



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 "FROM:" line.

DATE May 30, 2025

SUBJECT: 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

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. 250865.

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:

- A. Background research performed on Choix yielded no material findings.
- B. 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:

- 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. April 17, 2023, Ownership Disclosure Affidavit, *Choix Financial Group, LLC*

Exhibit 1: Choix Financial Group, LLC

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

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
Eugene Love, Agenda Coordinator
OCA Staff