

**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT,
IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

STATE OF FLORIDA

Plaintiff,

AFFIDAVIT TO ARREST

ALEJANDRO DIAZ DE LA PORTILLA

WILLIAM W. RILEY, JR.

Defendants,
...../

The undersigned Affiants, Special Agents Gaylon White and Miguel Martinez, of the Florida Department of Law Enforcement and Investigator Karl Ross of the Miami-Dade Commission on Ethics and Public Trust, hereby submit this Affidavit to Arrest regarding FDLE Case **MI-14-0331** to the Honorable **CRISTINA MIRANDA**, Judge of the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, State of Florida, said Affiants having personally appeared, who being first duly sworn depose and say that they have probable cause for the arrests of one **ALEJANDRO DIAZ DE LA PORTILLA** (“**DIAZ DE LA PORTILLA**”) H/M DOB: 08/25/1964 and **WILLIAM W. RILEY, JR.** (“**RILEY**”) W/M DOB: 12/24/1974, did then and there unlawfully commit the following offenses, occurring in Miami-Dade County, State of Florida:

STATUTES BEING VIOLATED

1. Money Laundering – F.S. 896.101 (**DIAZ DE LA PORTILLA** and **RILEY**)
2. Unlawful Compensation or Reward for Official Behavior – F.S. 838.016 (**DIAZ DE LA PORTILLA** and **RILEY**: East Hotel)
3. Unlawful Compensation or Reward for Official Behavior – F.S. 838.016 (**DIAZ DE LA PORTILLA** and **RILEY**: Proven)
4. Unlawful Compensation or Reward for Official Behavior – F.S. 838.016 (**DIAZ DE LA PORTILLA** and **RILEY**: Local)
5. Bribery; Misuse of Public Office – F.S. 838.015 (**DIAZ DE LA PORTILLA** and

Judge's Initials *[Signature]*
Affiants' Initials *[Signature]*

RILEY)

6. Criminal Conspiracy – F.S. 777.04 (DIAZ DE LA PORTILLA and RILEY)
7. Official Misconduct – F.S. 838.022(1)(a) (DIAZ DE LA PORTILLA)
8. Official Misconduct – F.S. 838.022(1)(a) (DIAZ DE LA PORTILLA)
9. Official Misconduct – F.S. 838.022(1)(a) (DIAZ DE LA PORTILLA)
10. Official Misconduct – F.S. 838.022(1)(a) (DIAZ DE LA PORTILLA)
11. Campaign Contribution in Excess of Legal Limits for Political Committees
– F.S. 106.08(1)(a)(3) (DIAZ DE LA PORTILLA)
12. Failure to Report a Gift – Miami-Dade County Code Sec. 2-11.1(e) (DIAZ DE LA
PORTILLA)
13. Failure to Report a Gift – Miami-Dade County Code Sec. 2-11.1(e) (DIAZ DE LA
PORTILLA)
14. Failure to Disclose Lobbyist Expenses – Miami-Dade County Code Sec. 2-
11.1(s)(6)(a) (RILEY)

**COUNT 1- VIOLATION OF THE FLORIDA MONEY LAUNDERING ACT
(DIAZ DE LA PORTILLA and RILEY)**

Beginning on or about June 16, 2020, and continuing through August 10, 2022, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA and WILLIAM W. RILEY, JR. did then and there unlawfully, and knowingly, conduct or attempt to conduct a financial transaction to-wit: the movement of funds/United States currency, knowing that the property represents the proceeds of some form of unlawful activity, to wit: Unlawful Compensation and/or Bribery; knowing that the transaction is designed in whole or in part, to conceal or disguise the nature, the location, the source, the ownership or the control of the proceeds of the unlawful activity, and said transactions totaled or exceeded \$100,000.00 in a twelve month period, contrary to F.S. 896.101(3)(a) and F.S. 896.101(5)(c), Florida Statutes, (L9)

**COUNT 2- UNLAWFUL COMPENSATION (DIAZ DE LA PORTILLA and
RILEY)**

Judge's Initials

Affiants' Initials

The judge's initials are 'R'. The affiants' initials are 'ADL' and 'WRJ'.

Beginning on or about August 18, 2020, and continuing through September 20, 2020, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA and WILLIAM W. RILEY, JR. did knowingly and intentionally give, offer, or promise to any public servant, to wit: ALEJANDRO DIAZ DE LA PORTILLA, or, if a public servant, to knowingly and intentionally request, solicit, accept, or agree to accept, any pecuniary or other benefit not authorized by law, for the past, present, or future performance, nonperformance, or violation of any act or omission which the person, to wit: WILLIAM W. RILEY, JR. believes to have been, or ALEJANDRO DIAZ DE LA PORTILLA represents as having been, either within the official discretion of ALEJANDRO DIAZ DE LA PORTILLA, in violation of a public duty, or in performance of a public duty, to wit the passage of Miami City Resolution 20-0352 and Miami City Resolution 22- 0153, contrary to Florida Statute Section 838.016 (1) and (2) and 775.082 (L7),

COUNT 3- UNLAWFUL COMPENSATION (DIAZ DE LA PORTILLA and RILEY)

Beginning on or about the October 13, 2021, and continuing through September 11, 2023, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA and WILLIAM W. RILEY, JR. did knowingly and intentionally give, offer, or promise to any public servant, to wit: ALEJANDRO DIAZ DE LA PORTILLA, or, if a public servant, to knowingly and intentionally request, solicit, accept, or agree to accept, any pecuniary or other benefit not authorized by law, for the past, present, or future performance, nonperformance, or violation of any act or omission which the person, to wit: WILLIAM W. RILEY, JR. believes to have been, or ALEJANDRO DIAZ DE LA PORTILLA represents as having been, either within the official discretion of ALEJANDRO DIAZ DE LA PORTILLA, in violation of a public duty, or in performance of a public duty, to wit the passage of Miami City Resolution 20-0352 and Miami City Resolution 22- 0153, contrary to Florida Statute Section 838.016 (1) and (2) and 775.082 (L7),

COUNT 4- UNLAWFUL COMPENSATION (DIAZ DE LA PORTILLA and RILEY)

Beginning on or about June 16, 2020, and continuing through August 10, 2022, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA and WILLIAM W. RILEY, JR. did

Judge's Initials P
Affiants' Initials ADL , WR , JR

knowingly and intentionally give, offer, or promise to any public servant, to wit: ALEJANDRO DIAZ DE LA PORTILLA, or, if a public servant, to knowingly and intentionally request, solicit, accept, or agree to accept, any pecuniary or other benefit not authorized by law, for the past, present, or future performance, nonperformance, or violation of any act or omission which the person, to wit: WILLIAM W. RILEY, JR., believes to have been, or ALEJANDRO DIAZ DE LA PORTILLA represents as having been, either within the official discretion of ALEJANDRO DIAZ DE LA PORTILLA, in violation of a public duty, or in performance of a public duty, to wit the passage of Miami City Resolution 20-0352 and Miami City Resolution 22-0153, contrary to Florida Statute Section 838.016 (1) and (2) and 775.082 (L7),

COUNT 5- BRIBERY (DIAZ DE LA PORTILLA and RILEY)

On or about September 20, 2020, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, while a public servant, to-wit: a City of Miami City Commissioner, and WILLIAM W. RILEY, JR., did knowingly and intentionally give, offer, or promise to ALEJANDRO DIAZ DE LA PORTILLA, or, ALEJANDRO DIAZ DE LA PORTILLA did knowingly and intentionally request, solicit, accept, or agree to accept for himself or another, any pecuniary or other benefit not authorized by law with an intent or purpose to influence the performance of any act or omission which WILLIAM W. RILEY, JR., believes to be, or ALEJANDRO DIAZ DE LA PORTILLA represents as being, within the official discretion of ALEJANDRO DIAZ DE LA PORTILLA, in violation of a public duty, or in performance of a public duty, to wit: the passage of Miami City Resolution 20-0352 and Miami City Resolution 22-0153, contrary to F.S. 838.015(1), (L7).

COUNT 6- CRIMINAL CONSPIRACY (DIAZ DE LA PORTILLA and RILEY)

Beginning on or about the August 18, 2020, and continuing through September 11, 2023, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA and WILLIAM F. RILEY, JR., did then and there agree, conspire, combine, or confederate with each other to commit a criminal offense, to-wit: Money Laundering, Unlawful Compensation, and or Bribery, in that the said ALEJANDRO DIAZ DE LA PORTILLA and WILLIAM W. RILEY, JR. did unlawfully agree, conspire, combine, or confederate with each other to secure the passage of Miami City Resolution 20-0352 and Miami City Resolution 22-0153, contrary to F.S. 777.04, and or F.S. 896.101(3)(a).

Judge's Initials DJ
Affiants' Initials WJR, ADL

and F.S. 896.101(5)(c)(L7)(Money Laundering), and or F.S. 838.016 (1) and (2) and 775.082, (L6) (Unlawful Compensation), and or F.S. 838.015(1), (L6)(Bribery),

COUNT 7- OFFICIAL MISCONDUCT (DIAZ DE LA PORTILLA)

On or about September 20, 2020, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, a public servant, to wit: a City of Miami City Commissioner, did knowingly and intentionally obtain a benefit for any person, by falsifying, or causing another person to falsify, any official record or official document, or by obstructing, delaying, or preventing the communication of information relating to the commission of a felony that directly involves or affects the government entity served by the public servant or public contractor, to wit: failure to File Form 8B, notifying the Miami City Commission and Citizens of Miami of a voting conflict in connection with the receipt of money from DAVID CENTNER AND LEILA CENTNER, contrary to F.S. 838.022,

COUNT 8- OFFICIAL MISCONDUCT (DIAZ DE LA PORTILLA)

Beginning on or about November 5, 2020, and continuing through December 31, 2020, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, a public servant, to wit: a City of Miami City Commissioner, did knowingly and intentionally obtain a benefit for any person, by falsifying, or causing another person to falsify, any official record or official document, or by obstructing, delaying, or preventing the communication of information relating to the commission of a felony that directly involves or affects the government entity served by the public servant or public contractor, to wit: failure to inform Nancy Brown of the receipt of money from Elnatan Rudolph, that was required to be disclosed in a campaign treasurer report, contrary to F.S. 838.022,

COUNT 9- OFFICIAL MISCONDUCT (DIAZ DE LA PORTILLA)

Beginning on or about the June 16, 2020, and continuing through August 10, 2022, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, a public servant, to wit: a City of Miami City Commissioner, did knowingly and intentionally obtain a benefit for any person, by falsifying, or causing another person to falsify, any official record or official document, or by obstructing, delaying, or preventing the communication of information relating to the commission

Judge's Initials RP
Affiants' Initials AD, W, DW

of a felony that directly involves or affects the government entity served by the public servant or public contractor, to wit: failure to File Form 8B, notifying the Miami City Commission and Citizens of Miami, of a voting conflict in connection with the receipt of tens of thousands of dollars from DAVID CENTNER AND LEILA CENTNER, contrary to F.S. 838.022,

COUNT 10- OFFICIAL MISCONDUCT (DIAZ DE LA PORTILLA)

Beginning on or about October 13, 2021, and continuing through May 31, 2023, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, a public servant, to wit: a City of Miami City Commissioner, did knowingly and intentionally obtain a benefit for any person, by falsifying, or causing another person to falsify, any official record or official document, or by obstructing, delaying, or preventing the communication of information relating to the commission of a felony that directly involves or affects the government entity served by the public servant or public contractor, to wit: failure to File Form 8B, notifying the Miami City Commission and Citizens of Miami, of a voting conflict in connection with the receipt of tens of thousands of dollars from DAVID CENTNER AND LEILA CENTNER, contrary to F.S. 838.022,

COUNT 11- VIOLATION OF LIMITATIONS ON CAMPAIGN CONTRIBUTIONS (DIAZ DE LA PORTILLA)

Beginning on or about July 21, 2022, and continuing through August 19, 2022, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, a public servant, to wit: a City of Miami City Commissioner, did knowingly and intentionally, as an agent of Proven Leadership of Miami-Dade County, a political committee, caused contributions in excess of \$1,000 to be donated to the County Court Judicial election of his brother, RENIER DIAZ DE LA PORTILLA, to wit:

- A. \$6,000.00 paid on July 28, 2022, for partial payment of invoice #113732;
- B. \$5,484.42 paid on July 29, 2022, payment of balance for Invoice #113732;
- C. \$5,379.76 paid on July 26, 2022, for Invoice #113652;
- D. \$3,588.88 paid on August 4, 2022, and July 29, 2022;
- E. \$1,322.72 paid on August 19, 2022, on Invoice #113911, contrary to F.S. 106.08

Judge's Initials 
Affiants' Initials 

COUNT 12- FAILURE TO REPORT A GIFT (DIAZ DE LA PORTILLA)

On or about January 1, 2021, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, a public servant, to wit: a City of Miami City Commissioner, failed to disclose a gift or series of gifts, to wit: payment of hotel charges received on or about the 18th day of August, 2020, from William W. Riley, Jr., having a value in excess of one hundred dollars (\$100.00), by not filing the disclosure form required by Chapter 112, Florida Statutes, for "local officers" with the Clerk of the Board of the City of Miami, contrary to Section 2-11.1, subsection (e)(4) of the Code of Miami-Dade County, and F. S. 125.69.

COUNT 13- FAILURE TO REPORT A GIFT (DIAZ DE LA PORTILLA)

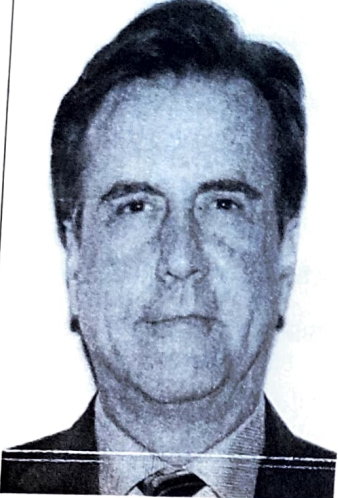

On or about April 1, 2021, in the County aforesaid, ALEJANDRO DIAZ DE LA PORTILLA, a public servant, to wit: a City of Miami City Commissioner, failed to disclose a gift or series of gifts, to wit: payment of hotel charges received on or about November 4, 2020, from Elnatan Rudolph, having a value in excess of one hundred dollars (\$100.00), by not filing the disclosure form required by Chapter 112, Florida Statutes, for "local officers" with the Clerk of the Board of the City of Miami, contrary to Section 2-11.1, subsection (e)(4) of the Code of Miami-Dade County, and F. S. 125.69.

COUNT 14- FAILURE TO DISCLOSE LOBBYIST EXPENDITURES (RILEY)

On or about January 16, 2023, in the County aforesaid, WILLIAM W. RILEY, JR., an individual registered to lobby with the City of Miami, failed to submit to the City Clerk's office a signed statement under oath, listing expenditures, to wit: payments for meals and entertainment for public officers and employees of the City of Miami, and the sources from which funds for making the lobbying expenditures have come, for the preceding calendar year, to wit: 2022, contrary to Section 2-655 of the Code of the City of Miami, FL.

Judge's Initials P
Affiants' Initials WR, JR, DW

SUBJECT DESCRIPTIONS

<p>Name: ALEJANDRO DIAZ DE LA PORTILLA DOB: 08/25/1964 Description: H/M 6'00'' brn hair brn eyes D/L: D234-013-64-305-0 S.S. #: 261-81-0125 Address: 1480 NW N River DR #E2606 Miami, FL 33125-2867</p>	
<p>Name: WILLIAM W. RILEY, JR. DOB: 12/24/1974 Description: W/M 5'10'' brn hair grn eyes D/L: R-400-939-74-464-0 S.S. #: 595-70-1981 Address: 16343 SW 256th Street Homestead, FL 33031</p>	

AFFIANT QUALIFICATIONS

Your co-Affiant, GAYLON WHITE, Court ID #0649, is a Special Agent with the Florida Department of Law Enforcement ("FDLE"), where he has served for approximately 30 years and is currently assigned to the Public Integrity Unit. He has been the lead agent or assisting agent for FDLE in hundreds of criminal investigations, including those involving public corruption, fraud, narcotics, sexual battery and other offenses. Your co-Affiant KARL ROSS has worked for the Miami-Dade Commission on Ethics and Public Trust ("COE") for 18 years as an investigator and forensic accountant. He has led or assisted in hundreds of investigations into violations of the Miami-Dade County ethics code and criminal cases involving public and elected officials, political

Judge's Initials
Affiants' Initials , ,

campaigns, lobbyists, contractors, and others. He holds a Master of Accounting degree from Florida Atlantic University and has been a Certified Fraud Examiner since 2006. Your co-Affiant, MIGUEL MARTINEZ, Court ID #1467, is a Special Agent with the Florida Department of Law Enforcement ("FDLE"). He has over 30 years of combined experience in the civil and criminal justice systems. He has been a member of the Florida Bar since 2003. Prior to joining FDLE he served as a Sworn Legal Advisor and Assistant Chief of Police at the Hallandale Beach Police Department. He is currently assigned to FDLE's Public Integrity Unit. He has participated in and overseen hundreds of criminal investigations, including those involving public corruption, fraud, narcotics, sexual battery, homicide and other offenses.

PROBABLE CAUSE

1. At times material to this investigation, ALEJANDRO "ALEX" DIAZ DE LA PORTILLA ("ALEX DIAZ DE LA PORTILLA") was a City Commissioner in the City of Miami, having been elected to this office in November 2019. He also served as Chairman or Board Member of the Miami Omni Community Redevelopment Agency ("Omni CRA"). He further served as Campaign Manager and/or as an Agent of his younger brother RENIER DIAZ DE LA PORTILLA's political campaigns in 2020, when he ran for the office of Miami-Dade County Commissioner, and again in 2022, when he ran for the office of Miami-Dade County judge, losing both times. Over the past 25 years, ALEX DIAZ DE LA PORTILLA has been involved with dozens of political campaigns – both as a candidate for elected office and as a paid campaign consultant.

2. WILLIAM W. RILEY, JR. ("RILEY") is an attorney and registered lobbyist in the City of Miami. As such, he has participated in numerous political campaigns and represented multiple clients with matters pending before the Miami City Commission. RILEY also works as a zoning and land-use attorney for DLC Capital Management LLC ("DLC CAPITAL"), an entity owned by DAVID CENTNER AND LEILA CENTNER (collectively, the "CENTNERS"). At times material, RILEY represented the CENTNERS as a lobbyist in the City of Miami. He assisted the CENTNERS in their effort to obtain permission to build a \$10 million recreational complex on City of Miami park land (Biscayne Park) across the street from one of their private schools, the Centner Academy, an elementary and middle school located at 1911 NE Miami Court.

Judge's Initials RM
Affiants' Initials WR, JW

3. At times material, ALEX DIAZ DE LA PORTILLA operated two political committees he used to support a variety of political campaigns and for other purposes. The first, PROVEN LEADERSHIP FOR MIAMI-DADE COUNTY PC ("PROVEN PC"), was created in 2018 to support ALEX DIAZ DE LA PORTILLA's unsuccessful campaign for Miami-Dade County Commissioner. The second, LOCAL LEADERSHIP FOR MIAMI-DADE COUNTY PC ("LOCAL PC"), was created in 2020, to support the RENIER DIAZ DE LA PORTILLA campaign for that same office. These committees continued to raise and expend money from political contributions long after the campaigns they were initially created to support had ended and were controlled, at times material, by ALEX DIAZ DE LA PORTILLA, directly and indirectly.

4. At times material, NANCY L. BROWN ("BROWN"), a Certified Public Accountant, served as Chairperson, Treasurer and Registered Agent for PROVEN PC and LOCAL PC. BROWN simultaneously served as personal accountant for ALEX DIAZ DE LA PORTILLA and told your Affiants in a sworn statement that ALEX DIAZ DE LA PORTILLA controlled all aspects of PROVEN PC and LOCAL PC, directly and indirectly, with regard to political financing. She further stated that she served as Treasurer for RENIER DIAZ DE LA PORTILLA's political campaigns in 2020 and 2022, as previously described above.

EAST HOTEL ROOM CHARGES

Unlawful compensation or reward for official behavior – F.S. 838.016

5. Acting on information provided by an informant, your Affiants learned that ALEX DIAZ DE LA PORTILLA had been staying at an upscale hotel co-located within Brickell City Centre in downtown Miami known as the East Miami Hotel ("East Hotel") and that he had been staying there at times coinciding with the RENIER DIAZ DE LA PORTILLA campaign of 2020. A hotel manager, RICHARD FERNANDEZ ("FERNANDEZ"), was subsequently interviewed and advised that ALEX DIAZ DE LA PORTILLA had been a regular guest of the hotel throughout the summer and fall of that year, frequently staying in Room #801. FERNANDEZ further advised that ALEX DIAZ DE LA PORTILLA reserved a suite on the penthouse level of the hotel, Room #3603, to host a political event and that an individual who identified himself as an attorney paid for that room. He said he could not recall the individual's name but offered a physical description. The individual was later identified by your Affiants as co-defendant RILEY. Hotel manager

Judge's Initials RP
Affiants' Initials RM, VR, JW

FERNANDEZ also advised that ALEX DIAZ DE LA PORTILLA was frequently in the company of an individual from New Jersey, later identified by your Affiants as ELNATAN RUDOLPH ("RUDOLPH"). He said he believed that individuals other than ALEX DIAZ DE LA PORTILLA may have paid for some of the room charges incurred by the commissioner.

6. Pursuant to subpoena, your Affiants obtained hotel records for the guest account of ALEX DIAZ DE LA PORTILLA and learned that between August 5, 2020, and November 6, 2020, he occupied Room #801 on three separate occasions for a total of 57 nights and incurred corresponding room charges of \$28,408.37. The records further reflected that individuals other than ALEX DIAZ DE LA PORTILLA paid for nearly half of these charges. Records showed that RILEY used a credit card in his name to pay \$4,730.18 in charges on Room #801 on August 18, 2020. Records also showed that RUDOLPH used a credit card in his name or the name of his business to pay \$8,450.30 in charges on Room #801 on November 4, 2020.

7. The records showed that RILEY used his personal credit card to pay for additional rooms at the East Hotel on or about August 18, 2020, which Affiants learned was the date of a "watch party" hosted by ALEX DIAZ DE LA PORTILLA to help his brother celebrate the Primary Election in his campaign for Miami-Dade County Commissioner. These charges included a payment of \$1,130 for Room #3603, the penthouse suite, along with five guest rooms used by family and friends of ALEX DIAZ DE LA PORTILLA, attending the watch party event and representing an additional \$841.85 in charges paid by RILEY. In total, RILEY paid \$6,702.03 in room charges at the East Hotel for rooms reserved on the guest account of ALEX DIAZ DE LA PORTILLA.

8. During a field interview at his office, RILEY told one of your Affiants that he "volunteered" to pay for the watch party at the East Hotel on the night of August 18, 2020. He subsequently checked his personal financial records and confirmed the payments of approximately \$6,702.03. He said he believed that the payments would be reported as "soft money" by political committees controlled by ALEX DIAZ DE LA PORTILLA. He said he paid the charges at the hotel's front desk and provided a copy of the receipt to an agent of the campaign so that it could be reported as a political contribution. RILEY told your co-Affiant that he was not reimbursed for the room charges at the East Hotel by any client. He further indicated that he may have paid for catering charges for the watch party event. The field interviews were tape recorded by Miami-

Judge's Initials RD
Affiants' Initials MM, WR, FW

Dade Police Sgt. ANGEL PICHARDO, an investigator assigned to the Miami-Dade County State Attorney's Office, who was assisting at that time.

9. Your Affiants later found that RILEY was, in fact, reimbursed for the charges at the East Hotel on the night of August 18, 2020. Records obtained from DLC CAPITAL show that RILEY invoiced DLC CAPITAL for room charges in the amount of \$6,702.03, as well as another \$1,236.84 in catering charges in connection with the watch party. He described the charges totaling \$7,938.87 as being associated with the "Election Night" event held in honor of RENIER DIAZ DE LA PORTILLA, who finished second and advanced to a run-off. Contrary to his statement to investigators, RILEY was reimbursed for the payments at the East Hotel by the CENTNERS, who at that time were seeking to gain the influence and support of ALEX DIAZ DE LA PORTILLA in the furtherance of at least one of their objectives – the right to build an indoor recreational facility on City owned land at Biscayne Park.

10. Pursuant to a state witness subpoena, RUDOLPH acknowledged making a payment on the account of ALEX DIAZ DE LA PORTILLA on Room #801 at the East Hotel in November 2020. He stated that he spent considerable time working with ALEX DIAZ DE LA PORTILLA as a paid advisor to RENIER DIAZ DE LA PORTILLA's political campaign. He stated that he observed that Room #801 was used as a base of operations for fundraising and strategizing in the furtherance of this campaign. He described ALEX DIAZ DE LA PORTILLA as the "campaign manager" for the RENIER DIAZ DE LA PORTILLA political campaign. RUDOLPH stated that he made the payment of \$8,450.30 on a credit card issued to his consulting business to settle the account on Room #801. He stated that he was subsequently reimbursed by the RENIER DIAZ DE LA PORTILLA political campaign. At the time of the payment, RUDOLPH, in addition to being a paid consultant on the RENIER DIAZ DE LA PORTILLA campaign, was also a paid lobbyist who represented several clients seeking to do business with the City of Miami.

11. Your Affiants reviewed campaign finance records associated with the RENIER DIAZ DE LA PORTILLA political campaign of 2020 and did not find evidence of any of the above-referenced payments from RILEY or RUDOLPH. Had any of these charges been reported as campaign contributions, they would have exceeded the legal limit of \$1,000 for a local election – either as in-kind contributions or in the form of a campaign loan. Your Affiants conducted a similar review of

Judge's Initials 
Affiants' Initials 

campaign finance records associated with LOCAL PC and PROVEN PC. Your Affiants did not find any evidence that the payments were reported as political contributions through either LOCAL PC or PROVEN PC, the political committees controlled by ALEX DIAZ DE LA PORTILLA.

12. Your Affiants obtained information and records from the City of Miami Clerk's Office and discovered that ALEX DIAZ DE LA PORTILLA did not report as gifts any of the room charges paid on his account at the East Hotel totaling \$15,152.33 – which consisted of payments by RILEY in the amount of \$6,702.03 and by RUDOLPH in the amount of \$8,450.30. ALEX DIAZ DE LA PORTILLA did not report as gifts the \$1,236.84 in catering charges paid by RILEY at the East Hotel and that benefitted the RENIER DIAZ DE LA PORTILLA campaign of which he was the campaign manager, as required under local ethics ordinances. Had these payments been reported as such, they would have violated Florida Law prohibiting elected officials from accepting gifts from lobbyists doing business with their respective municipalities.

13. Based on the foregoing, there is Probable Cause to believe that ALEX DIAZ DE LA PORTILLA and RILEY committed the crime of Unlawful Compensation in connection with the charges incurred at the East Hotel in August 2020 totaling \$7,938.87, and that these payments were made in the furtherance of RILEY's activities as a lobbyist representing the CENTNERS on matters pending before the City of Miami and that RILEY believed that it was within the official discretion of ALEX DIAZ DE LA PORTILLA to assist RILEY's clients on these matters.

**PAYMENTS USING PRISTINE DE LLC
IN FURTHERANCE OF CENTNERS' BISCAYNE PARK DEAL**

**Bribery; misuse of public office – F.S. 838.015
Criminal conspiracy – F.S. 777.04(3)
Money Laundering – F.S. 896.101**

14. At times material, the CENTNERS sought permission from the City of Miami to build an indoor recreational complex for students attending the CENTNER ACADEMY, a private school near the 100 block of Northeast 19th Street and located across the street from Biscayne Park. Biscayne Park is located on 7.3 acres and represents one of the largest remaining undeveloped tracts of land in Miami's urban core with an estimated market value of about \$100 million. At times material, Biscayne Park was located within the boundaries of City of Miami Commission

Judge's Initials *RF*
Affiants' Initials *ADL* *LR*

District 2 and was also located within the boundaries of the Omni CRA. At times material, Biscayne Park was viewed as a key component of a redevelopment plan led by the Omni CRA in partnership with Miami- Dade Public Schools (“MDPS”) to promote the creation of affordable housing and commercial office space, along with the expansion and relocation of a public school, iPrep Academy.

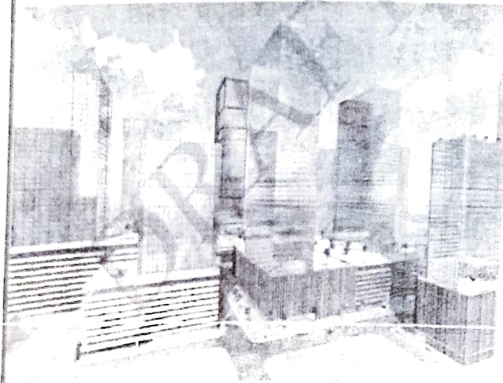
15. The CENTNERS employed RILEY as a lobbyist and in-house attorney at a salary of approximately \$500,000 a year. His hiring in the latter part of 2019 coincided with the election of ALEX DIAZ DE LA PORTILLA to the Miami City Commission. Invoices provided to the CENTNERS through DLC CAPITAL reflect that RILEY sought to engage with ALEX DIAZ DE LA PORTILLA from the time he was elected in November 2019. One such invoice reference “work on political initiatives regarding Alex DLP campaign” and includes a receipt for a meal with a member of his “transition” team. Other invoices reflect charges for meals and drinks with ALEX DIAZ DE LA PORTILLA and City staff totaling thousands of dollars. Many of the invoices submitted by RILEY explicitly reference “legal and lobbying work concerning Biscayne Park redevelopment proposal,” including his very first invoice to DLC CAPITAL.

16. Your Affiants obtained a sworn statement from JASON WALKER (“WALKER”), the former Executive Director of the Omni CRA, and learned that, prior to the election of ALEX DIAZ DE LA PORTILLA to the Miami City Commission in 2019, Biscayne Park formed part of a plan to redevelop 20 acres of publicly-owned land located within the CRA’s boundaries. WALKER stated that years of high-level meetings between Omni CRA staff, City of Miami officials, MDPS officials – including then Superintendent ALBERTO M. CARVALHO (“CARVALHO”) – and private developers led to a Memorandum of Understanding (“MOU”) between the parties to carry out the redevelopment plan. He stated that the plan would have added as much as \$500 million to the City of Miami’s tax rolls. He further advised that thousands of dollars in CRA funds were used to pay for planning studies, such as the one shown below.

Judge’s Initials 
Affiants’ Initials 

EDUCATION COMMUNITY OPPORTUNITY
AREA DEVELOPMENT PLAN

APRIL 27, 2020



JORGE A. GUTIERREZ ARCHITECT LLC

LOT B: CITY OF MIAMI EXISTING OPEN LOT & PARKING
CIVIC INSTITUTION ZONE (C)

Section 21, ARTICLE 9, § 9.2.4
 "An property located within a C Zone may be developed according to the regulations of the most restrictive existing Future Use and all Future Use is considered a maximum." It shall have the most restrictive setbacks identifying the site.
 "Development in a C Zone shall follow the regulations of the existing Future Use except that height restrictions shall be as follows: a) 2 Zone Existing Future Use" 1. Within the higher building setbacks area

Building & Lot Parameters
76.8 O Urban Core Transition Zone

To B Building Setbacks:

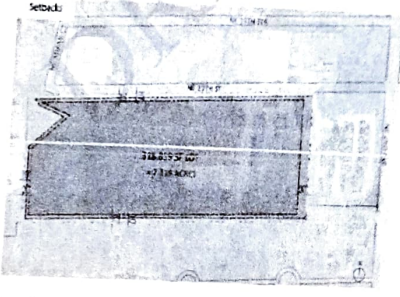
Frontal Front	30 ft from all 4 sides unless otherwise noted
Side/Ending Front	30 ft from all 4 sides unless otherwise noted
Side	10 ft from all 4 sides unless otherwise noted
Back	10 ft from all 4 sides unless otherwise noted

To B Building Height:

Max Height	4 stories
Min Height	2 stories
Max Height	11 stories

Floor Lot Ratio (FLR)
To 4

1 / 275 additional Public Storage



LOT B: CITY OF MIAMI EXISTING OPEN LOT & PARKING

17. WALKER stated that these plans had been a foremost priority for the CRA and its staff, but that progress stalled after ALEX DIAZ DE LA PORTILLA took over as Chairman of the Omni CRA in early 2020. He said that ALEX DIAZ DE LA PORTILLA largely ignored the CRA's professional staff and used the CRA's offices as a platform for the political campaign of RENIER DE LA PORTILLA. He recalled ALEX DIAZ DE LA PORTILLA, RENIER DIAZ DE LA PORTILLA, RILEY and others occupying the CRA's main conference room to eat, consume alcohol, and hold after-hours fundraising sessions. He said that ALEX DIAZ DE LA PORTILLA allowed his brother, RENIER DE LA PORTILLA, to sit in on CRA meetings with private developers and that he would solicit contributions to his political campaign afterwards, sometimes following them to the elevator in the lobby "to ask for a campaign check."

18. WALKER stated neither he nor anybody on the CRA's staff was consulted by ALEX DIAZ DE LA PORTILLA prior to the introduction of the first of two resolutions on or about October 22, 2020, supporting the CENTNERS' project at Biscayne Park. He described the resolution as a setback to the pre-existing plans involving MDPS and others that had been "a priority" of the Omni CRA up until that time. He said those plans were strongly supported by ALEX DIAZ DE LA PORTILLA's predecessor as Omni CRA Chairman, former City

Judge's Initials *[Signature]*
 Affiants' Initials *[Signature]* *[Signature]* *[Signature]*

Commissioner KEN RUSSELL ("RUSSELL"), who was ousted as Chairman in early 2020.

19. Unbeknownst to WALKER, RUSSELL and others supporting the Omni CRA's previous plans for Biscayne Park, RILEY sought to channel tens of thousands of dollars in political contributions from the CENTNERS to political committees secretly controlled by ALEX DIAZ DE LA PORTILLA – to wit, PROVEN PC and LOCAL PC. To conceal the origin of the funds, RILEY established a Delaware corporation known as PRISTINE DE LLC ("PRISTINE"). PRISTINE was used to then transfer \$245,000 to the political committees controlled by ALEX DIAZ DE LA PORTILLA at times coinciding with the political campaigns of RENIER DIAZ DE LA PORTILLA in 2020 and 2022, and which also coincided with RILEY's efforts on behalf of the CENTNERS to obtain the use of Biscayne Park for their project.


20. This coordinated scheme to provide ALEX DIAZ DE LA PORTILLA with a series of pecuniary benefits not authorized by law through PRISTINE can be observed through the following chronology:


- A. On or about May 26, 2020 – RENIER DIAZ DE LA PORTILLA filed a Statement of Candidate with the Miami-Dade Elections Department, thereby announcing his intention to run for the office of Miami-Dade County Commissioner for District 5.
- B. On or about May 29, 2020 – RILEY incorporated PRISTINE as a Delaware corporation.
- C. On or about May 29, 2020 – RILEY opened an account for PRISTINE at Space Coast Credit Union. Account records obtained pursuant to subpoena show that RILEY identified himself as the president and sole beneficial owner of PRISTINE. He further stated in bank opening documents that PRISTINE was formed as a "real estate holding company."
- D. On or about June 1, 2020 – ALEX DIAZ DE LA PORTILLA directed BROWN to create LOCAL PC with the Florida Division of Elections ("DOE") and identify herself as the Chairperson, Treasurer and Registered Agent of said committee. In this

Judge's Initials 
Affiants' Initials 

filing, LOCAL PC stated it was supporting the RENIER DIAZ DE LA PORTILLA campaign for Miami-Dade County Commission District 5.

- E. On or about June 1, 2020 – the CENTNERS, through an affiliated corporation named PERPETUAL LOVE L TRUST, LLC (“PERPETUAL LOVE”), initiated a wire transfer to PRISTINE in the amount of \$110,000 to fund its initial activity.
- F. On or about June 16, 2020 – RILEY drafted a check (Check No. 91) on the PRISTINE account in the amount of \$30,000 payable to LOCAL PC.
- G. On or about June 18, 2020 – RILEY drafted a check (Check No. 90) on the PRISTINE account in the amount of \$50,000 payable to LOCAL PC.
- H. On or about June 22, 2020 – the checks from PRISTINE’s account totaling \$80,000 were deposited into LOCAL PC’s checking account with SunTrust Banks, Inc.

PRISTINE DE, LLC 1671 NW 16TH TERR Miami FL 33125	Date <u>6/16/2020</u>	91 63-77802631
Pay to the order of <u>Local Leadership for Miami-Dade</u>	\$ <u>30,000.00</u>	
<u>Thirty Thousand and 00/100</u>		Dollars
 SPACE COAST CREDIT UNION Your life. Your financial well-being.	SIGNED <u>[Signature]</u>	
MEMO	ORIGINAL DOCUMENT HAS A TRUE WATERMARK. HOLD TO LIGHT TO VERIFY.	

PRISTINE DE, LLC 1671 NW 16TH TERR Miami FL 33125	Date <u>June 18, 2020</u>	90 63-77802631
Pay to the order of <u>Local Leadership for Miami-Dade</u>	\$ <u>50,000.00</u>	
<u>Fifty Thousand and 00/100</u>		Dollars
 SPACE COAST CREDIT UNION Your life. Your financial well-being.	SIGNED <u>[Signature]</u>	
MEMO	ORIGINAL DOCUMENT HAS A TRUE WATERMARK. HOLD TO LIGHT TO VERIFY.	

- I. On or about August 18, 2020 – RENIER DIAZ DE LA PORTILLA finished second

Judge's Initials [Signature]
Affiants' Initials [Signature]

in the primary election and advanced to a run-off election on November 3, 2020.

- J. That same night, RILEY and ALEX DIAZ DE LA PORTILLA organized a “watch party” for the RENIER DIAZ DE LA PORTILLA political campaign at the East Hotel, with RILEY paying for the event with his personal credit card,
- K. On or about August 20, 2020 – RILEY submitted Invoice No. 36 to the CENTNERS through DLC CAPITAL in the amount of \$7,938.87 seeking reimbursement for his expenditures associated with the RENIER DIAZ DE LA PORTILLA watch party.
- L. On or about August 21, 2020 – RILEY submitted Invoice No. 37 to DLC CAPITAL seeking \$631.27 in reimbursement in connection with an “Event with David Centner and City Elected Officials and City Staff on Biscayne Park and Citizen Park Project.”
- M. On or about September 15, 2020 – The CENTNERS, through PERPETUAL LOVE, initiated a wire transfer of \$40,000 to the PRISTINE account at Space Coast Credit Union.
- N. On or about September 15, 2020 – RILEY drafted a check on the PRISTINE account (Check No. 97) in the amount of \$40,000 payable to LOCAL PC.
- O. On or about September 17, 2020 – The check from PRISTINE in the amount of \$40,000 was deposited into the account of LOCAL PC at SunTrust Banks, Inc.

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDERS.

PRISTINE DE, LLC
1671 NW 18TH TERR
Miami FL 33125

Date 9/15/2020 97 63-77902631

Pay to the order of Local Leadership for Miami-Dade \$ 40,000.00

Forty thousand and 00/100 Dollars

SPACE COAST CREDIT UNION
Your life. Your financial watershed.

MEMO SIGNED [Signature]

ORIGINAL DOCUMENT HAS A TAPE WATERMARK. HOLD TO LIGHT TO VERIFY.

- P. On or about October 20, 2020 – RILEY drafted a check on the PRISTINE account

Judge's Initials
Affiants' Initials

[Signature], [Signature], [Signature]

(Check No. 94) in the amount of \$50,000 payable to LOCAL PC.

Q. Also, on or about October 20, 2020 – The check from PRISTINE for \$50,000 was deposited into the account of LOCAL PC at SunTrust Banks, Inc.


FOR SECURITY PURPOSES THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

PRISTINE DE, LLC
1671 NW 16TH TERR
Miami FL 33125

Date 10/20/2020 94
63-7790/2831

Pay to the order of Local Leadership of Miami - Pub Grant \$ 50,000.00

Fifty thousand and 00/100 Dollars

 SPACE COAST CREDIT UNION
Your life. Your financial. watching

MEMO _____ SIGNED [Signature]

ORIGINAL DOCUMENT HAS A TRUB WATERMARK, HOLD TO LIGHT TO VERIFY

R. On or about October 22, 2020 – City of Miami Resolution No. R-20-0352 was adopted by the Miami City Commission, with the support of ALEX DIAZ DE LA PORTILLA, authorizing the City Manager to negotiate with “the David and Leila Centner Family Foundation” to allow the CENTNERS to build their desired sports complex at Biscayne Park. (Note: The resolution granted the CENTNERS’ project only preliminary approval.)

S. Public records show that ALEX DIAZ DE LA PORTILLA failed to file a Form 8B, Memorandum of Voting Conflict, disclosing that he and/or his brother, RENIER DIAZ DE LA PORTILLA, benefitted from tens of thousands of dollars from the CENTNERS, the very people seeking the approval of City of Miami Resolution No. R-20-0352, as required by Chapter 112, Code of Ethics for Public Officers and Employees. Furthermore, ALEX DIAZ DE LA PORTILLA failed to refrain from voting on the matter.

T. On or about October 30, 2020 – RILEY submitted an invoice to DLC CAPITAL seeking a reimbursement of \$1,528.39 for a “Celebratory Dinner with City Commissioner, Manager and Staff following the unanimous vote on the Biscayne

Judge’s Initials
Affiants’ Initials

[Signature]
[Signature]

Park project.”

- U. On or about November 3, 2020 – RENIER DIAZ DE LA PORTILLA lost the election, thereby terminating his campaign for Miami-Dade County Commissioner.
- V. On or about October 13, 2021 – PRISTINE made a contribution in the amount of \$25,000 to PROVEN PC, according to records filed with the Florida DOE.
- W. On or about April 28, 2022 – RILEY appeared before the Miami City Commission in representation of the CENTNERS as the City Commission adopted a Resolution No. R- 22-0153 authorizing the City Manager to enter into final agreements with the CENTNERS to build their proposed complex at Biscayne Park through “Perpetual Love L Trust, LLC.”
- X. The resolution, sponsored by ALEX DIAZ DE LA PORTILLA, waived a competitive bidding requirement for the transfer or encumbrance of publicly owned land. ALEX DIAZ DE LA PORTILLA was vocal in his support of the deal, stating: “This concept originated over a year ago when I was first Chairman of the CRA, of the Omni CRA.” He went onto state, “I need four votes here ... I don’t want any deferrals. I want it done today.”
- Y. Again, ALEX DIAZ DE LA PORTILLA failed to file a Form 8B disclosing the receipt of tens of thousands of dollars from the CENTNERS in violation of Chapter 112. Again, ALEX DIAZ DE LA PORTILLA failed to refrain from voting on the matter.
- Z. Between on or about May 13, 2022 and May 15, 2022 – ALEX DIAZ DE LA PORTILLA and RILEY, along with their significant others, celebrated at the Liberty Hotel in Boston, Massachusetts. RILEY’s wife posted a photo of the couples on her social media account, stating: “Boston with good friends.”



Amy Riley is with **Bill Riley** at **Liberty Hotel Boston**

2d · Boston, Massachusetts · 🌐

Boston with good friends

👤👤 Bill Riley and 12 others



Like



Comment



Share



👤 1

AA. On or about August 10, 2022 – PRISTINE made contributions of \$30,000 to PROVEN PC and \$20,000 to LOCAL PC, according to records filed with the Florida DOE. At the time, the CENTNERS' project at Biscayne Park had not been finalized by City of Miami staff.

BB. On or about November 9, 2022 – ALEX DIAZ DE LA PORTILLA summoned high-level officials for the City of Miami staff to attend a meeting in his office and expressed his displeasure with delays in finalizing the City agreements regarding the project. At that meeting, City staff was instructed to work with RILEY, who was present on behalf of the CENTNERS, and according to witnesses, City staff did not leave the commissioner's City Hall office until the agreements were completed at around 11 p.m. that evening

Judge's Initials FR
Affiants' Initials FR, OR, JW

21. Your Affiants obtained sworn statements of individuals in attendance at the November 9 meeting, including Miami City Manager ARTHUR NORIEGA ("NORIEGA"), who confirmed that senior staff was required to stay "until late in the night." NORIEGA said he felt it was inappropriate for ALEX DIAZ DE LA PORTILLA to treat professional staff in this way, adding that he later "apologized" to his staff for the commissioner's conduct. He said staff expressed feeling they were not free to leave until the Biscayne Park deal was completed.

22. NORIEGA also advised your Affiants that he first learned of the CENTNERS' interest in building their recreational facility at Biscayne Park after he was called into the City Hall office of ALEX DIAZ DE LA PORTILLA. He stated that the commissioner introduced him to RILEY, who was waiting in the office and that RILEY proceeded to pitch him on the CENTNERS' interest in building a facility for students at their school on the Biscayne Park parcel.

23. NORIEGA said that he had not previously met RILEY but subsequently observed him delivering catered food to ALEX DIAZ DE LA PORTILLA's commission office on meeting days.

24. Your Affiants have established that ALEX DIAZ DE LA PORTILLA was involved in promoting the CENTNERS' project at Biscayne Park from its inception to its completion. He used his office to initiate the deal by making an introduction between RILEY and the City Manager so that RILEY could put forward this proposal on behalf of the CENTNERS. He further used his public office to sponsor City of Miami Resolution No. R-22-0153, which was approved on April 28, 2022, and which authorized the City Manager and City staff to enter into agreements with the CENTNERS allowing them to build a facility at Biscayne Park. Your Affiants established, lastly, that ALEX DIAZ DE LA PORTILLA used his public office to broker a meeting between RILEY and City staff to expedite the completion of agreements which would allow the project to commence.

25. Your Affiants further note that PERPETUAL LOVE, which is the CENTNER entity that obtained authorization from the City of Miami Commission in Resolution No. R-22-0153 to build a sports complex at Biscayne Park is the same CENTNERS entity that wired in excess of \$245,000 to PRISTINE DE LLC, the RILEY entity that was used to transfer those funds to the political committees controlled by ALEX DIAZ DE LA PORTILLA.

Judge's Initials
Affiants' Initials



26. Accordingly, your Affiants believe probable cause exists that RILEY and ALEX DIAZ DE LA PORTILLA committed the crimes of Money Laundering, Bribery and Criminal Conspiracy, as they used a Delaware corporation, PRISTINE DE LLC, to carry out an unlawful scheme involving \$245,000 in political contributions that were delivered to committees controlled by ALEX DIAZ DE LA PORTILLA, in a way that concealed the identity of the true source of those contributions.

**UNLAWFUL CONTRIBUTIONS TO THE RENIER DIAZ DE LA PORTILLA
JUDICIAL CAMPAIGN**

Contribution in Excess of Legal Limits – F.S. 106.08(1)(a)(3)

27. Your Affiants obtained a sworn statement from RENIER DIAZ DE LA PORTILLA, who testified pursuant to a state witness subpoena that his brother, ALEX DIAZ DE LA PORTILLA, helped run his 2022 political campaign for Miami-Dade County Court Judge. His opponent for that office was the incumbent judge, the Hon. FRED SERAPHIN (“SERAPHIN”). He stated that ALEX DIAZ DE LA PORTILLA served as an “agent” of his campaign and, acting in this capacity, was authorized to conduct business on behalf of the campaign. This included the purchase of printed campaign materials from vendors, such as Sergio’s Printing, Inc.

28. Pursuant to a state subpoena, your Affiants obtained copies of invoices, printed items and payment vouchers from SERGIO’S PRINTING relating to the 2022 campaign of RENIER DIAZ DE LA PORTILLA. These records showed that political committees controlled by ALEX DIAZ DE LA PORTILLA, through his accountant BROWN, paid for 19 job orders totaling \$75,233.10, and that these orders were billed to PROVEN PC at the address of BROWN’s business, at 7700 N. Kendall Drive. These included tens of thousands of mailers featuring “attack ads” or negative political ads accusing SERAPHIN of criminal or anti-social conduct.

29. One such political ad was ordered by PROVEN PC on behalf of the RENIER DIAZ DE LA PORTILLA campaign on August 4, 2022, and called into question SERAPHIN’s personal integrity. The invoice for the ad was billed to Proven PC and paid for by a check drawn against the account of PROVEN PC in the amount of \$5,766.64 and signed by BROWN at the direction of ALEX DIAZ DE LA PORTILLA. The ad is but one example of numerous campaign pieces supporting the RENIER DIAZ DE LA PORTILLA judicial campaign of 2022 that were unlawfully subsidized by political committees controlled by ALEX DIAZ DE LA PORTILLA.

Judge’s Initials
Affiants’ Initials

[Handwritten initials]

30. Political committees such as PROVEN PC and LOCAL PC are prohibited from making expenditures that are “controlled by, coordinated with or made upon consultation with” any candidate for public office or any “agent of such candidate.” Yet this was the conduct of ALEX DIAZ DE LA PORTILLA in this and other instances that involved expenditures by PROVEN PC and LOCAL PC and which resulted in unlawful contributions to RENIER DIAZ DE LA PORTILLA’s judicial campaign in the many tens of thousands of dollars.

31. A review of the records from SERGIO’S PRINTING established that PROVEN PC paid for 18 job orders placed on behalf of the RENIER DIAZ DE LA PORTILLA judicial campaign and made corresponding improper payments of \$72,947.22, while LOCAL PC paid for a single order in the amount of \$2,285.88, thus providing the RENIER DIAZ DE LA PORTILLA judicial campaign with an illegal subsidy in excess of \$75,000 which was used to attack a rival candidate with funds that were not expended in a manner consistent with Chapter 106, Florida Statutes, the law regulating Campaign Financing for political campaigns. Committees can make unlimited “independent expenditures” in support of political candidates. However, expenditures that are coordinated with a candidate or an agent of said candidate are restricted to the limits described in subsection 106.08, which in the case of the 2022 judicial campaign was \$1,000.

32. Florida Statute 106.08, states in subsection (7)(b) that any person who “knowingly and willfully makes or accepts two or more contributions” in excess of the legal limit of \$1,000, commits a felony in the 3rd degree. In the instances described above pertaining to SERGIO’S PRINTING, your Affiants found that ALEX DIAZ DE LA PORTILLA knowingly made two or more contributions to the RENIER DIAZ DE LA PORTILLA campaign through LOCAL PC and PROVEN PC in violation of Florida law, and that ALEX DIAZ DE LA PORTILLA committed additional violations by accepting the unlawful contributions on behalf of the RENIER DIAZ DE LA PORTILLA judicial campaign, serving that campaign in his capacity as campaign manager and Agent of the campaign, as previously described by RENIER DIAZ DE LA PORTILLA in his sworn statement to your Affiants.

33. Your Affiants additionally found that one of the political mailers paid for by PROVEN PC included a disclaimer identifying the piece as having been paid for by the RENIER DIAZ DE LA PORTILLA CAMPAIGN and not by PROVEN PC or LOCAL PC. In this instance, the payment represented a further violation of 106.08, Florida Statutes, in that the mailer urged

Judge’s Initials
Affiants’ Initials



recipients to "Vote #98 for Renier Diaz de La Portilla for Judge" and represents an unlawful subsidy by PROVEN PC in the amount of \$3,588.88 because this payment was not reported in Campaign Treasurer's Reports as an in-kind donation by PROVEN PC.

**FAILURE TO REPORT POLITICAL CONTRIBUTIONS
AT THE EAST HOTEL ON PRIMARY NIGHT 2020, and FAILURE
TO REPORT DONATIONS AND EXPENDITURES OF PROVEN
AND LOCAL**

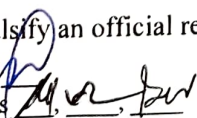
Official Misconduct – F.S. 838.022(1)(a)

34. BROWN, the accountant, provided a sworn statement that while she was serving as Treasurer for the RENIER DIAZ DE LA PORTILLA political campaign for County Commissioner in 2020, she was the individual responsible for reporting all campaign-related transactions in a manner consistent with Florida law. She further stated that she relied upon ALEX DIAZ DE LA PORTILLA, as campaign manager, to provide her with the information necessary to faithfully report expenditures and contributions, such as those received by the RENIER DIAZ DE LA PORTILLA campaign in the form of room payments and catering charges at the East Hotel.

35. BROWN advised that she was not made aware of any of the payments made by RILEY in connection with the RENIER DIAZ DE LA PORTILLA political campaign of 2020 and for which RILEY was reimbursed the amount of \$7,938.87 by his clients, the CENTNERS. BROWN advised that ALEX DIAZ DE LA PORTILLA also failed to tell her about a loan made by lobbyist RUDOLPH to settle the account on Room #801 in the amount of \$8,450.30, which room RUDOLPH described as a base of operations for the fundraising and political side of the 2020 campaign. As noted above, the payments by RILEY should have been reported as in-kind contributions to the 2020 campaign while the payment by RUDOLPH should have been reported as a loan because RUDOLPH stated he was subsequently reimbursed.

36. Your Affiants reviewed all Campaign Treasurer's Reports filed in connection with the RENIER DIAZ DE LA PORTILLA political campaign of 2020 and did not find the reporting or disclosure of any of these contributions made by RILEY or RUDOLPH. There is probable cause to believe ALEX DIAZ DE LA PORTILLA committed Official Misconduct in that he caused BROWN to falsify an official record or document – to wit, the Campaign Treasurer's Reports for

Judge's Initials
Affiants' Initials



the RENIER DIAZ DE LA PORTILLA campaign covering August 18, 2020, and November 4, 2020. It should be noted that individually and collectively nearly all of the payments described above, had they been reported, would have represented further violations of Florida campaign finance law insomuch as the maximum allowable limit for a local election is \$1,000.

The offenses set forth in the foregoing Affidavit are contrary to the statutes in such case made and provided, and against the peace and dignity of the State of Florida.



AFFIANT
Special Agent Gaylon White #0649



AFFIANT
Special Agent Miguel Martinez #1467



AFFIANT
Investigator Karl Ross

SWORN TO AND SUBSCRIBED before me this 13th day of September 2023.


JUDGE OF THE CIRCUIT COURT
OF THE ELEVENTH JUDICIAL
CIRCUIT OF FLORIDA

Judge's Initials [Signature]
Affiants' Initials [Signature], [Signature]