

date February 22, 2006
to Coconut Grove Waterfront Master Plan Project Team
cc Mark Dawson
from Lynn Hoffman
project name Coconut Grove Waterfront Master Plan
project # 44394.00
subject Summary of Meeting with Coconut Grove Hoteliers

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Issues

- Do not currently benefit from the Expo Center
- Cirque Du Soleil would have been great but required \$50-100 million to use Coconut Grove site
- Arts Festival is a draw for several of the hotels; Regattas are a smaller draw for the hotels
- Taste of the Grove only benefits the hotel restaurants
- Home, Orchid and Motorcycle shows have zero impact on the hotels in terms of guest stays
- Conference center does not need a hotel attached to it, current adjacencies are fine
- Conference center will need adequate food and beverage service, move-in/out access for 18 wheelers
- Directions to the nearest beach is often requested by hotel guests
- Should be able to market the Coconut Grove Sailing Club to their guests, thought it was private
- There is no draw for Peacock Park, the baseball diamond is only used for practice, no leagues play there
- Goombay Festival performers used lots of profanity which upset their guests
- Fresh Market and The Chart House are not using the waterfront, not taking advantage of their locations, should have waterfront seating
- Height requirements are important so that new development does not block views

Goals

- Hotels would benefit from a state-of-the-art conference center in place of the Expo Center
- Conference Center with meeting rooms and banquet halls
- Want to attract larger conferences that need multiple hotels for attendees
- Outdoor performance space, outdoor exercise facility
- Bike paths and bike parking with locks
- Carry-on the tradition of art, artists and art galleries

- Annual symphony concert
- Water taxi to other beaches, the spoil islands
- To have height restrictions on anything built in the park, on the waterfront and building restrictions on private properties on the waterfront
- Want the type of conference center where the users are staying at the hotel and either use taxi or park car at hotel; don't want surface parking for local shows
- Gate between Fresh Market and Shake-A-Leg on the boardwalk needs to come down for continuous boardwalk access
- Boardwalk needs to be more public
- If Expo Center leaves, don't want hangar to sit empty for 10 years like in the past

Facts

- Ritz Carlton can hold 1500 for a conference but only has 150 rooms
- Coconut Grove has great access to airport and walkability
- The Barnacle is willing to coordinate a water taxi service with other state parks in the Key Biscayne area
- Monty's and the Chart House are the 2 largest restaurant draws for guests
- There is a \$60 million grant to fix the drainage on Bayshore
- Residents offering to take care of road plantings
- The FTAA is looking for a new home, would need a permanent structure
- The Expo Center is not booking events after May

Actions

- Project Team to meet with Miami Convention Bureau to see if there is a need for a conference center in the Grove
- Look at San Diego's successful waterfront conference center (Marina Village?)
- Hotels Group will contact Katrina Boulder at the Barnacle to implement the water taxi idea