



OFFICE OF THE COMMISSION AUDITOR

COMMISSION AUDITOR'S INFORMATIONAL RESEARCH

BOARD OF COUNTY COMMISSIONERS MEETING

June 03, 2025

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

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Resolution Declaring Certain County-Owned Property as Surplus, and Revising the Inventory List of Real Properties, after a Public Hearing, to Include Such Property in Accordance with Section 125.379, Florida Statutes; Authorizing Conveyance, Pursuant to Section 125.379, Florida Statutes, of Such Property, to Choix Financial Group, LLC., a Florida Limited Liability Company, at a Price of \$10.00, for the Purpose of Developing Such Property with Affordable Housing to Be Rented or Sold to Very Low- Low- or Moderate Income Households in Accordance with Section 125.379, Florida Statutes; Directing the County Mayor or County Mayor's Designee to Perform Due Diligence and Take All Actions Necessary to Accomplish the Conveyance of the Property; Authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to Execute a County Deed; Authorizing the County Mayor or County Mayor's Designee to Take All Action Necessary to Enforce the Provisions Set Forth in Such County Deed, to Provide Copies of the Recorded County Deed and the Restrictive Covenants Required Therein to the Property Appraiser, to Negotiate and Execute a Rental Regulatory Agreement and Enforce the Provisions Therein, and to Ensure Placement of Appropriate Signage; Waiving, by a Two-Thirds Vote of the Board Members Present, Resolution No. R-365-21 Pertaining to Conveyance of County-Owned Property without Access to the Sanitary Sewer System; Waiving Resolution No. R-407-19 Requiring Four Weeks Advance Written Notice Prior to Board Consideration, Resolution No. R-758-21, Requiring the Disclosure of the Ownership Interests of Entities to or from Whom the County Conveys or Leases Real Property, Resolution No. R-376-11, Requiring Provision of Certain Background Information concerning the Properties, and Resolution No. R-130-06 Requiring Agreements To Be Finalized and Executed by All Non-County Parties; and Waiving Implementing Order No. 8-4 Regarding Guidelines and Procedures for Sale, Lease and Conveyance of County Real Property

Prime Sponsor: Marleine Bastien, District 2

Requester: None

Committee Action Date: Housing Committee, 05/13/2025

RESEARCH FINDINGS

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the conveyance, Choix Financial Group, LLC (Choix). This review extended to the entity's key personnel. The results yielded the following:

1. Background research performed on Choix yielded no material findings.
2. Background research performed on Choix key personnel yielded no material findings.

Scope of Review:

The OCA's review of the subject conveyance is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the conveyance (see Exhibit 1).

Methodology:

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

1. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.

2. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
3. 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.
4. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
5. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. April 17, 2023, Ownership Disclosure Affidavit

Exhibit 1: Choix Financial Group, LLC

	Individual/Entity Name	Relation to Choix Financial Group, LLC
1	Lony Jeanty	Principal

Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee to Execute a 99-Year Amended and Restated Ground Lease with Residences at Palm Court, LLC, a Florida Limited Liability Company and an Affiliate of RUDG, LLC in the Approximate Amount of \$90,819,431.00, for the Development of Palm Court and Palm Towers; Authorizing the County Mayor or County Mayor's Designee to Execute a Consulting Agreement by and between the County and RUDG, LLC's Affiliates, Residences at Palm Court Developer, LLC, a Florida Limited Liability Company, and Residences at Palm Court Manager, LLC, a Florida Limited Liability Company ("RUDG Affiliates") in the Amount of \$6,662,813.12; and Authorizing the County Mayor or County Mayor's Designee to Exercise all Provisions Contained in Therein

Prime Sponsor: Marleine Bastien, District 2

Requester: Housing and Community Development

Committee Action Date: Housing Committee, 05/13/2025

RESEARCH FINDINGS

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Residences at Palm Court, LLC. This review extended to the entity's key personnel. The results yielded the following:

1. Background research performed on Residences at Palm Court, LLC yielded no material findings.
2. Background research performed on Residences at Palm Court, LLC key personnel yielded the following findings:
 - a. **Anthony Del Pozzo, Criminal Record**
 - i. *State Case Number: 13-2001-CF-025410-001-XX; Date Filed: August 17, 2001; Date Closed; December 5, 2002; Probation Start Date: December 5, 2002; Probation End Date: June 9, 2005. The Miami-Dade Court and Comptroller Criminal Justice Online System provided the information listed below:*
 1. *Trespassing/Structure/Deadly Weapon; Felony; Adjudication Withheld / Court Case / Probation*
 2. *Battery / Felony; Felony; Adjudication Withheld / Court Case / Probation*
 3. *Criminal Mischief: Misdemeanor / Adjudication Withheld / Sentenced*
 4. *Burglary / Dwelling; Felony; No Action*
 5. *Stalking / Aggravated; Felony; No Action*
 6. *False Imprisonment; Felony; No Action*
 7. *Drug Paraphernalia / Possession; Misdemeanor; No Action*
 8. *Cocaine / Possession; Felony; No Action*
 - b. **Matthew J. Allen, Construction Lien**
 - i. *A Construction Lien claim for Matthew J. Allen, CFN: 2021 R 75065; Claim Amount: \$16,752.67; Date Filed: January 29, 2021; no release recorded – a Notice of Contest of Lien CFN 2025 R 152734 was filed on February 28, 2025.*
 - ii. *A Construction Lien claim for Matthew J. Allen, CFN: 2020 R 574032: Claim Amount: \$6,400.00; Date File: October 7, 2020; no release recorded – a Notice of Contest of Lien CFN 2025 R 152733 was filed on February 28, 2025.*
3. Residences at Palm Court, LLC, key personnel, and affiliated entities of the key personnel were not previously conveyed County properties for the Infill Housing Program, as authorized through BCC resolution. In addition, no privately owned properties were developed under the Infill Housing Program.

Scope of Review:

The OCA's review of the subject lease agreement is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease (see Exhibit 1).

Methodology:

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

1. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
2. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
3. 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.
4. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
5. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. March 31, 2025, Ownership Disclosure Affidavit, *Residences at Palm Court, LLC*
2. June 3, 2025, Mayor's Memorandum, *Residences at Palm Court, LLC*
3. June 3, 2025, Draft Amended and Restated Ground Lease, *Residences at Palm Court, LLC*

Exhibit 1: Residences at Palm Court, LLC

	Individual/Entity Name	Relation to Residences at Palm Court, LLC
1	Residences at Palm Court Manager, LLC	Manager
2	JMPFT Affordable, LLC	Principal
3	ADP Ventures, LLC	Principal
4	PRH Affordable Investments, LLC	Principal
5	PRH Investments, LLC	Principal
6	PHR Related Holdings, LLC	Principal
7	Perez Ross Holdings, LLC	Principal
8	RUDG, LLC	Principal
9	The Urban Development Group, LLC	Principal
10	Milo Family Real Estate Investments, LLC	Principal
11	JMP Holdings GP, LLC	Principal
12	Jorge M. Perez Holdings, LTD	Principal
13	Jon Paul Perez	President
14	Anthony Del Pozzo, III	Vice President, Treasurer, Secretary
15	Matthew Allen	Vice President
16	Ben Gerber	Vice President
17	Alberto Milo, Jr.	Vice President
18	Maria C. Milo	Member / Manager of Affiliated Entity
19	Jorge M. Perez	Member / Manager of Affiliated Entity

Resolution Approving and Authorizing the County Mayor or County Mayor's Designee to Execute on Behalf of Miami-Dade County a 99-Year Ground Lease with Liberty Square Phase Five, LLC, a Florida Limited Liability Company and an Affiliate of Related Urban Development Group, LLC (RUDG), for a Total Approximate Amount of \$48,734,375.00, for the Development of a Phase of the Liberty Square Development Known as Liberty Square Phase Five; and Authorizing the County Mayor or County Mayor's Designee to Exercise Provisions Contained Therein

Prime Sponsor: Keon Hardemon, District 3

Requester: Housing and Community Development

Committee Action Date: Housing Committee, 05/13/2025

RESEARCH FINDINGS

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Liberty Square Phase Five, LLC. This review extended to the entity's key personnel. The results yielded the following:

1. Background research performed on Liberty Square Phase Five, LLC yielded no material findings.
2. Background research performed on Liberty Square Phase Five; LLC key personnel yielded the following findings:

a. Anthony Del Pozzo, Criminal Record

- i. *State Case Number: 13-2001-CF-025410-001-XX; Date Filed: August 17, 2001; Date Closed; December 5, 2002; Probation Start Date: December 5, 2002; Probation End Date: June 9, 2005. The Miami-Dade Court and Comptroller Criminal Justice Online System provided the information listed below:*

1. *Trespassing/Structure/Deadly Weapon; Felony; Adjudication Withheld / Court Case / Probation*
2. *Battery / Felony; Felony; Adjudication Withheld / Court Case / Probation*
3. *Criminal Mischief: Misdemeanor / Adjudication Withheld / Sentenced*
4. *Burglary / Dwelling; Felony; No Action*
5. *Stalking / Aggravated; Felony; No Action*
6. *False Imprisonment; Felony; No Action*
7. *Drug Paraphernalia / Possession; Misdemeanor; No Action*
8. *Cocaine / Possession; Felony; No Action*

b. Matthew J. Allen, Construction Lien

- i. *A Construction Lien claim for Matthew J. Allen, CFN: 2021 R 75065; Claim Amount: \$16,752.67; Date Filed: January 29, 2021; no release recorded – a Notice of Contest of Lien CFN 2025 R 152734 was filed on February 28, 2025.*
 - ii. *A Construction Lien claim for Matthew J. Allen, CFN: 2020 R 574032; Claim Amount: \$6,400.00; Date File: October 7, 2020; no release recorded – a Notice of Contest of Lien CFN 2025 R 152733 was filed on February 28, 2025.*
3. Liberty Square Phase Five, LLC, key personnel, and affiliated entities of the key personnel were not previously conveyed County properties for the Infill Housing Program, as authorized through BCC resolution. In addition, no privately owned properties were developed under the Infill Housing Program.

Scope of Review:

The OCA's review of the subject lease agreement is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease (see Exhibit 1).

Methodology:

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

1. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
2. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
3. 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.
4. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
5. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. March 27, 2025, Ownership Disclosure Affidavit, *Liberty Square Phase Five, LLC*
2. March 26, 2025, Draft Ground Lease, *Liberty Square Phase Five, LLC*
3. June 3, 2025, Mayor's Memorandum, *Liberty Square Phase Five, LLC*

Exhibit 1: Liberty Square Phase Five, LLC

	Individual/Entity Name	Relation to Liberty Square Phase Five, LLC
1	Liberty Square Phase Five Manager, LLC	Manager
2	JMPFT Affordable, LLC	Principal
3	ADP Ventures, LLC	Principal
4	PRH Affordable Investments, LLC	Principal
5	PRH Investments, LLC	Principal
6	PHR Related Holdings, LLC	Principal
7	Perez Ross Holdings, LLC	Principal
8	RUDG, LLC	Principal
9	The Urban Development Group, LLC	Principal
10	Milo Family Real Estate Investments, LLC	Principal
11	JMP Holdings GP, LLC	Principal
12	Jorge M. Perez Holdings, LTD	Principal
13	Jorge M. Perez	President
14	Anthony Del Pozzo, III	Vice President
15	Matthew Allen	Vice President
16	Alberto Milo, Jr.	Vice President
17	Maria C. Milo	Member / Manager of Affiliated Entity

Resolution Approving and Authorizing the County Mayor or County Mayor's Designee to Execute on Behalf of Miami-Dade County a 99-Year Ground Lease with Liberty Square Elderly, LLC, a Florida Limited Liability Company and an Affiliate of Related Urban Development Group, LLC (RUDG), for a Total Approximate Amount of \$38,676,651.00, for the Development of a Phase of the Liberty Square Development Known as Liberty Square Elderly; and Authorizing the County Mayor or County Mayor's Designee to Exercise Provisions Contained Therein

Prime Sponsor: Keon Hardemon, District 3

Requester: Housing and Community Development

Committee Action Date: Housing Committee, 05/13/2025

RESEARCH FINDINGS

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Liberty Square Elderly, LLC. This review extended to the entity's key personnel. The results yielded the following:

1. Background research performed on Liberty Square Elderly, LLC yielded no material findings.
2. Background research performed on Liberty Square Elderly, LLC key personnel yielded the following findings:
 - a. *Anthony Del Pozzo, Criminal Record*
 - i. *State Case Number: 13-2001-CF-025410-001-XX; Date Filed: August 17, 2001; Date Closed: December 5, 2002; Probation Start Date: December 5, 2002; Probation End Date: June 9, 2005. The Miami-Dade Court and Comptroller Criminal Justice Online System provided the information listed below:*
 1. *Trespassing/Structure/Deadly Weapon; Felony; Adjudication Withheld / Court Case / Probation*
 2. *Battery / Felony; Felony; Adjudication Withheld / Court Case / Probation*
 3. *Criminal Mischief: Misdemeanor / Adjudication Withheld / Sentenced*
 4. *Burglary / Dwelling; Felony; No Action*
 5. *Stalking / Aggravated; Felony; No Action*
 6. *False Imprisonment; Felony; No Action*
 7. *Drug Paraphernalia / Possession; Misdemeanor; No Action*
 8. *Cocaine / Possession; Felony; No Action*
 - b. *Matthew J. Allen, Construction Lien*
 - i. *A Construction Lien claim for Matthew J. Allen, CFN: 2021 R 75065; Claim Amount: \$16,752.67; Date Filed: January 29, 2021; no release recorded—a Notice of Contest of Lien CFN 2025 R 152734 was filed on February 28, 2025.*
 - ii. *A Construction Lien claim for Matthew J. Allen, CFN: 2020 R 574032; Claim Amount: \$6,400.00; Date File: October 7, 2020; no release recorded—a Notice of Contest of Lien CFN 2025 R 152733 was filed on February 28, 2025.*
3. Liberty Square Elderly, LLC, key personnel, and affiliated entities of the key personnel were not previously conveyed County properties for the Infill Housing Program, as authorized through BCC resolution. In addition, no privately owned properties were developed under the Infill Housing Program.

Scope of Review:

The OCA's review of the subject lease agreement is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease (see Exhibit 1).

Methodology:

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

1. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
2. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
3. 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.
4. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
5. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. March 27, 2025, Ownership Disclosure Affidavit, *Liberty Square Elderly, LLC*
2. March 26, 2025, Draft Ground Lease, *Liberty Square Elderly, LLC*
3. June 3, 2025, Mayor's Memorandum, *Liberty Square Elderly, LLC*

Exhibit 1: Liberty Square Elderly, LLC

	Individual/Entity Name	Relation to Liberty Square Elderly, LLC
1	Liberty Square Elderly Manager, LLC	Manager
2	JMPFT Affordable, LLC	Principal
3	ADP Ventures, LLC	Principal
4	PRH Affordable Investments, LLC	Principal
5	PRH Investments, LLC	Principal
6	PHR Related Holdings, LLC	Principal
7	Perez Ross Holdings, LLC	Principal
8	RUDG, LLC	Principal
9	The Urban Development Group, LLC	Principal
10	Milo Family Real Estate Investments, LLC	Principal
11	JMP Holdings GP, LLC	Principal
12	Jorge M. Perez Holdings, LTD	Principal
13	Jon Paul Perez	President
14	Anthony Del Pozzo, III	Vice President, Treasurer, Secretary
15	Matthew Allen	Vice President
16	Ben Gerber	Vice President
17	Alberto Milo, Jr.	Vice President
18	Maria C. Milo	Member / Manager of Affiliated Entity
19	Jorge M. Perez	Member / Manager of Affiliated Entity

Resolution Approving and Authorizing the County Mayor or County Mayor's Designee to: (1) Execute, in Accordance with Section 125.35, Florida Statutes, a 99-Year Master Ground Lease and Related Subleases (Lease), Which Such Lease Includes a Lump Sum Capitalized Ground Lease Payment of \$2,250,000.00, with Integral Florida, LLC (Integral) Related to the Development of West Grove Development (Development), (2) Execute a Master Development Agreement (MDA) with Integral in the Total Estimated Amount of \$434,163,799.00, Inclusive of a Payment of 31 Percent of the Developer Fees Estimated at \$3,255,067.00, an Asset Management Fee of \$20,000.00 Annually after the First Full Year of Stabilization, Estimated at \$3,860,000.00, a One-Time Stabilization Fee of \$180,000.00 for Both Phases, Monthly Davis Bacon Monitoring Fees in the Amount of \$3,000.00, Estimated at \$144,000.00, and an Annual Share of 25 Percent of All Net Distributable Operating Receipts; (3) Exercise All Provisions Contained in the Lease and MDA and (4) Subject to the United States Department of Housing and Urban Development's Approval, Execute All Necessary Rental Assistance Demonstration and/or Mixed-Finance Agreements and All Other Documents Related to the Development; and Waiving Section 2-10.4.2 of the Code of Miami-Dade County, Florida Related to Appraisals

Prime Sponsor: Raquel A. Regalado, District 7

Requester: Housing and Community Development

Committee Action Date: Housing Committee, 05/13/2025

RESEARCH FINDINGS

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Integral Florida, LLC. This review extended to the entity's key personnel. The results yielded the following:

1. Background research performed on 'Integral Florida, LLC' yielded the following:
2. ***The Integral Group, LLC, an affiliated entity of Integral Florida, LLC, State Tax Lien***
 - a. *State Tax Lien Filing Number: 2309120584 Certificate Number: 23249303933*
 - b. *CA Franchise Tax Board, State of California: Date Filed: September 12, 2023, Amount: \$34,532.00; no release recorded. OCA contacted the California Franchise Tax Board (FTB) Disclosure Office on May 23, 2025, and a response from the CA Franchise Tax Board was received on May 30, 2025, stating the FTB could not confirm if the lien had been satisfied.*
3. Background research on 'Integral Florida, LLC' key personnel yielded no material findings.

Scope of Review:

The OCA's review of the subject lease agreement is based on information provided by the Housing and Community Development (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease (see Exhibit 1).

Methodology:

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

1. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.

2. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
3. 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.
4. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
5. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. April 2, 2025, Ownership Disclosure Affidavit, *Integral Florida LLC*
2. April 2, 2025, Draft *Master Ground Lease Agreement between Miami-Dade County and Integral Florida, LLC of real property located on a portion of the West Grove development*

Exhibit 1: Integral Florida, LLC

	Individual/Entity Name	Relation to Integral Florida, LLC
1	Integral Development, LLC	Principal
2	KTB Bravis, LLC	Principal
3	The Integral Group, LLC	Principal
4	The Integral Partners, LLC	Principal
5	Ferus Group II, LLC	Principal
6	SydCour, LLC	Principal
7	Egbert L.J. Perry	Manager
8	Kareem T. Brantley	Member / Manager of Affiliated Entity
9	Minca Davis Brantley	Member of Affiliated Entity
10	Valerie Edwards	Member / Manager of Affiliated Entity
11	Vicki Lundy Wilbon	Member / Manager of Affiliated Entity
12	Carl L. Powell	Member of Affiliated Entity

Resolution appointing Kimberly Hosang and Paul Wiggins to the Agricultural Practices Advisory Board

Prime Sponsor: Danielle Cohen Higgins, District 8

Requester: Regulatory and Economic Resources

Committee Action Date: Port and Resiliency Committee, 05/14/2025

RESEARCH FINDINGS

OCA completed the required background research regarding the appointment of Kimberly Hosang and Paul Wiggins to the Agricultural Practices Advisory Board. The research yielded no adverse findings for the appointees. This report is being provided as a supplement to BCC File item Number 250670.

Resolution authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute an amended and restated county deed for Affordable Housing and Community Development, Inc., a Florida not-for-profit corporation; authorizing an extension to construct, complete and sell single family homes to qualified homebuyers through the infill housing program; and authorizing the county mayor or county mayor's designee to take all action necessary to enforce the provisions set forth in such amended and restated county deed, and to exercise all rights contained therein

Prime Sponsor: Vice-Chairman Kionne L. McGhee, District 9

Requester: None

Committee Action Date: Housing Committee, 05/13/2025

RESEARCH FINDINGS

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the conveyance, Affordable Housing and Community Development, Inc. (Affordable Housing). This review extended to the entity's key personnel. The results yielded the following:

1. Background research performed on Affordable Housing key personnel yielded the following:
 - a. *Alan Gross is listed as President of Affordable Housing and Community Development, Inc. in a Westlaw report, but he is absent from the company's Sunbiz document and ownership affidavit. An email from the People and Internal Operations Department (PIOD) to OCA on May 13, 2025, confirms that Mr. Gross has never been associated with the company.*
2. Background research on Affordable Housing disclosed that County properties were previously conveyed for the Infill Housing Program, as authorized through BCC resolution, and privately owned properties were developed under the Infill Housing Program, yielding no material observations or significant adverse findings.

Scope of Review:

The OCA's review of the subject conveyance is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the conveyance (see Exhibit 1).

Methodology:

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

1. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
2. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
3. 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.

4. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
5. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. May 8, 2025, Ownership Disclosure Affidavit, *Affordable Housing and Community Development, Inc.*

Exhibit 1: Affordable Housing and Community Development, Inc.

	<i>Individual/Entity Name</i>	<i>Relation to Affordable Housing and Community Development, Inc.</i>
1	<i>Ronald Amira</i>	<i>Director</i>
2	<i>Noemi Amira</i>	<i>Director</i>
3	<i>Brandon Amira</i>	<i>Director</i>

Resolution reappointing Rhonda Richardson-Comer, Taj C. Echoles, and Veronica Thompkins to the West Perrine Community Redevelopment Agency in accordance with section 163.356 and section 2-2456 of the Code

Prime Sponsor: Vice-Chairman Kionne L. McGhee, District 9

Requester: None

Committee Action Date: Appropriations Committee, 05/14/2025

RESEARCH FINDINGS

Commission Auditor's Conclusion:

OCA completed the required background research regarding the reappointment of Rhonda Richardson-Comer, Taj C. Echoles, and Veronica Thompson and noted the following:

Rhonda Richardson Comer, Notice of Stormwater Utility Lien and Final Summary Judgement

- *Case Number: 144672; Date Filed: August 2, 2024, Amount; \$158.52; no record of release*
- *Case Number: 144672; Date Filed: July 9, 2024, Amount; \$130.18; no record of release*
- *Final Summary Judgment – Case Number 13-6215-CC-25 – Sterling Jewelers, Inc. dated August 1, 2017, amount \$7,549.41, no record of release*

Taj C. Echoles, Default Judgement

- *Florida Elections Commission – Case Number: 2016 CA 2689–Default Final Judgement dated May 3, 2017, for \$978.00; no record of release*

ADDITIONAL INFORMATION

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

- [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).
- 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). The OCA is providing this report as a Supplement to the BCC Agenda File Item No. 250776.

CONTRIBUTORS

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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).