MEMORANDUM

Agenda Item No. 14(A)(3)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 17, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution directing the County Mayor to negotiate a lease and development agreement with Miami Centerline SK Development, LLC ("Developer") for the development and use of County-owned property located at the intersection of Florida's turnpike and NW 27th Avenue in Miami Gardens currently identified by Folio Nos. 34-1133-003-0010 and 34-1133-003-0017 and to (1) present a negotiated agreement before the Board or (2) provide a report within 60 days

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.

for
Geri Bonzon-Keenan
County Attorney

GBK/gh

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(3)

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**
_____	**Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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. 14(A)(3)
11-17-26

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE A LEASE AND DEVELOPMENT AGREEMENT WITH MIAMI CENTERLINE SK DEVELOPMENT, LLC ("DEVELOPER") FOR THE DEVELOPMENT AND USE OF COUNTY-OWNED PROPERTY LOCATED AT THE INTERSECTION OF FLORIDA'S TURNPIKE AND NW 27TH AVENUE IN MIAMI GARDENS CURRENTLY IDENTIFIED BY FOLIO NOS. 34-1133-003-0010 AND 34-1133-003-0017 AND TO (1) PRESENT A NEGOTIATED AGREEMENT BEFORE THE BOARD OR (2) PROVIDE A REPORT WITHIN 60 DAYS

WHEREAS, Miami-Dade County (the "County") owns certain real property located at the intersection of Florida's Turnpike and NW 27th Avenue in Miami Gardens, currently identified by Folio Nos. 34-1133-003-0010 and 34-1133-003-0017 (the "Premises"); and

WHEREAS, Miami Centerline SK Development, LLC (the "Developer") has submitted to the County an unsolicited proposal requesting to lease the Premises for its development for a period of 99 years; and

WHEREAS, the Developer's proposal includes the development of hotels, a restaurant, a parking and transportation hub and athletic fields; and

WHEREAS, this Board desires to consider a lease and development agreement with the Developer for the development of the Premises, provided that no obstacles or impediments exist and after completion of due diligence,

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

Section 1. The foregoing recitals are approved and incorporated in this resolution.

Section 2. This Board directs the County Mayor or County Mayor's designee to negotiate an agreement with Miami Centerline SK Development, LLC (the "Developer") for the lease and development of the County-owned property currently identified by Folio Nos. 34-1133-003-0010 and 34-1133-003-0017 to include hotels, athletic fields, a restaurant, and a future resort parking/ transportation hub, provided that no obstacles or impediments exist that would prevent such development after completion of due diligence and subject to review of the County Attorney's Office for form and legal sufficiency, and to present such agreement to the Board within sixty days.

Section 3. If no agreement is negotiated within sixty days, the County Mayor or County Mayor's designee is directed to prepare a report on the status of such agreement. The report shall be placed on an agenda of the full Board without committee review pursuant to Rule 5.06(j) of the Board's Rules of Procedure within 60 days.

The Prime Sponsor of the foregoing resolution is Commissioner Oliver G. Gilbert, III. 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 17th day of November, 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. SMG

Sophia Guzzo