

MEMORANDUM

Non-Agenda Item No. 15(F)(2)

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

DATE: November 4, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution ceasing negotiations
with GFO Acquisitions, LLC for
the sale of the Historic County
Courthouse located at 73 West
Flagler Street ("Historic
Courthouse"), and directing
the County Mayor to prepare
an item for the public auction
of the Historic Courthouse in
accordance with Florida Statutes
section 125.35 and certain
parameters, and to present the
award to this Board for approval

Resolution No. R-1103-25

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: November 4, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

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

Non-Agenda Item No. 15(F)(2)
11-4-25

RESOLUTION NO. R-1103-25

RESOLUTION CEASING NEGOTIATIONS WITH GFO ACQUISITIONS, LLC FOR THE SALE OF THE HISTORIC COUNTY COURTHOUSE LOCATED AT 73 WEST FLAGLER STREET ("HISTORIC COURTHOUSE"), AND DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO PREPARE AN ITEM FOR THE PUBLIC AUCTION OF THE HISTORIC COURTHOUSE IN ACCORDANCE WITH FLORIDA STATUTES SECTION 125.35 AND CERTAIN PARAMETERS, AND TO PRESENT THE AWARD TO THIS BOARD FOR APPROVAL

WHEREAS, at the November 4, 2025 Board of County Commissioners' meeting, a motion was made to cease negotiations with GFO Acquisitions, LLC for the sale of the historic County Courthouse located at 73 West Flagler Steet ("Historic Courthouse"), and to direct the County Mayor or County Mayor's designee to prepare an item for the public auction of the Historic Courthouse to the highest bidder in accordance with Florida Statues section 125.35, to include: (1) a minimum purchase price based on market research; (2) minimum qualifications of bidders to confirm financial capacity; (3) historic preservation covenants to preserve the architectural and historic features of the Courthouse; (4) a bid security requirement for each bidder; and (5) outreach and consideration of local businesses as legally permissible, and to present the award of highest bidder to this Board for its approval,

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 hereby ceases negotiations with GFO Acquisitions, LLC for the sale of the Historic Courthouse, and directs the County Mayor or County Mayor's designee to prepare an item for the public auction of the Historic Courthouse to the highest bidder in accordance with Florida Statutes section 125.35, to include: (1) a minimum purchase price based on market research; (2) minimum qualifications of bidders to confirm financial capacity; (3) historic preservation covenants to preserve the architectural and historic features of the Courthouse; (4) a bid security requirement for each bidder; and (5) outreach and consideration of local businesses as legally permissible, and to present the award of highest bidder to this Board for its approval.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of November, 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