

# MEMORANDUM

Agenda Item No. 11(A)(19)

---

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

**DATE:** October 9, 2025

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

**SUBJECT:** Resolution modifying Resolution  
No. R-629-18 which established  
County policy that prohibited  
certain County subsidies related  
to the design and construction of  
the American Dream Miami  
Project

---

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor  
Commissioner Juan Carlos Bermudez.

  
Geri Bonzon-Keenan  
County Attorney

GBK/gh

MDC001



**MEMORANDUM**  
(Revised)

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

**DATE:** October 9, 2025

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

**SUBJECT:** Agenda Item No. 11(A)(19)

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. 11(A)(19)  
10-9-25

RESOLUTION NO. \_\_\_\_\_

RESOLUTION MODIFYING RESOLUTION NO. R-629-18  
WHICH ESTABLISHED COUNTY POLICY THAT  
PROHIBITED CERTAIN COUNTY SUBSIDIES RELATED TO  
THE DESIGN AND CONSTRUCTION OF THE AMERICAN  
DREAM MIAMI PROJECT

**WHEREAS**, on May 17, 2018, this Board adopted Resolution No. R-629-18, which established County policy to prohibit certain County subsidies related to the design or construction of the American Dream Miami project; and

**WHEREAS**, specifically, Resolution No. R-629-18 set County policy that the County not enter into an agreement to provide any County financing, County grant, County-funded loan or subsidy, or any similar County program of any kind to fund the design or construction of improvements related to the American Dream Miami project (“Project”), whether onsite or offsite; and

**WHEREAS**, Resolution No. R-629-18 also provided that the County would not approve tax increment financing (“TIF”), payment in lieu of taxes, short-term or long-term real estate or sales tax exemption or tax reduction, bond financing, grants, loans or subsidies to fund the design or construction of improvements related to the above-mentioned American Dream Miami project; and

**WHEREAS**, the County policies set by Resolution No. R-629-18 are restrictions on the County itself, and the County creating these types of formal restrictions on itself is detrimental to the County and the ability of the Board to make decisions for the benefit of the County;; and

**WHEREAS**, in April 2025, the County filed suit for breach of contract against International Atlantic, LLC, (IAL) for failure to comply with the terms of the declaration of

restrictions requiring the construction of the Project on property which was conveyed to IAL by the County, including but not limited to IAL's failure to diligently pursue and obtain the necessary approvals and permits required to develop the property, and seeking \$5,000,000.00 in liquidated damages; and

**WHEREAS**, the County's lawsuit against IAL is currently pending and the County and IAL have been meeting to attempt to settle this dispute; and

**WHEREAS**, modifying Resolution No. R-629-18 may provide greater flexibility related to the development of the Project and may potentially increase opportunities related to development and infrastructure in the surrounding area; and

**WHEREAS**, accordingly, this Board wishes to modify Resolution No. R-629-18,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The foregoing recitals are hereby approved and incorporated herein.

**Section 2.** This Board hereby modifies Resolution No. R-629-18 so that the creation of a TIF district and the use of impact fees shall not be subject to the restrictions in Resolution No. R-629-18. Additionally, this Board hereby modifies Resolution No. R-629-18 so that the County's use of any County dollars for public local roads shall not be subject to the restrictions of Resolution No. 629-18. Any such creation of a TIF district or impact fee use, including anything negotiated as a result of this resolution, shall come back to this Board for approval.

The Prime Sponsor of the foregoing resolution is Commissioner Juan Carlos Bermudez.

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:

Anthony Rodriguez, Chairman  
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	


The Chairperson thereupon declared this resolution duly passed and adopted this 9<sup>th</sup> day of October, 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Debra Herman  
Lauren E. Morse