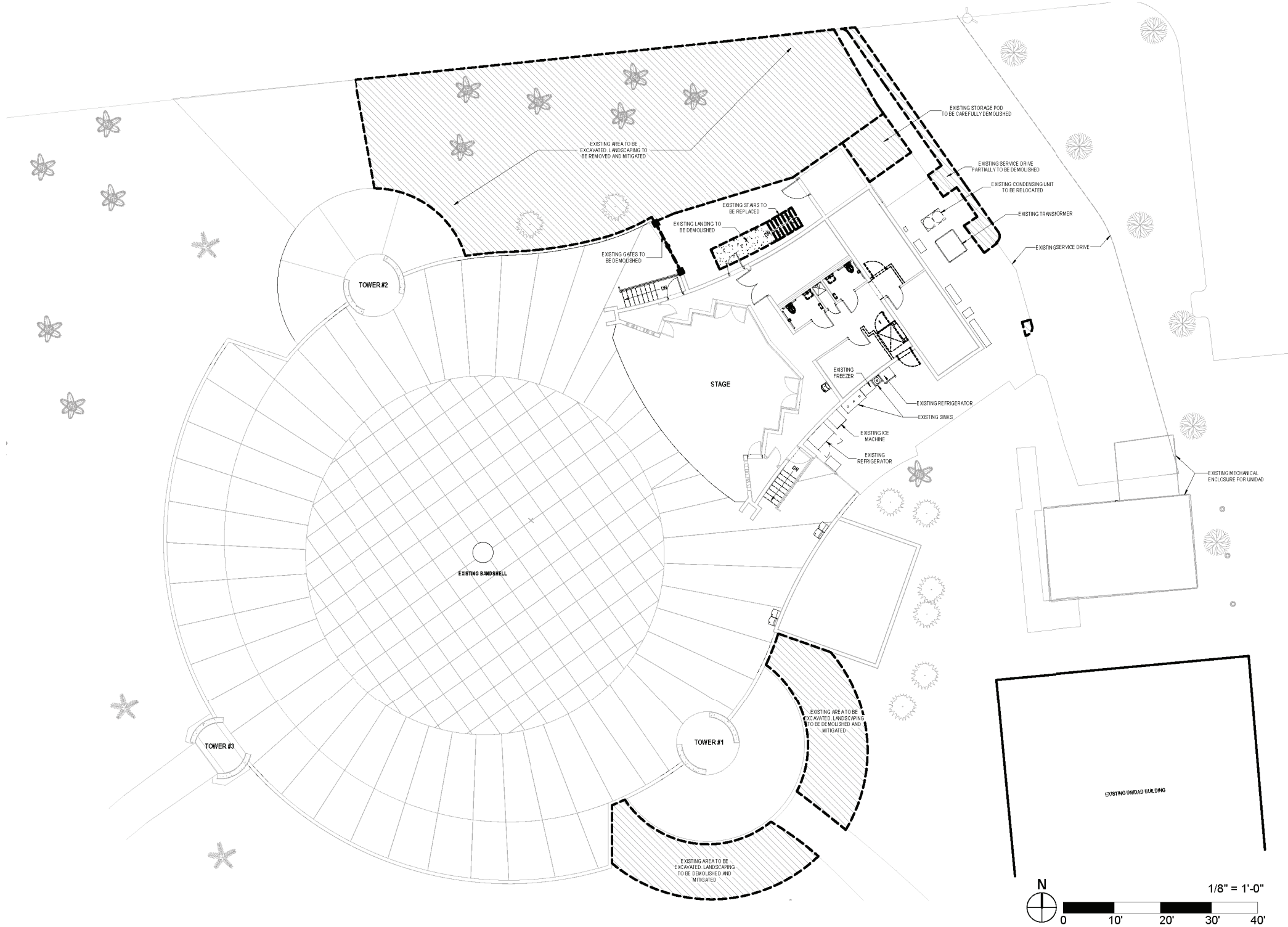


ALUMINUM GUARDRAIL



PERMEABLE CONCRETE

EXISTING / DEMOLITION SITE PLAN

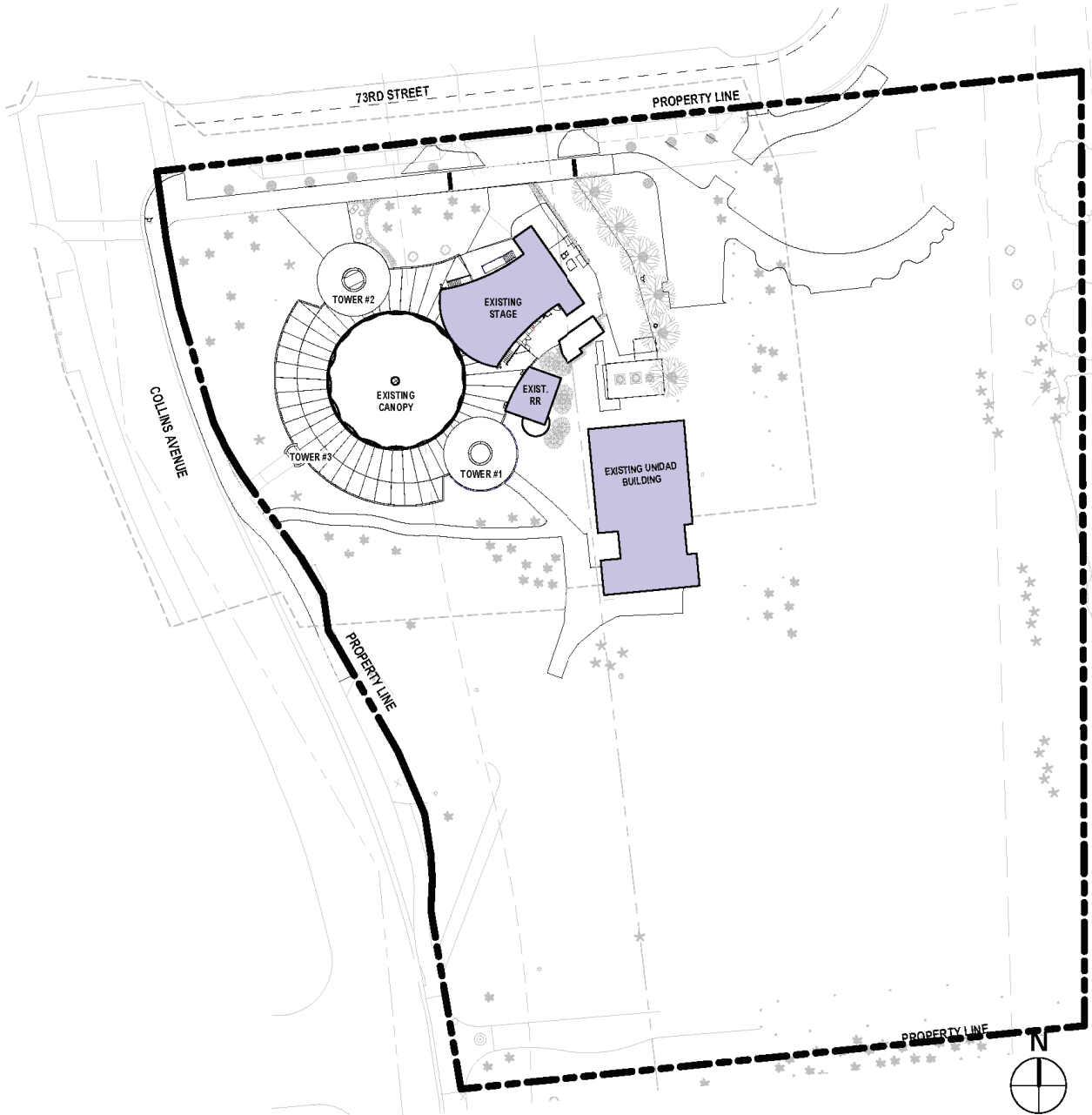


PROPOSED SITE PLAN

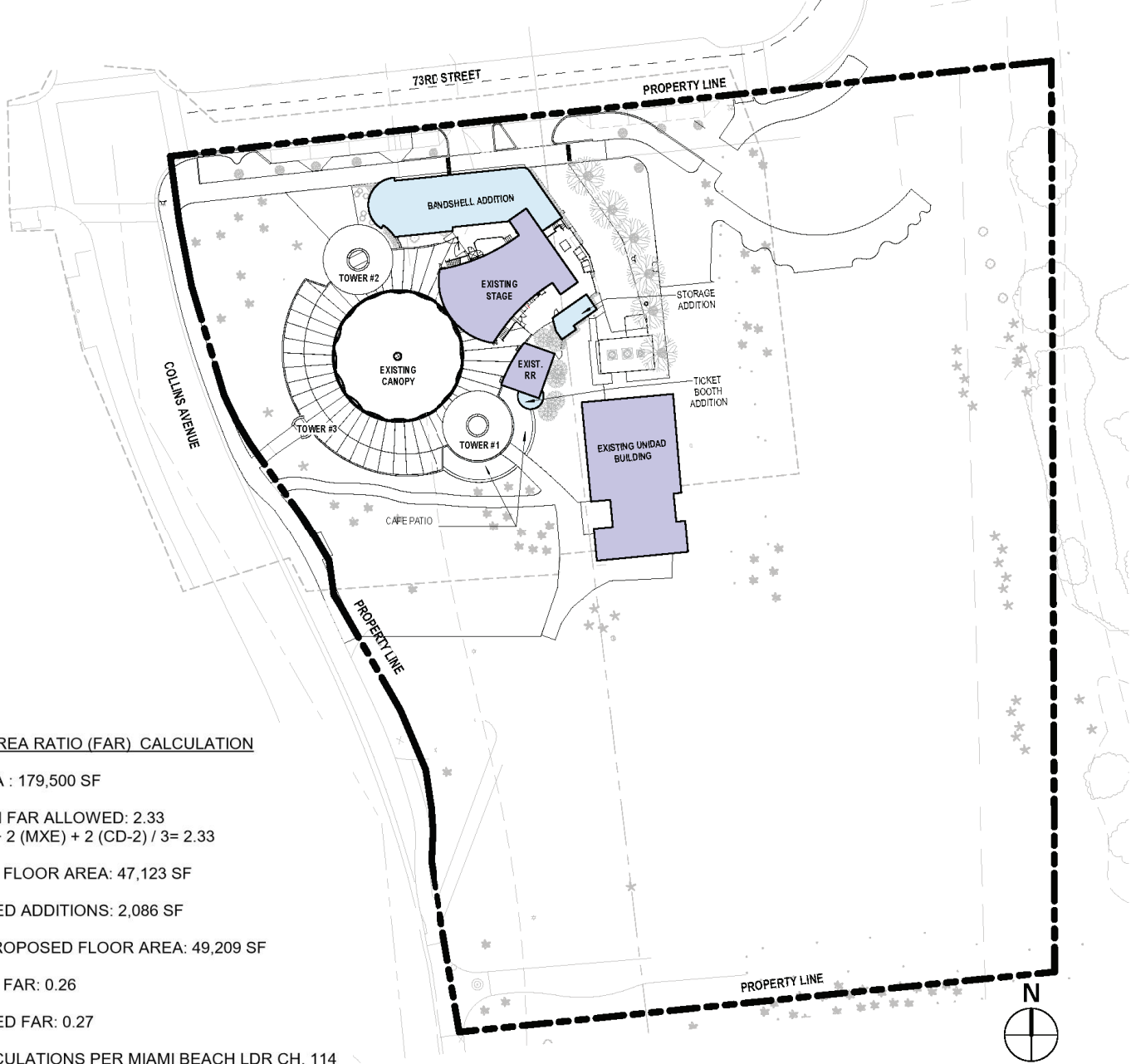


ZONING INFORMATION			
SITE DATA			
LEGAL DESCRIPTION:			
A PORTION LOT 8 BEING A PORTION OF THE ORIGINAL GOVERNMENT LOT 6, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF GOVERNMENT LOT 6, ON THE NORTH BY A LINE 43 FEET SOUTH OF AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 73RD STREET AND ITS EASTERLY EXTENSION, ON THE EAST BY THE EROSION CONTROL LINE RECORDED IN PLAT BOOK 105, PAGE 62 AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE, RECORDED IN MAINTENANCE MAP OF STATE ROAD NO. A-1-A, SECTION 87060, OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, LYING AND BEING IN SECTION 2, TOWNSHIP 53 EAST, RANGE 42 SOUTH, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FOLIO NUMBER:	02-3202-000-0020		
ADDRESS:	7275 COLLINS AVENUE, MIAMI BEACH, FL		
ZONING DISTRICT:	GU-CIVIC AND GOVERNMENT USE		
LOT AREA:	179,500 SF		
BASE FLOOD ELEVATION: + 8.0 NAVD		FREE BOARD: + 12"	
	REQUIRED	EXISTING	PROPOSED
USE		A-3, B, S-1	B, S-1
FAR	2.33	0.26	0.27
ADJUSTED AREA		47,123 SF	49,209 SF
BANDSHELL BUILDING AREA		2,324 SF	4,410 SF NEW ADDITIONS: 2,086 SF
TABULATION PREVIOUSLY APPROVED FOR UNIDAD - SHOWN AS REFERENCE			
	REQUIRED	EXISTING	PROPOSED
HEIGHT	50'-0"	29'-0"	18'-0"
SETBACKS			
FRONT	20'-0" MIN. (TO EXISTING ENTRY TOWER #3)	21'-7"	NO CHANGE
SIDE - NORTH	40'-0" MIN. (TO EXISTING ENTRY TOWER #2)	47'-9"	26'-11" VARIANCE
SIDE - SOUTH	40'-0" MIN. (TO EXISTING ENTRY TOWER #1)	318'-6"	NO CHANGE
REAR	50'-0" MIN. (TO EXISTING BUILDING)	264'-7"	246'-0" (TO PROPOSED ADDITION)
PARKING REQUIREMENTS:			
EXISTING SURFACE PARKING DIRECTLY WEST OF THE BANDSHELL SITE (ACROSS COLLINS AVE.) PROVIDES THE REQUIRED # OF SPACES IN COMPLIANCE WITH THE ZONING CODE.			

FLOOR AREA RATIO (FAR)



EXISTING FAR: 0.26

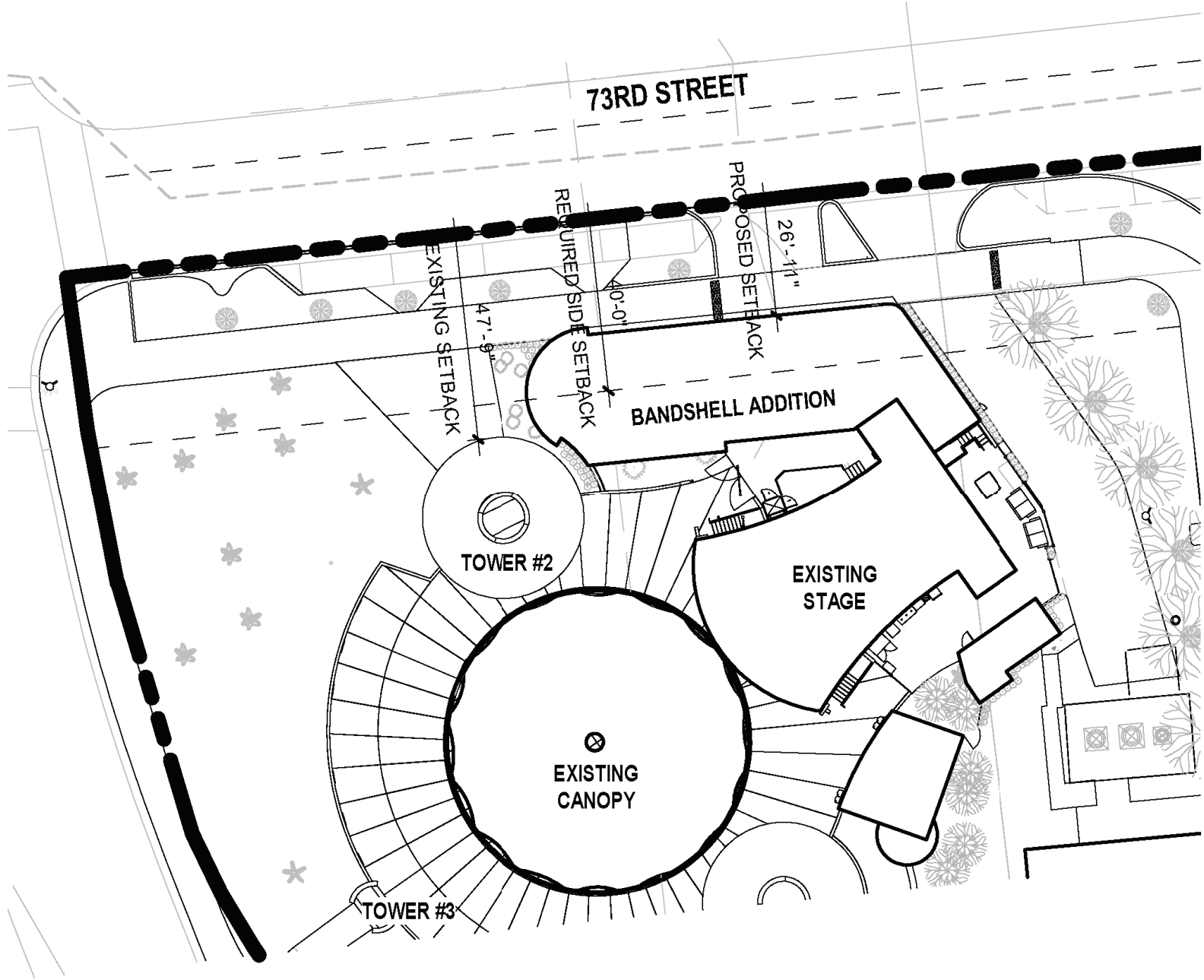


PROPOSED FAR: 0.27

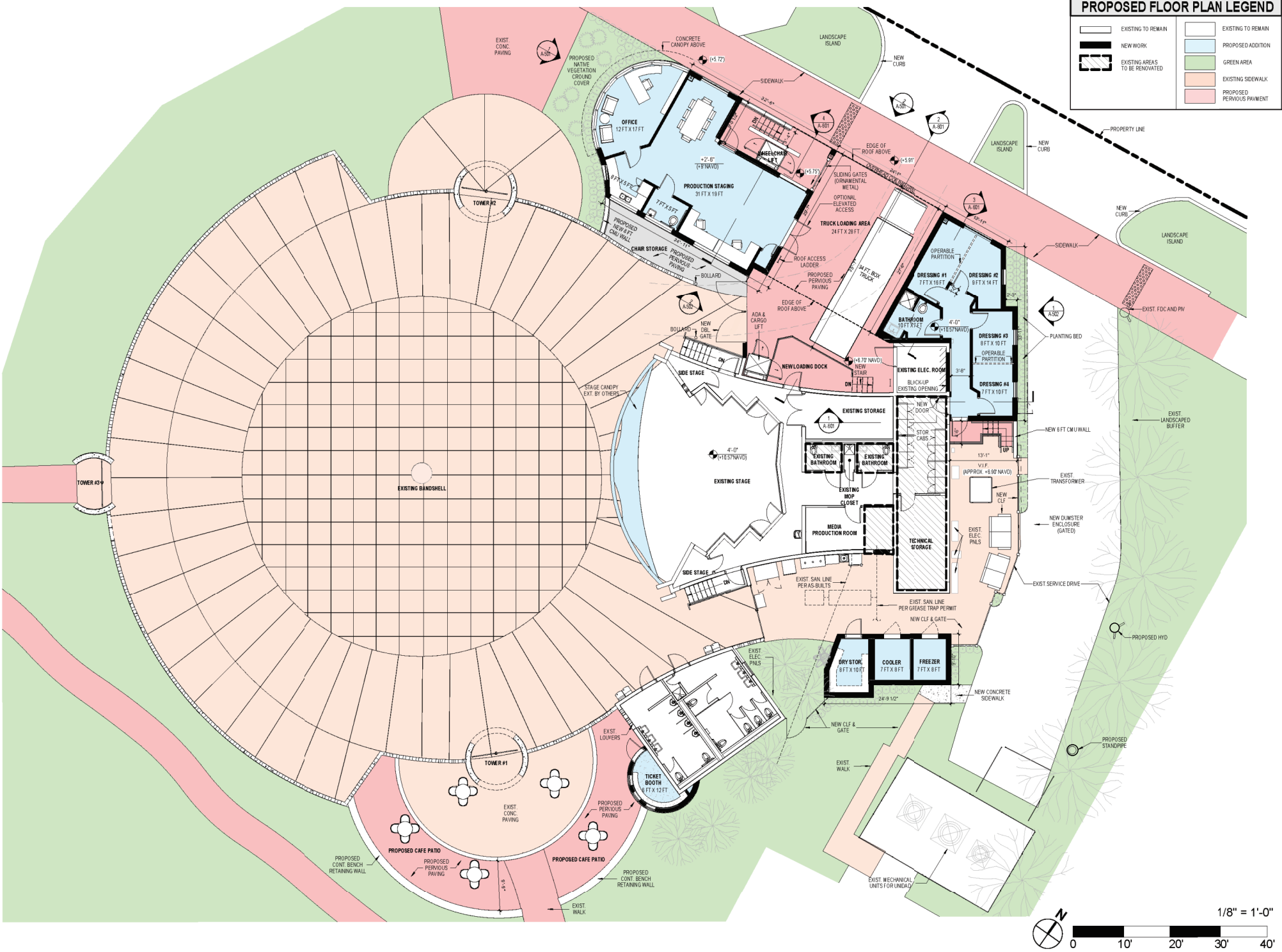
FLOOR AREA RATIO (FAR) CALCULATION
 LOT AREA : 179,500 SF
 MAXIMUM FAR ALLOWED: 2.33
 $3 (RM-3) + 2 (MXE) + 2 (CD-2) / 3 = 2.33$
 EXISTING FLOOR AREA: 47,123 SF
 PROPOSED ADDITIONS: 2,086 SF
 TOTAL PROPOSED FLOOR AREA: 49,209 SF
 EXISTING FAR: 0.26
 PROPOSED FAR: 0.27
 FAR CALCULATIONS PER MIAMI BEACH LDR CH. 114
 PROPOSED FAR IS BELOW MAXIMUM FAR ALLOWED

- EXISTING BUILDINGS
- PROPOSED BUILDINGS

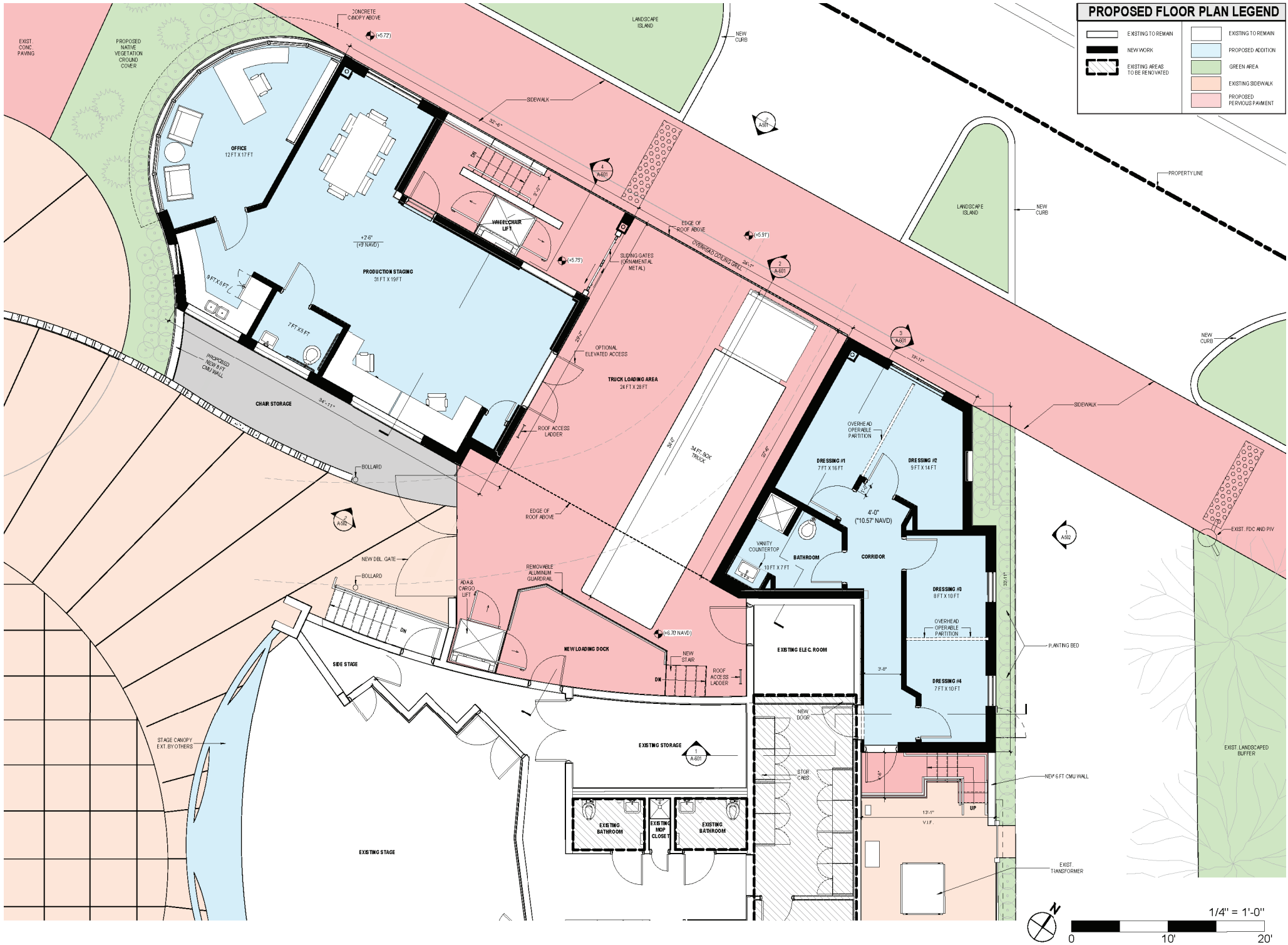
VARIANCE DIAGRAM



PROPOSED GROUND FLOOR PLAN



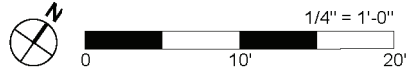
PROPOSED ENLARGED GROUND FLOOR PLAN - NORTH



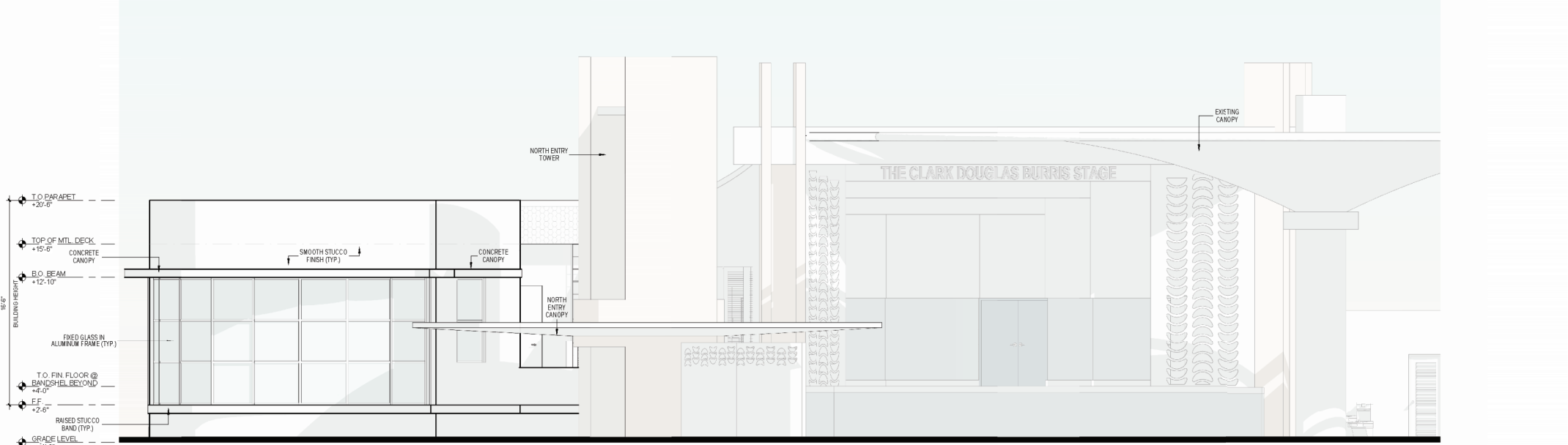
PROPOSED ENLARGED GROUND FLOOR PLAN - SOUTH



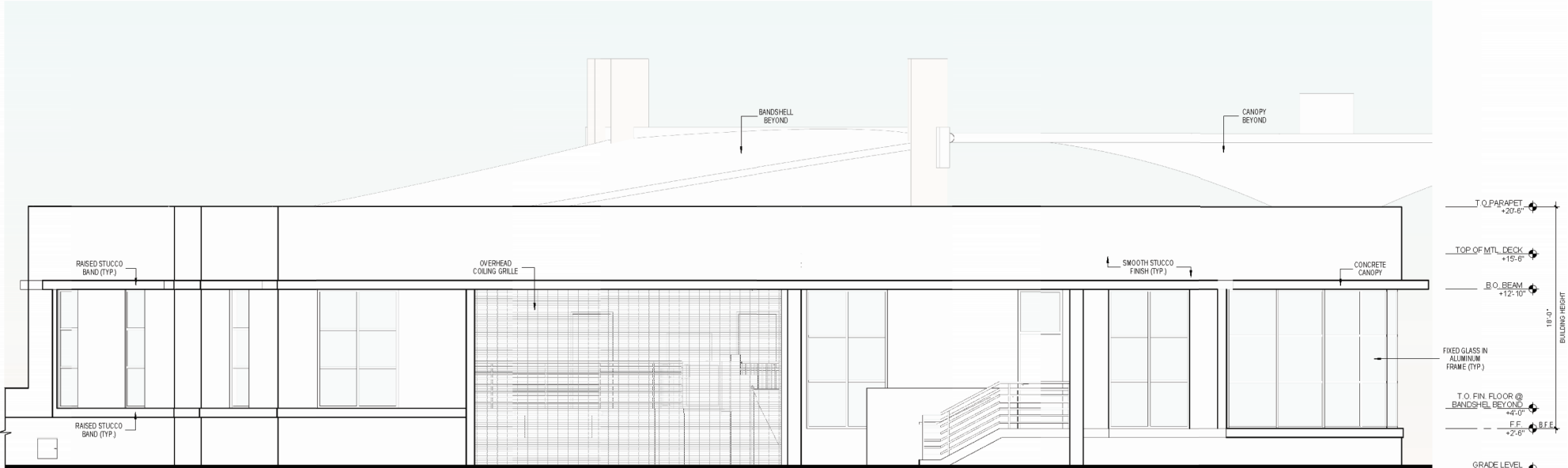
	EXISTING TO REMAIN		EXISTING TO REMAIN
	NEW WORK		PROPOSED ADDITION
	EXISTING AREAS TO BE RENOVATED		GREEN AREA
			EXISTING SIDEWALK
			PROPOSED PERVIOUS PAVEMENT



PROPOSED BUILDING ELEVATIONS

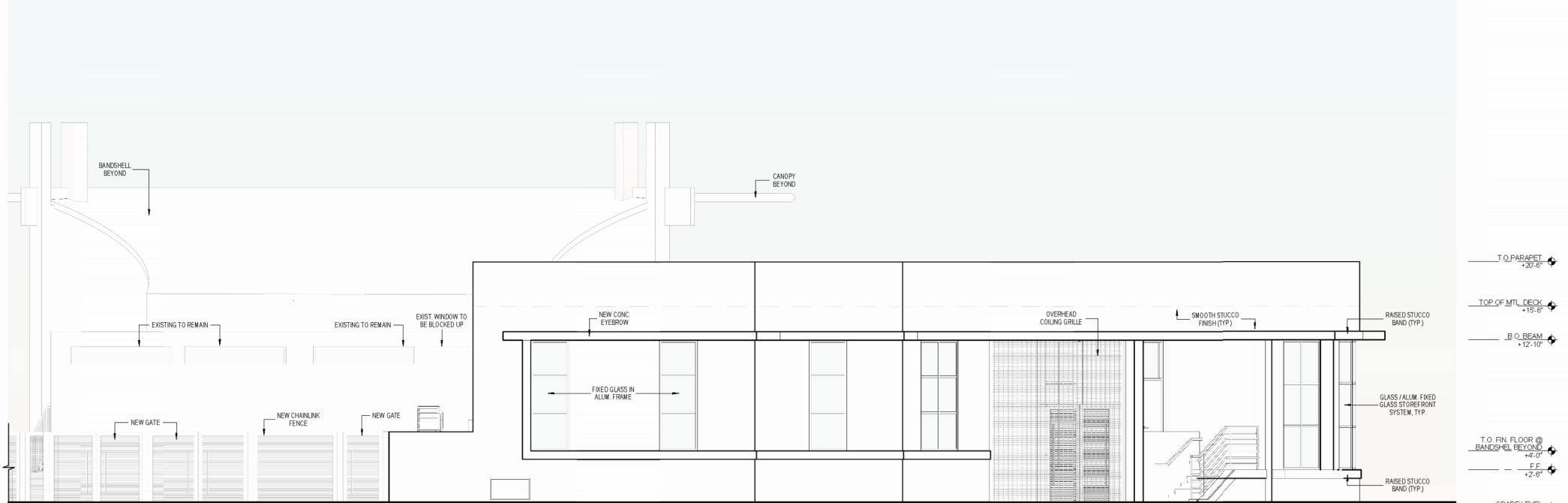


WEST ELEVATION

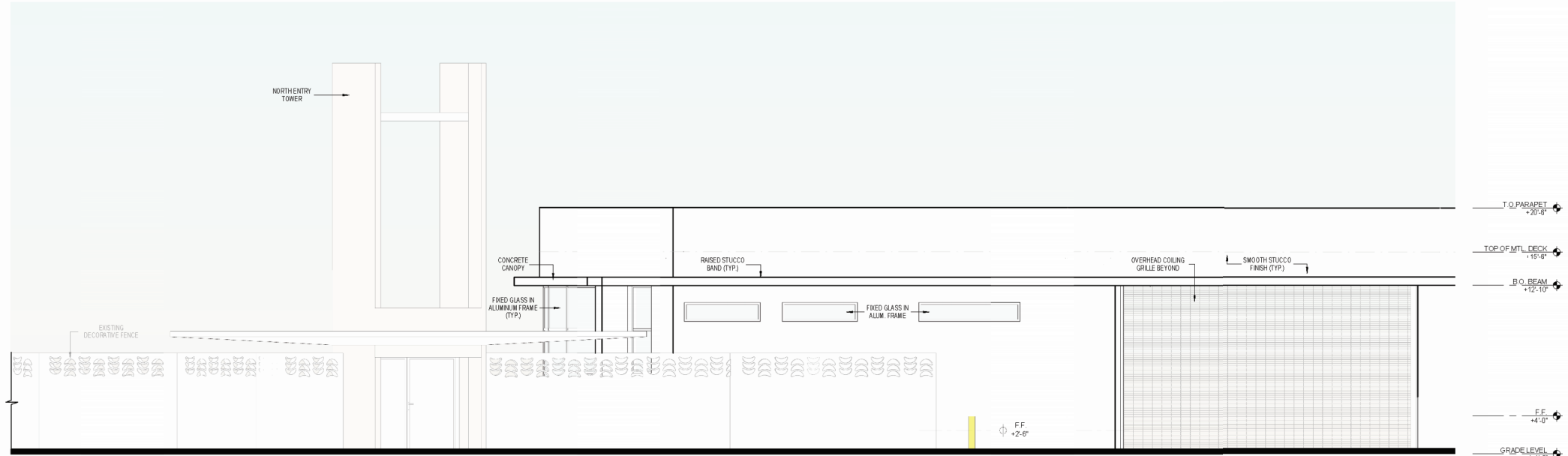
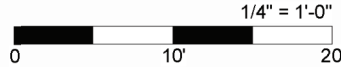


NORTH ELEVATION

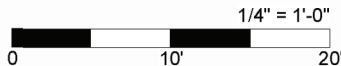
PROPOSED BUILDING ELEVATIONS



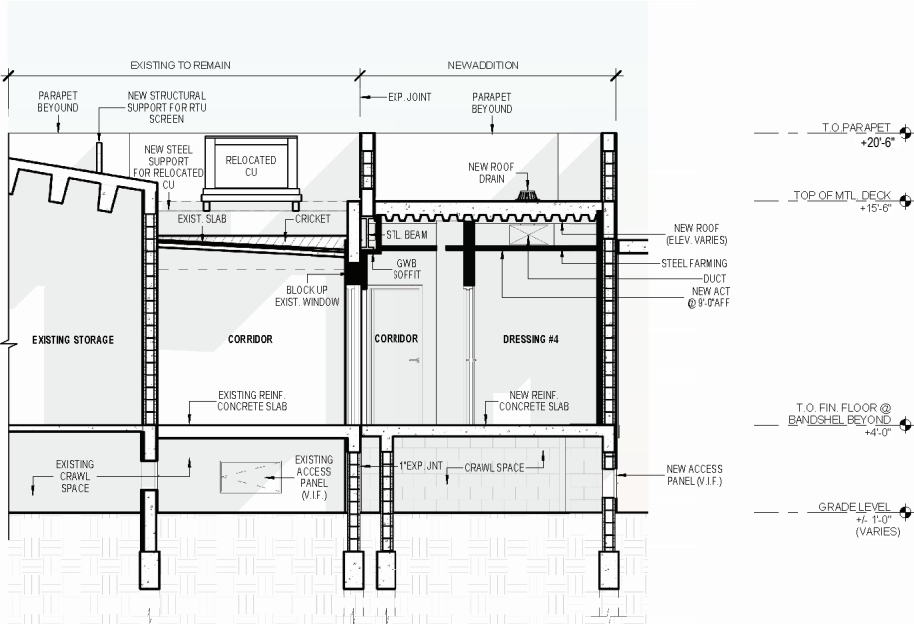
EAST ELEVATION



SOUTH ELEVATION

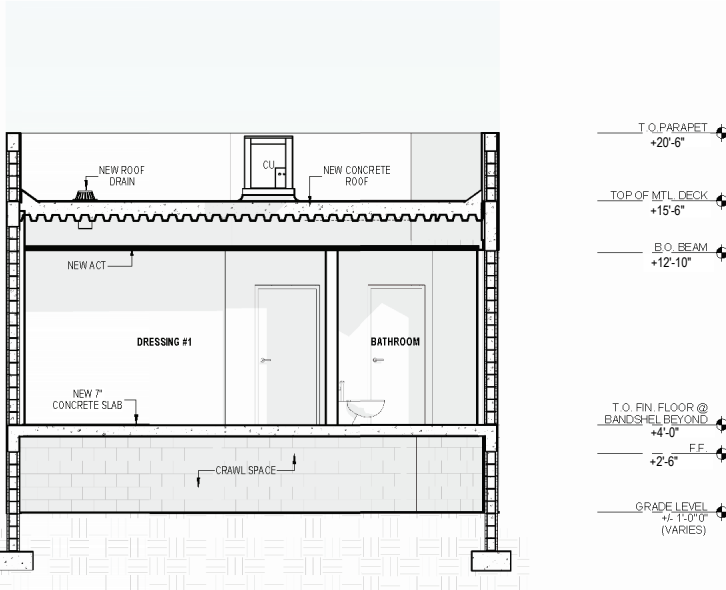
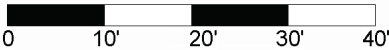


PROPOSED SECTIONS



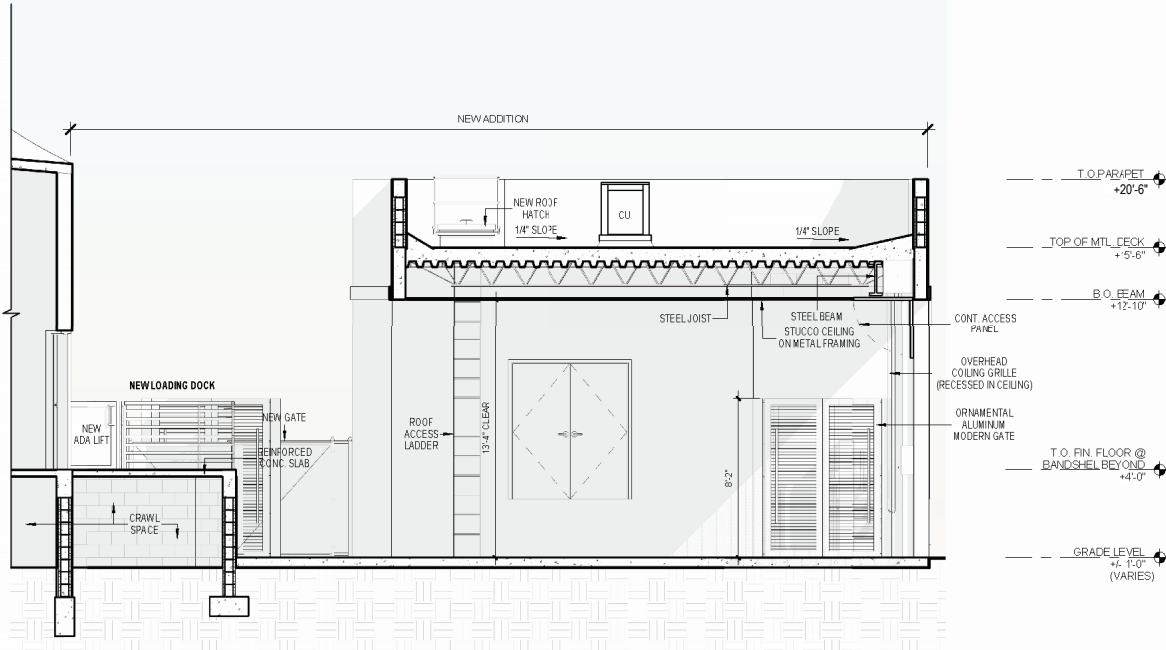
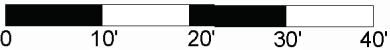
SECTION A

1/8" = 1'-0"

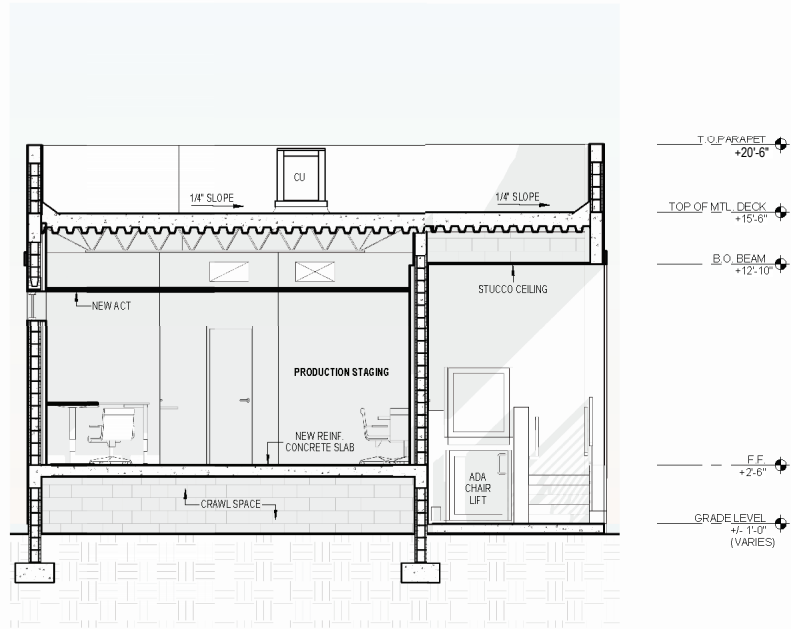


SECTION B

1/8" = 1'-0"

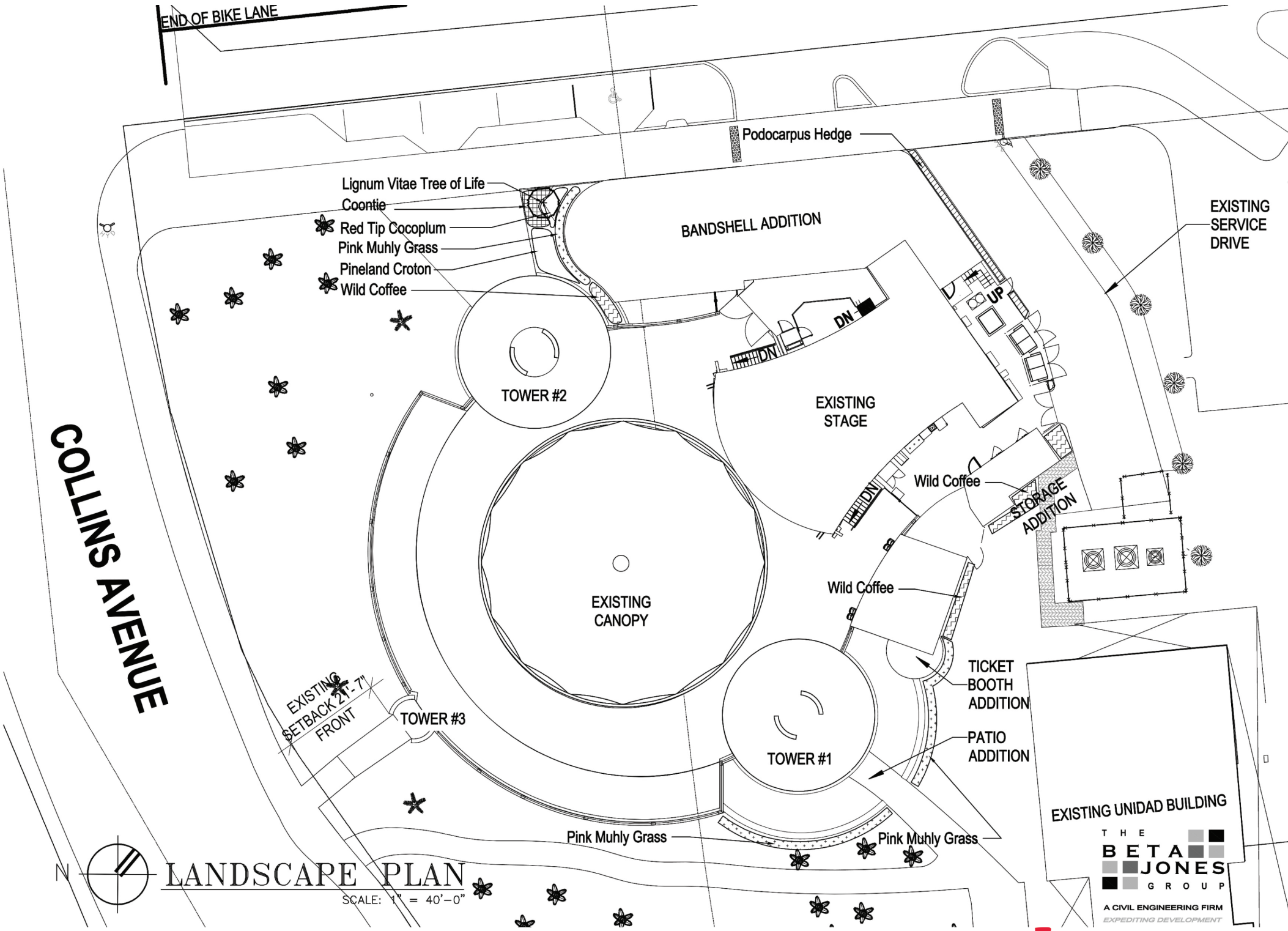


SECTION C



SECTION D

PROPOSED LANDSCAPE SITE PLAN



PROPOSED PLANTS



Lignum Vitae Tree of Life



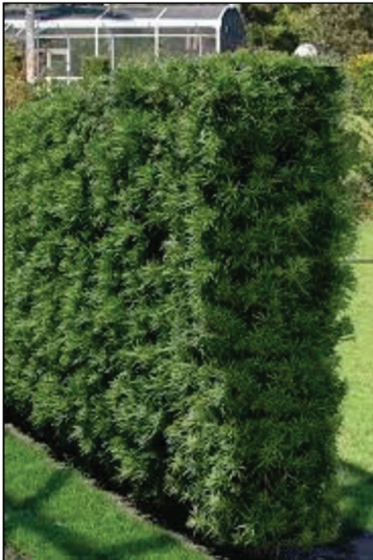
Coontie



Pink Muhly Grass



Pineland Croton



Podocarpus



Red Tip Cocoplum



Wild Coffee

PROPOSED ADDITION - RENDERED VIEW



NORTHWEST VIEW FROM COLLINS AVE

PROPOSED ADDITION - RENDERED VIEW



VIEW FROM 73RD STREET

PROPOSED ADDITION - RENDERED VIEW



VIEW FROM 73RD STREET

PROPOSED ADDITION - RENDERED VIEW



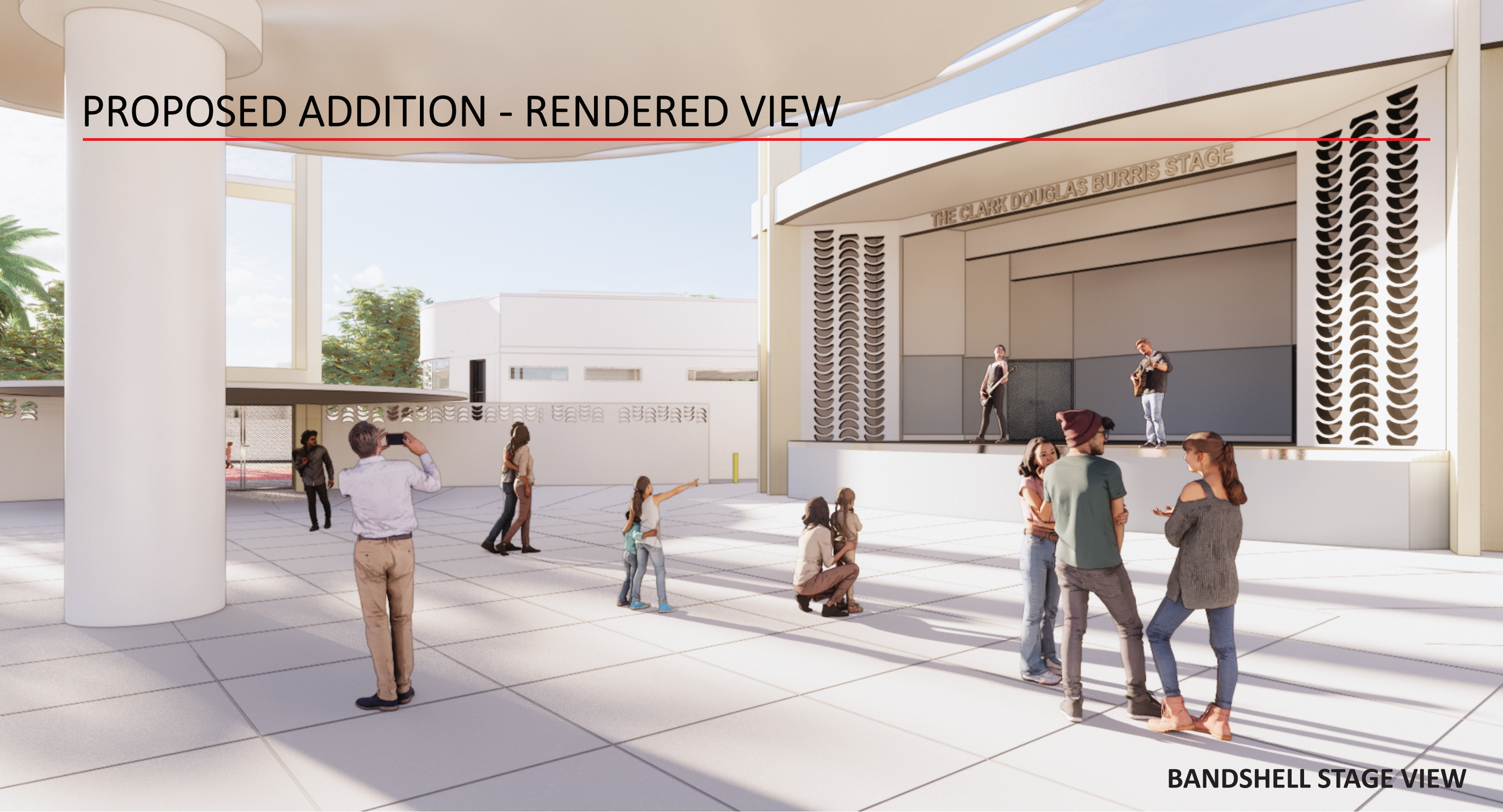
AERIAL SOUTHWEST VIEW

PROPOSED ADDITION - RENDERED VIEW



SOUTHWEST VIEW

PROPOSED ADDITION - RENDERED VIEW



BANDSHELL STAGE VIEW