



MIAMIBEACH

CONVENTION CENTER

HOTEL SITE OPTIONS

MIAMIBEACH

# DECISION REQUIRED

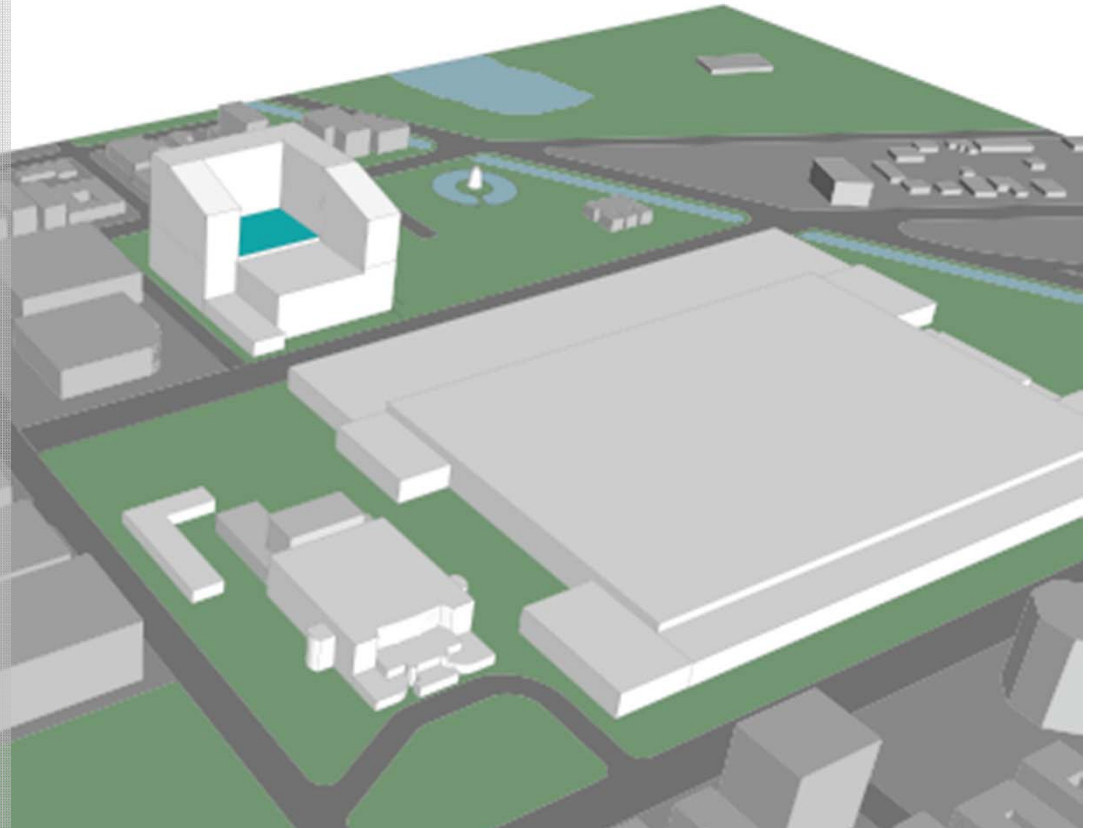
- HQ hotel site location can impact Convention Center and parking planning
- Need Commission preference on hotel site

# 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

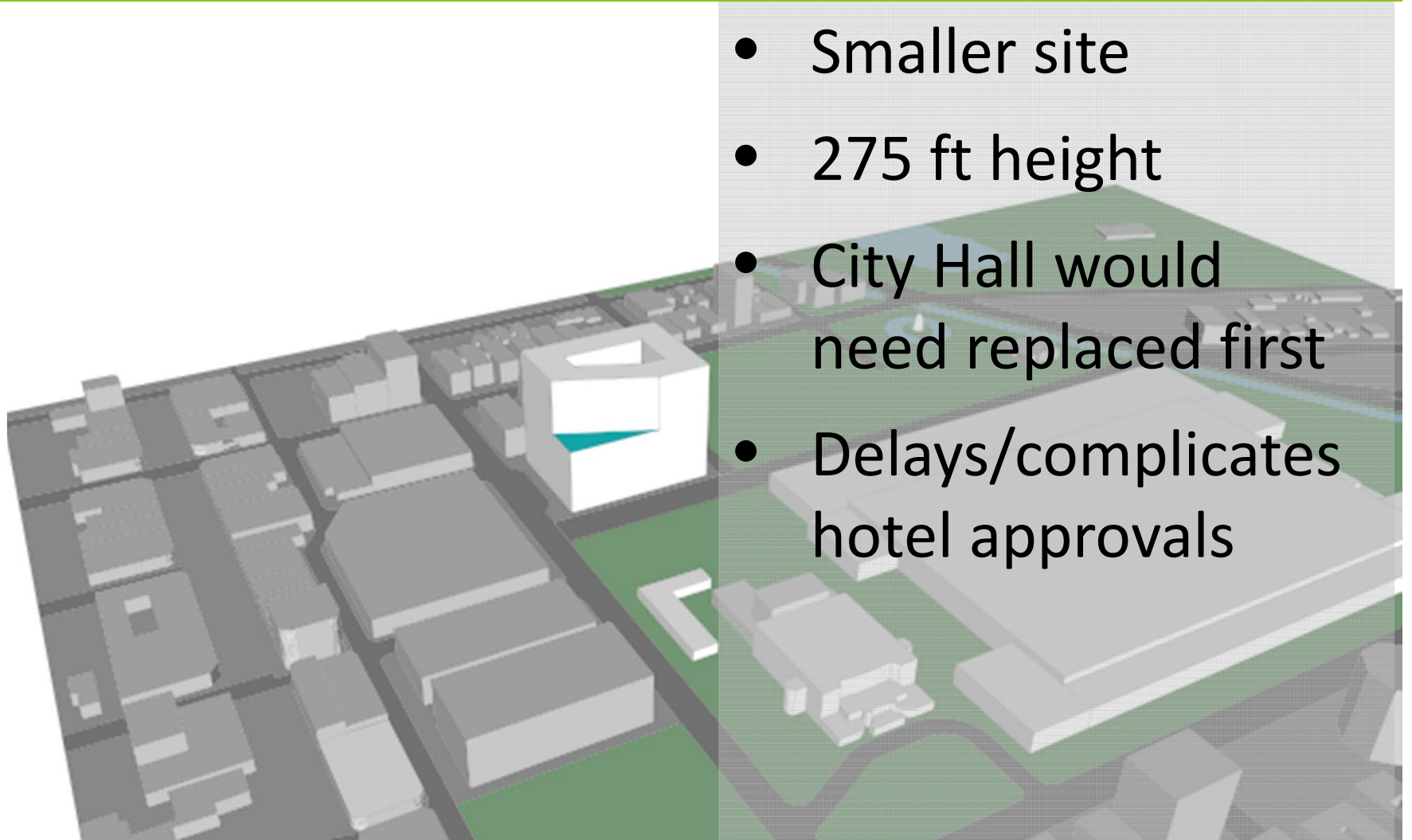
# OPTION 1 P-LOT

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



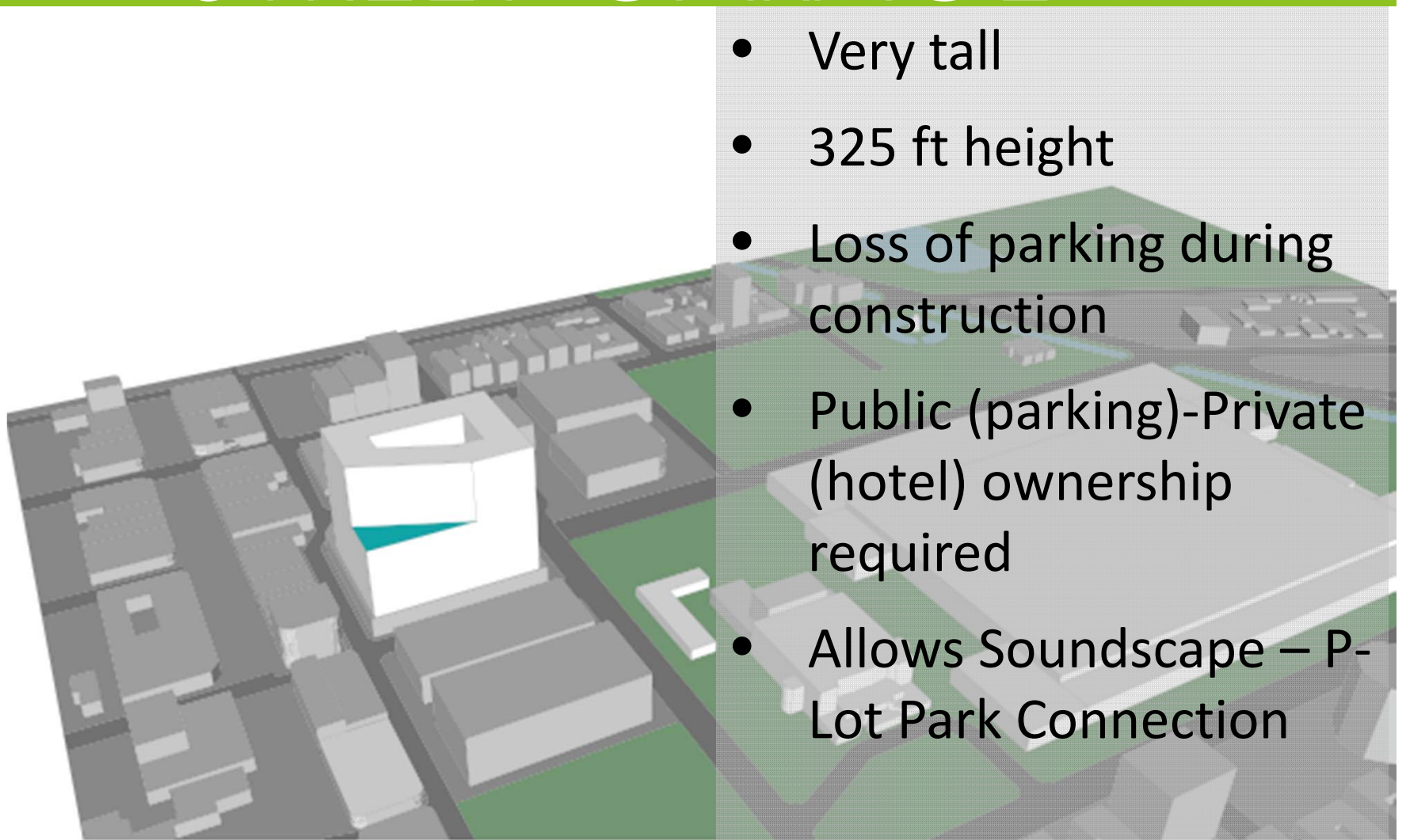
# OPTION 2

## 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

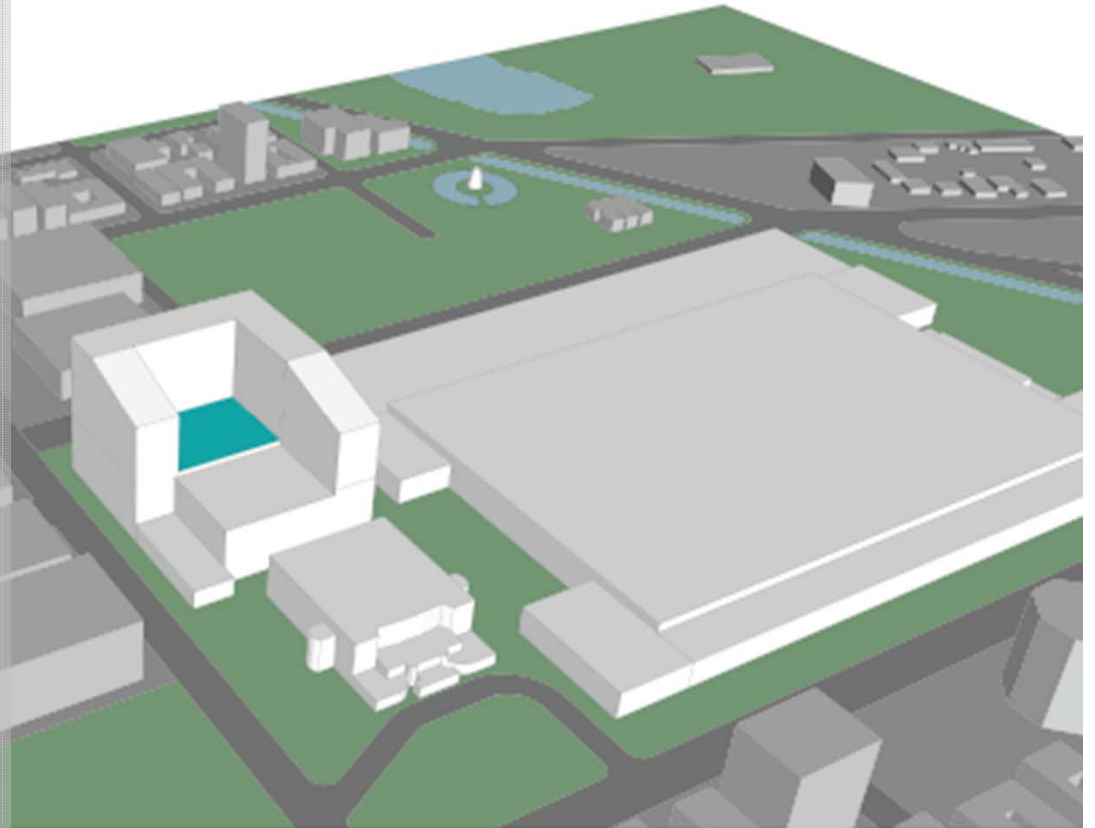


- Very tall
- 325 ft height
- Loss of parking during construction
- Public (parking)-Private (hotel) ownership required
- Allows Soundscape – P-Lot Park Connection

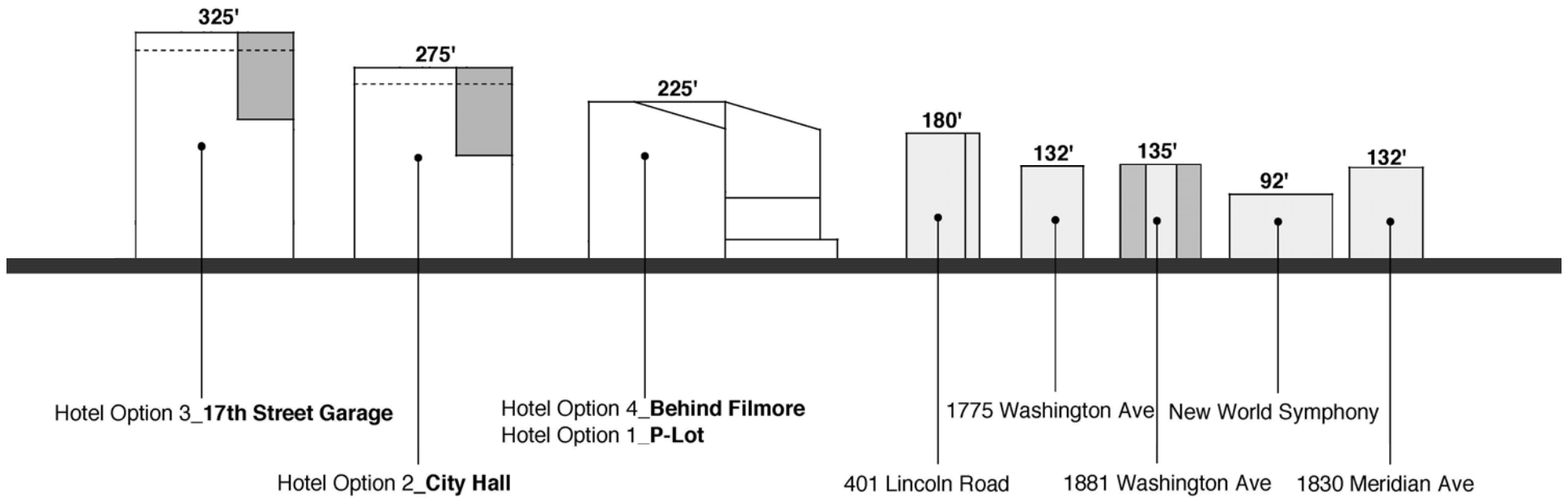
# OPTION 4

## 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**