

MEMORANDUM

Non-Agenda Item No. 15(F)(5)

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

DATE: February 19, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution rejecting the one bid received in response to ITB No. ISD-24-01 for the sale of the existing civil and probate courthouse located at 73 West Flagler Street ("Existing Courthouse") and accepting under Implementing Order 8-4 bid from GFO Acquisitions, LLC for an exchange pursuant to Florida Statutes section 125.37 of Existing Courthouse for 18,000 square foot vacant lot located at 54 West Flagler Street ("Property"); directing the County Mayor to complete appraisal, due diligence and title work for the Property; authorizing District 5 County Commissioner to negotiate an agreement for exchange of Existing Courthouse for the Property and additional monetary consideration

Resolution No. R-206-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Eileen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/smm



MEMORANDUM

(Revised)

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

DATE: February 19, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Non-Agenda Item No. 15(F)(5)

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 _____

Non-Agenda Item No. 15(F)(5)
2-19-25

RESOLUTION NO. R-206-25

RESOLUTION REJECTING THE ONE BID RECEIVED IN RESPONSE TO ITB NO. ISD-24-01 FOR THE SALE OF THE EXISTING CIVIL AND PROBATE COURTHOUSE LOCATED AT 73 WEST FLAGLER STREET (“EXISTING COURTHOUSE”) AND ACCEPTING UNDER IMPLEMENTING ORDER 8-4 BID FROM GFO ACQUISITIONS, LLC FOR AN EXCHANGE PURSUANT TO FLORIDA STATUTES SECTION 125.37 OF EXISTING COURTHOUSE FOR 18,000 SQUARE FOOT VACANT LOT LOCATED AT 54 WEST FLAGLER STREET (“PROPERTY”); DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO COMPLETE APPRAISAL, DUE DILIGENCE AND TITLE WORK FOR THE PROPERTY; AUTHORIZING DISTRICT 5 COUNTY COMMISSIONER TO NEGOTIATE AN AGREEMENT FOR EXCHANGE OF EXISTING COURTHOUSE FOR THE PROPERTY AND ADDITIONAL MONETARY CONSIDERATION

WHEREAS, at the February 19, 2025 Board of County Commissioners’ meeting, a motion was made to: (1) reject the one bid received in response to Invitation to Bid No. ISD-24-01 (“ITB”) for the sale of the existing civil and probate courthouse located at 73 West Flagler Street (“Existing Courthouse”) in accordance with the County Mayor’s recommendation that was posted and distributed on February 18, 2025; (2) accept the lone bid submitted by GFO Acquisitions, LLC (“Developer”) to the ITB as an application under Implementing Order 8-4 for an exchange of County properties under Florida Statutes section 125.37; (3) direct the County Mayor or Mayor’s designee to complete an appraisal, title work and due diligence of the 18,000 square foot vacant lot located at 54 West Flagler Street (“Developer’s Property”) and of the Developer within 30 days from the February 19, 2025 Board meeting; and (4) authorize the District 5 County Commissioner to negotiate an agreement, on behalf of the County, with Developer and, if necessary, with

Gutierrez Resnick Properties, LLC, for an exchange of the Existing Courthouse for the Developer's Property and additional monetary consideration such that the total value received by the County represents the fair market value of the Existing Courthouse,

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

Section 1. The recital set forth above is incorporated herein by reference and approved.

Section 2. This Board: (a) rejects the one bid received in response to the ITB for the sale of the Existing Courthouse in accordance with the County Mayor's recommendation that was posted and distributed on February 18, 2025; (b) accepts the lone bid submitted by the Developer to the ITB as an application under Implementing Order 8-4 for an exchange of County properties under Florida Statutes section 125.37; (c) directs the County Mayor or Mayor's designee to complete an appraisal, title work and due diligence of the Developer's Property and of the Developer within 30 days from the February 19, 2025 Board meeting; and (d) authorizes the District 5 County Commissioner to negotiate an agreement, on behalf of the County, with Developer and, if necessary, with Gutierrez Resnick Properties, LLC, for an exchange of the Existing Courthouse for the Developer's Property and additional monetary consideration such that the total value received by the County represents the fair market value of the Existing Courthouse.

The Prime Sponsor of the foregoing resolution is Commissioner Eileen Higgins. It was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of February, 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