

April 11, 2026
Supplement to
Agenda Item No. 11(A)(9)



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 horizontal line extending to the right.

DATE April 14, 2026

SUBJECT: Resolution Approving of and Authorizing the County Mayor or County Mayor's Designee To Execute (1) in Accordance with Section 125.35, Florida Statutes, a 99-Year Ground Lease with Gallery at Somi Parc, LLC., a Florida Limited Liability Company and an Affiliate of RUDG, LLC for an Approximate Total Amount of \$613,994,456.00, Inclusive of an Annual Lease Payment of Lump Sum Ground Lease Payment of \$1,750,000.00, for the Rental Assistance Demonstration Conversion and Redevelopment of the Gallery at Somi Parc, (2) the First Amendment to the Master Development Agreement between the County and RUDG, LLC, and (3) a Consulting Agreement between Miami-Dade County and Gallery at Somi Parc Developer, LLC, a Florida Limited Liability Company and an Affiliate of RUDG, LLC, in the Approximate Total Amount of \$7,670,329.07; Authorizing the County Mayor or County Mayor's Designee To Exercise All Provisions Contained in Such Agreements; and Waiving Section 2-10.4.2 of the Code of Miami-Dade County, Florida

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. 260331.

Commission Auditor's Observations:

The OCA completed a comprehensive review of the intended recipient of the lease agreement, Gallery at SoMi Parc, LLC. This review extended to the entity's key personnel. The results yielded the following:

- A. Background research performed on the Gallery at SoMi Parc, LLC, principals, and key personnel of the entity yielded no conclusive material observations or adverse findings.
- B. Gallery at SoMi Parc, LLC, key personnel, and affiliated entities of the key personnel were not previously conveyed County properties for the Infill Housing Program, as authorized through BCC resolution. In addition, no privately owned properties were developed under the Infill Housing Program.

Scope of Review:

The OCA's review of the subject lease is based on information provided by the Housing and Community Development Department (HCD), including the documents listed in 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 lease agreement (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. February 26, 2026, Mayor's Memorandum, *Waiver of Appraisal Requirement – Gallery at SoMi Parc (South Miami Gardens Redevelopment Phase II) Ground Lease*.
2. *First Amendment to the Master Development Agreement Between Miami-Dade County and RUDG, LLC (South Miami Gardens), and its affiliates*.
3. Consulting Agreement by and among Gallery at SoMi Parc Developer, LLC (the "Developer"), Gallery at SoMi Parc Manager, LLC (the "Manager"), and Miami-Dade County (the "Consultant").
4. January 26, 2026, Ownership Disclosure Affidavit, *Gallery at SoMi Parc, LLC*
5. February 3, 2026, *Ground Lease between Miami-Dade County and Gallery at SoMi Parc, LLC*

Exhibit 1: Gallery at SoMi Parc, LLC

	Individual/Entity Name	Relation to Gallery at SoMi Parc., LLC
1	Gallery at SoMi Parc Manager, LLC	Manager
2	JMPFT Affordable, LLC	Manager of Gallery at SoMi Parc, Manager, LLC
3	Gallery at SoMi Parc Developer, LLC	Developer
4	RUDG, LLC	Manager of Gallery at SoMi Parc Developer, LLC
5	PRH Affordable Investments, LLC	66.7% Interest and Manager of RUDG, LLC
6	PRH Investments, LLC	Authorized Member of PRH Affordable Investments, LLC
7	PRH Related Holdings, LLC	Manager of PRH Investments, LLC
8	Perez Ross Holdings, LLC	Manager of PRH Related Holdings, LLC
9	Jorge M. Perez Holdings, Ltd	Manager of Perez Ross Holdings, LLC
10	JMP Holdings GP, LLC	General Partner of Jorge M. Perez Holdings, Ltd
11	The Urban Development Group, LLC	33.3% Interest
12	Jorge M. Perez	President of Gallery at SoMi Parc Manager, LLC; Chairman/CEO of RUDG, LLC, PRH Related Holdings, LLC, and PRH Investments, LLC
13	Alberto Milo, Jr.	President; Manager of The Urban Development Group, LLC
14	Ben Gerber	Vice President/Treasurer/Secretary
15	Adolfo Henriques	Vice President
16	Maria C. Milo	Manager of The Urban Development Group, LLC

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
Nathan Kogon, Director, Housing and Community Development
Alejandro Martinez-Esteve, Assistant Director, People and Internal Operations
Eugene Love, Agenda Coordinator
OCA Staff