



## **OFFICE OF THE COMMISSION AUDITOR**

### **COMMISSION AUDITOR'S INFORMATIONAL RESEARCH**

#### **BOARD OF COUNTY COMMISSIONERS MEETING**

**October 18, 2022**

**9:30 A.M.**

**Commission Chambers**

Yinka Majekodunmi, CPA  
Commission Auditor

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*Pursuant to Resolution No. R-229-09, the Office of the Commission Auditor (OCA) monitors the Miami-Dade Board of County Commissioners' agenda to provide legislative analysis of agenda items that include research findings and additional value-added information, if available, or at the request of a Commissioner.*

**BCC Meeting:  
October 18, 2022  
Research Notes**

**Item No. 3A1  
File No. 222230**

**Research: JVJ / Reviewer: SC**

RESOLUTION APPROVING THE STATE ROAD CODESIGNATION OF S.R. A1A/COLLINS AVENUE BETWEEN 87<sup>TH</sup> TERRACE AND 88<sup>TH</sup> STREET AS “98 POINTS OF LIGHT WAY”

**Prime Sponsor:** Commissioner Sally A. Heyman, District 4

**Requester:** None.

**Committee Action Date:** None.

**RESEARCH FINDINGS**

OCA completed the required background check on “98 Points of Light” and noted no adverse findings. OCA determined that there is no prior Board of County Commissioners (BCC) codesignation for “98 Points of Light.” OCA is providing this report as a Supplement to BCC Agenda File Item No. 222230.

**ADDITIONAL INFORMATION**

1. 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.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant’s full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
  - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
  - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:  
October 18, 2022  
Research Notes**

**Item No. 3A2**  
**File No. 222218**

**Research: JVJ / Reviewer: SC**

RESOLUTION APPROVING THE STATE ROAD CODESIGNATION OF U.S. 41/S.W. 8<sup>TH</sup> STREET BETWEEN S.W. 21<sup>ST</sup> AVENUE AND S.W. 22<sup>ND</sup> AVENUE AS “BELLAS ARTES WAY”

**Prime Sponsor:** Commissioner Eileen Higgins, District 5.

**Requester:** None.

**Committee Action Date:** None.

**RESEARCH FINDINGS**

OCA completed the required background check on “Bellas Artes” and noted no adverse findings. OCA determined that there is no prior Board of County Commissioners (BCC) codesignation for “Bellas Artes.” OCA is providing this report as a Supplement to BCC Agenda File Item No. 222218.

**ADDITIONAL INFORMATION**

1. 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.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant’s full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
  - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
  - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:  
October 18, 2022  
Research Notes**

**Item No. 8F1  
File No. 222118**

**Research: JVJ / Reviewer: SC**

RESOLUTION AUTHORIZING THE CONVEYANCE, PURSUANT TO FLORIDA STATUTES SECTION 125.38, OF A 43,650 SQUARE FOOT VACANT COUNTY-OWNED PROPERTY (FOLIO NUMBER 30-7903-000-0202) LOCATED AT NE 41 STREET CIRCLE AND NE 41 AVENUE IN HOMESTEAD, FLORIDA, TO PEBBLEBROOK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR NOMINAL CONSIDERATION, FOR THE CONSTRUCTION AND MAINTENANCE OF A RECREATIONAL OPEN SPACE PARK, SAID CONVEYANCE BEING APPROVED BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT AS REQUIRED BY SECTION 2-8.6.5 OF THE COUNTY CODE; DECLARING THE PROPERTY SURPLUS; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE; AND DIRECTING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SUCH CONVEYANCE OF SAID PROPERTY AND TO EXERCISE ALL RIGHTS CONFERRED THEREIN

**Prime Sponsor:** Commissioner Danielle Cohen Higgins, District 8.

**Requester:** Internal Services Department.

**Committee Action Date:** 10/12/2022 - Forwarded to the BCC by the BCC Chairperson due to meeting cancellation.

**RESEARCH FINDINGS**

OCA completed the required review for "Pebblebrook Homeowners Association, Inc.," the intended recipient of the conveyance, and its owners, Eric Sarcar, Logan Saucer, and Aracely Alvarez. OCA noted no adverse informational findings. The analysis of previous conduct revealed that "Pebblebrook Homeowners Association, Inc." was not previously conveyed or leased County property, as authorized through BCC resolution. OCA is providing this report as a Supplement to BCC Agenda File Item No. 222118.

**ADDITIONAL INFORMATION**

1. Bulleted below is the relevant legislation relating to the background research process:
  - [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, directs OCA 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 BCC.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, codesignation, leasing, or conveyance, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
  - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
  - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:  
October 18, 2022  
Research Notes**

**Item No. 11A8  
File No. 221459**

**Research: JVJ / Reviewer: SC**

RESOLUTION REAPPOINTING DR. MAE D. BRYANT, EUGENE R. LOMANDO, AND MACK L. SAMUEL TO THE BOARD OF COMMISSIONERS FOR N.W. 7<sup>TH</sup> AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY; AND DESIGNATING DR. MAE D. BRYANT AS CHAIR AND EUGENE R. LOMANDO AS VICE CHAIR OF THE N.W. 7<sup>TH</sup> AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY (Withdrawal Requested)

**Prime Sponsor:** Commissioner Jean Monestime, District 2.

**Requester:** None.

**Committee Action Date:** 10/11/2022 - Forwarded to the BCC by the BCC Chairperson due to meeting cancellation.

**RESEARCH FINDINGS**

OCA completed the required background research regarding the reappointment of Dr. Mae D. Bryant, Eugene R. Lomondo, and Mack L. Samuel to the N.W. 7th Avenue Corridor Community Redevelopment Agency. The research yielded no adverse informational findings for these appointees. This report is being provided as a supplement to BCC agenda file item number 221459.

**ADDITIONAL INFORMATION**

1. Bulleted below is the relevant legislation relating to the background research process:
  - [Resolution No. R-636-14](#), adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
  - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
  - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:  
October 18, 2022  
Research Notes**

**Item No. 11A9**  
**File No. 221461**

**Research: JVJ / Reviewer: SC**

RESOLUTION REAPPOINTING OLIVER GROSS AND DEMETRIUS WALTON AS COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY (AGENCY); AND DESIGNATING OLIVER GROSS AS THE CHAIR OF THE AGENCY IN ACCORDANCE WITH SECTION 163.356, FLORIDA STATUTES (Withdrawal Requested)

**Prime Sponsor:** Commissioner Jean Monestime, District 2.

**Requester:** None.

**Committee Action Date:** 10/11/2022 - Forwarded to the BCC by the BCC Chairperson due to meeting cancellation.

**RESEARCH FINDINGS**

OCA completed the required background research regarding the reappointment of Oliver Gross and Demetrius Walton to the N.W. 79th Street Corridor Community Redevelopment Agency. The research yielded no adverse informational findings for these appointees. This report is being provided as a supplement to BCC agenda file item number 221461.

**ADDITIONAL INFORMATION**

1. Bulleted below is the relevant legislation relating to the background research process:
  - [Resolution No. R-636-14](#), adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.
2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
  - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
  - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

**BCC Meeting:  
October 18, 2022  
Research Notes**

**Item No. 11A10**  
**File No. 222166**

**Research: JVJ / Reviewer: SC**

RESOLUTION APPOINTING, IN ACCORDANCE WITH THE INTERLOCAL AGREEMENT AND SECTION 163.357, FLORIDA STATUTES, NIKISHA WILLIAMS TO SERVE AS A MEMBER OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS; AND DIRECTING THE CLERK OF THE BOARD TO FILE A CERTIFICATE OF APPOINTMENT

**Prime Sponsor:** Commissioner Jean Monestime, District 2.

**Requester:** None.

**Committee Action Date:** 10/11/2022 – Forwarded to the BCC by the BCC Chairperson due to meeting cancellation.

**RESEARCH FINDINGS**

OCA completed the required background research regarding the appointment of Nikisha Williams to the board of commissioners for the Opa-Locka Community Redevelopment Agency and found the following:

- *Nikisha Williams - Lawsuit Records within the Civils Court of the City of New York Kings Branch:*
  - Case Number LT06147119KI filed on March 28, 2019 for \$4,595; no Certificates of Release found.
  - Case Number LT07637818KI filed on July 25, 2018 for \$3,061; no Certificates of Release found.
  - Case Number LT05365918KI filed on January 26, 2018 for \$4,486; no Certificates of Release found.

Other than the information noted above, OCA's background research did not yield any other adverse informational findings regarding the appointee. This report is being provided as a Supplement to BCC Agenda File Item Number 222166.

**ADDITIONAL INFORMATION**

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

- [Resolution No. R-636-14](#), adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.

3. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:

- A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
- B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

### **CONTRIBUTORS**

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### **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, is 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).