

DOWNTOWN MIAMI

Convention center, hotel coming to old arena site

• **CONVENTION CENTER, FROM 1B**
mentary rather than competitive.

"It pales in comparison to the size of the Miami Beach Convention Center exhibit space, but for us it's very large," said architect Bruce Brosch.

MDM needed the commission's approval for the project Thursday because the design violated certain aspects of Miami's zoning code. Commissioners granted exemptions that allow the developer to build out the expo center over most of the 4.7-acre site, and that let the 54-story hotel be built as de-

signed atop the pedestal.

The developer now will look to negotiate with the Southeast Overtown/Park West Community Redevelopment Agency for rebates from the property taxes it generates to help finance the convention center operations. Attorney Tony Reccio said the rebates are "very important" for MDM.

Following the hearing, Reccio deferred questions about tax rebates to land-use attorney Javier Fernandez, who said he wasn't authorized by MDM to speak about the negotiations. Fernandez later said through an MDM spokesman that the property

could generate as much as \$7 million in property taxes, but after one preliminary meeting with the CRA it was too early to release details about tax subsidy discussions.

Last month, the Daily Business Review reported that Fernandez, on behalf of the developer of the Miami Worldcenter, submitted figures showing Worldcenter would generate \$22.4 million in property taxes, of which \$15.3 million would be returned annually to the CRA and developer. MDM has a contract to purchase the Miami Arena site with the developer of the Worldcenter.



ANDREW ULOZA/FOR THE MIAMI HERALD

VACANT: A convention center and hotel are coming to the site of the old Miami Arena, demolished in 2008.