

April 21, 2026  
Supplement to  
Agenda Item No. 8(F)(2)



## 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", with a large blue scribble underneath.

**DATE** April 14, 2026

**SUBJECT:** **Resolution Approving, Pursuant to Section 125.38, Florida Statutes, the Terms of a Lease Agreement between Miami-Dade County, as Landlord, and Legacy Donor Services Foundation, Inc., as Tenant, for Certain Autopsy Rooms, Laboratory Room, and an Office Located at 1851 NW 9 Avenue Miami, Florida 33166 (Folio No. 01-3135-061-0010) for a Five-Year Initial Term with, one Five-Year Option To Renew with an Estimated Fiscal Impact of \$499,109.45 in Rent Payments to the County; Declaring Such Property as Surplus; Authorizing the County Mayor or the County Mayor's Designee (1) To Execute the Lease, (2) To Take All Actions Necessary To Exercise All Rights Conferred in the Lease, and (3) To Take All Actions Necessary To Effectuate same; and Directing the County Mayor or the County Mayor's Designee To Provide an Executed Copy of the Lease to the Property Appraiser's Office within 30 Days of Execution**

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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. 260202.

#### **Commission Auditor's Observations:**

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Legacy Donor Services Foundation, Inc. The results yielded the following:

- A. Background research performed on Legacy Donor Services Foundation, Inc., and key personnel of the entity yielded no conclusive material observations or adverse findings.

Scope of Review:

The OCA's review of the subject lease is based on information provided by the People and Internal Operations Department (PIOD), 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. May 7, 2024, Affidavit of Members, Managing Members, and Managers of Not-for-Profit Corporation, *Legacy Donor Services Foundation*
2. February 15, 2025, Lease Agreement, *Lease Agreement between Miami-Dade County and Legacy Donor Services Foundation*
3. April 21, 2026, Mayor's Memorandum, *Resolution Approving Lease Agreement between Miami-Dade County and Legacy Donor Services Foundation, Inc., a Nonprofit Corporation, for County-owned Property Located 1851 NW 9 Avenue, Miami, Florida 33136 Lease Agreement No.: 0131350610010-L5*

**Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners  
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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  
Jess McCarty, First Assistant County Attorney  
Carladenise Edwards, Chief Administrative Officer  
Jimmy Morales, Chief Operations 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  
Alejandro Martinez-Esteve, Assistant Director, People and Internal Operations  
Eugene Love, Agenda Coordinator  
OCA Staff