

MEMORANDUM

APC

Agenda Item No. 2(D)

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

DATE: November 13, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County
Mayor to negotiate and amend
the lease agreement between
Miami-Dade County and
Hammock Marine Corporation to
abate percentage rent

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001



MEMORANDUM (Revised)

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

DATE: December 2, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR
COUNTY MAYOR'S DESIGNEE TO NEGOTIATE AND
AMEND THE LEASE AGREEMENT BETWEEN MIAMI-DADE
COUNTY AND HAMMOCK MARINE CORPORATION TO
ABATE PERCENTAGE RENT

WHEREAS, Hammock Marine Corporation ("HMC") currently operates the NOMA Beach at Redfish restaurant and a bait and tackle shop, at West Matheson Park, a County owned park pursuant to 1992 lease agreement (the "Lease"); and

WHEREAS, the Lease expires on April, 24 2028; and

WHEREAS, HMC at its sole cost and expense has improved the restaurant and has made significant capital improvements above those required by the terms of the Lease; and

WHEREAS, currently HMC pays eight percent of grossly monthly receipts from all sources except fuel sales in addition to the minimum monthly rent; and

WHEREAS, HMC's operations are routinely adversely impacted by a variety of unpredictable factors such as king tides and flooded parking lots; and

WHEREAS, this Board desires to offer relief to HMC from the impact of the unpredictable factors in the form of an amendment to the Lease to abate the percentage rent due under the terms of the Lease through the expiration of the Lease,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the County Mayor or County Mayor's designee, due to the impact of unpredictable factors and the capital improvements made by HMC, to negotiate and amend the Lease with Hammock Marine

Corporation to clarify that any percentage rent due under the terms of the Lease from the date of execution the amendment through the expiration of the Lease is abated.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado.

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 2nd day of December, 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.



Melanie J. Spencer