

# MEMORANDUM

Agenda Item No. 11(A)(2)

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

**DATE:** January 21, 2026

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

**SUBJECT:** Resolution directing the County Mayor to provide this Board with an analysis and briefings regarding properties located in Miami-Dade County that are critical and necessary for County infrastructure and operations that are not owned or controlled by the County and may need to be acquired by purchase or eminent domain proceedings, within 90 days of the effective date of this resolution

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**This item was amended at the December 8, 2025 Infrastructure, Innovation and Technology Committee to require that the administration provide briefings (instead of a written report) to the Commissioners of its analysis and conclusions. Conforming changes to the title are also included.**

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins and Co-Sponsor Vicki L. Lopez.



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Gerri Bonzon-Keenan  
County Attorney

GBK/uw

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**MEMORANDUM**  
(Revised)

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

**DATE:** January 21, 2026

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

**SUBJECT:** Agenda Item No. 11(A)(2)

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)(2)  
1-21-26

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

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE THIS BOARD WITH AN ANALYSIS AND BRIEFINGS REGARDING PROPERTIES LOCATED IN MIAMI-DADE COUNTY THAT ARE CRITICAL AND NECESSARY FOR COUNTY INFRASTRUCTURE AND OPERATIONS THAT ARE NOT OWNED OR CONTROLLED BY THE COUNTY AND MAY NEED TO BE ACQUIRED BY PURCHASE OR EMINENT DOMAIN PROCEEDINGS, WITHIN 90 DAYS OF THE EFFECTIVE DATE OF THIS RESOLUTION

**WHEREAS**, this Board understands there are properties located within Miami-Dade County, such as lands, buildings, and facilities, that are necessary and critical for County infrastructure or operations that are not owned or controlled by the County; and

**WHEREAS**, the County may need to acquire property rights to own or control certain properties in order to ensure they meet the present and future needs of the County, its infrastructure, its operations and its residents and visitors; and

**WHEREAS**, Miami-Dade County is authorized under the Constitution and Laws of Florida, including chapters 73, 74, 125, 127, 153, 161, 163, 315, and 332 of Florida Statutes, and sections 1.01(A) (1), (2) and (21), of the Home Rule Charter of Miami-Dade County, to acquire properties that it determines are necessary for a County purpose by purchase or eminent domain proceedings; and

**WHEREAS**, acquisitions by purchase or eminent domain proceedings are governed by State and County law and in many cases may take several months, or significantly more time, to consummate; and

**WHEREAS**, the County should identify any and all properties that form part of the County's critical infrastructure or operations and analyze whether the County needs to acquire property rights, by purchase or eminent domain proceedings, to ensure such properties adequately meet the County's present and future needs; and

**WHEREAS**, the County should perform a comprehensive analysis of all such properties and determine whether the acquisition of such properties is required and necessary for County purposes; and

**WHEREAS**, to safeguard County infrastructure and operations and to ensure the intent of this Board is carried out, it is essential for this Board to >>be provided with briefings and presented with a comprehensive analysis<<<sup>1</sup> ~~[[memorialize that analysis in a report provided to this Board]]~~ within 90 days; and

**WHEREAS**, such >>analysis<< ~~[[report]]~~ will enhance transparency and efficiency and will allow for further necessary action, including the pursuit of property acquisitions, to be taken in a timely manner,

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

**Section 1.** Ratifies and adopts these matters set forth in the foregoing recitals.

**Section 2.** Directs the County Mayor or County Mayor's designee to ~~[[:(1)]]~~ provide >>the members of this Board with briefings<< and a ~~[[a report with a]]~~ comprehensive analysis of all properties that are critical to County infrastructure and operations but are not currently owned, controlled or operated by the County, including County-owned properties subject to the property

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<sup>1</sup> Committee amendments are indicated as follows: Words stricken through and/or ~~[[double bracketed]]~~ are deleted, words underscored and/or >>double arrowed<< are added.

rights of other persons (including, but not limited to, long-term leases) within 90 days of the effective date of this resolution, and to include a determination of whether the County should acquire property rights to such properties by purchase or eminent domain proceedings [~~]; and (2) place such report on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure~~].

The Prime Sponsor of the foregoing resolution is Commissioner Danielle Cohen Higgins and the Co-Sponsor is Commissioner Vicki L. Lopez. 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	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

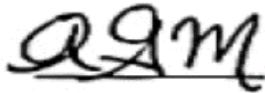
The Chairperson thereupon declared this resolution duly passed and adopted this 21<sup>st</sup> day of January, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon 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.



Andrea Gonzalez