

SUMMARY AND RECOMMENDATIONS

The City of Miami has a very valuable asset in Dinner Key. As such it has an obligation to its citizens to see that this property is planned and utilized for the greatest benefit to the general public.

The current use of Dinner Key falls into four categories: Marina, Commercial Marine, Auditorium, and Municipal Administrative Center. With the exception of the Marina, these uses evolved independently, by chance and by necessity; and are not necessarily compatible with each other. The merits of each of these uses together with the merits of possible new uses, have been evaluated. From these evaluations the following concepts have evolved regarding the future of Dinner Key.

1. Due to the scarcity of waterfront property, the demand for marina facilities in this area, and the City's current investment in the existing marina, the Dinner Key Planning Committee agrees that a "marine-recreational" use be paramount in any long range plan for Dinner Key.
2. The protected area at Dinner Key is probably the most ideal location for sailboat activity on the entire lower East Coast of Florida. This fact plus the severe lack of appropriate facilities elsewhere in the area, dictates that any plans for Dinner Key development should give high priority to sailboat activity.
3. For the greatest benefit to the City and to the general area, marina development at this site should be of a "high-class type" and should be so designed as to appeal to and attract the transient tourist trade.
4. The Dinner Key Channel should be improved so as to accommodate the larger transient vessels.
5. Consideration must be given to accommodations for local marine use also. This includes local yachts, outboards, and sailboats. Outboard facilities may eventually have to be relocated so as not to conflict with marina and sailboat facilities. Of the three marine activities, this is the most adaptable to other locations.
6. The use of Dinner Key as a marina is possible with almost any development plan for the area; for, a basic facility could be maintained with very little use of actual land area. However, any plan for development of a higher class marina facility would in all probability call for changes in other uses; such as elimination of the auditorium (or at least a controlled pattern of use), and a gradual phasing out of commercial marine and repair facilities

7. Three basic needs (in addition to channel improvements), for initiating a program for upgrading the marina facility are: (1) landscaping and other aesthetic improvements designed to reduce the undesirable views (Dinner Key's hangars and "sea of asphalt"); (2) a private parking area for marina use only; and (3) an upgrading of conditions in the marina itself through regulations controlling such things as "year-round live-aboards", sanitary conditions, and the maintaining of a respectable appearance of vessels and their assigned dock area. These fundamental improvements could be accomplished now at relatively little cost. Still another need, that of a yacht club, could be fulfilled if and when City offices vacate the City Hall Building. This building could be converted into an excellent yacht club.
8. Steps should be taken to encourage development of the adjoining privately-owned area to uses compatible with the marina. This has already taken place to a large extent by private construction of motels. Any expansion of the Dinner Key Marina could conceivably create the need for additional "boatels" (motel or hotel facilities designed principally for the use of transient boatmen).
9. Should the U. S. Coast Guard vacate their Dinner Key property, the City should acquire this site for future expansion.
10. Although the Dinner Key Auditorium operations do not currently produce a profit to the City of Miami, there appears to be sufficient justification for its retention until such time as its activities can be relocated elsewhere. The shows held annually in this structure attract 1,000,000 persons as well as assist local industry through its home and trade shows.
11. The financial loss of the Auditorium might be remedied by increasing the rental fee from 5¢ per square foot per day to 10¢. This would still be considerably less than the Miami Beach Auditorium (25¢) which is the only other facility in the area capable of handling these large type shows.
12. If it comes to a showdown between Marina and Auditorium, the auditorium should be considered of secondary importance.
13. The Dinner Key Restaurant is a modern, well-equipped facility and can easily be fitted into almost any plan for development of Dinner Key.

14. If the present plan for relocating the City's administrative offices in a proposed Joint City-County Office Building in the downtown area fails to materialize, these offices could conceivably remain at Dinner Key for some time. If this should happen, the location of the City Administrative Offices at Dinner Key has great potential. This area could be developed into one of the most beautiful Civic Centers in the Country; and it is believed that this could be done in such a way as to be compatible with a fine marina facility.
15. Consideration has been given to the suggestion that Dinner Key be the site of an extravaganza tourist attraction such as Disneyland or Freedomland. Such facilities require in the neighborhood of 200 acres (as compared to the 40 acres of Dinner Key). This additional acreage could be realized by filling in a portion of the 1,000 acres of bay bottom land to which the City holds title offshore from Dinner Key.
16. From a financial standpoint it is difficult to visualize the City's undertaking such a gigantic project (Freedomland cost \$65 million). If this idea still is foremost in the minds of the City's policy makers then consideration might be given to starting such a facility gradually by making use of existing structures on the present site. (The Department of Engineering has prepared a basic layout sketch for both types of facility.) A marina could exist with such a facility, but it is quite questionable that it could develop into a high-class exclusive marina. If such an extravaganza is created the most logical theme would be one based upon the sea.
17. Any future commercial marine use of Dinner Key should be limited to small scale activities complementing a marina. It is felt that the area should not become a commercial shipyard through increased repair and storage facilities, and that the trend should be toward reducing such activities rather than encouraging their expansion.
18. Although a marine shopping center may be a desirable addition to Miami's marine attractions, it is highly questionable that such a center should be built on scarce publicly-owned waterfront property. It is felt that marine shops on this site should be limited to those necessary to serve the marina; and that if a large scale marine shopping center is financially practical, there is always private capital willing to undertake a profitable enterprise on a less valuable site.

19. It is impossible to detail any development plan for Dinner Key until: (1) the future of the City's Municipal Administrative Offices is definitely determined; and (2) a policy has been set regarding the fundamental use or uses to which this property should be put, i. e. marina, extravaganza, etc. It is hoped that the facts and recommendations set forth in this report will aid in determining these policies.

20. After deciding upon a policy, plan, and program for Dinner Key, a strong operation management control body should be established. The mission of this group would be to oversee the entire development plan for Dinner Key. Their duties would be continued after the development is completed, as the Central Authority of Control--run on a quasi-official basis.