

Miami-Dade

Department of Cultural Affairs

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Miami-Dade County Department of Cultural Affairs

Miami Dade County Department of **CULTURAL AFFAIRS**

Vision: to be a major, international cultural capital while equitably serving our local diverse community



GRANTS TECHNICAL ASSISTANCE

\$23M investment in nonprofits. Over 700 grants awarded annually

1,000 Artworks in the public collection. Over 100 active projects per year

ART IN PUBLIC PLACES

FACILITIES CAPITAL

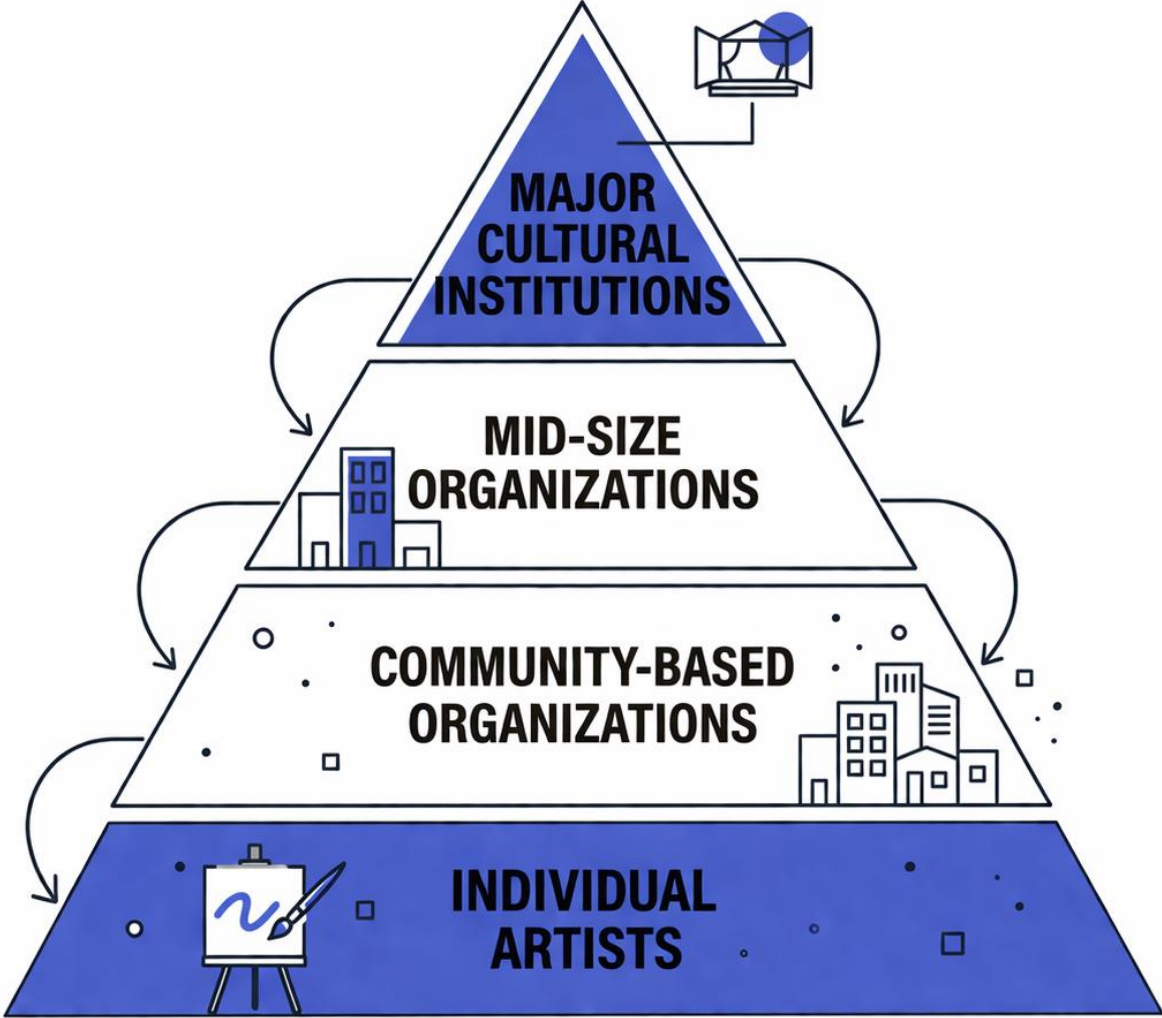
Dennis C. Moss Center
Joseph Caleb Auditorium
Marshall L. Davis, Sr.
African Heritage Cultural Arts Center
Miami-Dade County Auditorium

300K youth served annually. All Kids Included Festival. Summer Arts & Science Camps

ARTS EDUCATION ACCESS ENGAGEMENT

WHO WE SERVE

From individual artists to grassroots CBOs to major cultural institutions - we support the full spectrum of Miami-Dade's cultural ecosystem





Returning great theater to Coconut Grove

Project Update – June 2026

Community Engagement

2008 University of Miami-led Charette



Strengths/Assets

- (1) The building and the site's historic importance in the Grove.
- (2) It is the historic presence of the use of the building that is of utmost importance, not necessarily the physical building.
- (3) The front façade has sentimental value.
- (4) The Coconut Grove Playhouse has a strong brand/reputation.

Weaknesses

- (1) There is a lack of connectivity to Commodore Plaza and to Village West.
- (2) There is a major lack of parking on the site and at this end of Main Highway in general.
- (3) The placement of the theater building on the site is awkward. As a result, the already oddly configured bow-tie shaped lot is sub-divided into two remnant areas making the site's development costly and its connection to the neighboring areas more complicated.
- (4) In recent years, the theater had only been active 6 months out of the year and its cultural and educational programming had an inconsistent track record.
- (5) There is a tricky balance between preservation concerns and development opportunities. The building's historic designation serves as one of its strengths, as well as a deterrent for future development, as it makes the project more expensive.

Opportunities

- (1) Adding ancillary/complementary uses on the site would help financially support the theater.
- (2) A change of zoning requirements could allow for fewer restrictions, future flexibility and the addition of residential units.
- (3) As an economic anchor it would activate the street and therefore invigorate the western end of Main Highway as it once did.
- (4) The theater complex could be more financially diversified by having 2 theaters, a main stage and a black box.
- (5) The removal of the bicycle shop would open that corner for better use and functionality of the overall site.
- (6) Thomas Avenue can be readdressed.
- (7) A pedestrian connection with Commodore Plaza could be established.
- (8) The regulating plan prepared for the Grove by Duany Plater-Zyberk planners could be utilized to insure a continuity of architectural and urban character.
- (9) New outdoor public spaces can be created.

Vision

- (1) The Coconut Grove Playhouse serves as an anchor to develop a lively, viable and sustainable community.
- (2) No one wants another 'Cocowalk' at this end of the Grove.
- (3) The theater should be partnered with educational institutions.
- (4) The complex should not only be a theater, but also a Cultural Complex/Center.
- (5) The Theater Complex should be a mixed use destination with at least 270 new parking spaces in addition to theater parking requirements.
- (6) The Theater Complex has to be self-sustaining.
- (7) The theater complex can attract mature clientele by underscoring and capitalizing upon the Grove's artistic heritage and resources.
- (8) Some possible complementary uses could include a small conference center, an educational center, a cultural center, a B&B or small boutique hotel, an anchor retailer, a Restaurant/Steak house, offices, and/or a jazz club.

Community Engagement

Cultural Affairs website

Coconut Grove Playhouse Project Community Meeting

April 21, 2026

Miami-Dade County Commissioner Raquel Regalado, District 7, and the Miami-Dade County Department of Cultural Affairs invite you to join a community update meeting for the latest news about Miami-Dade County's plans for returning great theater to the Coconut Grove Playhouse.

Thursday, April 23, 2026: 6:00 pm Virtual Event via Zoom
Free to attend. Please RSVP by April 23, 2026 at Noon.

Community Meeting – October 4, 2021

October 4, 2021

The October 4, 2021 Community Meeting on Zoom providing updates on the Coconut Grove Playhouse featured a presentation which can be [seen here](#).

For feedback, please use culture@miamidade.gov.

You also can see more about the Coconut Grove Playhouse by visiting the [Frequently Asked Questions](#) on the Department of Cultural Affairs website.

Presentation and Background Materials for the Coconut Grove Playhouse Town Meeting on October 19, 2017

October 16, 2017

[Design Development Drawings and Renderings - HERE](#)

We encourage you to review the documents in advance of the Town Meeting. This information is the context for our presentation and can serve as the basis to help you formulate informed questions and offer public input at the town meeting.

Town Meeting: Update on the Coconut Grove Playhouse

Thursday, October 19th

6:00 pm to 8:30 pm

Miami-Dade County Auditorium, located at 2901 West Flagler Street

The Miami-Dade County Department of Cultural Affairs invites you to a Town Meeting for an update on the Coconut Grove Playhouse project.

Town Meeting: Coconut Grove Playhouse

Thursday, December 8, 2016

6:00 pm to 8:30 pm

Parking is available on a first-come, first served basis.

Space is limited; RSVP is Required

2026

- May 13, 2026 - [City of Miami Planning, Zoning and Appeals Board Update](#)
- April 21, 2026 - [Coconut Grove Playhouse Community Meeting](#)

2025

- September 9, 2025 - [Coconut Grove Playhouse Project Update](#)
- May 29, 2025 - [Coconut Grove Playhouse stabilized](#)
- May 27, 2025 - [Main Highway reopens for north and southbound travel in Coconut Grove](#)
- May 23, 2025 - [Temporary Street Closures on Main Highway and Charles Avenue in Coconut Grove](#)
- March 31, 2025 - [Coconut Grove Playhouse Project Progresses: Cone of Silence Lifted](#)

2024

- October 7, 2024 - [Third District Court Denies Rehearing Request, Supports Miami-Dade County](#)
- August 29, 2024 - [Third District Court Ruling Supports Miami-Dade County](#)
- May 13, 2024 - [Court Reaffirms its Ruling in Favor of Miami-Dade County](#)
- April 22, 2024 - [Court Ruling Denying the Request for a Rehearing](#)
- February 13, 2024 - [Court Rules in Favor of Miami-Dade County](#)

2023

- September 11, 2023 - [Court Filings Completed](#)
- May 12, 2023 - [Miami-Dade County Files a Court Appeal](#)
- March 17, 2023 - [Planning, Zoning and Appeals Board Meeting](#)
- February 23, 2023 - [Work Progresses on the Coconut Grove Playhouse](#)

2022

- June 7, 2022 - [Coconut Grove Playhouse Update](#)
- May 6, 2022 - [Third District Court of Appeal Supports Miami-Dade County](#)

2021

- October 4, 2021 - [Community Meeting](#)
- September 21, 2021 - [Coconut Grove Playhouse Community Meeting - October 4th via Zoom](#)
- September 10, 2021 - [Filings Completed for Court Appeal](#)
- August 12, 2021 - [Miami-Dade County Files Response to the City of Miami Petition](#)
- July 9, 2021 - [Miami Herald Publishes Coconut Grove Playhouse Editorial](#)
- July 7, 2021 - [Miami Herald Op Ed by Commissioner Raquel Regalado](#)
- July 7, 2021 - [City of Miami Appeals and Miami-Dade County Files Cross Petition](#)
- June 4, 2021 - [Court Ruling Denying the City's Request for a Rehearing](#)
- May 21, 2021 - [The City of Miami Files a Request for a Judicial Rehearing](#)
- April 9, 2021 - [Court Victory Advances the Coconut Grove Playhouse Project](#)

2020

- December 24, 2020 - [Miami-Dade County Wins Court Appeal](#)
- November 12, 2020 - [The County's Response](#)
- October 27, 2020 - [The County's Appeal and the City of Miami's Response](#)
- August 25, 2020 - [County Appeal to the Third District Court](#)
- June 19, 2020 - [County Appeal Oral Arguments Heard](#)
- April 23, 2020 - [New Court Date Set for County Appeal](#)
- February 4, 2020 - [Court Date for County Appeal](#)

2019

- September 30, 2019 - [Mayor Carlos Gimenez Issues Playhouse Update](#)
- August 28, 2019 - [Update on County Judicial Appeal](#)
- June 21, 2019 - [Miami-Dade County Appeals the City Mayor's Playhouse Veto and Advances the Playhouse Project](#)
- May 24, 2019 - [Miami-Dade County Remains Committed to Moving Forward with Coconut Grove Playhouse Project](#)
- May 20, 2019 - [Coconut Grove Playhouse – One More Critical Meeting \(Really\)](#)
- May 17, 2019 - [Mayor Carlos Gimenez Reaffirms the County's Commitment to the Coconut Grove Playhouse Project](#)
- May 9, 2019 - [City Commission Approves the County-FIU Playhouse Project!](#)
- May 7, 2019 - [Please Show Your Support! Coconut Grove Playhouse Special Meeting this Wednesday, May 8th at 9 AM](#)
- April 28, 2019 - [Coconut Grove Playhouse Special Meeting to be Held on May 8th at 9 AM](#)
- April 24, 2019 - [The Latest on the Coconut Grove Playhouse Project](#)
- April 19, 2019 - [We Need Your Help: The Deciding Moment for the Coconut Grove Playhouse Project](#)
- March 13, 2019 - [A Deciding Step for the Coconut Grove Playhouse Project](#)
- March 6, 2019 - [City of Miami Historic and Environmental Preservation Board \(HEPB\) Vote](#)
- March 1, 2019 - [The Real Story on the Renovation of the Playhouse - OpEd](#)
- February 6, 2019 - [Coconut Grove Playhouse Item Rescheduled by the City of Miami Historic and Environmental Preservation Board \(HEPB\)](#)
- February 1, 2019 - [Please Show Your Support: Upcoming Coconut Grove Playhouse Item at the City of Miami Historic and Environmental Preservation Board \(HEPB\)](#)
- January 25, 2019 - [Dade Heritage Trust Votes to Support the County-FIU Plan for the Coconut Grove Playhouse](#)

2018

- December 13, 2018 - [Miami-Dade County Wins Court Appeal on Coconut Grove Playhouse](#)
- December 4, 2018 - [Knight Foundation awards a significant \\$2 million major gift to the Miami-Dade County Department of Cultural Affairs for the Coconut Grove Playhouse project](#)
- November 14, 2018 - [Coconut Grove Playhouse Project is Approved by the City's Planning, Zoning and Appeals Board](#)
- October 31, 2018 - [Coconut Grove Playhouse Appeal](#)
- October 9, 2018 - [County Commission Approved an Agreement for Playhouse Parking Garage](#)
- September 12, 2018 - [News, Rumors and the Facts](#)
- August 20, 2018 - [The Facts About the Pending National Register Application](#)
- July 6, 2018 - [Updates to Frequently Asked Questions](#)
- March 13, 2018 - [GableStage Completes Updated Business and Transition Plan](#)
- February 6, 2018 - [Results of the Public Opinion Research on the Playhouse](#)

2017

- December 18, 2017 - [Coconut Grove Playhouse - Interim Update: Historic Preservation Appeal](#)
- December 7, 2017 - [Coconut Grove Playhouse Historic Preservation Appeal](#)
- December 4, 2017 - [Coconut Grove Playhouse Progress Report and FAQs](#)
- October 24, 2017 - [October 19th Town Meeting on the Coconut Grove Playhouse Project](#)
- October 20, 2017 - [Coconut Grove Playhouse Historic Preservation Appeal](#)
- October 16, 2017 - [Background Information for the Town Meeting on October 19, 2017](#)
- October 6, 2017 - [RSVP here: Town Hall Meeting: Coconut Grove Playhouse - Thursday, October 19, 2017](#)
- September 20, 2017 - [Coconut Grove Playhouse Update - Hurricane Irma](#)
- April 10, 2017 - [City of Miami Historic and Environmental Preservation Board Approves Playhouse Master Plan Concept](#)
- March 20, 2017 - [Another Key Playhouse Milestone – Review by the City of Miami Historic and Environmental Preservation Board - Tuesday, April 4, 3 PM](#)

2016

- December 12, 2016 - [December 8th Town Meeting on the Coconut Grove Playhouse Proposed Masterplan](#)
- December 2, 2016 - [Progress on Returning Great Theater to the Coconut Grove Playhouse - Background Information for Town Hall Meeting](#)
- November 28, 2016 - [Town Hall Meeting: Coconut Grove Playhouse - Thursday, December 8, 2016](#)
- July 19, 2016 - [Continued Progress on the Coconut Grove Playhouse Project](#)
- May 10, 2016 - [Site Master Planning Work About to Begin for the Coconut Grove Playhouse](#)
- February 22, 2016 - [Phase 1 Work Progresses on the Coconut Grove Playhouse](#)

2015

- September 22, 2015 - [Work Under Way at Coconut Grove Playhouse](#)
- April 21, 2015 - [County Commission Approves Playhouse Items](#)
- April 16, 2015 - [Upcoming County Commission Action](#)
- March 13, 2015 - [Theater on Track to Return to the Grove](#)
- March 10, 2015 - [Response to Proposed Memorandum of Understanding \(MOU\)](#)
- March 6, 2015 - [Commission's Economic Prosperity Committee Discusses Coconut Grove Playhouse](#)
- February 3, 2015 - [Coconut Grove Playhouse Update](#)



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Phase 1 – In Progress

- Construction permit issued April 15, 2025
- Asbestos abatement completed
- Historic elements carefully extracted and preserved
- Shoring and selective demolition
- Archaeological monitoring



Ongoing Work

- Significant deterioration discovered in front façade walls
- Concrete spalling, corroded/missing rebar, unreinforced masonry
- Detailed repair plan prepared by Engineer of Record, reviewed and approved by the City
- Additional bracing and shoring installed
- Active stabilization underway to protect and repair the structural integrity of the historic Gateway Building





Phase 2

- Rehabilitation of the historic Gateway Building and return to original uses
- New state-of-the-art theater
- Parking garage (in partnership with MPA), including food/beverage and offices on Main Hwy
- Plazas, paseo, pocket park, greenspace.
- Educational and community-activated areas

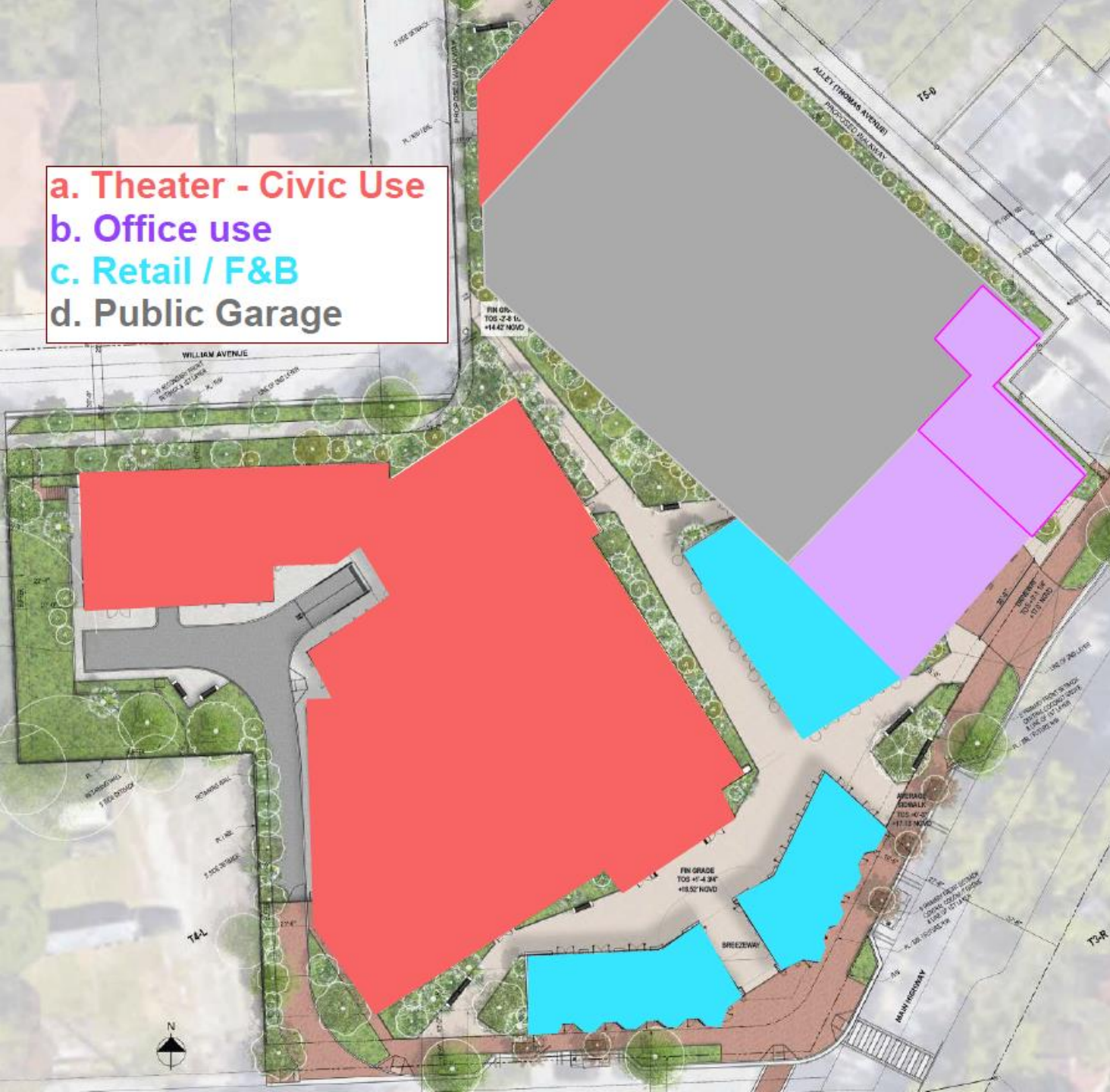
Regulatory Review Process

- PZAB Application is one step of the regulatory review process. These plans were previously approved by PZAB in 2018.
- CI - Civic Institutional Zoning Classification
- CI uses are “Permitted by process of Exception” in accordance with Miami 21 zoning code
- The current PZAB application requests (5) Exceptions and (4) Waivers. Previously approved application included (1) encompassing Exception; the City asked these same requests be parsed out into (5) Exceptions in the current application.
- Other approvals/reviews previously obtained:
 - Approval from Urban Development Review Board
 - Certificate of Appropriateness from Historic & Environmental Preservation Board
 - Florida Chapter 267 review from State of Florida Division of Historical Resources
- All other applicable regulatory requirements (such as DERM permeability and drainage) will be part of permitting process



Exceptions

- a. Theater - Civic Use
- b. Office use
- c. Retail / F&B
- d. Public Garage



One (1) Exception pursuant to Article 5, Section 5.7.2.4 and Article 7, Section 7.1.2.6(b)(4) is to allow for the restoration, expansion, and master planning of the historically designated Coconut Grove Playhouse within a parcel zoned as 'C1'

Four (4) Exceptions pursuant to Article 4, Table 3 and Article 7, Section 7.1.2.6(b)(4) allow the following requested uses:

- a) Civic (Community Facility)
- b) Office
- c) Commercial (General Commercial and Food Service Establishment)
- d) Public Garage

Waivers

- Waiver a) lot coverage
Increase from 50% to 63%

TOTAL LOT COVERAGE: 65,067 SF

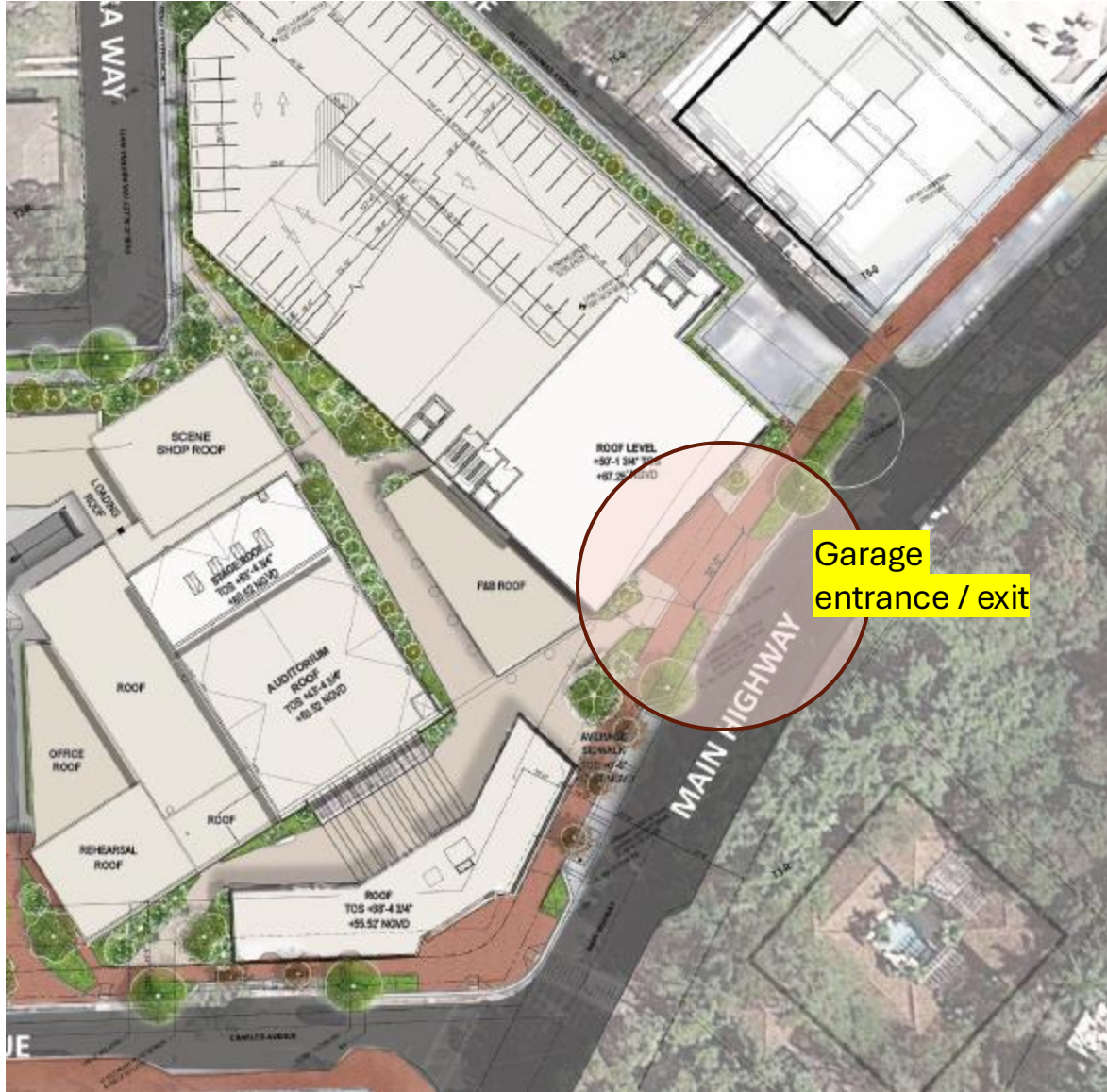


- Waiver b) green space
decrease from 30% to 14.9%



Waivers

- Waiver c) driveway width
Increase from 10 ft. to 30 ft.

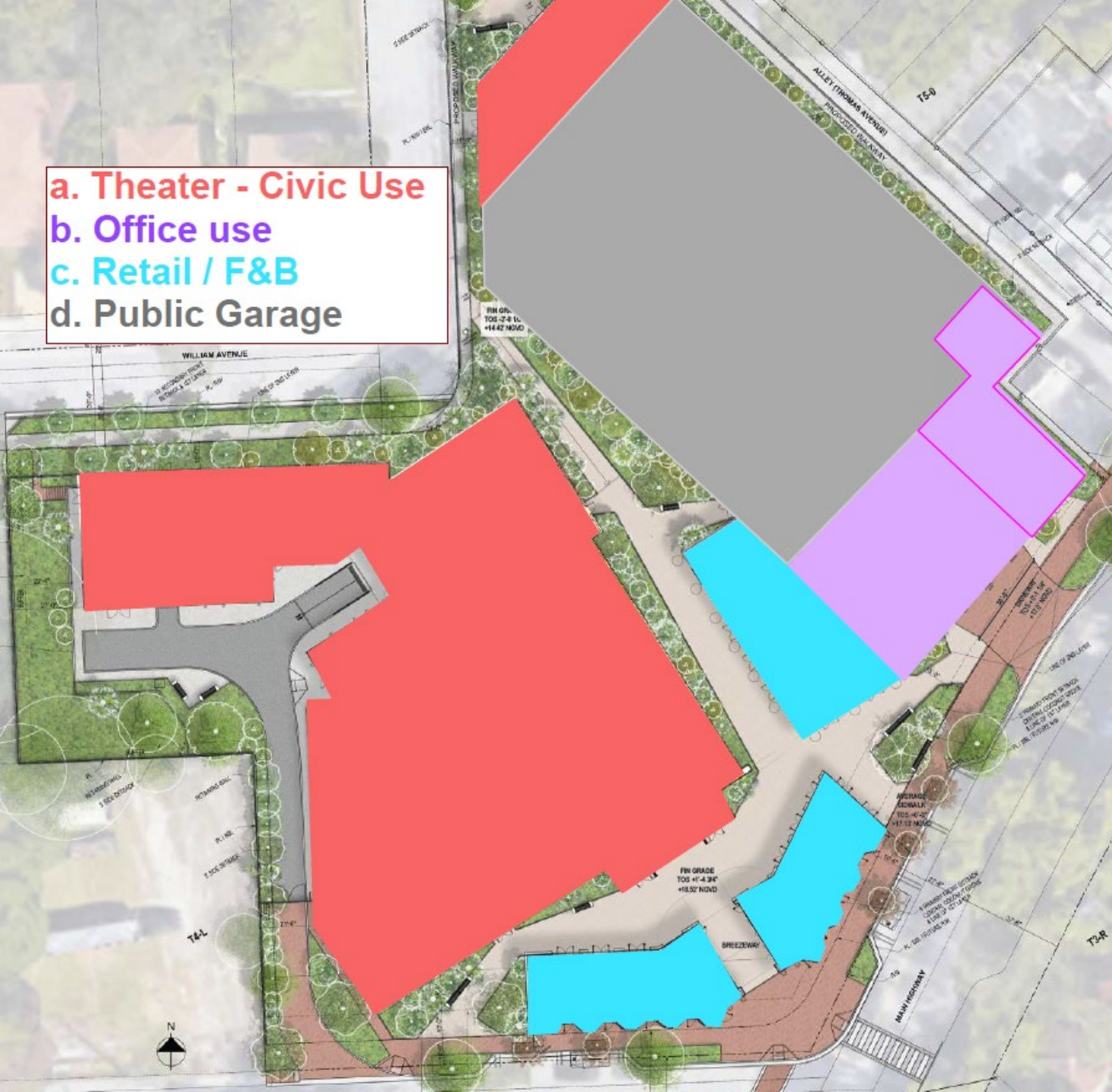


- Waiver d) maximum impervious pavement within
front setbacks (Main Highway and Charles Avenue)
Increase from 30% to 100% (highlighted area only)



Square Footage

- a. Theater - Civic Use
- b. Office use
- c. Retail / F&B
- d. Public Garage



Civic Use:

Theater: 28,172 sq ft

Garage - Educational space 2,622 sq ft

Total: 30,794 sq ft.

Commercial:

Historic building: 12,431 sq ft.

Garage - offices: 21,390 sq ft.

Food & Bev: 3,780 sq ft.

Total: 37,601 sq ft.

Garage -Parking as a public use:

Parking: 114,648 sq ft.

Square Footage

Theater				
	Performance Space		7,658 sq. ft.	4%
	Back of House		4,117 sq. ft.	2%
	Front of House and Public spaces		5,248 sq. ft.	3%
	Administrative office		1,612 sq. ft.	1%
	Rehearsal/Black Box		2,500 sq. ft.	1%
	Scene Shop & related spaces		4,873 sq. ft.	3%
	Costume Shop		829 sq. ft.	0%
	Support (MEP, garbage, etc.)		1,335 sq. ft.	1%
		TOTAL	28,172 sq. ft.	15%
Historic Gateway Building				
	Ground floor shops		2,636 sq. ft.	1%
	Offices on 2 nd through 3 rd floors		6,626 sq. ft.	4%
	Circulation		3,169 sq. ft.	2%
		TOTAL	12,431 sq. ft.	7%
Garage Building				
	Parking		114,648 sq. ft.	63%
	Ground floor food and beverage		3,780 sq. ft.	2%
	Offices on 2 nd through 4 th floors		21,390 sq. ft.	12%
	Educational space adjacent to pocket park		2,622 sq. ft.	1%
		TOTAL	142,440 sq. ft.	78%

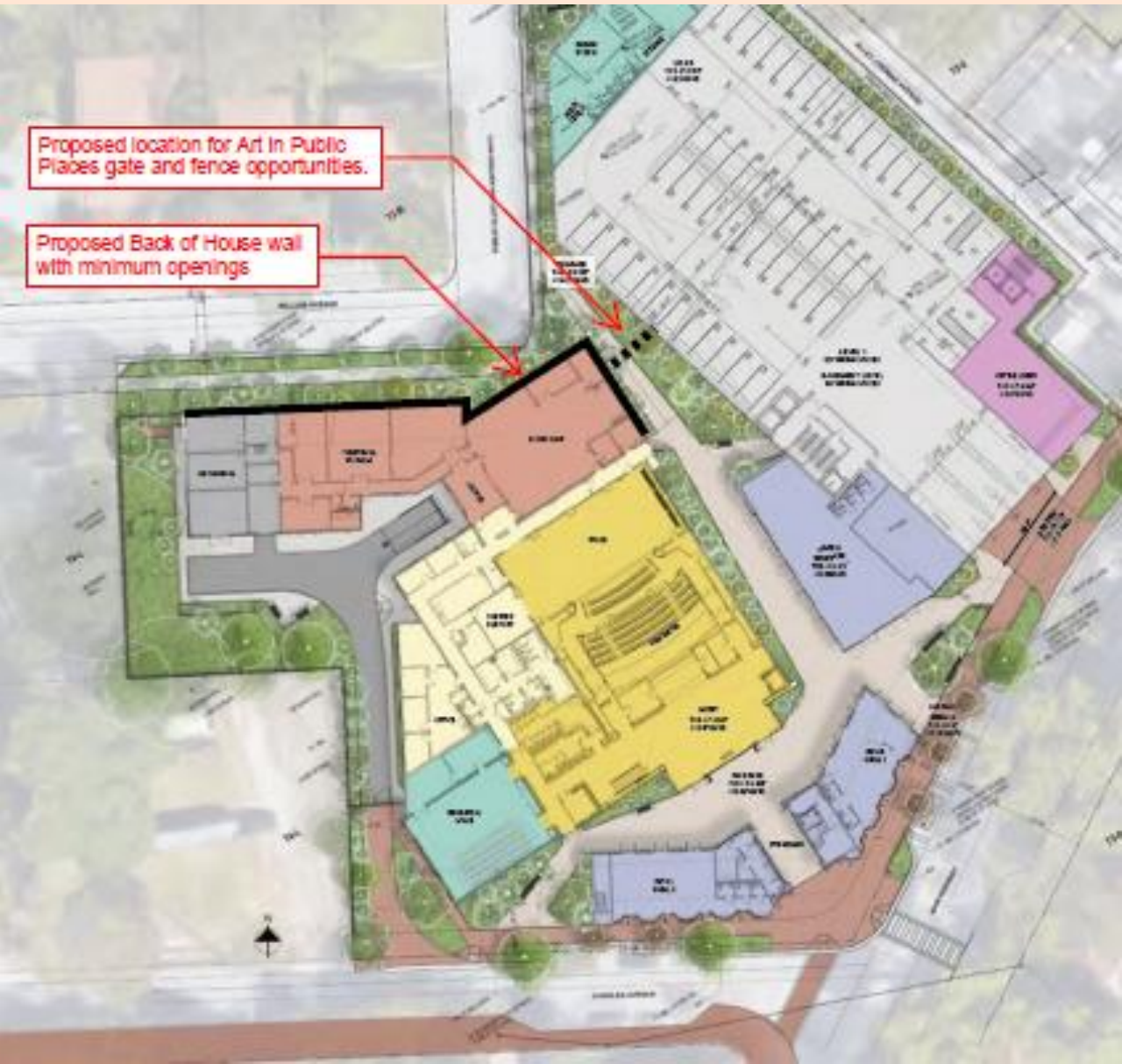


A Self-Sustaining Project

- The 2008 Charrette Report highlighted the community's desire for a self-sustaining theater so that past events that led to the Playhouse's closure would not happen again
- The Business Plan that is part of the lease with the State of Florida (property owner) outlines that revenues from complementary uses on site would be dedicated to support the theater operations
- Revenues from parking operations, food and beverage, office and retail uses will be used to offset:
 - ✓ Debt service for the cost of the construction of the Garage Building
 - ✓ Theater operations
 - ✓ Parking operations and maintenance
 - ✓ Future capital infrastructure needs



Community Requests



- 1. Buffer/wall enclosure – design team exploring solutions**
- 2. Traffic Study – in progress**
- 3. Cultural Resource Management Plan – financial feasibility to be determined**



Thank you