

MEMORANDUM

Agenda Item No. 11(A)(15)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to enforce the terms of the Declaration of Restrictions, including the Job Requirement, in connection with the past conveyance of property located at 13200 SW 272 Street to Amazon.com Services, LLC for economic development purposes; directing the County Mayor to provide a status report to this Board within 30 days; and directing the County Attorney, in coordination and cooperation with the County Mayor, to take any and all necessary legal action

Resolution No. R-345-26

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



Geri Bonzon-Keenan
County Attorney

GBK/wm



MEMORANDUM

(Revised)

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and Members, Board of County Commissioners

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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. 11(A)(15)
4-21-26

RESOLUTION NO. _____ R-345-26

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENFORCE THE TERMS OF THE DECLARATION OF RESTRICTIONS, INCLUDING THE JOB REQUIREMENT, IN CONNECTION WITH THE PAST CONVEYANCE OF PROPERTY LOCATED AT 13200 SW 272 STREET TO AMAZON.COM SERVICES, LLC FOR ECONOMIC DEVELOPMENT PURPOSES; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE A STATUS REPORT TO THIS BOARD WITHIN 30 DAYS; AND DIRECTING THE COUNTY ATTORNEY, IN COORDINATION AND COOPERATION WITH THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE, TO TAKE ANY AND ALL NECESSARY LEGAL ACTION

WHEREAS, on July 8, 2020, pursuant to Resolution No. R-655-20, this Board approved the sale of land located at 13200 SW 272 Street, Miami, Florida, 33032 and currently identified by folio numbers 30-6935-000-0400 and 30-6935-0000-0061 (the "Property") to Amazon.com Services, LLC, a Delaware Limited Liability Company, ("Amazon") in order to construct and operate a distribution building of no less than 1,000,000 square feet (the "Distribution Facility") as an economic development conveyance pursuant to Section 125.045, Florida Statutes; and

WHEREAS, as set forth in Resolution No. R-655-20, the County acquired the Property from the United States Air Force ("USAF") pursuant to an Economic Development Conveyance Agreement ("USAF Agreement") approved by this Board on July 13, 2004, pursuant to Resolution No. R-909-04, "at no cost, for the purpose of promoting economic development through job creation and new business development in the immediate area of the former Homestead Air Reserve Base"; and

WHEREAS, also as set forth in Resolution No. R-655-20, the County sought to convey the Property to Amazon to satisfy the purpose contained in the USAF Agreement that the Property

be used by “industries that will create permanent jobs, attract new businesses, and promote economic development in the Homestead area of Miami-Dade County”; and

WHEREAS, the Property was sold to Amazon pursuant to a deed dated September 14, 2020 and recorded in Official Records Book 32015, Page 4918; and

WHEREAS, the conveyance was made subject to restrictions and requirement set forth in the Declaration of Restrictions recorded in the public records of Miami-Dade County in Official Records Book 32105, Page 4921, such restrictions being applicable for 20 years commencing on September 18, 2020 (the “Term”); and

WHEREAS, since this was an economic development conveyance, the Declaration of Restrictions provided (among other things) that within 36 months from September 18, 2020, Amazon was required to complete construction of the Distribution Facility (the “Completion Deadline”); and

WHEREAS, the Declaration of Restrictions further provided that Amazon, on or before the Completion Deadline, was required to “create, or cause to be created, a minimum of 325 full-time or full-time equivalent permanent jobs on the Property (“Job Amount”) with an average annual salary of no less than the greater of: (i) \$32,000.00; and (ii) the then current Living Wage, as determined in accordance with Section 2-8.9 of the Code of Miami-Dade County, Florida (the “Job Salary Amount” and together with the Job Amount, referred to herein as the “Job Requirement”); and

WHEREAS, the Declaration of Restrictions also provided that Amazon “shall maintain the Job Requirement during the remaining life of the Term and all such jobs shall remain with the positions filled for the remaining life of the Term”; and

WHEREAS, on November 7, 2023, pursuant to Resolution No. R-974-23, this Board approved an amendment to the Declaration of Restrictions extending the Completion Deadline for

one year to September 18, 2024, while also extending the Term for which Amazon must continue to comply with the Declaration of Restrictions to a total of a 21 year period; and

WHEREAS, on March 6, 2026, Amazon announced that it plans to close the existing Distribution Facility on the Property and eliminate approximately 1,000 jobs (the “Existing Jobs”) for a period of two years; and

WHEREAS, this Board finds that the County decided to convey the Property to Amazon and required Amazon’s agreement to the terms of the Declaration of Restrictions for the specific purpose of, among other things, creating permanent jobs in the Homestead area for a continuous period of time lasting at least 17 years, commencing at the time of the construction of the Distribution Facility and currently expiring in 2041; and

WHEREAS, this Board finds that Amazon’s planned closure of the Distribution Facility on the Property and elimination of the Existing Jobs for two years violates the Job Requirement, the terms and intent of the Declaration of Restrictions, and the purpose of the economic development conveyance to create permanent jobs on the Property for a continuous period of time; and

WHEREAS, accordingly, this Board desires and directs the County Mayor of County Mayor’s designee to take any and all necessary action to enforce the terms of the Declaration of Restrictions in order to ensure compliance with the economic development purpose of the conveyance of the Property (“Enforcement”), either by demand, negotiation, negotiation of an amendment of the existing Declaration of Restrictions, or bringing suit; and

WHEREAS, this Board also desires and directs the County Attorney’s Office, in coordination and cooperation with the County Mayor or Mayor’s designee, to pursue any and all available legal actions to resolve this matter and accomplish Enforcement,

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

Section 1. Directs the County Mayor or County Mayor's designee to (i) take any and all necessary action to enforce the terms of the Declaration of Restrictions in order to ensure compliance with the economic development purpose of the conveyance of the Property, including but not limited to the Job Requirement, either by demand, negotiation, negotiation of amendment(s), or bringing suit, and (ii) provide a report to the Board with a status update on all such action taken, and the status of Amazon's plans with respect to the distribution facility and the existing jobs, within 30 days of the effective date of this Resolution.

Section 2. Directs the County Attorney's Office, in coordination and cooperation with the County Mayor or County Mayor's designee, to pursue any and all available legal actions to enforce the economic development purpose of the conveyance of the Property.

The Prime Sponsor of the foregoing resolution is Commissioner Danielle Cohen Higgins. It was offered by Commissioner **Danielle Cohen 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	aye		
Marleine Bastien	absent	Juan Carlos Bermudez	absent
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of April, 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JRA

Andrea Gonzalez
Juliette R. Antoine