R7 M A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REJECTING THE CURRENT PLAN TO DEMOLISH THE HISTORIC BYRON CARLYLE THEATER AND REBUILD THE STRUCTURE WITH HOUSING ON TOP; DIRECTING THAT THE PROJECT REVERT TO A COMPLETE RENOVATION, WHICH RENOVATION WOULD BE CONSISTENT WITH THE 2022 GENERAL OBLIGATION (G.O.) BOND FOR ARTS AND CULTURE (GOBAC) REFERENDUM QUESTION APPROVED BY MIAMI BEACH VOTERS "TO IMPROVE FACILITIES FOR RESILIENCY OF ARTS AND CULTURAL INSTITUTIONS THROUGHOUT THE CITY;" DIRECTING THE ADMINISTRATION TO UTILIZE THE ALLOCATED GOBAC FUNDS AND OTHER AVAILABLE FUNDING TO RENOVATE AND REOPEN THE BYRON CARLYLE AS A FIRST-RUN MOVIE THEATER AND FAMILY ENTERTAINMENT COMPLEX TO PRESERVE THIS CULTURALLY SIGNIFICANT VENUE; AND FURTHER, DIRECTING THE ADMINISTRATION TO PREPARE A REQUEST FOR PROPOSALS FOR AN EXPERIENCED OPERATOR TO MANAGE A RENOVATED BYRON CARLYLE AS A MOVIE THEATER AND ACCOMPANYING FAMILY ENTERTAINMENT COMPLEX, WITH A DRAFT RFP TO BE PRESENTED AT THE DECEMBER 17, 2025 MEETING OF THE MAYOR AND CITY COMMISSION FOR REVIEW AND APPROVAL.

Applicable Area:

MIAMIBEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: February 5, 2026

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REJECTING THE CURRENT PLAN TO DEMOLISH THE HISTORIC BYRON CARLYLE THEATER AND REBUILD THE STRUCTURE WITH HOUSING ON TOP; DIRECTING THAT THE PROJECT REVERT TO A COMPLETE RENOVATION, WHICH RENOVATION WOULD BE CONSISTENT WITH THE 2022 GENERAL OBLIGATION (G.O.) BOND FOR ARTS AND CULTURE (GOBAC) REFERENDUM QUESTION APPROVED BY MIAMI BEACH VOTERS "TO IMPROVE FACILITIES FOR RESILIENCY OF ARTS AND CULTURAL INSTITUTIONS THROUGHOUT THE CITY;" DIRECTING THE ADMINISTRATION TO UTILIZE THE ALLOCATED GOBAC FUNDS AND OTHER AVAILABLE FUNDING TO RENOVATE AND REOPEN THE BYRON CARLYLE AS A FIRST-RUN MOVIE THEATER AND FAMILY ENTERTAINMENT COMPLEX TO PRESERVE THIS CULTURALLY SIGNIFICANT VENUE; AND FURTHER, DIRECTING THE ADMINISTRATION TO PREPARE A REQUEST FOR PROPOSALS FOR AN EXPERIENCED OPERATOR TO MANAGE A RENOVATED BYRON CARLYLE AS A MOVIE THEATER AND ACCOMPANYING FAMILY ENTERTAINMENT COMPLEX, WITH A DRAFT RFP TO BE PRESENTED AT THE DECEMBER 17, 2025 MEETING OF THE MAYOR AND CITY COMMISSION FOR REVIEW AND APPROVAL.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

The attached Resolution was prepared at the request of the sponsor, Commissioner David Suarez.

FISCAL IMPACT STATEMENT

The sponsor of this item requests that the Administration be prepared to address the fiscal impact of this proposed measure, at the City Commission meeting.

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:
See BIE at: https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

City Attorney

Sponsor(s)

Commissioner David Suarez

Co-sponsor(s)

Condensed Title

NR- Renovate/Reopen Byron Carlyle Movie Theater & Family Entertainment Complex. (DS) CA

Previous Action (For City Clerk Use Only)

Not reached on 12/17/2025 - R7 W

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REJECTING THE CURRENT PLAN TO DEMOLISH THE HISTORIC BYRON CARLYLE THEATER AND REBUILD THE STRUCTURE WITH HOUSING ON TOP; DIRECTING THAT THE PROJECT REVERT TO A COMPLETE RENOVATION, WHICH RENOVATION WOULD BE CONSISTENT WITH THE 2022 GENERAL OBLIGATION (G.O.) BOND FOR ARTS AND CULTURE (GOBAC) REFERENDUM QUESTION APPROVED BY MIAMI BEACH VOTERS "TO IMPROVE FACILITIES FOR RESILIENCY OF ARTS AND CULTURAL INSTITUTIONS THROUGHOUT THE CITY;" DIRECTING THE ADMINISTRATION TO UTILIZE THE ALLOCATED GOBAC FUNDS AND OTHER AVAILABLE FUNDING TO RENOVATE AND REOPEN THE BYRON CARLYLE AS A FIRST-RUN MOVIE THEATER AND FAMILY ENTERTAINMENT COMPLEX TO PRESERVE THIS CULTURALLY SIGNIFICANT VENUE; AND FURTHER, DIRECTING THE ADMINISTRATION TO PREPARE A REQUEST FOR PROPOSALS FOR AN EXPERIENCED OPERATOR TO MANAGE A RENOVATED BYRON CARLYLE AS A MOVIE THEATER AND ACCOMPANYING FAMILY ENTERTAINMENT COMPLEX, WITH A DRAFT RFP TO BE PRESENTED AT THE DECEMBER 17, 2025 MEETING OF THE MAYOR AND CITY COMMISSION FOR REVIEW AND APPROVAL.

WHEREAS, the Byron Carlyle Theater, located in North Beach, is one of the last remaining historic and culturally significant venues of its kind in the City of Miami Beach, long serving as an anchor of arts, community, and cultural engagement; and

WHEREAS, in 2019, the City closed the Byron Carlyle due to deferred maintenance and subsequently issued a Request for Proposals (RFP) to redevelop the site, beginning a process that has since prioritized redevelopment over preservation; and

WHEREAS, following public backlash, on February 24, 2021, the Mayor and City Commission rejected a proposal to sell the theater for private redevelopment and instead referred the item to the Neighborhood and Quality of Life Committee to explore renovation options; and

WHEREAS, the City's consultant, M.C. Harry & Associates, prepared a 2021 Conditions Assessment Report outlining two viable renovation options that preserved the existing structure, as well as one demolition/rebuild alternative—demonstrating that renovation was feasible within the existing building shell; and

WHEREAS, on July 20, 2022, the Mayor and City Commission approved a resolution placing General Obligation Bond for Arts & Culture Facilities on the ballot, with a proposed budget totaling $159 million, including an allocation of $30,570,000 for the renovation of the Byron Carlyle Theater; and

WHEREAS, the official ballot language stated that bond proceeds would be used "to improve facilities for resiliency of arts and cultural institutions throughout the City"; and

WHEREAS, Miami Beach voters overwhelmingly approved the $159 million General Obligation Bond for Arts and Culture ("GOBAC"); and

WHEREAS, of the $30.57 million allocation, $10,590,000 was appropriated in Tranche 1 and $19,980,000 is to be appropriated in Tranche 2, with only $77,134 spent to date; and

WHEREAS, the City will also receive an additional $7.5 million contribution toward the Byron Carlyle project pursuant to that certain Development Agreement dated July 18, 2025, between the City and TMG 67 Communities LLC and Deauville Associates LLC (the "$7.5 Million Deauville Contribution"); and

WHEREAS, the combined total of $30,492,866 in remaining GOB funds and the $7.5 Million Deauville Contribution provides $37,992,866 in available funding—ample funding to fully renovate the Byron Carlyle to code, including floodproofing as permitted by Section 54-48 of the City Code, and reopen it for public use as a first-run movie theater and family entertainment complex; and

WHEREAS, despite the available GOBAC funding, the City has allowed the theater to deteriorate through inaction, amounting to "demolition by neglect," while advancing plans for demolition and redevelopment; and

WHEREAS, a 2021 City survey of 571 Miami Beach residents found that 60% favored renovating the Byron Carlyle over demolishing it, clearly reflecting community preference; and

WHEREAS, the current redevelopment plan proposes demolishing the existing structure and constructing a new mixed-use building with residential units on top—at a projected cost exceeding $55 million, approximately $17 million more than available funding; and

WHEREAS, the inclusion of housing atop the contemplated new structure would exacerbate infrastructure strain, traffic, and parking burdens in North Beach, an area already facing significant pressures from new development and short-term rental conversions; and

WHEREAS, similar "workforce housing" models, such as the City's Collins Park project, have resulted in market-rate units and failed to achieve their stated affordability goals, raising serious concerns about replicating such outcomes at the Byron Carlyle; and

WHEREAS, the City's would be better served by a full renovating the Byron Carlyle, including floodproofing, and reopening the venue as a modernized first-run movie theater and family entertainment complex (e.g., bowling, arcade, or multipurpose arts space), consistent with the intent of making arts and culture accessible to all residents; and

WHEREAS, movie theaters are among the most inclusive and widely accessible forms of cultural participation, particularly valuable to North Beach's family-oriented, multigenerational community, and the reopening of a movie theater at the Byron Carlyle would revitalize the surrounding corridor both economically and socially; and

WHEREAS, restoring the Byron Carlyle as a public cultural asset aligns with the City's stated goals of historic preservation, cultural accessibility, and fiscal responsibility, and honors the goals of the GOBAC; and

WHEREAS, the Mayor and City Commission wish to direct the City Administration to develop a Request for Proposals (RFP) for an experienced operator to manage a renovated Byron Carlyle Theater, with a first-run movie theater and accompanying family entertainment venue; and

WHEREAS, the RFP should instruct proposers to present their vision for the Byron Carlyle which must include a movie theater and may include additional family entertainment components as the proposer deems impactful to residents; and

WHEREAS, the Administration should present a draft RFP to the Mayor and City Commission at its December 17, 2025 meeting for review and approval.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby rejects the current plan to demolish the historic Byron Carlyle Theater and rebuild the structure with on top; directs that the project revert to a complete renovation, which renovation would be consistent with the 2022 G.O. Bond referendum question approved by voters "to improve facilities for resiliency of arts and cultural institutions;" directs the Administration to utilize the allocated GOBAC funds and other available funding to renovate and reopen the Byron Carlyle as a first-run movie theater and family entertainment complex to preserve this culturally significant venue; and further directs the Administration to prepare a Request for Proposals (RFP) for an experienced operator to manage a renovated Byron Carlyle Theater and accompanying family entertainment complex, with a draft RFP to be presented at the December 17, 2025 meeting of the Mayor and City Commission for review and approval..

PASSED and **ADOPTED** this ___ day of _____ 2025.

ATTEST:

_____
Steven Meiner, Mayor

_____
Rafael E. Granado, City Clerk

(Sponsored by David Suarez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

_____ 10/22/2025
City Attorney Date