



OFFICE OF THE COMMISSION AUDITOR

MEMORANDUM

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

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

A handwritten signature in blue ink, appearing to read "Adeyinka Majekodunmi", is written over the printed name of the Commission Auditor.

DATE May 29, 2025

SUBJECT: 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

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. 250910.

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:

- A. Background research performed on Liberty Square Elderly, LLC yielded no material findings.

B. Background research performed on Liberty Square Elderly, LLC key personnel yielded the following findings:

1. ***Anthony Del Pozzo, Criminal Record***

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:

- i. Trespassing/Structure/Deadly Weapon; Felony; Adjudication Withheld / Court Case / Probation*
- ii. Battery / Felony; Felony; Adjudication Withheld / Court Case / Probation*
- iii. Criminal Mischief: Misdemeanor / Adjudication Withheld / Sentenced*
- iv. Burglary / Dwelling; Felony; No Action*
- v. Stalking / Aggravated; Felony; No Action*
- vi. False Imprisonment; Felony; No Action*
- vii. Drug Paraphernalia / Possession; Misdemeanor; No Action*
Cocaine / Possession; Felony; No Action

2. ***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.*

C. 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:

- 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. 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

This report will be included in the corresponding BCC meeting agenda. If you have any questions or need additional information, please call me at (305) 375-4354.

cc: Honorable Mayor Daniella Levine Cava
Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Carladenise Edwards, Chief Administrative Officer
Jimmy Morales, Chief Operations Officer
Cathy Burgos, Chief Community Services Officer
Felix Jimenez, Inspector General, Office of the Inspector General
Ofelia Tamayo, Director, Internal Compliance
Basia Pruna, Director, Clerk of the Board and Procurement, Clerk of the Courts
Nathan Kogon, Interim Director, Housing and Community Development Department
Eugene Love, Agenda Coordinator
OCA Staff