



OFFICE OF THE COMMISSION AUDITOR

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

MEMORANDUM

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

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

DATE: May 26, 2026

SUBJECT: Resolution Authorizing the Conveyance of Perpetual Easement Parcels 800 and 801, Located at the SW Corner of the Intersection of SR 860/Miami Gardens Drive with NW 37 Avenue, and at the SE Corner of the Intersection of SR 860/Miami Gardens Drive with NE 6 Avenue, to the State of Florida Department of Transportation, in Accordance with Section 125.38, Florida Statutes, for a Nominal Price of \$1.00, for a Roadway Improvement Project; Authorizing the County Mayor or County Mayor's Designee To Take All Actions Necessary To Accomplish the Conveyance of the same; Authorizing the County Mayor or County Mayor's Designee To Execute the Perpetual Easements and To Exercise All Rights Conferred 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. 260589.

Commission Auditor's Observations:

The OCA conducted a comprehensive review of the recipient of the subject conveyance, the Florida Department of Transportation (FDOT). The results yielded the following:

- A. Background research performed on the Florida Department of Transportation (FDOT) 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 Authorizing the Conveyance of Perpetual Easements 800 and 801, located at the southwest corner of the intersection of State Road 860 (Miami Gardens Drive) with NW 37th Avenue, and at the southeast corner of the intersection of State Road 860 (Miami Gardens Drive) with NE 6th Avenue to the Florida Department of Transportation (FDOT)*
2. Attachment 1 to the Mayor's Memorandum, *Attachment 1: Perpetual Easement by Miami-Dade County, Grantor, to the State of Florida, Department of Transportation, Grantee Parcel No.: 800.1 R (11/07/2025) MN*
3. Attachment 1 to the Mayor's Memorandum, *Attachment 1: Perpetual Easement by Miami-Dade County, Grantor, to the State of Florida, Department of Transportation, Grantee Parcel No.: 801.1*

**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
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