



# OFFICE OF THE COMMISSION AUDITOR

## COMMISSION AUDITOR'S INFORMATIONAL RESEARCH

**BOARD OF COUNTY COMMISSIONERS MEETING**

**February 18, 2026**

**9:30 A.M.**

**Commission Chambers**

Yinka Majekodunmi, CPA

Commission Auditor

Office of the Commission Auditor (OCA)

111 N.W. First Street, Suite 1030

Miami, FL 33128

(305) 375-2524

## TABLE OF CONTENTS

### PUBLIC HEARINGS

---

5A (260158) Resolution approving the naming of a portion of The Underline as “Chewy Bark Park” .....	3
5E (260219) Codesignation of that portion of NW 60 <sup>th</sup> Street from NW 22 <sup>nd</sup> Avenue as “Frederick Morley Way” .....	4

### COUNTY COMMISSION

---

#### Resolutions

11A3 (260218) Codesignation of that portion of NW 11 <sup>th</sup> Street between NW 7 <sup>th</sup> Avenue and Biscayne Boulevard as “Harlem Square Street” .....	5
11A5 (260133) Resolution approving the Third Amendment to Lease Agreement between Miami-Dade County and the University of Miami, for County-Owned property consisting of folio number 01-3135-065-0010.....	6
11A6 (260134) Resolution approving the Public Health Trust to co-execute the First Amendment to Lease Agreement between Miami-Dade County and the University of Miami, for County-Owned property consisting of folio number 01-3135-065-0030.....	8
11A7 (260135) Resolution approving the Third Amendment to Lease Agreement between Miami-Dade County and the University of Miami, for County-Owned property consisting of folio number 01-3135-065-0020.....	10
11A8 (260136) Resolution approving the First Amendment to Lease Agreement between Miami-Dade County and the University of Miami, for County-Owned property consisting of folio number 01-3135-043-0010.....	12
11A9 (260137) Resolution approving Two Lease Amendments between Miami-Dade County and the University of Miami, for two County-Owned properties located on folio number 01-3135-058-0010.....	14
11A10 (260138) Resolution approving the First Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, for County-Owned property consisting of folio number 01-3135-058-0030.....	16
11A11 (260139) Resolution approving the Second Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami for County-Owned property consisting of folio number 01-3135-066-0010 and a portion of folio number 01-3135-058-0020.....	18

### ITEMS SUBJECT TO 4-DAY RULE

---

14B1 (260273) Appointment to the Planning Advisory Board.....	20
---	----

**Resolution approving, after a public hearing, the naming of a portion of The Underline as “Chewy Bark Park” for a period of 3 years through and including January 31, 2029**

**Prime Sponsors:** Commissioner Raquel A. Regalado, District 7

**Requester:** None

**Committee Action Date:** None

---

**RESEARCH FINDINGS**

OCA completed the required background research on “Chewy, Inc.” and noted no adverse findings. OCA has determined that there are no prior Board of County Commissioners (BCC) codesignations for “Chewy Bark Park.” OCA provides this report as a Supplement to BCC Agenda File Item No. 260158.

**Resolution codesignating that portion of NW 60<sup>th</sup> Street from NW 22<sup>nd</sup> Avenue to the western boundary of the City of Miami as “Frederick Morley Way”; urging the City of Miami to codesignate that portion of NW 60<sup>th</sup> Street from the western boundary of the City of Miami to NW 17<sup>th</sup> Avenue as “Frederick Morley Way”; and approving such codesignation**

**Prime Sponsors:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** None

---

**RESEARCH FINDINGS**

OCA completed the required background research on “Frederick Morley” and noted no adverse findings. OCA has determined that there are no prior Board of County Commissioners (BCC) codesignations for “Frederick Morley.” Additionally, as required by Rule 9.02(g)(1), OCA has verified that “Frederick Morley” is deceased. OCA provides this report as a Supplement to BCC Agenda File Item No. 260219.

**Resolution urging the City of Miami to codesignate that portion of Northwest 11<sup>th</sup> Street between Northwest 7<sup>th</sup> Avenue and Biscayne Boulevard as “Harlem Square Street”; and approving such codesignation**

**Prime Sponsors:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** None

---

**RESEARCH FINDINGS**

OCA completed the required background research on “Harlem Square” and noted no adverse findings. OCA has determined that there are no prior Board of County Commissioners (BCC) codesignations for “Harlem Square.” OCA provides this report as a Supplement to BCC Agenda File Item No. 260218.

**Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee To Execute, Pursuant to Section 125.38, Florida Statutes, the Third Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for County-Owned Property Consisting of Folio Number 01-3135-065-0010; Extending the Term of the Lease to 2134, Revising the Terms and Conditions of the Lease Agreement Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; and Authorizing the Public Health Trust To Administer the Terms of the Lease on Behalf of the County**

**Prime Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** 2/4/2026

---

### **RESEARCH FINDINGS**

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

#### Scope of Review:

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

#### Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. Third Amendment to Lease Agreement (Bascom Palmer), *Third Amendment to Lease Agreement by and between Miami-Dade County and the University of Miami*

**Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee and the Public Health Trust To Co-Execute, Pursuant to Section 125.38, Florida Statutes, the First Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for County-Owned Property Consisting of Folio Number 01-3135-065-0030; Extending the Term of the Lease to 2134, Revising the Terms and Conditions of the Lease Agreement Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; and Authorizing the Public Health Trust To Administer the Terms of the Lease on Behalf of the County**

**Prime Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** 2/4/2026

---

### **RESEARCH FINDINGS**

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

#### Scope of Review:

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

#### Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. First Amendment to Lease Agreement (BRB), *First Amendment to Lease Agreement by and between Miami-Dade County, the University of Miami, and the Public Health Trust of Miami-Dade County*

**Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee To Execute, Pursuant to Section 125.38, Florida Statutes, the Third Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for County-Owned Property Consisting of Folio Number 01-3135-065-0020; Extending the Term of the Lease to 2134, Revising the Terms and Conditions of the Lease Agreement Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; and Authorizing the Public Health Trust To Administer the Terms of the Lease on Behalf of the County**

**Prime Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** 2/4/2026

---

### **RESEARCH FINDINGS**

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

### **Scope of Review:**

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

### **Methodology:**

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. Third Amendment to Lease Agreement (Calder), *First Amendment to Lease Agreement by and between Miami-Dade County and the University of Miami*

**Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee To Execute, Pursuant to Section 125.38, Florida Statutes, the First Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for County-Owned Property Consisting of Folio Number 01-3135-043-0010; Extending the Term of the Lease to 2134, Revising the Terms and Conditions of the Lease Agreement Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; Authorizing the Public Health Trust To Administer the Terms of the Lease on Behalf of the County; and Directing the County Mayor or County Mayor's Designee To Perform Any Background Checks Required by Section 2-8.6.5(3)(A) of the Code of Miami-Dade County**

**Prime Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** 2/4/2026

---

### **RESEARCH FINDINGS**

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

### **Scope of Review:**

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

### **Methodology:**

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. First Amendment to Lease Agreement (Mailman), *First Amendment to Lease Agreement by and between Miami-Dade County and the University of Miami*

**Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee To Execute, Pursuant to Section 125.38, Florida Statutes, Two Lease Amendments between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for Two County-Owned Properties Located on Folio Number 01-3135-058-0010; Extending the Term of Both Leases to 2134, Revising the Terms and Conditions of the Lease Agreements Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; and Authorizing the Public Health Trust To Administer the Terms of the Leases on Behalf of the County**

**Prime Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** 2/4/2026

---

### **RESEARCH FINDINGS**

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

#### Scope of Review:

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

#### Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. Second Amendment to Lease Agreement (Rosenstiel Tracts A & B), *Second Amendment to Lease Agreement by and between Miami-Dade County and the University of Miami*
4. First Amendment to Lease Agreement (Rosenstiel Tract C), *First Amendment to Lease Agreement by and between Miami-Dade County and the University of Miami*

**Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee To Execute, Pursuant to Section 125.38, Florida Statutes, the First Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for County-Owned Property Consisting of Folio Number 01-3135-058-0030; Extending the Term of the Lease to 2134, Revising the Terms and Conditions of the Lease Agreement Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; Authorizing the Public Health Trust To Administer the Terms of the Lease on Behalf of the County; and Directing the County Mayor or County Mayor's Designee To Perform Any Background Checks Required by Section 2-8.6.5(3)(A) of the Code of Miami-Dade County**

**Prime Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** 2/4/2026

---

### **RESEARCH FINDINGS**

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

### **Scope of Review:**

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

### **Methodology:**

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. First Amendment to Lease Agreement (Schoninger), *First Amendment to Lease Agreement by and between Miami-Dade County and the University of Miami*

**Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee and the Public Health Trust To Co-Execute, Pursuant to Section 125.38, Florida Statutes, the Second Amendment to Lease Agreement between Miami-Dade County, as Lessor, and the University of Miami, a Florida Not-for-Profit Corporation, as Lessee, for County-Owned Property Consisting of Folio Number 01-3135-066-0010 and a Portion of Folio Number 01-3135-058-0020; Extending the Term of the Lease to 2134, Revising the Terms and Conditions of the Lease Agreement Relating to the Use, Assignment, Subletting, Termination, Default, Insurance and Other Miscellaneous Provisions; Waiving Requirements of Resolution Nos. R-64-16, R-1000-14 and R-407-19, as Well as Certain Provisions of Implementing Order 8-4; Authorizing the County Mayor or County Mayor's Designee To Exercise Any and All Rights Conferred Therein, Subject to this Board's Approval of Any Lease Termination, To Enforce the Terms Thereof, and Take All Actions Necessary To Effectuate Same; and Authorizing the Public Health Trust To Continue To Administer the Terms of the Lease on Behalf of the County**

**Prime Sponsor:** Commissioner Keon Hardemon, District 3

**Requester:** None

**Committee Action Date:** 2/4/2026

---

### **RESEARCH FINDINGS**

The OCA conducted a comprehensive review of the recipient of the subject leases, the University of Miami. The results yielded the following:

- A. Background research performed on the University of Miami yielded no material findings.

#### Scope of Review:

The OCA's review of the subject leases is based on information provided by the Jackson Health System, including the documents listed in the Source Documents section below.

#### Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. November 19, 2025, UHealth Facilities Operations and Planning, *Application for Disposition of County-owned Real Property Pursuant to Implementing Order 8-4 and Request for Amendment and Extension of Ground Leases between Miami-Dade County and the University of Miami within the boundaries of the Miami Health District more particularly described in Exhibit "A" (hereinafter referred to as "Subject Property")*
2. January 15, 2026, Ownership Disclosure Affidavit, *University of Miami*
3. Second Amendment to Lease Agreement (Sylvester), *Second Amendment to Lease Agreement by and between Miami-Dade County, the University of Miami, and the Public Health Trust of Miami-Dade County*

**Appointment to the Planning Advisory Board (PAB)****Prime Sponsor:** None**Requester:** Clerk of the Board**Committee Action Date:** None

---

Resolution No. R-636-14, adopted on July 1, 2014, requires the Office of the Commission Auditor (OCA) to complete background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the Board of County Commissioners (BCC).

The following individuals have expressed interest in being considered for appointment to fill the two (2) vacant at-large seats on the PAB, in accordance Section 2-107(a)(1) of the County Code:

1. Ivo Fernandez, Jr.
2. Nancy Gaggino
3. Michael C. Gongora
4. Alexandros J. Haralambides
5. Wayne Rinehart
6. Mary K. Waters

**RESEARCH FINDINGS**

OCA completed the required background research regarding the appointment of Nancy Gaggino, Wayne Rinehart, Ivo Fernandez, Jr., Alexandros J. Haralambides, Michael C. Gongora, and Mary K. Waters to the Planning Advisory Board and noted the following:

**Mary Waters***Claim of Lien*

- Ideal Woodwork Installations, Inc.; CFN 2008R0954897; Date: November 24, 2008, amount \$880.00, no record of release on file.

Besides the abovementioned observation, background research yielded no additional findings for the appointees. This report is being provided as a supplement to BCC File item Number 260273.

## **ADDITIONAL INFORMATION**

Bulleted below is the relevant legislation relating to the background research process:

- [Section 2-1](#) Rule 9.02(f) of the Code requires OCA to conduct background research on any person, organization, place, or thing that is the subject of a naming, renaming, or codesignation item or an item approving the codesignation of state or municipal roads, and prepare a report detailing the findings of said research prior to the Commission meeting during which the item is scheduled to be considered.
- Pursuant to [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, the Office of the Commission Auditor (OCA) is directed to independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item to the Board of County Commissioners (BCC).

### **CONTRIBUTORS**

Rolando N. Carol, PhD, Senior Research Analyst

Julio Iraola, Lead Research Analyst

Nyrani Hall, JD, Research Analyst

Jannesha V. Johnson, MBA, Administrative Assistant

### **The Office of the Commission Auditor, Miami-Dade Board of County Commissioners**

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented.

These research notes, prepared in collaboration with the Miami-Dade County departments as subject matter experts, are substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).