



OFFICE OF THE
COMMISSION AUDITOR

Supplement to
Agenda Item No.
8(F)(1)

M E M O R A N D U M

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".

DATE: May 26, 2026

SUBJECT: Resolution Declaring Surplus 32 Acres of Vacant County-Owned Land Located Adjacent to the Homestead Air Reserve Base in Unincorporated Miami-Dade County Identified by Portions of Folio Nos. 30-7901-000-0090, 30-7901-000-0210 and 30-7901-000-0220; Approving, by a Two-Thirds Vote of Board Members Present, a No Cost Conveyance to the United States of America, Acting through the Department of the Air Force, Pursuant to Section 125.38, Florida Statutes, To Be Used for Military Purposes, and To Support National Defense Interests; Waiving Provisions of Section 2-10.4.2 of the County Code and Implementing Order 8-4 regarding Appraisals; Approving the Form of the County Deed; Authorizing the Chairperson or Vice Chairperson of this Board To Execute a County Deed; and Authorizing the County Mayor or County Mayor's Designee To Exercise All Provisions Contained Therein and To Complete All Acts Necessary To Effectuate Such Transaction

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. 260301.

Commission Auditor's Observations:

The OCA conducted a comprehensive review of the recipient of the subject conveyance, the United States Department of the Air Force (DAF). The results yielded the following:

- A. Background research performed on the United States Department of the Air Force (DAF) yielded no material findings.

Scope of Review:

The OCA's review of the subject conveyance 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. June 2, 2026, Mayor's Memorandum, *Resolution Declaring Surplus and Approving the No-Cost Conveyance of Approximately 32 acres of County-Owned Land Located Adjacent to the Homestead Air Reserve Base to the United States of America, Acting Through the Department of the Air Force.*
Folio Nos. Portions of 30-7901-000-0090, 30-7901-000-0210, and 30-7901-000-0220
2. Draft, County Deed attached as Exhibit "A", *County Deed by Miami-Dade County, (the "Grantor"), in favor of The United States of America, acting by and through the Department of the Air Force, (the "Grantee")*

**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
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