



Agenda Item 15(C)1  
May 20, 2008

## MEMORANDUM

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To: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Date: May 20, 2008

From: Honorable Harvey Ruvin, Clerk  
Circuit and County Courts

Subject: Nominations to the  
Planning Advisory Board (PAB)

Kay Sullivan, Director  
Clerk of the Board Division

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It is recommended that the Board consider the nomination of Ralph Ramirez, Georgina Santiago, and Horacio Carlos Huembes to serve as at-large members of the Planning Advisory Board (PAB).

The Board adopted Ordinance 05-188 on November 3, 2005, which amended Section 2-107 of the Code of Miami-Dade County, to add four at-large members to the Planning Advisory Board (PAB), each of whom shall be a professional in architecture, landscape architecture, urban design, urban planning, real estate, or a similar field. The Code provides that nominations to fill the at-large seats shall be submitted to the Chair of the Board Commissioners to be voted on by the full Board.

Chairman Bruno A. Barreiro is presenting the nomination of Mr. Ramirez to fill the seat vacated by Mr. Douglas Kreuger, who resigned his position and the re-appointment of Ms. Santiago and Mr. Huembes, whose terms will expire on May 31, 2008 and June 30, 2008 respectively.

The resume of each nominee is attached for your review and information.

KS:llc

Attachments

# **RALPH RAMIREZ**

501 Gondoliere Ave  
Coral Gables Florida 33143  
Tel: 305-668-9360  
Cell: 305-218-5308

## **LICENCES:**

Licensed Real Estate Agent 1991-1995  
State Registered Real Estate Appraiser 1993-1994  
State Certified Real Estate Appraiser 1994-Present (current inactive status)

## **PROFESSIONAL EXPERIENCE:**

### **GARRAM HOLDINGS (2005 to current)**

**Projects managed by Garram Holdings  
2000- 2008 -Managing Partner**

#### **As Managing Partner of Garram Holdings**

Responsible for managing project developments (potentially multiple projects, depending of scale of projects) within the company from start to finish including commercial management, project management, as well as managing necessary stakeholders to ensure projects are completed on time, within budget and to the approved quality.

- Park Place 6 unit luxury Town homes
- Aviation Villas 8 unit luxury Town homes
- Coco Breeze LLC 8 unit luxury Town homes
- Day Town homes 6 unit luxury Town homes
- Gifford holdings LLC 6 unit luxury Town homes
- Shipping Villas 6 unit luxury Town homes
- Indiana Villas LLC 4 unit luxury Town homes
- 3211 Day Ave. Holdings LLC 2 unit luxury Town homes
- Indiana View Holdings LLC 2 unit luxury Town homes
- Shipping Holdings 10-unit Town homes conversion

### **GARRAM HOMES 2001-2007 – President**

### **GARRAM INC 2000-2005 – President**

#### **As President of Garram Homes**

Develop business case for identified projects in consultation with Head – Finance & Legal, Head Project Services and Head – Strategy

Lead local negotiations with potential partners for ongoing developments

Monitor day-to-day relationships with partners for ongoing developments, and establish metrics to analyze and track performance of partners

Monitor necessary coordination to manage project sites and logistics, project documentation, project cost and working capital management, and other elements of project management

Ensure projects are delivered on time, within budget and to the approved quality  
coordinate induction of facility management services around the newly developed facilities prior to commissioning

**THE REAL ESTATE GROUP**  
1997-2000 – Owner Manager

**As Owner / Manager of The Real Estate Group**

Purchased properties to rehab and re sell

Primary focus on small single family residences with minimal work for an expedient re-sell

**CENTURY 21 PLATINUM REALTY**  
1996-1997 – Partial Owner

**As Partial Owner of the Century 21 Platinum Realty**

Involved in the decisions of on going business strategies and potential growth

Overall emphasis on the development and enhancement of the business

Not involved in the day to day operations

**PROPERTY APPRAISAL GROUP**  
1994-1998 – Owner, Manager

**As Owner / Manager of, The Property Appraisal Group**

Compute final estimation of property values, taking into account such factors as depreciation, replacement costs, value comparisons of similar properties, and income potential.

Draw land diagrams that will be used in appraisal reports to support findings.

Estimate building replacement costs using building valuation manuals and professional cost estimators.

Evaluate land and neighborhoods where properties are situated, considering locations and trends or impending changes that could influence future values.

Examine the type and location of nearby services such as shopping centers, schools, parks, and other neighborhood features in order to evaluate their impact on property values.

Inspect properties to evaluate construction, condition, special features, and functional design, and to take property measurements.

Obtain county land values and sales information about nearby properties in order to aid in establishment of property values.

Photograph interiors and exteriors of properties in order to assist in estimating property value, substantiate findings, and complete appraisal reports.

Prepare written reports that estimate property values, outline methods by which the estimations were made, and meet appraisal standards.

Search public records for transactions such as sales, leases, and assessments.

Verify legal descriptions of properties by comparing them to county records.

Check building codes and zoning bylaws in order to determine any effects on the properties being appraised.

Examine income records and operating costs of income properties.

Interview persons familiar with properties and immediate surroundings, such as contractors, home owners, and realtors, in order to obtain pertinent information.

Testify in court as to the value of a piece of real estate property.

**UNITED LENDERS**

1993-1994 – Staff Appraiser

**CERTIFIED COUNTY APPRAISERS**

1992-1993 - Field Appraiser

**REAL ESTATE APPRAISERS & CONSULTANTS**

1991-1992 - Field Appraiser

**As Field Appraiser and Staff Appraiser**

Organizes work assignments to facilitate timely completion of such.

Assists township assessment officials in basic inquiries involving real estate valuation.

Work within the Open Tax File and CAMA system with basic competence.

Fields basic inquiries concerning the valuation of residential property.

Performs field work functions for Board of Review and township offices.

Complete Real Estate Transfer Declarations for the Department of Revenue.

Compute property valuations utilizing the Illinois Real Property Appraisal Manual.

Process the application for various exemptions prescribed by state statute.

**MEMBERSHIPS:**

**Former member of the Latin Builders Association**

Georgina Santiago  
7431 SW 66<sup>th</sup> Street  
Miami, FL 33143  
(305) 740-4373  
(305) 282-7675 cell

## OBJECTIVE

~To provide expert guidance to policy makers on managing growth objectives in Miami-Dade, enabling the utilization of better land-use to enable proper zoning regulations, and adequate building codes

## EXPERIENCE

~February 1997-August 2001:  
(six months break in service)

Miami-Dade County Planning Advisory Board

-Participation in the public hearings and planning workshops to consider, review, and formulate recommendations to the Board of County Commissioners based on data provided by professional staff from various departments within Miami-Dade County.

~September 1990- present:

Gables Partnership, Consultants

-Research, preparation, and coordination in governmental regulations associated with land use growth. Assisting consulting legal counsel in comprehensive planning and zoning code interpretations.

-Project Manager for architectural design development in residential projects, responsible for Building and Zoning compliance, design presentations, coordination with engineers.

~February 1990-August 1990:

Salto, Taboas, Gonzalez, and Associates,  
Consultants

-Preparation and development of material for zoning hearings; zoning, planning and D.E.R.M. feasibility research.

-Coordination of residential, commercial, and industrial design development.

~October 1988-January 1990:

Orlando Alonso, Architects

-Project manager for architectural services pertaining to design and construction of Amoco service stations in Dade and Broward counties.

## EDUCATION

~August 1989:

University of Miami

Bachelor of Architecture with emphasis on technical writing

~August 1982-May 1986:

Florida International University

Construction Management Courses

## UNIVERSITY HONORS

- ~Tau Sigma Delta, Phi Kappa Phi, and Phi Eta Sigma National Honor Societies
- ~Urban Design Award from Town of Palm Beach
- ~Finalist with Honorable Mention in Urban Renewal Project from Santo Domingo

## **Horacio Carlos Huembes**

11889 SW 72 Terrace - Miami, Florida 33183

305-271-5472 (Home), 305-613-1851 (Cell), E-Mail: hcarlos@bellsouth.net

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### **Professional Experience**

- 2000-Present **Villa & Associates, Inc. – Architecture & Engineering**  
Miami, Florida 305-661-8181  
Associate Partner - Architect – Project Manager
- 2005-Present **Urban Partners Developments, LLC**  
Miami-Dade County, Florida  
Managing Partner
- 2006-Present **Miami-Dade County – Planning Advisory Board**  
Miami-Dade County, Florida  
Vice Chairman - 2008
- 2005-2007 **Miami-Dade County - Code Enforcement**  
Miami-Dade County, Florida 305-375-2333  
Code Enforcement Hearing Officer
- 2000 **The Seiger Suarez Architectural Partnership**  
Miami, Florida  
Architect – Project Manager
- 1993-2000 **CCE Architecture & Engineering Group**  
Coral Gables, Florida  
Architectural Project Manager

### **Education**

- Aug 1997 **Bachelor of Architecture (Graduate Degree)**  
F.A.U. School of Architecture
- July 1995 **Bachelor of Science in Architecture**  
F.I.U. School of Architecture
- May 1993 **Associate in Arts**  
Miami Dade Community College

### **Merits**

- 2006 BASF - Best of Florida – Platinum for Overall Project – Ibiza Village
- 2006 BASF - Best of Florida – Gold in Architecture – Ibiza Village
- 2002 Best of Category - 2002 VP Buildings Hall of Fame (Our Lady of Lourdes Church)
- 2001 Best of Category - 2001 VP Buildings Hall of Fame (St Martin De Porres Church)
- 1996-97 Dean's List F.A.U. School of Architecture  
President's Honor List F.A.U. College of Urban and Public Affairs  
Best 5th Year Project (Virtue and Virtuosity Design Charette)
- 1991 Dean's List Miami Dade Community College

References available upon Request.