

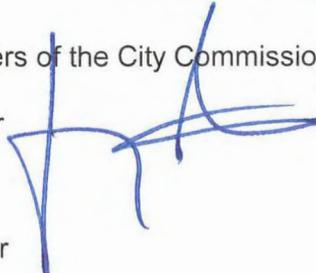


# MIAMI BEACH

OFFICE OF THE CITY MANAGER  
LTC # 194 -2014

## LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission  
FROM: Jimmy L. Morales, City Manager  
DATE: June 6, 2014  
SUBJECT: Miami Beach Convention Center



Attached please find the hotel site options presentation which will be presented to Commission for discussion on June 11. This presentation will be posted on the City's website.

Thank you.

Attachment

JLM//MH

F:\cmgr\ALL\Convention Center\LTC's\LTC\_Hotel Site Options\_6-6-14.doc

RECEIVED  
2014 JUN -6 PM 3:17  
CITY MANAGER'S OFFICE



**MIAMIBEACH**

**CONVENTION CENTER  
HOTEL SITE OPTIONS**

**MIAMIBEACH**



# DECISION REQUIRED

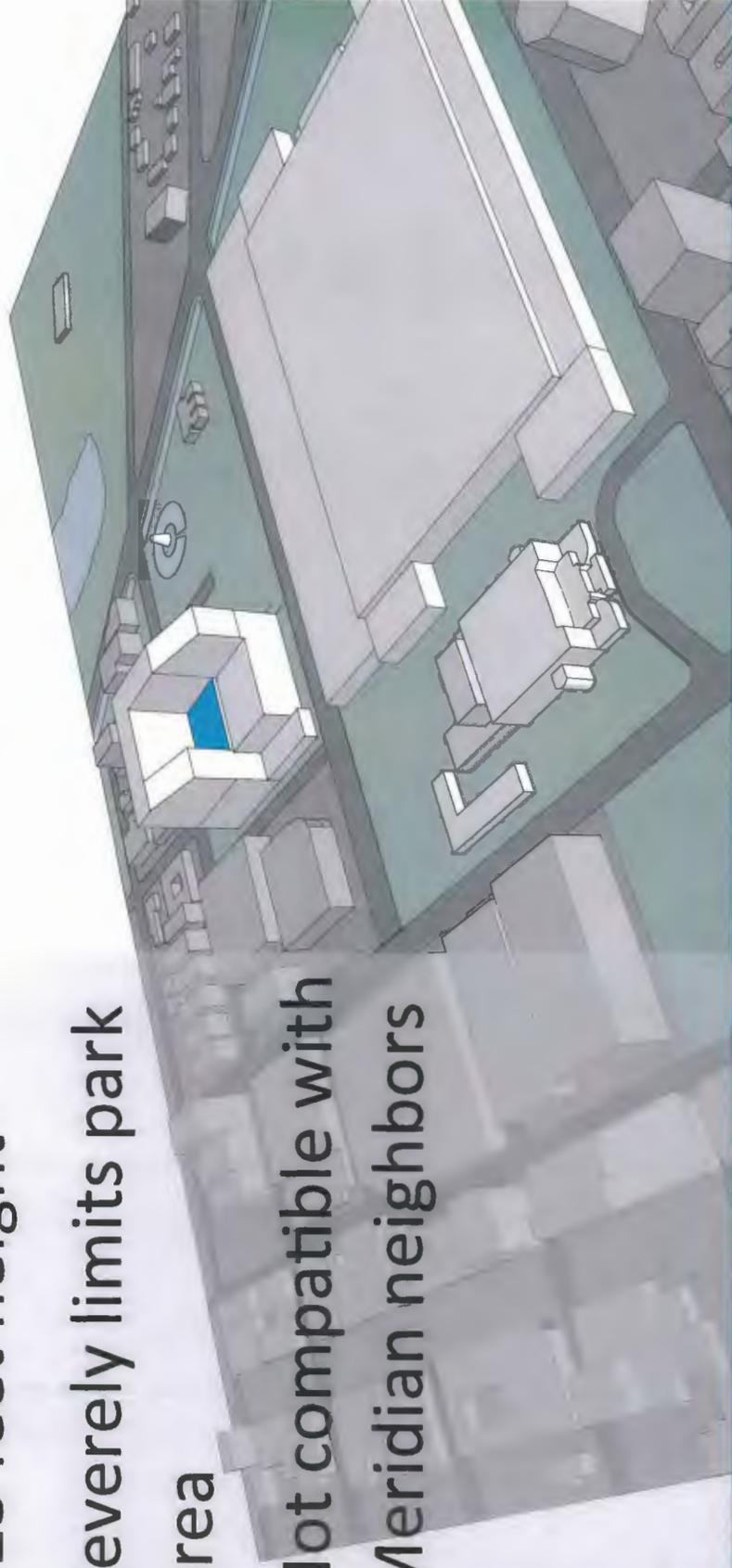
- HQ hotel site location can impact Convention Center and parking planning
- Need Commission preference on hotel site

# TEMPLATE PROGRAM

- 800 rooms
- 70,000 sf ballroom/meeting
- 800 parking spaces
  - Per current code
  - 0.5 spaces per room more typical and could reduce height

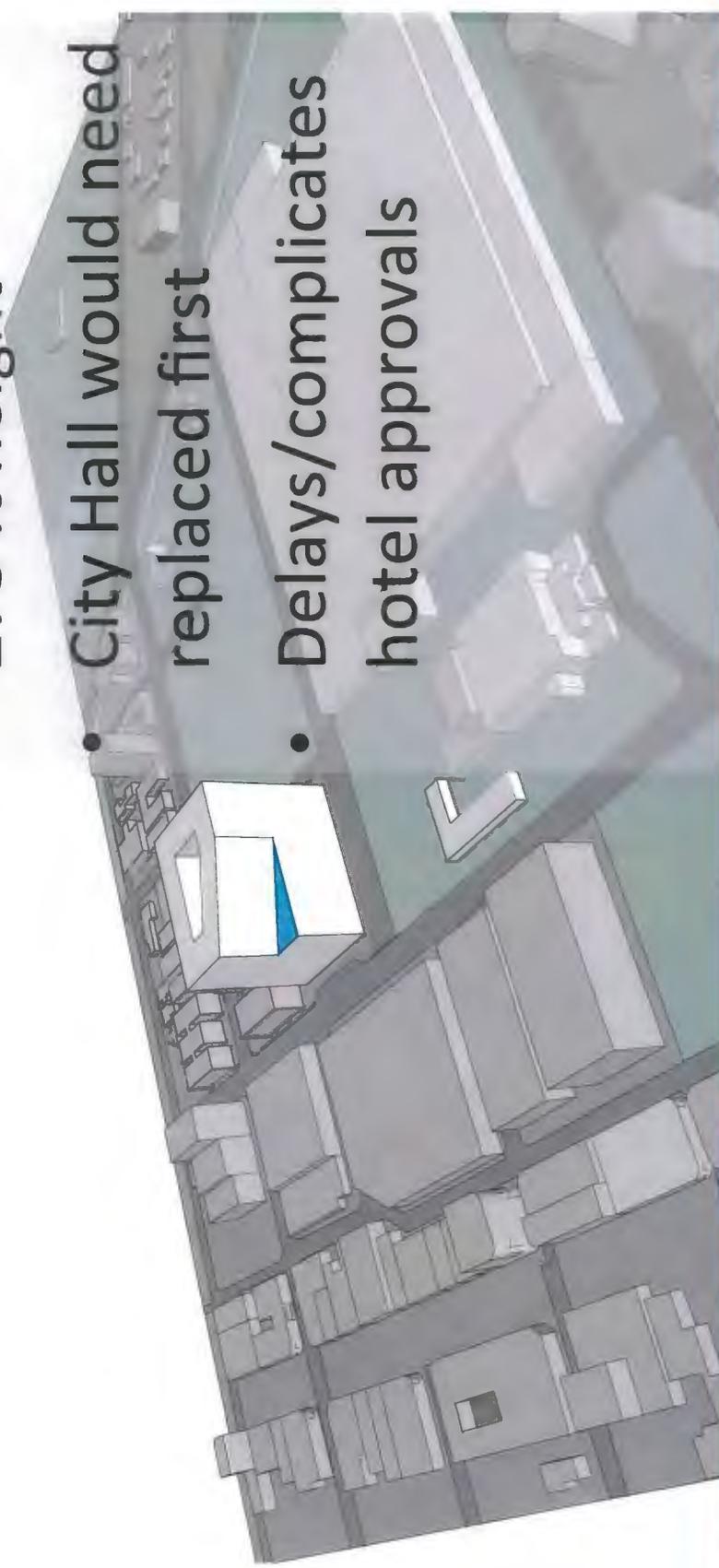
# OPTION 1 P-LOT

- Large site
- 225 feet height
- Severely limits park area
- Not compatible with Meridian neighbors



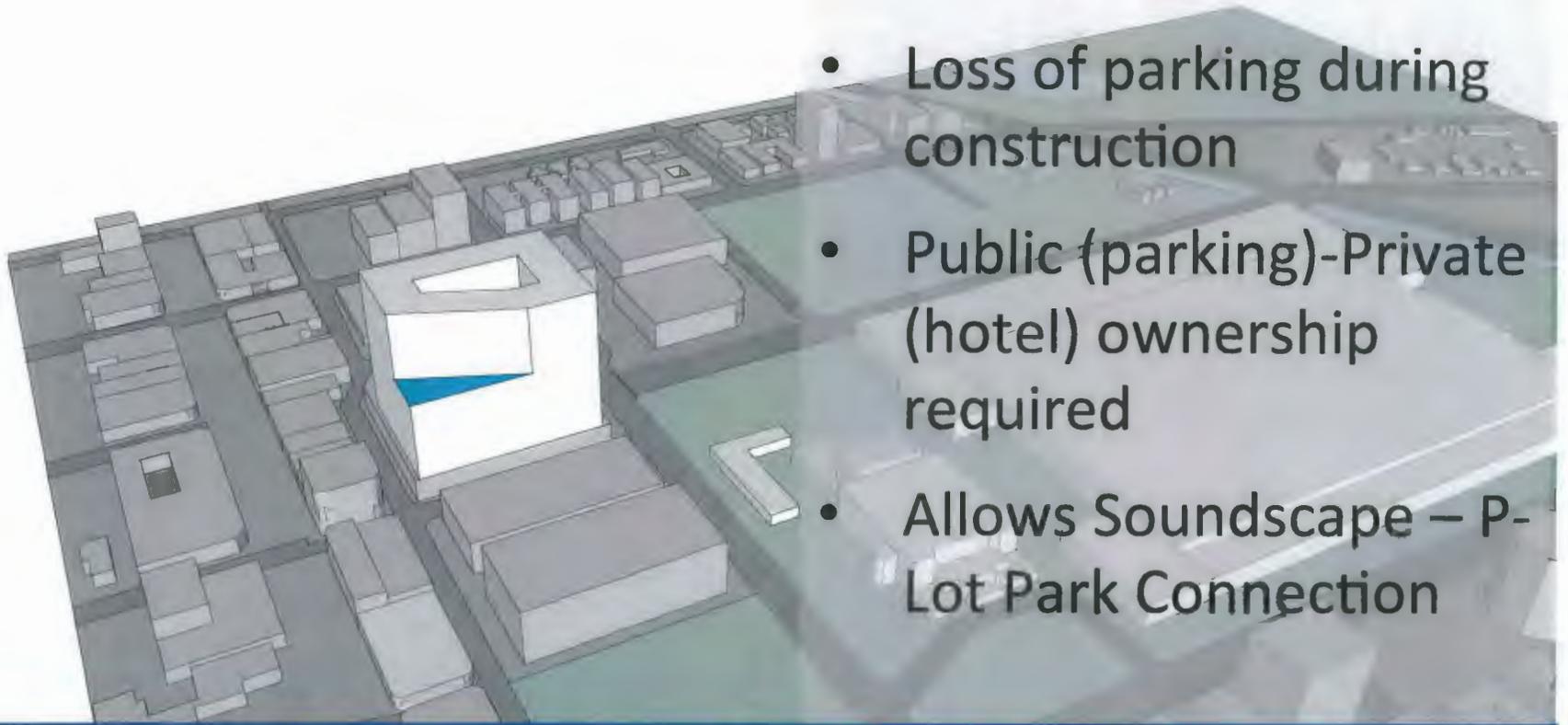
# OPTION 2 CITY HALL

- Smaller site
- 275 ft height
- City Hall would need replaced first
- Delays/complicates hotel approvals



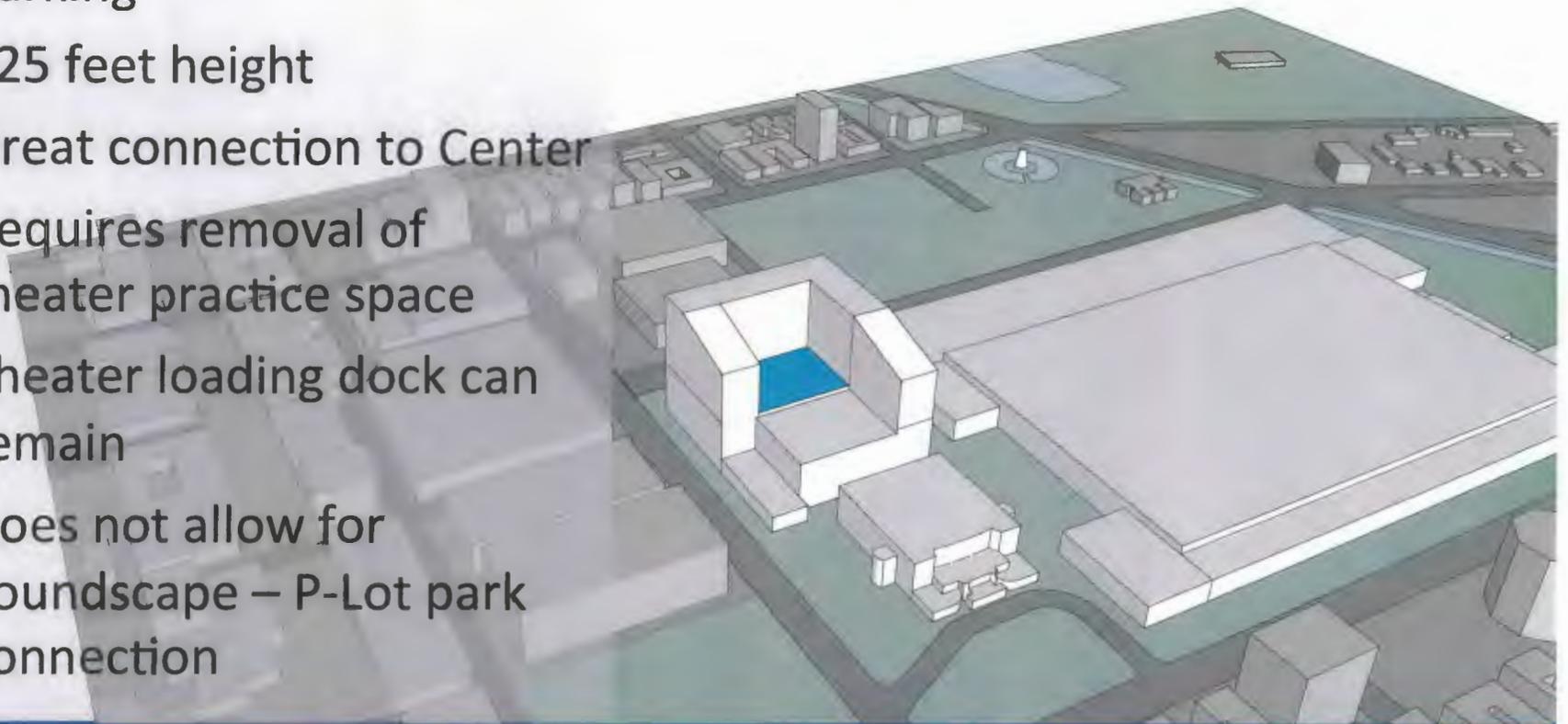
# OPTION 3: 17<sup>TH</sup> STREET GARAGE

- Very tall
- 325 ft height
- Loss of parking during construction
- Public (parking)-Private (hotel) ownership required
- Allows Soundscape – P-Lot Park Connection

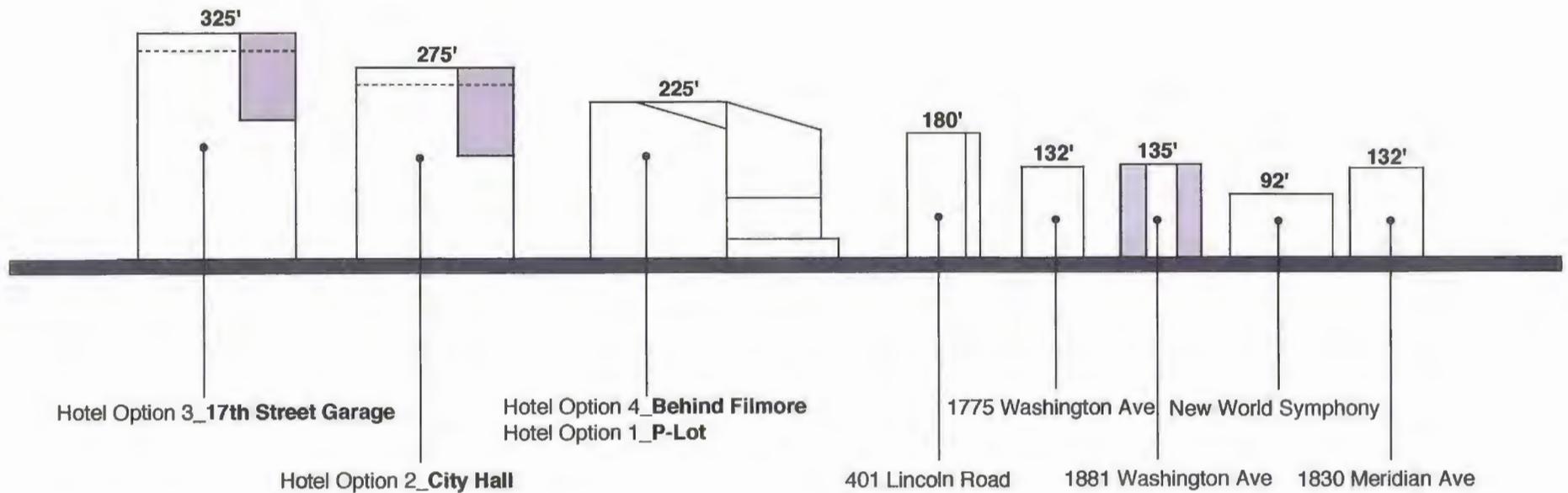


# OPTION 4 BEHIND FILLMORE

- Accommodates hotel, meeting space and hotel parking
- 225 feet height
- Great connection to Center
- Requires removal of theater practice space
- Theater loading dock can remain
- Does not allow for Soundscape – P-Lot park connection



# HEIGHT COMPARISON



----- Height with parking requirement reduced to 0.5 per room.

# TIMING

1. Maintain Focus on Convention Center
2. Solidify Convention Center Funding
3. Solicit Hotel Developer
  - Spring 2015
  - Must negotiate full lease prior to referendum

**DECISION REQUIRED**

**Commission  
preference on  
hotel site**