

Coconut Grove Playhouse



History



- 2006 - Playhouse closes due to financial hardship and mismanagement.
- 8/13 - State, County & FIU sign lease contingent on property being “Free & Clear” of Liens.
- 8/13-1/14 – County works on clearing liens and settles all liens for 120k. MPA offers to assist in paying 120K.
- 1/14 – County Commissioner’s unanimously approve settlement and lease with State is executed.
- Currently – “County is embarking upon a very structured process to develop plans for the future of the Playhouse”

And here we are.....

But Where Is here?



This is what we do know.....

- State owns the Land.
- Miami-Dade County is responsible for Building Structure.
- Miami Parking Authority (MPA) will manage parking.
- FIU is the educational component.
- Gables Stage as Operating component.

What we don't Know



And the reason for why we are here.

We want your input/comments/concerns to consolidate and present to County during their “Structured Process”

- Final Use?
- Facility or Facilities?
- Access?
- Final budget?

Use



- Theater
- Movie House
- Music
- Arts
- Educational
- Interactive
- ????????

Facility



- How many
- Size
- Style
- Building Count
- Operator?
- And of course “Can the Grand Dame be saved”?

Access



- Parking?
- On Grade, Above Grade, Below Grade?
- Traffic
- Historic Corridor
- Neighborhood Impact
- ????????

Budget



And all of this for 20 Million.....

Or

Are there more Funds available?

Those were the questions, now some answers



The main topics were;

Facility / Structure

Use

Access

Vision

Facility Comments



- Save the complete Playhouse or façade , if not replicate façade.
- 500-600 seat theater with a smaller 100/150 black box.
- Historic component (wall/lobby)
- Keep name Coconut grove Playhouse

Use Comments



- No Limits, make it for all Arts!!!!
- Theater, Music, Movies, Art Studios...and yes even a Cabaret!
- Open courtyard for outdoor productions
- Teaching theater with Local partnerships / incentives allowing for “Multi & Rental” use.

Access Comments



- Parking on site but low impact (Beach garage) or underground
- Neighborhood impact with special attention to;
- Traffic
- Size of structures next to residential

Vision Comments



- This came from several residents and became a common theme, where does the theater fit with in a “Grove Master Plan”.
- There are individuals that are working towards this concept with a vision plan titled “Grove 2030”

Important County Info / Sites



- **Lease with State:**

- <http://www.miamidade.gov/govaction/legistarfiles/MinMatters/Y2013/131977min.pdf>

- **Business Plan (Starts on PG 34)**

- <http://www.miamidade.gov/govaction/legistarfiles/MinMatters/Y2013/131977min.pdf>

- **MPA Agreement:**

- <http://www.miamidade.gov/govaction/legistarfiles/Matters/Y2013/132485.pdf>

- **Notice to Professional Consultants (NTPC):**

- <https://www.miamidade.gov/DPMww/SolicitationDetails.aspx?Id=A14-CUA-01+GOB>

- **UM Urban & Community Design:**

- www.miamidadearts.org/Documents/Coconut_Grove_Vision_Report_11.21.08.pdf