



MEMORANDUM

Agenda Item 14(B)1

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

DATE: February 18, 2026

FROM: Honorable Juan Fernandez-Barquin
Clerk of the Court and Comptroller

SUBJECT: Appointment to the Planning Advisory
Board (PAB)

Basia Pruna, Director
Clerk of the Board

The following individuals have expressed interest in being considered for appointment to fill the two (2) vacant at-large seats on the PAB, in accordance Section 2-107(a)(1) of the County Code:

1. Ivo Fernandez, Jr.
2. Nancy Gaggino
3. Michael C. Gongora
4. Alexandros J. Haralambides
5. Wayne Rinehart
6. Mary K. Waters

Attached for the Board's review are the resumes of the nominees. The Board is requested to select two (2) nominees from the distributed ballot.

Attachment



IVO FERNANDEZ JR.,
LEED, AP BD+C, CDP

**MANAGING
PRINCIPAL /
CO-FOUNDER**

786.879.8882

ivof@modisarchitects.com



As Principal & Co-Founder, Mr. Fernandez oversees most of the design within the office. He specializes in the design and management of various project types through all phases. From the initial Zoning Analysis, Master Planning, Design Development, all the way through the Construction phase. He brings an "All in or nothing" attitude to each and every project. With more than twenty years of experience, Mr. Fernandez has been the Lead Designer and Project Manager on various large-scale retail, mixed-use, aviation, office, warehouse, and residential projects – many of which have received awards for excellence both locally as well as internationally. Having worked side by side with Co-Founder, Robert Morissette, for over 30 of those years, they have developed a cohesive & comprehensive approach towards architecture that is able to not only provide award winning aesthetic solutions, but also achieve this while being both sensitive to our client's needs as well as the project's without compromising our service nor our product.

LICENSES/CERTIFICATION

October 2013

The International Council of Shopping Center

CDP - Certified Design Professional

June 2009

The US Green Building Council

LEED AP BD+C - LEED Accredited Professional Building Design + Construction

2001

Up & Comers Awards – Finalist

The South Florida Business Journal

EDUCATION

May 1995

Bachelor of Architecture

Florida A & M University, Tallahassee, Florida

VOLUNTEER

1999-2003

United Way of Miami Dade

Kickoff Committee Member

2002

United Way of Miami Dade

Kickoff Committee Co-Chairman

PROFESSIONAL AFFILIATIONS

ICSC International Council of Shopping Centers Member

NCARB National Council of Architectural Registration Boards License

CAHP Coalition of Attainable Housing Providers of Florida Member

USGBC U.S. Green Building Council

PROJECT EXPERIENCE MODIS ARCHITECTS

Multifamily Market-Rate

- Metro Parc, Hialeah
- 78 Residences, Wynwood Norte
- Grand View Park, Allapattah
- Kavista, El Portal
- Soleste (Westgate on University), Lauderhill
- Soleste (Hollywood Heights), Hollywood
- Bay Pointe Apartments, Miami
- Hidden Lake Apartments, Three Lakes
- Vista Lago, Miami Gardens

Multifamily Attainable

- Liberty Square, Liberty City
- Alto Tower, Miami
- Wellsprings Apartments, Opa-Locka
- Cordova Estates, Florida City
- Gallery at Marti Park, Little Havana
- Max's Landing, The Hammocks
- Georgian Gardens, West Palm Beach
- River Parc, Little Havana
- Smathers Plaza, Miami
- Jose Marti Villas, Little Havana
- Father Marques Barry, Overtown

Retail Ground Up

- Doral Place 87, Doral
- 146 Street Multi-Tenant Out Parcel, North Miami
- Pembroke Center, Pembroke Pines
- Hidden Lakes Retail, Three Lakes
- Tower Shops II, Davie

Retail Renovation

- The Hereford Grill, Miami
- Tower Shops I, Davie
- Shoppes at Deerfield, Deerfield Beach
- Indian Creek Plaza, Ft. Myers Beach
- Village Pointe Shopping Center, Palm Beach County
- Countryside Shoppes, Cooper City
- Capital Plaza, Coral Springs
- Emporium Shoppes, Palm Beach County
- Shoppes at Boca Greens, Boca Raton
- Old Cutler Towne Center, Cutler Bay
- Sim Creek Plaza, Jupiter
- Village Mart Plaza, Deerfield Beach
- Advance Auto Parts, Miami
- Shops Stirling Place, Davie

Commercial

- Univida Medical Center Palmetto,
- MedSquare Galloway, Miami
- MedSquare Place/The Contemporary, Westchester
- Jessie Trice Community Health Center

Student Housing

- Vox Phase II

Hospitality

- Wyndham Garden, Red Radisson

PROJECT EXPERIENCE BEAME ARCHITECTURAL

Retail

- Dolphin Mall, Doral, FL
- Terra Mall, Costa Rica
- Pointe Orlando Renovation, Orlando, FL

Mixed Use

- One Hundred Central Avenue, Sarasota, FL

Hospitality

- Mayfair Renovation, Coconut Grove, FL

NANCY GAGGINO

8255 Abbott Av, Unit 503, Miami Beach, FL 33141
ngaggino@gmail.com | 443-627-3456

PROFESSIONAL SUMMARY

Urban planning and real estate development professional with over ten years of experience in land use, zoning, and development review across the public and private sectors. Formally trained in Urban & Regional Planning and Real Estate Development, with prior service on municipal boards and current participation in City of Miami housing advisory bodies.

EDUCATION

Columbia University, New York, NY
Master of Science in Real Estate Development

Florida Atlantic University, Fort Lauderdale, FL
Bachelor of Urban & Regional Planning, *Summa Cum Laude*
Concentration in Economic Development

PUBLIC SERVICE & BOARD EXPERIENCE

City of Hollywood, Florida

- Planning and Zoning Board — Former Member
- Historic Preservation Board — Former Member

City of Miami, Florida

- Housing and Commercial Loan Committee — Member
 - Affordable Housing Advisory Board — Member
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PROFESSIONAL EXPERIENCE

Tarrat Group, Miami, FL

Urban Planning & Real Estate Development Consultant

- Conduct land use and zoning analysis to evaluate development proposals for consistency with comprehensive plans and local regulations
- Review site feasibility, density, height, and permitted uses in support of entitlement and approval processes
- Prepare planning, market, and feasibility analyses used by municipalities and project teams
- Coordinate with public agencies, community stakeholders, and professional consultants during development review

City of Pembroke Pines – Planning & Zoning Department, Pembroke Pines, FL

Planning Intern

- Reviewed site plans for compliance with zoning codes, land-use regulations, and the Comprehensive Plan
- Assisted planning staff with development review and participated in Planning and Zoning Board meetings

Tungsten Partners, New York, NY

Real Estate Analyst

- Conducted feasibility and market studies for mixed-use and hospitality projects
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LICENSES

- Florida Real Estate Broker — BK3215563
- Florida General Contractor — CGC1525567

From: [Michael Gongora](#)
To: [Guerra-Macias, Lorena \(Office of the Chair\); Office of Commission Auditor \(OCA\)](#)
Cc: [Mikel Alvarez](#); [Michael Gongora](#)
Subject: Michael Gongora Background Research Form and Resume/Bio Below
Date: Monday, February 9, 2026 2:21:08 PM
Attachments: [Background Research Request Form.pdf](#)

Some people who received this message don't often get email from mgongora@algpl.com. [Learn why this is important](#)

Dear Lorena,

Attached is the Background Research Form and below is my resume/bio for you and the Commission's consideration.

Resume/Bio for Michael Gongora

Michael G?ngora is the lead Community Association Litigator in the Miami office of the Association Law Group law firm. His experience representing community associations includes providing legal services regarding vendor and construction contracts, association declarations, litigation, arbitrations, and disputes that may arise from these and other issues. Michael was a partner in his own firm in Miami Beach for several years and then worked for a prominent big firm for 20 years. Mr. G?ngora is a fully bilingual (Spanish/English) attorney and represents condominium, co-op and homeowner association as General Counsel providing daily guidance on best governance. Michael also served three terms as an elected Commissioner and Vice Mayor for the City of Miami Beach between 2006 - 2021 where he was recognized with a Key to the City of Miami Beach in honor of his service.

Mr. G?ngora is also Board Certified by the Florida Bar in Condominium & Planned Development Law, a distinction held by only 5% of Florida Bar attorney members. Board certification is the Florida Bar's highest level of competence, professionalism, and expertise and requires peer review, ongoing education, and a rigorous exam. A University of Miami J.D. graduate (cum laude), he also received an honorary doctorate degree in law from the University of Caserta in Italy. Presently, Michael also serves on the Miami-Dade County Housing Finance Authority as the appointee of Commissioner Micky Steinberg.

For more information please visit: [Michael G?ngora - Wikipedia](#)

ALECO HARALAMBIDES

CORAL WAY AT 3135 SW THIRD AVENUE MIAMI, FL 33129

305.854.5206 FAX 305.854.1087

ALECO@AJHFIRM.COM [LinkedIn profile](#)

BUSINESS/WORK:

ALECO HARALAMBIDES, ESQ.

Sole Proprietor

Miami, FL
September 2002-Present

- ◆ Boutique law firm providing personalized representation to family offices, investors and trusts.
- ◆ General counsel and debtor/creditor issues.
- ◆ All issues related to real estate and mortgages including: workouts, structured purchases of whole mortgage loans, complicated real estate finance, commercial real estate purchases, mortgage foreclosures and real estate litigation.

CLAUGHTON STREET, LLC

Managing Member

Miami, FL
May 2012-Present

- ◆ Claughton was founded as a fund dedicated to purchasing NPL's in South Florida.
- ◆ As general partner of Claughton Investment Fund I, II and III: Claughton acquired, liquidated and sold over \$15million in NPL (Non-performing mortgage loans).
- ◆ Our team handled all aspects of the NPL acquisition and disposal including: business development, fundraising, due diligence, workouts, foreclosure, bankruptcy, renovation of assets, marketing and disposition.
- ◆ In 2016 Claughton began accumulating a portfolio of multi-family rentals.

ELIGMOUS HOLDINGS, LLC

Owner and Manager

Miami, FL
July 2019-Present

- ◆ Currently managing multi-family; office and industrial properties in South Florida.

ARISTO REALTY, INC.

President & Owner

1996-Present

- ◆ Management of portfolio of commercial and multi-family real estate.

ADVENT TITLE COMPANY

President & Owner

2002-Present

- ◆ A fully bonded and insured Title Insurance Agency.

ARISTO MORTGAGE

Managing Member

2006-2009

- ◆ Licensed Mortgage Lender
- ◆ Owner, originator and servicer of mortgage loans in California, Missouri, Minnesota, Massachusetts, Maine, New York, Virginia, Arizona, Illinois and Florida.

KUBICKI DRAPER

Trial Attorney

Miami, FL
September 2000 to September 2002

- ◆ Insurance Defense including litigation of matters involving: personal injury, medical malpractice, construction, products liability, commercial contractual disputes, and premises liability.

Charitable & Nonprofit Work:

ARCHIMEDEAN SCHOOLS

President & Founding Member

2025-Present

Vice President and Legal Advisor

2002-2025

- ◆ Archimedean Schools consist of an elementary, middle and high school.
- ◆ It is a Florida Charter School teaching Greek language immersion with a concentration in mathematics.
- ◆ The school currently has over 1300 students.
- ◆ Graduates of the high school are regularly admitted to the best universities including: Princeton, MIT and Stanford.

THE AMERICAN HELLENIC INSTITUTE

Director

WASHINGTON, D.C.

Treasurer

2011-Present

President

2010-2011

2008-2009

- ◆ National organization with over 10,000 members.
- ◆ Public policy center and think tank that works to promote the interests of the United States in Greece, Cyprus and the Eastern

Mediterranean.

- ♦ Mission to Israel, Greece and Cyprus together with the Conference of Presidents of Major Jewish Organizations, B'nai B'rith and the American Hellenic Educational Progressive Association (AHEPA)

ST. SOPHIA GREEK ORTHODOX CHURCH

President
Treasurer

2024-Present
2003-2010; 2020-2024

Hellenic Bar Association

Founder & President

2004-2006

- ♦ An association of lawyers who focus on issues important to Greek Americans.
- ♦ Charitable work.
- ♦ Networking.

EDUCATION:

ST. THOMAS UNIVERSITY SCHOOL OF LAW

Miami, FL

Juris Doctor, May 1999

TULANE LAW SCHOOL

Rhodes, Greece

Summer 1997

UNIVERSITY OF ROCHESTER

Rochester, NY

Bachelor of Arts in Political Science- May 1995

LANGUAGES:

Fluent in English, Spanish and Greek. Highly proficient in French.

HONORS:

ARCHON OF THE ECUMENICAL PATRIARCHATE

2022- PRESENT

- ♦ Highest Honor bestowed on a lay person in the Greek Orthodox Church
- ♦ The Archon's mission is to promote religious freedom, particularly with regard to the Ecumenical Patriarch, the spiritual leader of over 300 million Orthodox Christians.

ACADEMIC HONORS:

ST. THOMAS UNIVERSITY SCHOOL OF LAW

- ♦ 1st Place 1997 St. Thomas Invitational Moot Court Competition

1997

ST. THOMAS UNIVERSITY SCHOOL OF LAW

- ♦ Top Academic Honor in Property Law

1999

Wayne Rinehart

15801 Turnberry Drive
Miami Lakes, FL. 33014

Please find attached my Resume

Date of Birth: October 21st, 1955
Miami Beach, Fla.

Education: Williams Jennings Bryant Elementary
North Miami Jr. High
North Miami Sr. High
Real Estate School

Family: Married
4 Children
9 Grandchildren

Experience: 1973-1983
Bryant Electric
Started as labor; in 7 years raised to supervisor of all
Dade County crews.

1983-1987
Cheetham Realty
Commercial Sales and Land Investments
Top Salesman every year

1987-To Present
Costa Realty, Inc. – Partner
Commercial Sales and Investments,

Previously: Served on the Dade County Planning and Zoning Board from
2002 to 2023.

Other
Activities: Chairman of Community Council District 5 for 8 years.
Board of Directors Northwestern Dade Board of Realtors
Chairman Northwestern Dade Board of Realtors,
Commercial Committee.
Board Member of Florida Association of Realtors
Commercial Committee,
Golf, Tennis.
Former asst. Baseball coach at American High School.

Thank you,

Wayne Rinehart

Mary K. Waters

13600 SW 229 Street / P.O. Box 700045

Miami, FL 33170-0045

Phone: 305-801-9924

Email: lfatcat@bellsouth.net

Experience/Vocations

1993 - Present -- Self Employed -- Miami, FL

Crown Branch, Inc. (owner)

- State Certified Real Estate Appraiser RD2905
Contracted by lending institutions, Realtors, attorneys, U.S. Marshal Service, county governments and private individuals to prepare an appraisal to determine market value of real estate for mortgage financing, estate value for the IRS, tax market value

1988 - Present -- Self Employed -- Miami, FL

Crown Branch Farms, Inc. (owner)

- Plant Brokerage and ornamental tree farm growing specialty palms

1974 - 1990 -- Self Employed -- Fort Lauderdale, FL

Inverrary Landscape, Inc. (owner)

- Landscape and Plant Brokerage

1972 - 1974 -- ValleyCrest Landscape, Inc. --Ft. Lauderdale, FL

- Purchasing Agent responsible for coordinating procurement of trees/plants and ancillary materials required for landscape projects

MDC Positions/Avocations/Experience

2023 – Present – Member APAB (Agriculture Practices Advisory Board)

2016 – Present -- Advocate for smart and reasonable development planning within Miami-Dade County

9+ years of county government experience, 4 of which held position on Community Council 14, Subarea 144 Redland, member and Chair during 4th year And attending many county meetings, including EAR Task Force in 2018 including zoning, master plan, BCC committees, PAB, Community Councils

Education

- Associate of Science, Polk Community College / Agricultural Science/Horticulture 1972
- Seminars, including Continuing Education in real estate appraisal, 30 Hours per 2 year term
- Seminars, including Continuing Education in Florida pesticide licensure, 8 Hours per 6 year term

Licenses and Certificates

- State of Florida Pesticide License PV 29152
- State Certified Residential Real Estate Appraiser RD2905

Memberships

- Member, Tropical Fruit Growers of South Florida 2019 to Present
- President, Director, Tropical Fruit Growers of South Florida 2021 to Present
- President, Director, Redland Citizens Association (RCA) 1990 to Present
- Member, Dade County Farm Bureau 1988 to Present

- President, Crown House Association (Condominium) Vero Beach, FL 2004-2011

Miami-Dade County Elected and Appointed Positions

- Appointed Member Agricultural Practices Advisory Board (APAB) 2023-Present
- Elected official, Miami-Dade County Community Council 14, Subarea 144, 2016-2020/President 2020
- 2004-2011 – President, Secretary, Crown House Association, Inc., (Condo Association), Vero Beach, FL