

MEMORANDUM

Agenda Item No. 8(F)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving conceptual plans for the Dan Paul Plaza located at 400 NE 8th Street, Miami, FL as a publicly-accessible open space with community amenities and authorizing the County Mayor to apply for and accept grants to fund the reconstruction of the Dan Paul Plaza, provided that prior Board approval is sought for matching funds

Resolution No. R-741-25

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon and Co-Sponsor Commissioner Roberto J. Gonzalez.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: July 16, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Resolution Approving Conceptual Plans for Dan Paul Plaza, a County-Owned Property located at 400 NE 8th Street, Miami, FL, as a Publicly Accessible Open Space and Authorizing Negotiations for Public-Private Partnership Opportunities with Basketball Properties, Ltd. and the Submission and Acceptance of Grants

Executive Summary

This item seeks approval from the Board of County Commissioners (Board) for the conceptual plans to reconstruct Dan Paul Plaza (Plaza) into a publicly accessible open space, as illustrated in the attached concept sketch (Attachment 1). The redesigned Plaza will offer a variety of amenities for both residents and visitors alike and serve as a flexible venue for special and community events scheduled on an event-by-event basis, including those held in coordination with the Kaseya Center (Center). Following approval of this item, the County Mayor or County Mayor's designee will negotiate with Basketball Properties, Ltd. (BPL) a public-private partnership arrangement to support the improvements and maintenance of the Plaza, and present said agreement to the Board for its approval. The County may also apply for, accept, and expend grant funding, identify other funding sources, including private sector contributions, to support the reconstruction, implementation and long-term operations of the Plaza, provided that prior Board approval is sought to accept any grant and expend any funds from a grant that requires matching funds.

The Plaza is an approximate 2.76-acre County-owned property located east of the Center in Downtown Miami. The proposed conceptual plan for the Plaza consists of a variety of amenities with plans to include open green spaces, a playground, waterfront promenade, kayak launch, public art installation, and expanded viewing areas, to create a dynamic, resilient and accessible public space. Importantly, with this proposal the space will be reconfigured so that the east side (closest to the water) will now house the public space and the hard surfaced area to support events at the Center will relocate to the west side of the parcel closer to the building, giving the public access to active and passive recreation along the waterfront. Many residents especially in the downtown community have long advocated to develop the Plaza as a true public space, and we are proud to make important progress toward that goal in partnership with Commissioner Hardemon through this item. The County has also collaborated with neighborhood residents via the Downtown Neighbors Alliance (DNA) to identify the kind of programming that neighbors would like to see at the Plaza to help shape this proposal. All together, these enhancements will help establish the Plaza as a vibrant, inclusive, and accessible public destination.

Recommendation

It is recommended that the Board approve the conceptual plans for the Plaza, located adjacent to the Center, for its reconstruction as a publicly accessible open space. This item further provides that the County Mayor or County Mayor's designee will apply for and accept grants to fund the reconstruction of the Plaza, provided that prior Board approval is sought to accept and expend funds from any grant that requires matching funds. Following approval of this item, the County Mayor or County Mayor's designee intends to negotiate a public-private partnership arrangement with BPL to support the design, reconstruction, and long-term maintenance of the Plaza and to bring said

agreement to the Board for approval. This reconstruction would improve a key waterfront site and provide diverse recreational, cultural, and environmental amenities for residents and visitors alike. Once negotiated, all agreements to effectuate the Plaza's reconstruction will be submitted to the Board for consideration.

Scope

The Property is located at 400 NE 8 Street, Miami, Florida within Commission District 3, represented by Commissioner Keon Hardemon. However, the enhancements to the Plaza will benefit all residents and visitors of the City of Miami and the County.

Fiscal Impact/Funding Source

The fiscal impact of the proposed reconstruction of the Plaza has not been fully determined and there is no County dedicated funding source for this project. As such, the County intends to explore and leverage a combination of funding sources to offset project costs. These may include available grants, public-private partnerships, sponsorship agreements, as well as contributions negotiated with BPL and/or other private entities. The construction of billboards and any similar outdoor advertising facilities will not be part of the reconstruction plan. A detailed funding plan will be developed as negotiation progresses and be included in the item submitted to the Board.

Track Record/Monitor

Ed Hernandez of the People and Internal Operations Department (PIOD) is responsible for the monitoring and compliance associated with the development of the Plaza.

Delegation of Authority

This item authorizes and delegates authority to negotiate any agreements necessary to fund, design or implement the project and to present same to the Board for its approval, including but not limited to, agreements with BPL and other potential partners for sponsorship and public-private partnership opportunities; and applying for and accepting grants provided that prior Board approval is sought to accept and expend funds from any grant that requires matching funds.

Background

On April 29, 1997, the County and BPL entered into the original Management Agreement, for the management and operation of the (then) American Airlines Arena, now known as the Kaseya Center. Simultaneously, the parties also executed the original Development Agreement, the original Team License and the original Assurance Agreement.

In 1998, the County acquired the Florida East Coast Property (the "FEC Property") from the City of Miami, which is located on Biscayne Boulevard and adjacent to Port Boulevard. The property was acquired for the purpose of developing the Center and supporting uses including parking, retail, and specialty entertainment. The undeveloped portion of the FEC Property—approximately 2.76 acres situated between Biscayne Bay and the Center—became known as Dan Paul Plaza and is also commonly referred to as "Parcel B".

Pursuant to a series of agreements between the County, BPL, and the Miami Heat Limited Partnership, the County granted BPL the rights to develop the Center and the Plaza. The Original Development Agreement provided for the development of the Center and an on-site garage, which was to be purchased by the County from the City of Miami on terms acceptable to the County and approved by the Board. The Center was completed in 1999 and is currently owned by the County and managed and operated pursuant to the Amended and Restated Management Agreement dated July 1, 2013, wherein the County executed several amendments to the Origin Management Agreement.

Subsequently, the Board adopted Resolution Nos. R 1118-03 and R-1446-03, terminating BPL's obligation to develop the Plaza, thereby enabling the County to preserve the Plaza for public open

space purposes. Since then, the County has engaged in various discussions with BPL regarding the future use of the Plaza. The County is now proposing beneficial improvements to the Plaza that will provide a variety of amenities for both residents and visitors alike, while also supporting BPL's obligation to manage, maintain and operate the Center as a first-class sports and entertainment facility.

To date, the principal user of Parcel B has been by BPL in connection with events at the Center. BPL uses Parcel B pursuant to temporary, limited-use permits regularly issued by the County for Center event-related activities, such as valet parking and staging, on an event-by-event basis in accordance with the County's Administrative Order 8-5. BPL pays fees to the County in connection with these permits. The Plaza is also used as a passive recreation area, primarily by residents of the surrounding neighborhood, offering opportunities for walking, jogging, and oceanfront viewing. In accordance with the Amended Management Agreement, BPL has managed and produced thousands of professional sports events, concerts, family shows, and large-scale public gatherings at the Center and its surroundings. Section 4.1.1 of the Amended and Restated Management Agreement requires BPL to operate the venue as a "first-class sports and entertainment facility" comparable to other National Basketball Association arenas nationwide. To meet this standard, the Center depends on adjacent space for staging equipment and transport vehicles—often including trucks, buses, trailers, and support gear for elaborate sets and personnel. Parcel B has served these functions, collectively referred to as "Event Uses."

The proposed concept for Parcel B builds upon these existing uses by (i) creating a hard surfaced area on the west side of the parcel that can continue to be used by BPL to support events held at the Center, subject to the issuance of a permit and payment of applicable fees, and (ii) incorporating a blend of passive and active elements on the east side of the parcel, including a playground, waterfront promenade, kayak launch, public art installation, and expanded viewing areas, to create a dynamic, resilient and accessible public space.

The County has worked with the local neighborhood through the Downtown Neighbors Alliance (DNA) to identify the kind of programming that the neighbors would like to see at the Plaza. DNA in 2023 conducted an extensive survey of their nearly 5,000 members. The results of the survey have significantly informed the concept sketch. The County has also had preliminary conversations with BPL regarding the reconstruction of the Plaza and intends to enter into full negotiations with respect to the project described in this Memorandum following Board approval of this item.

To implement the proposed conceptual improvements for Parcel B, the County advises the Board that it must confirm the title status of all impacted roadways and adjacent public rights-of-way, including portions of Miami Heat Road and Port Boulevard. The conceptual plan anticipates improvements and access features that may encroach upon or require integration with these roadways. As such, it may be necessary to initiate formal road closure or vacation proceedings in accordance with applicable laws and County procedures. These actions will ensure clear title, eliminate legal encumbrances, and allow for the cohesive development of the site consistent with the proposed vision. Coordination with relevant County departments and stakeholders will be required to advance these efforts.

Attachment

A handwritten signature in blue ink, appearing to read 'Carladenise Edwards', written over a horizontal line.

Carladenise Edwards
Chief Administrative Officer

Memorandum



Date: July 2, 2025
To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners
From: Raymond Hall, Director
People and Internal Operations Department
Subject: Request to Process Late Departmental Agenda Item

I am requesting that the following item be placed on the Board of County Commissioner's July 2025 Committee Cycle:

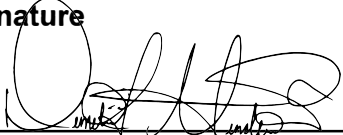
RESOLUTION APPROVING CONCEPTUAL PLANS FOR THE DAN PAUL PLAZA LOCATED AT 400 NE 8TH STREET, MIAMI, FL AS A PUBLICLY-ACCESSIBLE OPEN SPACE WITH COMMUNITY AMENITIES AND AUTHORIZING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO APPLY FOR AND ACCEPT GRANTS TO FUND THE RECONSTRUCTION OF THE DAN PAUL PLAZA, PROVIDED THAT PRIOR BOARD APPROVAL IS SOUGHT FOR MATCHING FUNDS

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is time-sensitive and needs to move forward to ensure other commitments are realized.

Therefore, please process the item notwithstanding that the 3-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the appropriate committee chairperson as well as the BCC Chairman, and review by the Miami-Dade County Attorney's Office.


Approved by Mayor or Mayor's Designee
Signature

Carladenise Edwards
Print Name


Approved by Legislative Director
or Designee Signature

Demetria Henderson
Print Name

cc: Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive Assistant County
CAOagenda@miamidade.gov

DRAFT DAN PAUL PLAZA CONCEPT DESIGN

- PROPOSED PARK ENTRANCE
- PROPOSED WALKWAY
- PROPOSED CORAL ROCK BENCH
- PROPOSED PLAYGROUND
- PROPOSED WALKWAY LIGHTING
- PROPOSED FOOD TRUCK AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RUNNING TRACK

- PROPOSED VIEWING AREA
- PROPOSED PUBLIC ART
- PROPOSED KAYAK LAUNCH
- PROPOSED NEIGHBORHOOD CONNECTION



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 16, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(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 ____, majority plus one ____, 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) ____, 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 _____

Agenda Item No. 8(F)(1)
7-16-25

RESOLUTION NO. R-741-25

RESOLUTION APPROVING CONCEPTUAL PLANS FOR THE DAN PAUL PLAZA LOCATED AT 400 NE 8TH STREET, MIAMI, FL AS A PUBLICLY-ACCESSIBLE OPEN SPACE WITH COMMUNITY AMENITIES AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO APPLY FOR AND ACCEPT GRANTS TO FUND THE RECONSTRUCTION OF THE DAN PAUL PLAZA, PROVIDED THAT PRIOR BOARD APPROVAL IS SOUGHT FOR MATCHING FUNDS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the conceptual plans for the development and reconstruction of the Dan Paul Plaza located at 400 NE 8th Street, Miami, Florida, adjacent to the Kaseya Center in downtown Miami, as a publicly accessible open space with community amenities in accordance with Attachment A to the accompanying memorandum and authorizes the County Mayor or County Mayor's designee to apply for, accept, and expend grant funding to fund the reconstruction of the Dan Paul Plaza, provided that prior Board approval is sought to accept and expend funds from any grant that requires matching funds.

The foregoing resolution was offered by Commissioner **Marleine Bastien** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of July, 2025. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez