

Entity Information	
Owner <a href="#">Mia Marin</a>	Record Type Public Infrastructure
Proposal Name INF-08183	Proposal Status In Review
Name of Entity ⓘ Miami Dade County Department of Transportation and Public Works	Stage ⓘ Proposed
FEIN [REDACTED]	
Contact <a href="#">Mia Marin</a>	
Secondary Contact Name Kim Chuck	
Second Contact Title DTPW Grants Writer	
Second Contact Phone <a href="#">786-469-5061</a>	
Azure Folder Name INF-08183a9G8y0000000DbO	
County <a href="#">Miami-Dade</a>	
RAO ⓘ No	
Permits Secured Yes	

## **Program Requirements**

### **Detailed Description**

Miami-Dade County is requesting \$8,000,000 in funding for the development of Miami Freedom Park Drive, which will allow residents and workers to access Miami Freedom Park, one of Miami’s largest public parks in the City of Miami and an emerging entertainment and technology hub, which recently broke ground in 2023. This project will be matched with over \$1.5 billion in private investment, including the additional \$1.76 million needed to fully construct Miami Freedom Park Drive. This game-changing project will include:

- A 58-acre green space that will create one of Miami’s largest parks, providing an oasis within a major metropolitan area for families to connect with nature and enjoy a 1-mile wellness loop and bicycle path winding through the park.
- A Technology Hub that will attract established and emerging companies who would like to locate and grow their business in Miami, enhancing the City’s status as a global innovative city.
- A new municipal administration building for the City of Miami to serve the surrounding

community.

- Entertainment facilities including retail, restaurants, and hotels to serve residents and attract visitors year-around.
- A state-of-the-art facility that will become home to the world-class soccer club Inter Miami CF, drawing residents and visitors alike to cheer the team as they take the pitch for the club's home games.

Miami Freedom Park will be located on what was a fenced-in city-owned golf course – with limited accessibility by the public - near Miami International Airport and Miami Intermodal Center. Prior to becoming a golf course, the site served as a landfill and contains multiple contaminants, which makes the property unsuitable for more intensive uses absent the extensive environmental remediation efforts contemplated by the Project. The clean-up of this site and its redevelopment into a community asset is a success story that residents of Miami are eager to see move forward. In fact, the project has strong public support, and in 2018, nearly sixty percent (60%) of City of Miami voters gave the green light through a local ballot referendum authorizing the city to negotiate a long-term lease with club ownership for the construction of a major soccer facility, a significant public park, and complementary commercial uses. Support from the City was confirmed again in 2022 when Miami's City Commission voted to approve the park and redevelopment in its entirety.

Through this proposal, Miami-Dade County is requesting funding for the construction of the main roadway that runs through Miami Freedom Park, which is shown on the map below. This road will allow residents to access the public park and employees to access the technology hub by connecting NW 37th Avenue/Douglas Road -- a Miami-Dade County maintained roadway -- on the east boundary of the property to NW 14th Street -- a Florida Department of Transportation ("FDOT") maintained roadway -- on the south boundary. Situated less than a mile from Miami International Airport and in close proximity to the Miami Intermodal Center, the project is in an optimal location to attract visitors, workers, and new industries that will benefit from the proximity to the airport and mass transit. As indicated, the property abuts the Miami Intermodal Center, which was completed in part with a \$200 million loan from FDOT, which provides the following additional benefits to businesses, employees, and other visitors accessing Miami Freedom Park:

- Metrorail Connectivity – Intermodal center for transit (Metrorail);
- Rail and Bus Connectivity -- Tri-Rail, Amtrak, and intercity bus services;
- Rental Car Center Access – a new rental car facility consolidating rental car operations and providing space for 10,000 cars; and
- MIA Mover Access – an automated airport people mover to connect the airport to Miami Central Station and the Rental Car Center.

Miami Freedom Park Drive will serve as the main artery allowing residents and workers to access the public park and technology hub and will also serve as the main artery for all utilities that will support commercial development shown to the north of the road and the 58-acre public park under development south of the road. As a long-standing golf course, the property is currently lacking the infrastructure needed to support this new asset, jobs hub, and attraction within the City. This four-lane publicly owned road will be privately maintained connecting nearby residential areas, the airport, and other commercial uses to the soccer facility, public park, municipal administration building, tech hub, and other proposed uses on site.

## Location

This project will generally be located at 1400 Northwest 37th Avenue, Miami, FL 33125, transecting Parcel Numbers 01-3132-000-0105 and 01-3132-000-0095, previously known as the Melreese Country Club/Golf Course. The map attached shows the property in its current state, general location of the property, and its proximity to the airport and the Miami Intermodal Center.

## Public Use or Benefit Public

Yes

## Benefits a Single Entity

No

## Is the Infrastructure Currently Own by the Public

Yes

## Property Owner

The City of Miami owns the property with the City of Miami Department of P&D Asset Management Division listed on the property appraiser's website as the owner.

## Future Land & Zoning

The status of each permit needed is detailed in the table above. All permits are expected to be obtained by the end of March 2024

## Description of Econ Benefits

Miami Freedom Park is a local voter-endorsed and exciting project to redevelop Melreese Golf Course - a publicly owned asset - into a large-scale mixed-use sports facility, anchored by a public park, retail/entertainment uses, technology hub, and hotel project in the City of Miami. Located less than half a mile from Miami International Airport, the tech hub and offices proposed in this development will likely directly support the aviation industry as well as other targeted industries. In addition, the new sports facility will attract international visitors and expand tourism beyond beaches and other existing tourist destinations, further diversifying industries in the County, while the public park will provide residents of Miami-Dade County with additional recreational options. Miami Freedom Park Drive is a public infrastructure improvement that is needed to open access to the property so that the park (and the surrounding development) can reach its full potential as described below.

### Project Overview

The Miami Freedom Park property is in the central-western sector of the City of Miami and immediately east of the Miami International Airport (MIA) and in close proximity to the Miami Intermodal Center. The property is generally bounded to the north at NW 21st Street, on the east by

N.W. 37th Avenue, on the south by N.W. 14th Street (and SR 836), and on the west by N.W. 42nd Avenue/Le Jeune Road (and, effectively, MIA). The property is adequately accessible to major thoroughfares, including SR 836 and I-95. The proposed soccer facility, public park, retail/entertainment, Technology District, and hotel development will have a positive impact on the surrounding community in terms of taxes, jobs, and general investment generated, and will also enhance the area's livability by adding additional recreation options and addressing existing commercial/retail needs. This development will help maintain economic stability within the area and attract ongoing investment during the next several decades.

The overall project master plan contemplated for this analysis includes a 25,130-seat professional sports facility; 600,000 square feet of retail, entertainment, and food and beverage space; 400,000 square feet of Tech District office space; 750 hotel rooms; and a 58 acre public park. There will be over 5,530 parking spaces supporting the subject and the public park elements of the plan.

There are three key areas in which the project will provide positive economic impacts:

1. Short-term construction employment and expenditure,
2. Long-term Employment & Wages from Operations, and
3. Direct Key Annual Fiscal Impacts.

These areas are detailed in the sections below and further expanded upon in the attached Economic Impact Analysis for Miami Freedom Park.

#### Short-term Economic Impacts

The impact of short-term construction employment and expenditure is directly associated with the project's development. The table below shows a summary of estimated development costs:

#### Miami Freedom Park – Estimated Development Costs

Hard Costs (incl. FF&E)	\$968,112,700
Soft Costs	\$212,512,500
Total	\$1,180,605,200

Most development-related expenditures will be made in Miami-Dade County, and the City of Miami will capture a significant share of these expenditures. As illustrated below, the construction and capital improvements from Miami Freedom Park will create significant short-term economic benefits including 9,480 direct and 4,455 indirect/induced construction (and related) FTE in aggregate (or approximately 3,484 construction-generated jobs in an average year) in the development phase; though, as noted, approximately 70 percent of the construction activity will occur within the initial 3+ year timeframe. This generates a total of \$680 million in direct and indirect/induced labor income during the entire construction period that will flow to the local and regional economy. These benefits will be created regionally (Countywide), and from this, the City will capture its share of employment, labor income, and economic output. Additionally, an estimated \$23+ million in impact/connection fees will flow directly to the City.

Summary of Total Short-Term Economic Impacts (Source: IMPLAN)

## MFP - Economic Impact from Construction (All Uses/Phases)

Direct Effect 9,480 \$465,966,643 \$1,180,625,200 Indirect Effect 1,462 \$85,030,520 \$254,328,812

Induced Effect 2,993 \$129,914,883 \$405,239,100

Total Effect 13,935 \$680,912,045 \$1,840,193,111

In addition to the wage and expenditure impacts noted above, there will be approximately \$55.7 million in State and Local taxes<sup>1</sup> generated during the entire development period, and summarized as follows:

### Short-Term Economic Impacts from Construction (State & Local Taxes) (Source: IMPLAN)

Description Amount

Dividends \$280,034

TOPI: Sales Tax \$23,953,039

TOPI: Property Tax \$17,456,122

TOPI: Motor Vehicle Lic \$356,340

TOPI: Severance Tax \$22,646

TOPI: Other Taxes \$3,641,509

TOPI: S/L Non-Taxes \$1,001,870

Corporate Profits Tax \$2,321,963

Personal Tax: Non-Taxes (Fines- Fees \$5,988,280

Personal Tax: Motor Vehicle License \$635,044

Personal Tax: Other Tax (Fish/Hunt) \$52,675

Total State and Local Tax \$55,709,521

For all phases of the proposed development, which is estimated to occur during a 5+ development timeline (though the vast majority of expenditures will occur within an initial 3-year period), there will be a total 9,480 direct and 4,455 indirect/induced construction (and related) FTE in aggregate (or approximately 3,484 construction generated jobs in an average year) during the development phase, which will create more than \$680 million in short term construction wages and expenditure aggregated during this period. Additionally, there will be an estimated:

- \$23+ million in permit and impact fees; and
- \$55.7+ million in State and Local taxes.

### Long-term/Recurring Economic Impacts

Miami Freedom Park will create a significant number of jobs from the operation of the sports facility, retail, technology district, and hotel facilities. Based upon the development program outlined herein, the summary below highlights the estimated full-time equivalent (FTE) employment by use for Miami Freedom Park. in a market economy. It is very difficult to quantify the net new workers since there can be wide variations attributed to geography, company size, industry sectors, and other factors. Nonetheless, for this analysis, and for the purpose of being conservative, it is assumed that 50

percent of jobs created within Miami Freedom Park are net new to the City. The following provides a summary of net new job creation by use:

Retail/Entertainment: At 600,000 square feet of space, the retail/entertainment/dining facilities will comprise a wide mix of traditional retail including apparel, electronics/technology, and sporting goods to name a few; as well as a mix of full-service and quick service restaurants among a variety of quality/price point. Traditionally, some of the most intensive employment among these categories is higher-end, full-service restaurants which can have one employee per 125 to 150 per square feet of space. Other general retail stores may have one employee per 400 to 500 square feet of space. For this analysis, it is assumed that there will be an average of one employee per 275 square feet of space, which would generate a total of approximately 1,090 workers; or 545 net new direct jobs to the project.

Miami Freedom Park anticipates that the 545 net new direct jobs in the Retail/Entertainment District will be distributed within the following NAICS Codes:

- 72251 (Restaurants and Other Eating Places)
- 4452 (Specialty Food Stores)
- 4453 (Beer, Wine and Liquor Stores)
- 4461 (Health and Personal Care Stores)
- 4511 (Sporting Goods, Hobby, and Musical Instrument Stores)
- 4512 (Book Stores and News Dealers)
- 453220 (Gift, Novelty, and Souvenir Stores)
- 4539 (Other Miscellaneous Store Retailers)

- 33-0000 (Protective Service Occupations)
- 37-0000 (Food Preparation and Serving Related Occupations)
- 37-0000 (Building and Grounds Cleaning Maintenance Occupations)
- 41-0000 (Sales and Related Occupations)

Tech District: As it relates to the Tech District, statistics provided by noted resources almost universally indicate a steady decline in worker-per-square-foot ratios in large part driven by technology and the growth in shared-work space. This generally ranges between 175 to 250 square feet per employee, which can vary as it relates to net leasable vs. gross office area. For the 400,000 square feet of net leasable space at Miami Freedom Park, the average 225 per square foot employee is utilized, creating nearly 1,880 total jobs or, 890 net new office jobs.

Miami Freedom Park anticipates that the 890 net new direct jobs within the Tech District will be distributed within the following NAICS Codes:

- 15-0000 (Computer and Mathematical Occupations)
- 17-0000 (Architecture and Engineering Occupations)
- 23-0000 (Legal Occupations)

27-0000 (Arts, Design, Entertainment, Sports and Media Occupations)  
29-0000 (Healthcare Practitioners and Technical Occupations)  
43-0000 (Office and Administrative Support Occupations)  
52-0000 (Finance and Insurance)

Hotel: The hotels at Miami Freedom Park represent a combination of full-service and limited-service product that generally has employment ranging from 1.25 persons per room (high-end luxury full-service) to 0.5 employees per room (traditional limited service). For the analysis herein, the presumption is an average of 0.75 employees per room which creates a total of 560+ employees or 280 net new jobs.

Miami Freedom Park anticipates that the 280 net new direct jobs within the Hotel District will be distributed within the following NAICS Codes:

561110 (Hotel Management Services)  
721110 (Hotel, resort, without casinos)  
722310 (Food Concession Contractors)  
33-0000 (Protective Service Occupations)  
37-0000 (Building and Grounds Cleaning Maintenance Occupations)

Parking: In addition to 2,386 jobs embedded in the individual project components above, there will be 3,750 parking spaces at Miami Freedom Park, and it's assumed that the facility will utilize technology to operate the garage (i.e. pay-by-phone app). For this, there is an estimated one employee per 100 spaces creating a total of 40+ jobs; or, 20 net new jobs.

Miami Freedom Park anticipates that the 20 net new direct jobs within the parking areas will be distributed within the following NAICS Codes:

812930 (Parking garages, automobile)  
812930 (Parking services, valet)  
33-0000 (Protective Service Occupations)  
37-0000 (Building and Grounds Cleaning Maintenance Occupations)

Sports Facility: As set forth above, the soccer facility (as provided by MFP) will employ 60 full-time people and, given the uniqueness of this particular use, is accounted for as net new direct jobs.

Miami Freedom Park anticipates that the 890 net new direct jobs within the stadium facility will be distributed within the following NAICS Codes:

27-0000 (Arts, Design, Entertainment, Sports and Media Occupations)  
33-0000 (Protective Service Occupations)  
37-0000 (Food Preparation and Serving Related Occupations)  
37-0000 (Building and Grounds Cleaning Maintenance Occupations)  
41-0000 (Sales and Related Occupations)722310 (Food Concession Contractors)

In sum, there will be an estimated 1,795 net new direct jobs created by Miami Freedom Park (upon stabilized operations) on the property. Accordingly, based upon the IMPLAN model output, there is an estimated 1,215 additional indirect and induced jobs that will be created in the region (Miami Dade County), generating an additional \$60 million in wages annually. Based upon these direct employment estimates, the table on the following page provides a summary of direct, indirect/induced employment, wages, and total output utilizing the IMPLAN model.

Miami Freedom Park – Summary of Direct, Indirect/Induced FTE Employment (Stabilized Operations)

(Source:

IMPLAN)

Tech District Impact Summary

Impact Type Employment Labor Income Output

Direct Effect 890 \$57,151,218 \$123,479,736

Indirect Effect 375 \$21,980,195 \$60,736,691

Induced Effect 425 \$18,657,223 \$58,127,618

Total Effect 1,689 \$97,788,636 \$242,344,045

Retail/Entertainment Operations Impact Summary

Impact Type Employment Labor Income Output

Direct Effect 545 \$13,967,968 \$23,485,058

Indirect Effect 63 \$2,965,422 \$9,967,488

Induced Effect 91 \$3,991,979 \$12,437,924

Total Effect 699 \$20,925,369 \$45,890,471

Hotel Operations Impact Summary

Impact Type Employment Labor Income Output

Direct Effect 280 \$11,768,010 \$35,749,188

Indirect Effect 80 \$4,215,229 \$12,250,776

Induced Effect 86 \$3,766,962 \$11,738,275

Total Effect 446 \$19,750,201 \$59,738,238

Parking Operations Impact Summary

Impact Type Employment Labor Income Output

Direct Effect 20 \$658,107 \$2,974,622

Indirect Effect 16 \$677,114 \$1,800,099

Induced Effect 7 \$314,824 \$980,835

Total Effect 43 \$1,650,045 \$5,755,556

Stadium Operations Impact Summary

Impact Type Employment Labor Income Output

Direct Effect 60 \$10,964,123 \$15,499,999

Indirect Effect 10 \$770,157 \$1,666,586

Induced Effect 64 \$2,765,665 \$8,628,398

Total Effect 134 \$14,499,944 \$25,794,983

Miami Freedom Park - Total Impact



Impact Type	Employment	Labor	Income	Output
Direct Effect	1,795	\$94,509,426	\$201,188,603	
Indirect Effect	544	\$30,608,117	\$86,421,640	
Induced Effect	672	\$29,496,652	\$91,913,051	
<b>Total Effect</b>	<b>3,010</b>	<b>\$154,614,195</b>	<b>\$379,523,293</b>	

#### Direct Annual Fiscal Impacts

Miami Freedom Park will generate measurable direct fiscal impacts to the City, County, and State in the form of ad valorem tax, parking surcharge, sales tax, and/or hotel bed tax. The basis for determining the direct fiscal impacts considers three key elements, and summarized as follows:

**Taxable Real Estate Value:** For this analysis, the real estate value of the Miami Freedom Park is based upon benchmarking taxable values against other similar developments in the Airport and Airport West submarkets:

#### Miami Freedom Park – Estimated Taxable Real Estate Value (upon Stabilization)

Source: MFP; Lambert Advisory

##### Use Amount

Soccer Facility (25,130 seats)	\$71,000,000
Retail/Entertainment/F&B (600,000 sf)	\$135,000,000
Tech District (400,000 sf)	\$112,000,000
Hotel (750 rooms)	\$75,000,000
Parking (3,310 spaces)	\$13,240,000
<b>Total</b>	<b>\$406,300,000</b>

#### Miami Freedom Park – Estimated Tangible Personal Property Tax Value (upon Stabilization)

Source: MFP; Lambert Advisory

##### Use Amount

Soccer Facility (25,130 seats)	\$4,825,000
Retail/Entertainment/F&B (600,000 sf)	\$24,327,000
Tech District (400,000 sf)	\$10,703,000
Hotel (750 rooms)	\$17,625,000
Parking (3,310 spaces)	\$3,310,000
<b>Total</b>	<b>\$60,790,000</b>

**Taxable Revenue from Operations:** The taxable revenue from operations represents the estimated gross sales revenue from the sports facility, retail/entertainment, hotel, and parking operations upon stabilized operations. The information is based upon information provided by MFP, and summarized as follows:

#### Miami Freedom Park – Taxable Revenue from Operations (upon Stabilization)

Source: MFP; Lambert Advisory

#### Use Amount

Sports Facility (25,130 seats)	\$42,000,000
Retail/Entertainment/F&B (600,000 sf)	\$256,500,000
Hotel (750 rooms)	\$60,450,000
Parking (3,310 spaces)	\$10,162,000
Total	\$369,130,000

Taxable Lease Revenue: The tech district and retail/entertainment components will be leased to individual tenants and will provide significant sales tax revenue to the State, County and City. Upon stabilization, the 400,000 square feet in the tech district will generate \$16.16 million in annual lease revenue with retail/entertainment generating \$24.36 million per annum.

As noted, the fiscal benefits generated from the operating activity at Miami Freedom Park flows through to three key governmental agencies (City, County, and State. It also provides significant direct benefit to other key governmental agencies/districts) and, namely, Miami Dade County School Board. The following provides a summary of notable fiscal impacts by jurisdiction:

#### City of Miami

Miami Freedom Park will generate considerable revenue to the City in the form of:

- a.) Ad Valorem Tax – which is based upon the City’s 2019 millage operating millage of 7.5665 and Debt millage of 0.4235, and using the taxable values (upon stabilization) highlighted in Figure 9 above, the development will generate an estimated \$3.25 million in annual ad valorem tax revenue;
- b.) Tangible Personal Property Tax – which is based upon the City’s millage rates noted above, and using the taxable values (upon stabilization) highlighted in Figure 10 above, the development will generate an estimated \$485,000 in annual ad valorem tax revenue; and
- c.) ½ Penny Local Sales Tax – The state collects a total 6.5 percent Sales Tax (5.5 percent state sales tax rate and 1.0 percent discretionary surtax) on goods and services generated by the development. Miami Dade County, through its proportionate rebate from the State, shares a half-penny tax with each municipality based upon a State-mandated formula.<sup>2</sup> Based upon the sales and lease revenue identified above, the City will receive \$222,000 in ½ Penny Sales Tax revenue share per annum.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to the city:

#### Key Fiscal Benefits to City of Miami from Miami Freedom Park (Stabilized Operations)

Source: Miami Dade County (Property Appraiser); City of Miami; State of Florida

#### Miami Dade County

Miami Freedom Park will generate considerable revenue to the County in the form of:

a.) Ad Valorem Tax – which is based upon the County’s 2019 millage Operating millage of 4.6669 and Debt millage of 0.4780, and using the taxable values (upon stabilization) highlighted in Figure 9 above, the development will generate an estimated \$2.09 million in annual ad valorem tax revenue;

b.) Tangible Personal Property Tax – which is based upon the County’s millage rates noted above, and using the taxable values (upon stabilization) highlighted in Figure 10 above, the development will generate an estimated \$313,000 in annual ad valorem tax revenue;

c.) ½ Penny Local Sales Tax – As highlighted above, the County’s share of half-penny tax is \$1.11 million in revenue per annum;

d.) Local Option ½ Penny Sales Tax (Transportation and Indigent Care) – As part of the state-provided Local Option (Discretionary Sales Surtax), Miami Dade County collects a ½ penny surcharge on sales tax collections each for transportation and indigent care services. This generates \$1.85 million for each program annually; or, \$3.7 million collectively; and,

e.) Bed Tax – Miami Dade County collects a 6.0 percent sales (bed) tax on all transient rentals less than 6 months for most municipalities in the County (including the City of Miami). Based upon the developments projected hotel sales upon stabilization, the County will receive \$3.63 million in Bed Tax revenue per annum.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to the County:

Key Fiscal Benefits to Miami Dade County from Miami Freedom Park (Stabilized Operations) Source: Miami Dade County (Property Appraiser); City of Miami; State of Florida

State

Miami Freedom Park will generate considerable revenue to the State of Florida in the form of:

a.) Sales Tax – The state’s 5.5 percent sales and use tax will generate \$20.3 million in annual revenue; and,

b.) Sales Tax on Commercial Leases – The state collects and retains an approximately 5 percent tax on the lease of commercial property that will generate \$2.35 in annual revenue.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to the State:

Key Fiscal Benefits to the State from Miami Freedom Park (Stabilized Operations) Source: Miami Dade County (Property Appraiser); City of Miami; State of Florida

#### Other Entities

Miami Freedom Park will generate considerable revenue to other entities as follows:

a.) Ad Valorem Tax (County School Board) – Based upon the School Board’s 2019 millage Operating millage of 7.025 and Debt millage of 0.1230, and using the taxable values (upon stabilization) highlighted in Figure 9 above, the development will generate an estimated \$2.9 million in annual ad valorem tax revenue;

b.) Tangible Personal Property Tax (County School Board) – Based upon the School Board’s millage rates noted above, and using the taxable values (upon stabilization) highlighted in Figure 10 above, the development will generate an estimated \$434,000 in annual ad valorem tax revenue; and,

c.) Other Entities – This includes County-based entities such as Child Services and Library, as well as other regional districts such as Everglades Construction and South Florida Water Management, with a total millage of 1.0635. As highlighted in Figure 11 above, the development will generate an estimated \$432,000 in annual ad valorem tax revenue.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to other taxing entities:

Key Fiscal Benefits to Other Entities from Miami Freedom Park (Stabilized Operations) Source: Miami

Dade County  
(Property Appraiser); City of Miami; State of Florida

In sum, the direct annual fiscal impact (upon stabilized operations) for Miami Freedom Park totals nearly \$43 million in annual revenue to City, County, State, and other jurisdictions.

## **Program Specifics**

### Project Ready to Commence

Yes

### Proposed start Date

2/1/2024

### Proposed duration

547 days

### Permits Needed

City of Miami Soil Improvement Completed

City of Miami Tree Removal Completed

Miami-Dade County DERM Pollution Remediation Section Soil Management Plan Approval Completed

SFWMD Environmental Resources In Progress

Miami-Dade County Water & Sewer Plan Review Approval In Progress

Miami-Dade County DERM Water & Wastewater Plan Review In Progress

FDEP Wastewater In Progress

SFWMD Mass Grading In Progress

Miami-Dade County DERM Pollution Remediation Section Drainage Plan Approval In Progress

Miami-Dade County County Class 2 Permit Not Started

Miami-Dade County County Class 6 Permit Not Started

FDOH Department of Health Plan Review Not Started

FDEP Water Permit Not Started

FDOT Utility Permits Not Started

Miami-Dade County Utility Permits Not Started

Miami-Dade County Traffic Engineering Division Approval Not Started

FDOT Access Permit Not Started

FDOT Construction Agreement Not Started  
Miami-Dade County Highway Division Plan Approval Not Started

### Amendment Needed

No

### Does This Project Have a Local Match

Yes

### Project Local Match Details

Miami Freedom Park is moving forward with private investment of approximately \$400 million in furtherance of the overall project, including nearly \$2.0 million in furtherance of the roadway project. Total private investment from Miami Freedom Park, LLC for the project is estimated to be approximately \$400 million which includes a commitment of \$20 million in private dollars to the City of Miami for public park improvements and an additional \$5 million to the City of Miami for improvements to Bay Walk. In addition, this investment will provide over \$73 million in public infrastructure improvements, including:

- Remediation of unsuitable soils (environmental remediation),
- On-site roadways and utilities,
- Public park construction
- Water/Sewer,
- Landscaping,
- Sidewalks and Bike Paths,
- Electrical service,
- Site furnishings (bike racks, benches, shade, affixed workout equipment, waste bins, etc.), and ● Additional drainage improvements.

The total cost for the road is estimated to be \$9,760,541, meaning that an additional \$1,760,541 will be contributed to the project by Miami Freedom Park, LLC.

### Detailed Budget Narrative

This project includes a request for \$8,000,000.00 from the Florida Job Growth Grant to support the construction of Miami Freedom Park Drive which is estimated to cost \$9,760,541.05. These grant dollars will be matched with greater than an estimated \$1.5 billion in private investment from Miami Freedom Park including the balance of funding (\$1,760,541.05) to complete the road project proposed in this application. All private investment has been secured for the project.

## Program Budget

### Requested Total

\$8,000,000

### Source - City / County

\$0.00

### Source – Private

\$1,500,000,000.00

### Source – Other

\$0.00

### Source – Total

\$1,500,000,000

### Cost – Construction

\$8,000,000.00

### Cost – Reconstruction

\$0.00

### Cost - Design and Engineering

\$0.00

### Cost - Land Acquisition

\$0.00

### Cost - Land Improvement

\$0.00

### Cost – Other

\$0.00

### Cost – Total

\$8,000,000

✓ Approvals and Authority

Authorized signatory on Board's behalf ⓘ

Not applicable. BCC has provided approval through R-299-24 (see attached).



Attestation Name of Entity ⓘ

Miami Dade County Transportation and Public Work

Attestation Name and Title of Auth Rep ⓘ

Mia Marin, DTPW Grants Manager

Attestation Representative Signature ⓘ

MM

Approvals Needed ⓘ

Approval is provided by the Miami-Dade County Board of County Commissioners (BCC) through approved Resolution R-299-24 on April 2, 2024.



Meeting Schedule ⓘ

Not applicable. BCC has provided approval through R-299-24 (see attached).



Attestation Signature Date ⓘ

4/17/2024

Meeting Notice Days ⓘ

n/a. See attached Resolution R-299-24 memorialized through a motion by Miami-Dade Board of County Commissioner, Kevin Marino Cabrera, and approved by the Board on April 2, 2024.



Authority Proof ⓘ





# Florida Job Growth Grant Application

Infrastructure Proposal

## Governmental Entity Information

Name of Entity	Miami-Dade County Board of County Commissioners
FEIN	59-6000573
Salutation	
Title	Department of Transportation and Public Works Grants Manager
Primary Contact Name	Mia Marin
Phone	786-469-5061
Email	Mia.Marin@miamidade.gov
Mailing Address (street, city, state, zip code)	701 NW 1 <sup>st</sup> Ct., Miami, Florida 33136
County	Miami-Dade County

1. Are you located in a Rural Area of Opportunity?

No.

Secondary Contact Name	N/A
Secondary Contact Title	
Secondary Contact Phone	

## Program Requirements

### A. Provide a detailed description of the public infrastructure improvements.

Miami-Dade County is requesting \$8,000,000 in funding for the development of Miami Freedom Park Drive, which will allow residents and workers to access Miami Freedom Park, one of Miami's largest public parks in the City of Miami and an emerging entertainment and technology hub, which recently broke ground in 2023. This project will be matched with over \$1.5 billion in private investment, including the additional \$1.76 million needed to fully construct Miami Freedom Park Drive. This game-changing project will include:

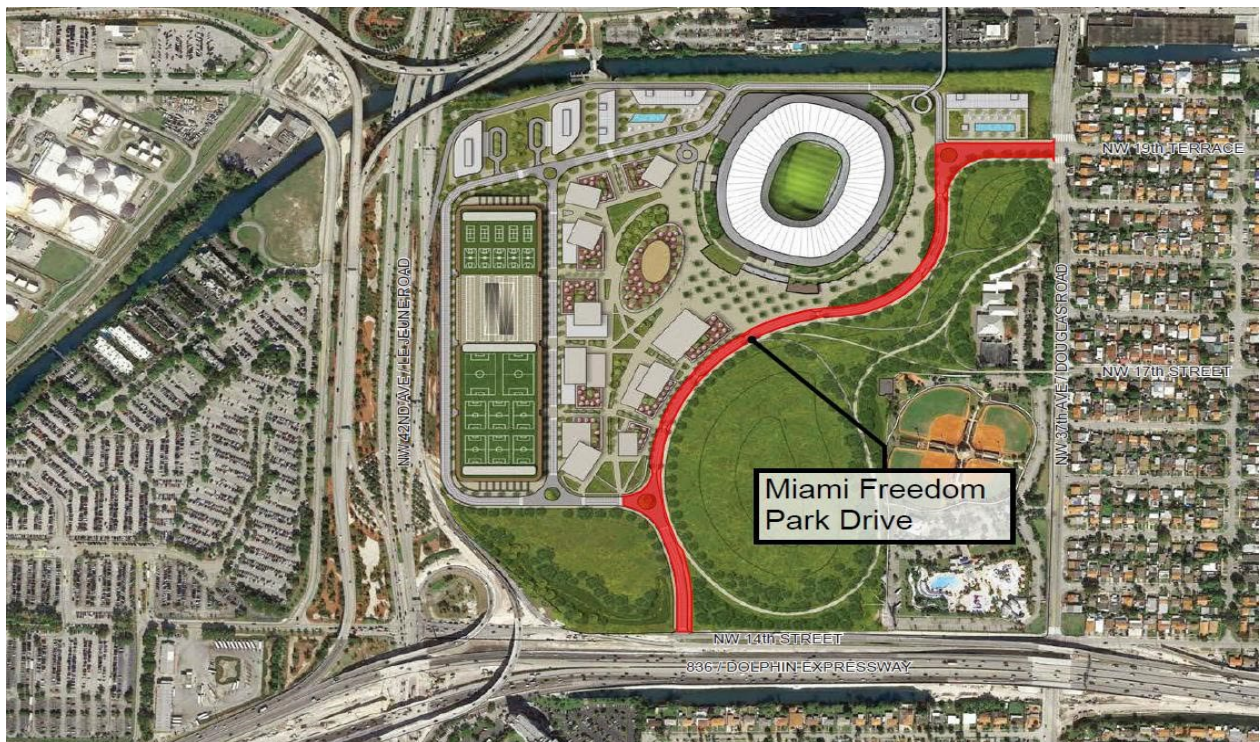
- A 58-acre green space that will create one of Miami's largest parks, providing an oasis within a major metropolitan area for families to connect with nature and enjoy a 1-mile wellness loop and bicycle path winding through the park.
- A Technology Hub that will attract established and emerging companies who would like to locate and grow their business in Miami, enhancing the City's status as a global innovative city.
- A new municipal administration building for the City of Miami to serve the surrounding community.
- Entertainment facilities including retail, restaurants, and hotels to serve residents and attract visitors year-around.
- A state-of-the-art facility that will become home to the world-class soccer club Inter Miami CF, drawing residents and visitors alike to cheer the team as they take the pitch for the club's home games.

Miami Freedom Park will be located on what was a fenced-in city-owned golf course – with limited accessibility by the public - near Miami International Airport and Miami Intermodal Center. Prior to becoming a golf course, the site served

as a landfill and contains multiple contaminants, which makes the property unsuitable for more intensive uses absent the extensive environmental remediation efforts contemplated by the Project. The clean-up of this site and its redevelopment into a community asset is a success story that residents of Miami are eager to see move forward. In fact, the project has strong public support, and in 2018, nearly sixty percent (60%) of City of Miami voters gave the green light through a local ballot referendum authorizing the city to negotiate a long-term lease with club ownership for the construction of a major soccer facility, a significant public park, and complementary commercial uses. Support from the City was confirmed again in 2022 when Miami's City Commission voted to approve the park and redevelopment in its entirety.

Through this proposal, Miami-Dade County is requesting funding for the construction of the main roadway that runs through Miami Freedom Park, which is shown on the map below. This road will allow residents to access the public park and employees to access the technology hub by connecting NW 37<sup>th</sup> Avenue/Douglas Road -- a Miami-Dade County maintained roadway -- on the east boundary of the property to NW 14<sup>th</sup> Street -- a Florida Department of Transportation ("FDOT") maintained roadway -- on the south boundary. Situated less than a mile from Miami International Airport and in close proximity to the Miami Intermodal Center, the project is in an optimal location to attract visitors, workers, and new industries that will benefit from the proximity to the airport and mass transit. As indicated, the property abuts the Miami Intermodal Center, which was completed in part with a \$200 million loan from FDOT, which provides the following additional benefits to businesses, employees, and other visitors accessing Miami Freedom Park:

- Metrorail Connectivity – Intermodal center for transit (Metrorail);
- Rail and Bus Connectivity -- Tri-Rail, Amtrak, and intercity bus services;
- Rental Car Center Access – a new rental car facility consolidating rental car operations and providing space for 10,000 cars; and
- MIA Mover Access – an automated airport people mover to connect the airport to Miami Central Station and the Rental Car Center.

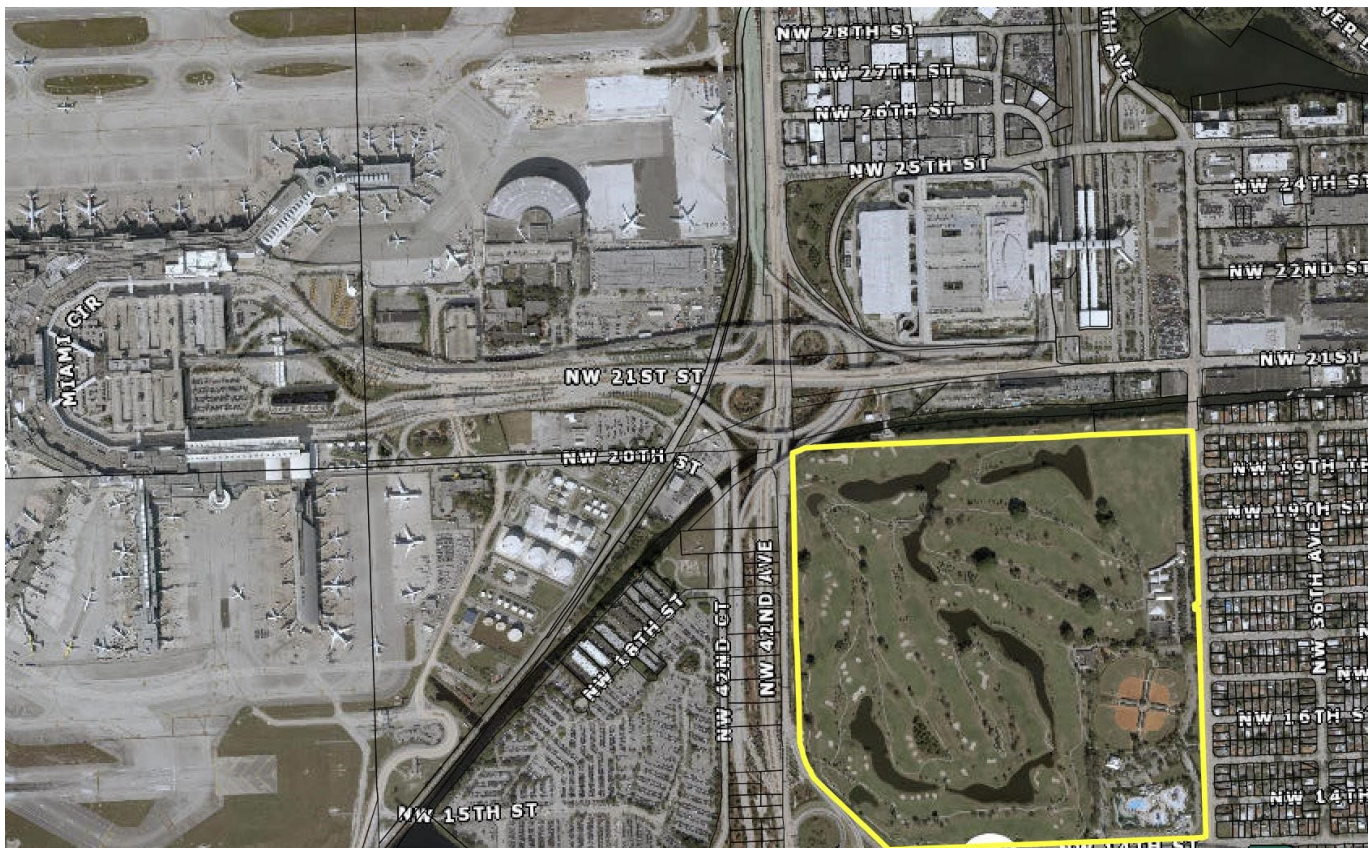


Miami Freedom Park Drive will serve as the main artery allowing residents and workers to access the public park and technology hub and will also serve as the main artery for all utilities that will support commercial development shown to

the north of the road and the 58-acre public park under development south of the road. As a long-standing golf course, the property is currently lacking the infrastructure needed to support this new asset, jobs hub, and attraction within the City. This four-lane publicly owned road will be privately maintained connecting nearby residential areas, the airport, and other commercial uses to the soccer facility, public park, municipal administration building, tech hub, and other proposed uses on site.

### B. Provide the location of the public infrastructure project, including the county and the physical address.

This project will generally be located at 1400 Northwest 37<sup>th</sup> Avenue, Miami, FL 33125, transecting Parcel Numbers 01-3132-000-0105 and 01-3132-000-0095, previously known as the Melreese Country Club/Golf Course. The map below shows the property in its current state, general location of the property, and its proximity to the airport and the Miami Intermodal Center



### C. Is this infrastructure currently owned by the public?

Yes, Miami Freedom Park Drive will be owned by the City of Miami and privately maintained by Miami Freedom Park, making it a publicly accessible road that will not fall on the shoulders of taxpayers for long-term maintenance.

The City of Miami owns the property on which Miami Freedom Park Drive will be located. In 2022, the City Commission approved a long-term lease on a portion of the overall property to accommodate the commercial development and soccer facility and requiring the remediation and completion of the public park. However, the road infrastructure is outside of the leasehold granted to Miami Freedom Park, but subject to ingress and egress easements that will allow for the construction and use of the road by the public.

#### D. Provide the name of the current property owner.

The City of Miami owns the property with the City of Miami Department of P&D Asset Management Division listed on the property appraiser's website as the owner.

#### E. Is this infrastructure for public use or does it predominately benefit the public?

Yes, the infrastructure will predominately benefit the public by connecting residents, workers and visitors to the new soccer facility, many commercial uses, technology hub, a new municipal administration complex, and one of the largest public parks in the City of Miami. Further, the road will serve as a key connector between two critical roads (one maintained by Miami-Dade County and the other maintained by FDOT).

#### F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

No, all residents and many businesses and corporations will benefit from the construction of Miami Freedom Park Drive as it will be a multi-use development with many publicly accessible features, including a public park open and accessible to all residents of Miami-Dade County.

#### G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry

Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investments.

Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

### Background

Miami Freedom Park is a local voter-endorsed and exciting project to redevelop Melreese Golf Course - a publicly owned asset - into a large-scale mixed-use sports facility, anchored by a public park, retail/entertainment uses, technology hub, and hotel project in the City of Miami. Located less than half a mile from Miami International Airport, the tech hub and offices proposed in this development will likely directly support the aviation industry as well as other targeted industries. In addition, the new sports facility will attract international visitors and expand tourism beyond beaches and other existing tourist destinations, further diversifying industries in the County, while the public park will provide residents of Miami-Dade County with additional recreational options. Miami Freedom Park Drive is a public infrastructure improvement that is needed to open access to the property so that the park (and the surrounding development) can reach its full potential as described below.

## Project Overview

The Miami Freedom Park property is in the central-western sector of the City of Miami and immediately east of the Miami International Airport (MIA) and in close proximity to the Miami Intermodal Center. The property is generally bounded to the north at NW 21st Street, on the east by N.W. 37th Avenue, on the south by N.W. 14th Street (and SR 836), and on the west by N.W. 42nd Avenue/Le Jeune Road (and, effectively, MIA). The property is adequately accessible to major thoroughfares, including SR 836 and I-95. The proposed soccer facility, public park, retail/entertainment, Technology District, and hotel development will have a positive impact on the surrounding community in terms of taxes, jobs, and general investment generated, and will also enhance the area's livability by adding additional recreation options and addressing existing commercial/retail needs. This development will help maintain economic stability within the area and attract ongoing investment during the next several decades.

The overall project master plan contemplated for this analysis includes a 25,130-seat professional sports facility; 600,000 square feet of retail, entertainment, and food and beverage space; 400,000 square feet of Tech District office space; 750 hotel rooms; and a 58 acre public park. There will be over 5,530 parking spaces supporting the subject and the public park elements of the plan.

There are three key areas in which the project will provide positive economic impacts:

1. Short-term construction employment and expenditure, 2. Long-term Employment & Wages from Operations, and
3. Direct Key Annual Fiscal Impacts.

These areas are detailed in the sections below and further expanded upon in the attached **Economic Impact Analysis for Miami Freedom Park**.

## Short-term Economic Impacts

The impact of short-term construction employment and expenditure is directly associated with the project's development. The table below shows a summary of estimated development costs:

**Miami Freedom Park – Estimated Development Costs**

Hard Costs (incl. FF&E)	\$968,112,700
Soft Costs	<u>\$212,512,500</u>
Total	\$1,180,605,200

Most development-related expenditures will be made in Miami-Dade County, and the City of Miami will capture a significant share of these expenditures. As illustrated below, the construction and capital improvements from Miami Freedom Park will create significant short-term economic benefits including 9,480 direct and 4,455 indirect/induced construction (and related) FTE in aggregate (or approximately 3,484 construction-generated jobs in an average year) in the development phase; though, as noted, approximately 70 percent of the construction activity will occur within the initial 3+ year timeframe. This generates a total of \$680 million in direct and indirect/induced labor income during the entire construction period that will flow to the local and regional economy. These benefits will be created regionally (Countywide), and from this, the City will capture its share of employment, labor income, and economic output. Additionally, an estimated \$23+ million in impact/connection fees will flow directly to the City.

**Summary of Total Short-Term Economic Impacts (Source: IMPLAN)**

<b>MFP - Economic Impact from Construction (All Uses/Phases)</b>			
	<i>Employment</i>	<i>Labor Income</i>	<i>Output</i>
Direct Effect	9,480	\$465,966,643	\$1,180,625,200
Indirect Effect	1,462	\$85,030,520	\$254,328,812
Induced Effect	2,993	\$129,914,883	\$405,239,100
<b>Total Effect</b>	<b>13,935</b>	<b>\$680,912,045</b>	<b>\$1,840,193,111</b>

In addition to the wage and expenditure impacts noted above, there will be approximately \$55.7 million in State and Local taxes<sup>1</sup> generated during the entire development period, and summarized as follows:

**Short-Term Economic Impacts from Construction (State & Local Taxes) (Source: IMPLAN)**

<b>Description</b>	<b>Amount</b>
Dividends	\$280,034
TOPI: Sales Tax	\$23,953,039
TOPI: Property Tax	\$17,456,122
TOPI: Motor Vehicle Lic	\$356,340
TOPI: Severance Tax	\$22,646
TOPI: Other Taxes	\$3,641,509
TOPI: S/L Non-Taxes	\$1,001,870
Corporate Profits Tax	\$2,321,963
Personal Tax: Non-Taxes (Fines- Fees	\$5,988,280
Personal Tax: Motor Vehicle License	\$635,044
Personal Tax: Other Tax (Fish/Hunt)	\$52,675
<b>Total State and Local Tax</b>	<b>\$55,709,521</b>

For all phases of the proposed development, which is estimated to occur during a 5+ development timeline (though the vast majority of expenditures will occur within an initial 3-year period), there will be a total 9,480 direct and 4,455 indirect/induced construction (and related) FTE in aggregate (or approximately 3,484 construction generated jobs in an average year) during the development phase, which will create more than \$680 million in short term construction wages and expenditure aggregated during this period. Additionally, there will be an estimated:

- \$23+ million in permit and impact fees; and
- \$55.7+ million in State and Local taxes.

**Long-term/Recurring Economic Impacts**

Miami Freedom Park will create a significant number of jobs from the operation of the sports facility, retail, technology district, and hotel facilities. Based upon the development program outlined herein, the summary below highlights the estimated full-time equivalent (FTE) employment by use for Miami Freedom Park. in a market economy. It is very difficult

to quantify the net new workers since there can be wide variations attributed to geography, company size, industry sectors, and other factors. Nonetheless, for this analysis, and for the purpose of being conservative, it is assumed that 50 percent of jobs created within Miami Freedom Park are net new to the City. The following provides a summary of net new job creation by use:

**Retail/Entertainment:** At 600,000 square feet of space, the retail/entertainment/dining facilities will comprise a wide mix of traditional retail including apparel, electronics/technology, and sporting goods to name a few; as well as a mix of full-service and quick service restaurants among a variety of quality/price point. Traditionally, some of the most intensive employment among these categories is higher-end, full-service restaurants which can have one employee per 125 to 150 per square feet of space. Other general retail stores may have one employee per 400 to 500 square feet of space. For this analysis, it is assumed that there will be an average of one employee per 275 square feet of space, which would generate a total of approximately 1,090 workers; or 545 net new direct jobs to the project.

Miami Freedom Park anticipates that the 545 net new direct jobs in the Retail/Entertainment District will be distributed within the following NAICS Codes:

- 72251 (Restaurants and Other Eating Places)
- 4452 (Specialty Food Stores)
- 4453 (Beer, Wine and Liquor Stores)
- 4461 (Health and Personal Care Stores)
- 4511 (Sporting Goods, Hobby, and Musical Instrument Stores)
- 4512 (Book Stores and News Dealers)
- 453220 (Gift, Novelty, and Souvenir Stores)
- 4539 (Other Miscellaneous Store Retailers)

- 33-0000 (Protective Service Occupations)
- 37-0000 (Food Preparation and Serving Related Occupations)
- 37-0000 (Building and Grounds Cleaning Maintenance Occupations)
- 41-0000 (Sales and Related Occupations)

**Tech District:** As it relates to the Tech District, statistics provided by noted resources almost universally indicate a steady decline in worker-per-square-foot ratios in large part driven by technology and the growth in shared-work space. This generally ranges between 175 to 250 square feet per employee, which can vary as it relates to net leasable vs. gross office area. For the 400,000 square feet of net leasable space at Miami Freedom Park, the average 225 per square foot employee is utilized, creating nearly 1,880 total jobs or, 890 net new office jobs.

Miami Freedom Park anticipates that the 890 net new direct jobs within the Tech District will be distributed within the following NAICS Codes:

- 15-0000 (Computer and Mathematical Occupations)
- 17-0000 (Architecture and Engineering Occupations)
- 23-0000 (Legal Occupations)
- 27-0000 (Arts, Design, Entertainment, Sports and Media Occupations)
- 29-0000 (Healthcare Practitioners and Technical Occupations)
- 43-0000 (Office and Administrative Support Occupations)
- 52-0000 (Finance and Insurance)

**Hotel:** The hotels at Miami Freedom Park represent a combination of full-service and limited-service product that generally has employment ranging from 1.25 persons per room (high-end luxury full-service) to 0.5 employees per room (traditional limited service). For the analysis herein, the presumption is an average of 0.75 employees per room which creates a total of 560± employees or 280 net new jobs.

Miami Freedom Park anticipates that the 280 net new direct jobs within the Hotel District will be distributed within the following NAICS Codes:

- 561110 (Hotel Management Services)
- 721110 (Hotel, resort, without casinos)
- 722310 (Food Concession Contractors)
- 33-0000 (Protective Service Occupations)
- 37-0000 (Building and Grounds Cleaning Maintenance Occupations)

**Parking:** In addition to 2,386 jobs embedded in the individual project components above, there will be 3,750 parking spaces at Miami Freedom Park, and it's assumed that the facility will utilize technology to operate the garage (i.e. pay-by-phone app). For this, there is an estimated one employee per 100 spaces creating a total of 40± jobs; or, 20 net new jobs. Miami Freedom Park anticipates that the 20 net new direct jobs within the parking areas will be distributed within the following NAICS Codes:

- 812930 (Parking garages, automobile)
- 812930 (Parking services, valet)
- 33-0000 (Protective Service Occupations)
- 37-0000 (Building and Grounds Cleaning Maintenance Occupations)

**Sports Facility:** As set forth above, the soccer facility (as provided by MFP) will employ 60 full-time people and, given the uniqueness of this particular use, is accounted for as net new direct jobs.

Miami Freedom Park anticipates that the 890 net new direct jobs within the stadium facility will be distributed within the following NAICS Codes:

- 27-0000 (Arts, Design, Entertainment, Sports and Media Occupations)
- 33-0000 (Protective Service Occupations)
- 37-0000 (Food Preparation and Serving Related Occupations)
- 37-0000 (Building and Grounds Cleaning Maintenance Occupations)
- 41-0000 (Sales and Related Occupations)722310 (Food Concession Contractors)

In sum, there will be an estimated 1,795 net new direct jobs created by Miami Freedom Park (upon stabilized operations) on the property. Accordingly, based upon the IMPLAN model output, there is an estimated 1,215 additional indirect and induced jobs that will be created in the region (Miami Dade County), generating an additional \$60 million in wages annually. Based upon these direct employment estimates, the table on the following page provides a summary of direct, indirect/induced employment, wages, and total output utilizing the IMPLAN model.

**Miami Freedom Park – Summary of Direct, Indirect/Induced FTE Employment (Stabilized Operations) (Source: IMPLAN)**



Impact Type	Employment	Labor Income	Output
Direct Effect	890	\$57,151,218	\$123,479,736
Indirect Effect	375	\$21,980,195	\$60,736,691
Induced Effect	425	\$18,657,223	\$58,127,618
<b>Total Effect</b>	<b>1,689</b>	<b>\$97,788,636</b>	<b>\$242,344,045</b>

#### Retail/Entertainment Operations Impact Summary

Impact Type	Employment	Labor Income	Output
Direct Effect	545	\$13,967,968	\$23,485,058
Indirect Effect	63	\$2,965,422	\$9,967,488
Induced Effect	91	\$3,991,979	\$12,437,924
<b>Total Effect</b>	<b>699</b>	<b>\$20,925,369</b>	<b>\$45,890,471</b>

#### Hotel Operations Impact Summary

Impact Type	Employment	Labor Income	Output
Direct Effect	280	\$11,768,010	\$35,749,188
Indirect Effect	80	\$4,215,229	\$12,250,776
Induced Effect	86	\$3,766,962	\$11,738,275
<b>Total Effect</b>	<b>446</b>	<b>\$19,750,201</b>	<b>\$59,738,238</b>

#### Parking Operations Impact Summary

Impact Type	Employment	Labor Income	Output
Direct Effect	20	\$658,107	\$2,974,622
Indirect Effect	16	\$677,114	\$1,800,099
Induced Effect	7	\$314,824	\$980,835
<b>Total Effect</b>	<b>43</b>	<b>\$1,650,045</b>	<b>\$5,755,556</b>

#### Stadium Operations Impact Summary

Impact Type	Employment	Labor Income	Output
Direct Effect	60	\$10,964,123	\$15,499,999
Indirect Effect	10	\$770,157	\$1,666,586
Induced Effect	64	\$2,765,665	\$8,628,398
<b>Total Effect</b>	<b>134</b>	<b>\$14,499,944</b>	<b>\$25,794,983</b>

#### Miami Freedom Park - Total Impact

Impact Type	Employment	Labor Income	Output
Direct Effect	1,795	\$94,509,426	\$201,188,603
Indirect Effect	544	\$30,608,117	\$86,421,640
Induced Effect	672	\$29,496,652	\$91,913,051
<b>Total Effect</b>	<b>3,010</b>	<b>\$154,614,195</b>	<b>\$379,523,293</b>

## Direct Annual Fiscal Impacts

Miami Freedom Park will generate measurable direct fiscal impacts to the City, County, and State in the form of ad valorem tax, parking surcharge, sales tax, and/or hotel bed tax. The basis for determining the direct fiscal impacts considers three key elements, and summarized as follows:

**Taxable Real Estate Value:** For this analysis, the real estate value of the Miami Freedom Park is based upon benchmarking taxable values against other similar developments in the Airport and Airport West submarkets:

### Miami Freedom Park – Estimated Taxable Real Estate Value (upon Stabilization)

Source: MFP; Lambert Advisory

Use	Amount
Soccer Facility (25,130 seats)	\$71,000,000
Retail/Entertainment/F&B (600,000 sf)	\$135,000,000
Tech District (400,000 sf)	\$112,000,000
Hotel (750 rooms)	\$75,000,000
Parking (3,310 spaces)	<u>\$13,240,000</u>
Total	\$406,300,000

### Miami Freedom Park – Estimated Tangible Personal Property Tax Value (upon Stabilization)

Source: MFP; Lambert Advisory

Use	Amount
Soccer Facility (25,130 seats)	\$4,825,000
Retail/Entertainment/F&B (600,000 sf)	\$24,327,000
Tech District (400,000 sf)	\$10,703,000
Hotel (750 rooms)	\$17,625,000
Parking (3,310 spaces)	<u>\$3,310,000</u>
Total	\$60,790,000

**Taxable Revenue from Operations:** The taxable revenue from operations represents the estimated gross sales revenue from the sports facility, retail/entertainment, hotel, and parking operations upon stabilized operations. The information is based upon information provided by MFP, and summarized as follows:

### Miami Freedom Park – Taxable Revenue from Operations (upon Stabilization)

Source: MFP; Lambert Advisory

Use	Amount
Sports Facility (25,130 seats)	\$42,000,000
Retail/Entertainment/F&B (600,000 sf)	\$256,500,000
Hotel (750 rooms)	\$60,450,000
Parking (3,310 spaces)	<u>\$10,162,000</u>
Total	\$369,130,000

**Taxable Lease Revenue:** The tech district and retail/entertainment components will be leased to individual tenants and will provide significant sales tax revenue to the State, County and City. Upon stabilization, the 400,000 square feet in the tech district will generate \$16.16 million in annual lease revenue with retail/entertainment generating \$24.36 million per annum.

As noted, the fiscal benefits generated from the operating activity at Miami Freedom Park flows through to three key governmental agencies (City, County, and State. It also provides significant direct benefit to other key governmental agencies/districts) and, namely, Miami Dade County School Board. The following provides a summary of notable fiscal impacts by jurisdiction:

## City of Miami

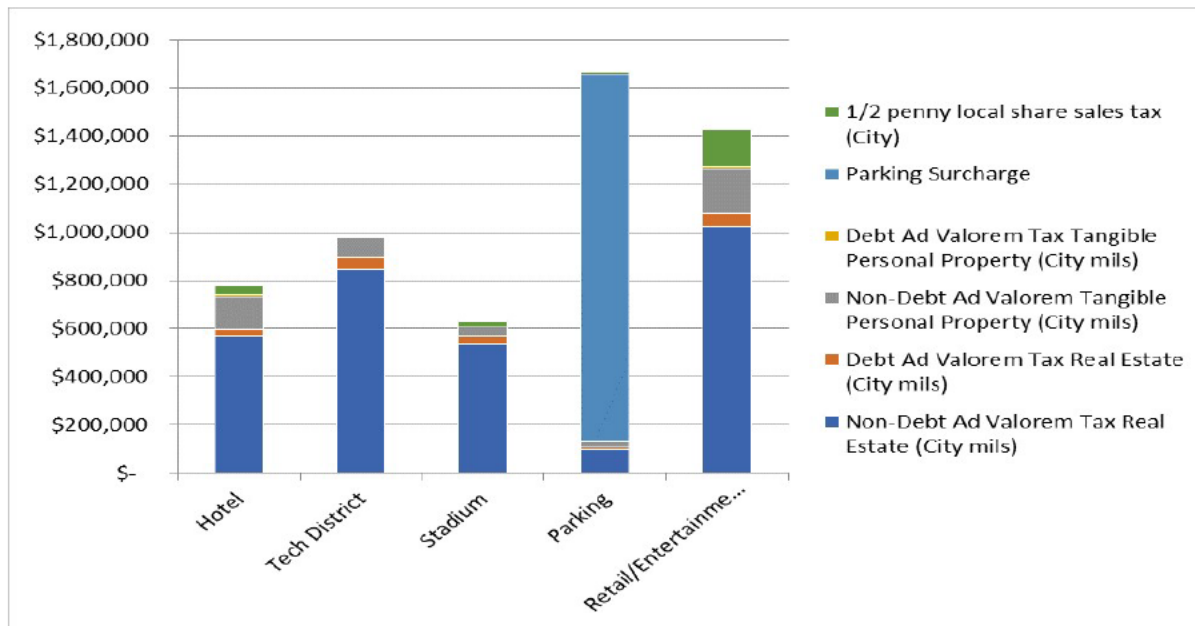
Miami Freedom Park will generate considerable revenue to the City in the form of:

- a.) **Ad Valorem Tax** – which is based upon the City’s 2019 millage operating millage of 7.5665 and Debt millage of 0.4235, and using the taxable values (upon stabilization) highlighted in Figure 9 above, the development will generate an estimated \$3.25 million in annual ad valorem tax revenue;
- b.) **Tangible Personal Property Tax** – which is based upon the City’s millage rates noted above, and using the taxable values (upon stabilization) highlighted in Figure 10 above, the development will generate an estimated \$485,000 in annual ad valorem tax revenue; and
- c.) **½ Penny Local Sales Tax** – The state collects a total 6.5 percent Sales Tax (5.5 percent state sales tax rate and 1.0 percent discretionary surtax) on goods and services generated by the development. Miami Dade County, through its proportionate rebate from the State, shares a half-penny tax with each municipality based upon a State-mandated formula.<sup>2</sup> Based upon the sales and lease revenue identified above, the City will receive \$222,000 in ½ Penny Sales Tax revenue share per annum.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to the city:

### **Key Fiscal Benefits to City of Miami from Miami Freedom Park (Stabilized Operations)**

Source: Miami Dade County (Property Appraiser); City of Miami; State of Florida



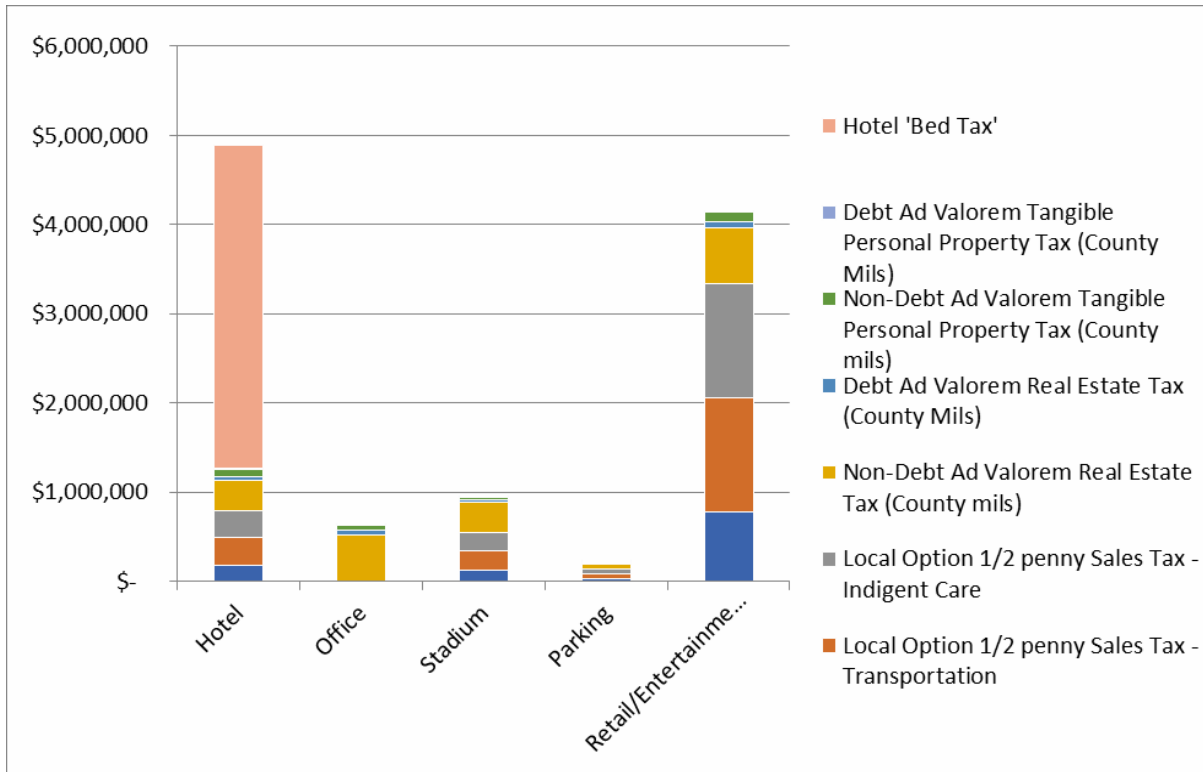
## Miami Dade County

Miami Freedom Park will generate considerable revenue to the County in the form of:

- a.) **Ad Valorem Tax** – which is based upon the County’s 2019 millage Operating millage of 4.6669 and Debt millage of 0.4780, and using the taxable values (upon stabilization) highlighted in Figure 9 above, the development will generate an estimated \$2.09 million in annual ad valorem tax revenue;
- b.) **Tangible Personal Property Tax** – which is based upon the County’s millage rates noted above, and using the taxable values (upon stabilization) highlighted in Figure 10 above, the development will generate an estimated \$313,000 in annual ad valorem tax revenue;
- c.) **½ Penny Local Sales Tax** – As highlighted above, the County’s share of half-penny tax is \$1.11 million in revenue per annum;
- d.) **Local Option ½ Penny Sales Tax (Transportation and Indigent Care)** – As part of the state-provided Local Option (Discretionary Sales Surtax), Miami Dade County collects a ½ penny surcharge on sales tax collections each for transportation and indigent care services. This generates \$1.85 million for each program annually; or, \$3.7 million collectively; and,
- e.) **Bed Tax** – Miami Dade County collects a 6.0 percent sales (bed) tax on all transient rentals less than 6 months for most municipalities in the County (including the City of Miami). Based upon the developments projected hotel sales upon stabilization, the County will receive \$3.63 million in Bed Tax revenue per annum.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to the County:

**Key Fiscal Benefits to Miami Dade County from Miami Freedom Park (Stabilized Operations)** Source: Miami Dade County (Property Appraiser); City of Miami; State of Florida



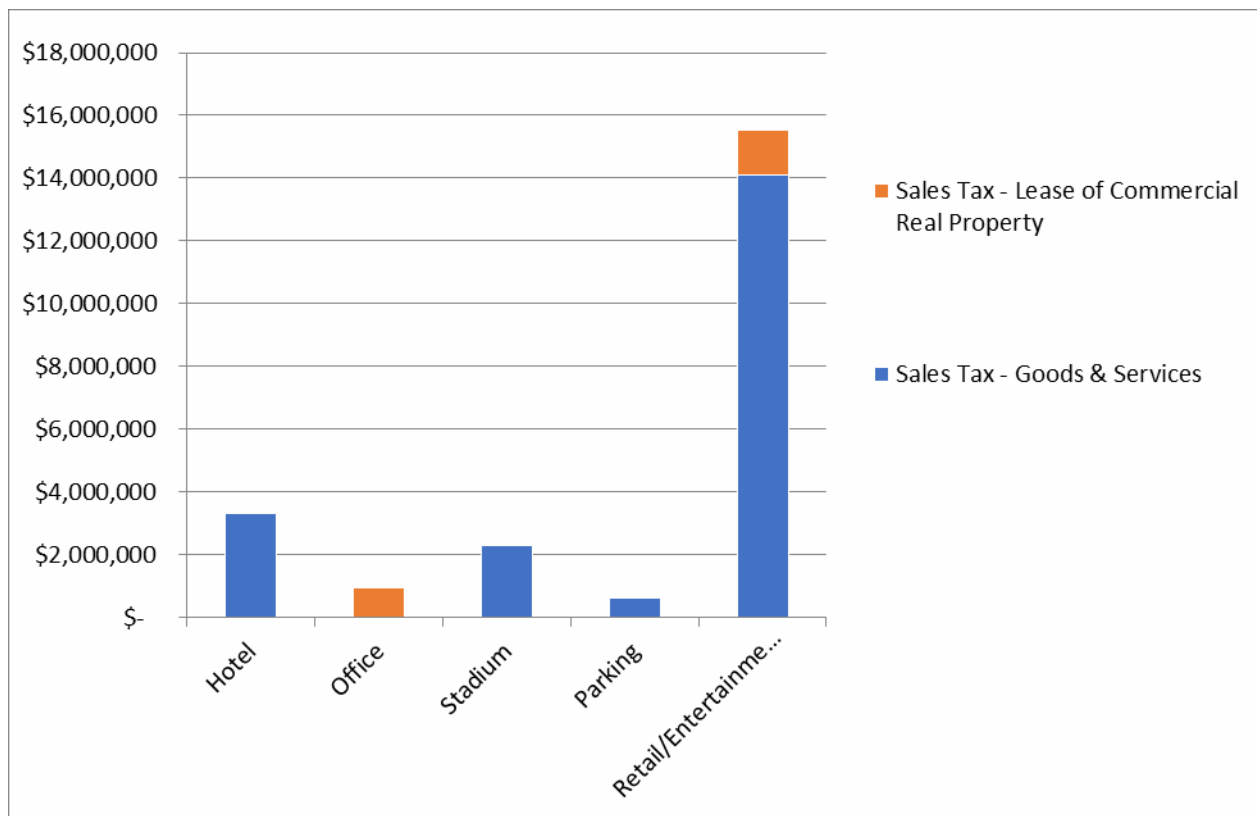
**State**

Miami Freedom Park will generate considerable revenue to the State of Florida in the form of:

- a.) Sales Tax** – The state’s 5.5 percent sales and use tax will generate \$20.3 million in annual revenue; and,
- b.) Sales Tax on Commercial Leases** – The state collects and retains an approximately 5 percent tax on the lease of commercial property that will generate \$2.35 in annual revenue.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to the State:

**Key Fiscal Benefits to the State from Miami Freedom Park (Stabilized Operations)** Source: Miami Dade County (Property Appraiser); City of Miami; State of Florida



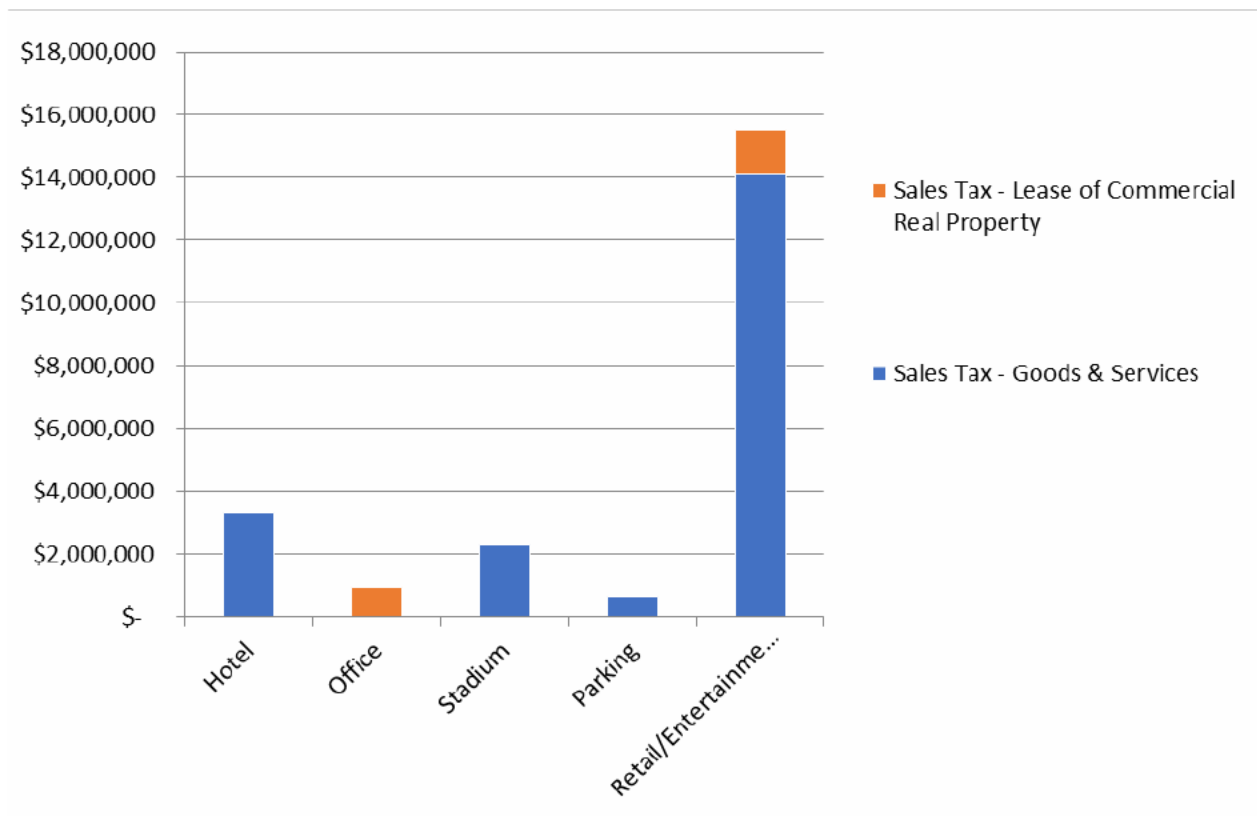
## Other Entities

Miami Freedom Park will generate considerable revenue to other entities as follows:

- a.) Ad Valorem Tax (County School Board)** – Based upon the School Board’s 2019 millage Operating millage of 7.025 and Debt millage of 0.1230, and using the taxable values (upon stabilization) highlighted in Figure 9 above, the development will generate an estimated \$2.9 million in annual ad valorem tax revenue;
- b.) Tangible Personal Property Tax (County School Board)** – Based upon the School Board’s millage rates noted above, and using the taxable values (upon stabilization) highlighted in Figure 10 above, the development will generate an estimated \$434,000 in annual ad valorem tax revenue; and,
- c.) Other Entities** – This includes County-based entities such as Child Services and Library, as well as other regional districts such as Everglades Construction and South Florida Water Management, with a total millage of 1.0635. As highlighted in Figure 11 above, the development will generate an estimated \$432,000 in annual ad valorem tax revenue.

The following graphic provides a summary of the fiscal impacts (by type) that Miami Freedom Park will generate to other taxing entities:

**Key Fiscal Benefits to Other Entities from Miami Freedom Park (Stabilized Operations) Source: Miami Dade County (Property Appraiser); City of Miami; State of Florida**



In sum, the direct annual fiscal impact (upon stabilized operations) for Miami Freedom Park totals nearly \$43 million in annual revenue to City, County, State, and other jurisdictions.

## Additional Information

**A. Provide the proposed commencement date of the public infrastructure project.**

The proposed commencement date for Miami Freedom Park Drive is February 2024.

**B. Provide the proposed number of days required to complete construction of the public infrastructure project.**

Upon commencement of construction, the project is anticipated to take 356 – 547 days to complete.

**C. What permits are necessary for the public infrastructure project?**

The table below details the permits that are needed for this project along with the status:

Agency/Issuer	Permit Name	Status
City of Miami	Soil Improvement	Completed
City of Miami	Tree Removal	Completed

Miami-Dade County	DERM Pollution Remediation Section Soil Management Plan Approval	Completed
SFWMD	Environmental Resources	In Progress
Miami-Dade County	Water & Sewer Plan Review Approval	In Progress
Miami-Dade County	DERM Water & Wastewater Plan Review	In Progress
FDEP	Wastewater	In Progress
SFWMD	Mass Grading	In Progress
Miami-Dade County	DERM Pollution Remediation Section Drainage Plan Approval	In Progress
Miami-Dade County	County Class 2 Permit	Not Started
Miami-Dade County	County Class 6 Permit	Not Started
FDOH	Department of Health Plan Review	Not Started
FDEP	Water Permit	Not Started
FDOT	Utility Permits	Not Started
Miami-Dade County	Utility Permits	Not Started
Miami-Dade County	Traffic Engineering Division Approval	Not Started
FDOT	Access Permit	Not Started
FDOT	Construction Agreement	Not Started
Miami-Dade County	Highway Division Plan Approval	Not Started

#### D. Have the required permits been secured?

The status of each permit needed is detailed in the table above. All permits are expected to be obtained by the end of March 2024

#### E. What is the future land use and zoning designation for the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

In September 2022, the City of Miami approved the Miami Freedom Park Special Area Plan (SAP), which changed the future land use and zoning designations for the proposed site to allow the development of the park, including Miami Freedom Park Drive. Previously, the Future Land Use (FLU) designation for the Miami Freedom Park SAP Property was “Parks and Recreation.” While a significant portion will remain in this use category, the City approved the FLU redesignation of portions of the property as follows:

- “Restricted Commercial” for 8.207 acres of the property, and
- “Major Institutional, Public Facilities, Transportation and Utilities” for 12.570 acres of the property.

In addition to changes to the FLU designation, the Miami Freedom Park SAP includes the following zoning changes:

- Rezoning of 12.570 acres of property from “Civic Space Transect Zone” to “Civic Institution Transect Zone,”
- Rezoning of 8.207 acres from “Civic Space Transect Zone” to “T6-8-O, Urban Core – Open Transect Zone,” and
- Rezoning of 2.131 acres from “Civic Space Transect Zone” to “T6-8-O, Urban Core – Open Transect Zone,” which is not subject to the lease agreement and will remain city-owned and operated.

The Special Area Plan also includes:



- Modifications to underlying Transect Zone regulations including but not limited to density, intensity, height, parking, building disposition and configuration, public art, and signs,
- Public right-of-way improvements, plaza(s), and civic space,
- Development of a new approximately 58 acres of park space, ● Establishing procedures for SAP permits, and ● Sports facility and parking design.

The Miami Freedom Park Special Area Plan was crafted to meet the specificities of this development and with this in place, all proposed improvements will conform to the uses outlined in the corresponding future land use and zoning designations.

## F. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure, and potential current or future job creation opportunities?

No. All amendments to the local comprehensive plan and zoning ordinance have been secured as they relate to Miami Freedom Park Drive and the other contemplated commercial development.

## G. Is the project ready to commence upon grant fund approval and contract execution?

Yes.

## H. Does this project have a local match amount?

There is no local government match; however, as set forth below, Miami Freedom Park is moving forward with private investment of approximately \$400 million in furtherance of the overall project, including nearly \$2.0 million in furtherance of the roadway project.

## I. Please describe the entity providing the match and the amount.

Total private investment from Miami Freedom Park, LLC for the project is estimated to be approximately \$400 million which includes a commitment of \$20 million in private dollars to the City of Miami for public park improvements and an additional \$5 million to the City of Miami for improvements to Bay Walk. In addition, this investment will provide over \$73 million in public infrastructure improvements, including:

- Remediation of unsuitable soils (environmental remediation),
- On-site roadways and utilities,
- Public park construction
- Water/Sewer,
- Landscaping,
- Sidewalks and Bike Paths,
- Electrical service,

- Site furnishings (bike racks, benches, shade, affixed workout equipment, waste bins, etc.), and
- Additional drainage improvements.

The total cost for the road is estimated to be \$9,760,541, meaning that an additional \$1,760,541 will be contributed to the project by Miami Freedom Park, LLC.

## Program Budget

### Program Funding Sources

City/County	
Private Sources	\$1,500,000,000.00
Other (grants, etc.)	

A. If you entered an amount in the Other section above, please provide the source of the funding below.

### Program Costs

Construction Cost	\$8,000,000.00
Reconstruction Cost	
Design and Engineering Cost	
Land Acquisition Cost	
Land Improvement Cost	
Other Cost	

A. If you entered an amount in the Other section above, please provide the source of the funding below.

N/A

B. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding, if applicable, and any other pertinent budget-related information. You may upload relevant documents under the Supporting Documents section prior to submitting your proposal.

This project includes a request for \$8,000,000.00 from the Florida Job Growth Grant to support the construction of Miami Freedom Park Drive which is estimated to cost \$9,760,541.05. These grant dollars will be matched with greater than an estimated \$1.5 billion in private investment from Miami Freedom Park including the balance of funding (\$1,760,541.05) to complete the road project proposed in this application. All private investment has been secured for the project.

## Approvals and Authority

- A. If entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Commerce (e.g. approval of board, commission, or council)?

Approval is provided by the Miami-Dade County Board of County Commissioners (BCC) through approved Resolution R-299-24 on April 2, 2024.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the entity and the Florida Department of Commerce:

Not applicable. BCC has provided approval through R-299-24 (see attached).

- C. Attach evidence that the undersigned has all the necessary authority to execute this proposal on behalf of the entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

See attached Resolution R-299-24 memorialized through a motion by Miami-Dade Board of County Commissioner, Kevin Marino Cabrera, and approved by the Board on April 2, 2024.

## Supporting Documentation

This may include:

- Background information (maps, slide deck, etc.)
- Resolutions for Boards (SAP and lease document - sensitive)
- Detailed budgets, timelines, etc.





# MEMORANDUM

Non-Agenda Item No. 15(F)(1)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** April 2, 2024

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution authorizing and directing the County Mayor to submit a grant application to the State of Florida requesting funds from the Florida Job Growth Grant Fund for public infrastructure improvements at the public park generally located at 1400 NW 37<sup>th</sup> Avenue; further authorizing the County Mayor to receive and expend such grant funds and execute grant agreements, amendments, or other necessary documents

**R-299-24**

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Kevin Marino Cabrera.

  
Geri Bonzon-Keenan  
County Attorney

GBK/uw



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** April 2, 2024

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Non-Agenda Item No. 15(F)(1)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Non-Agenda Item No. 15(F)(1)  
4-2-24

RESOLUTION NO.      **R-299-24**

RESOLUTION AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO SUBMIT A GRANT APPLICATION TO THE STATE OF FLORIDA REQUESTING FUNDS FROM THE FLORIDA JOB GROWTH GRANT FUND FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS AT THE PUBLIC PARK GENERALLY LOCATED AT 1400 NW 37TH AVENUE; FURTHER AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO RECEIVE AND EXPEND SUCH GRANT FUNDS AND EXECUTE GRANT AGREEMENTS, AMENDMENTS, OR OTHER NECESSARY DOCUMENTS

**WHEREAS**, at the April 2, 2024 Board of County Commissioners meeting, a motion was made to (1) authorize and direct the County Mayor or County Mayor’s designee to submit a grant application to the State of Florida requesting funds from the Florida Job Growth Grant Fund for public infrastructure improvements at the public park generally located at 1400 NW 37th Avenue in County Commission District 6, and (2) authorize the County Mayor or County Mayor’s designee to receive and expend such grant funds and execute grant agreements, amendments, or other documents as required by the grant, upon review for form and legal sufficiency by the County Attorney’s Office,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board: (1) authorizes and directs the County Mayor or County Mayor’s designee to submit a grant application to the State of Florida requesting funds from the Florida Job Growth Grant Fund for public infrastructure improvements at the public park generally located at 1400 NW 37th Avenue in County Commission District 6; and (2) authorizes the County Mayor or County Mayor’s designee to receive and expend such grant funds and execute grant agreements, amendments, or other documents as required by the grant, upon review for form and legal sufficiency by the County Attorney’s Office.



The Prime Sponsor of the foregoing resolution is Commissioner Kevin Marino Cabrera. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 2<sup>nd</sup> day of April, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

MSM

Michael J. Mastrucci