



Constantino S. Purriños, MURP

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R E S U M E

☐ **Summary of Qualifications**

Successfully managed organizations of various sizes, with over 500 employees and more than 165 million dollar budgets, to 25 employees and 28 million dollar budgets, as well as various demographic and income level make-ups; handled multi-million dollar projects delivering on time and under budget; provided unprecedented state-of-the-art services to customers; and, reorganized, expedited, and improved processes in order to become more efficient, lean, and more effective business oriented organizations.

A result oriented professional, with a successful career including city administration, urban planning, zoning, architectural, building, code enforcement, licensing, emergency management, economic development, and land development experience, which make me your top qualified and competitive professional able to provide highly skilled and effective services for your organization.

☐ **Employment History**

- ☐ All City Consulting, Inc., 5445 Collins Avenue, Suite 1103, Miami Beach, FL 33140
Title: President/CEO
Dates: January 2011 to Present.

After leaving government, I resumed my work in the private sector and expanded my company's service boundaries. These services included:

- Providing expert witness testimony in cases involving eminent domain takings where property was taken without just compensation by utility companies.
 - Provided project management, supervised personnel and analyzed processes in order to streamline operations and to improve service delivery; handled a myriad of planning, zoning and other land use related matters.
 - Crafted ordinances and policies concerning cost recovery, land use, and managed other related development tasks.
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- ☐ City of Homestead, 790 N. Homestead Blvd., Homestead, FL 33030
Title: City Manager/Director of Development Services
Dates: November 6, 2009 to January 10, 2011. Salary: \$115,000/yr -plus benefits (\$165,000/yr as City Manager)

The City of Homestead is a municipality of approximately 60,000 residents, 17.1 squared miles, a budget of 164 million, and 425 employees. Homestead is home to the Homestead-Miami Speedway. This was my second time back in Homestead –refer to prior experience during 1998 – 2002 below.

During my tenure at Homestead, my administration was faced with numerous challenging tasks to include:

- Balanced the 2010-11 Budgets while maintaining excellent relationships with PBA and IBEW unions, including no layoffs, and cut unnecessary expenses and restructured departments' functions and expenditures.
- Reorganized and streamlined several departments, including development services improving 100% review time, expenses, and customer service satisfaction.
- Focused on meaningful projects and prioritized them in accordance with the City Council's vision, completing them on budget and on record times, including the planting of 500 trees and associated landscape projects throughout the City.
- Instituted the City's first Trolley system.
- Executed and entered into several contracts for services with qualified vendors.
- Acted as the City's Development Services Director, and administered and maintained the City's Development Master Plan (CDMP) and its Evaluation and Appraisal Reports (EAR's).
- Managed all daily building operations/inspections, planning and zoning regulations through the review and/or approval of development/redevelopment proposals,
- Processed all Developments of Regional Impacts (DRI's), site plan, and building permit applications.
- Created new ordinances to address emerging issues such as costs recovery, overlay districts to economically boost the City's commercial corridor; handled all variances, special exceptions/uses applications; processed, review, prepared recommendations for approval/denial of all plat requests including preliminary/tentative and final plats; in addition, administered the occupational license division; and coordinated concurrency reviews with all departments for all new development proposals through the implementation of a Development Review Team (DRT).

- ☐ Employer: City of Doral, 8300 NW 53 Street, Suite 100, Doral, FL 33166.
Title: City Manager
Dates: August 2004 to August 1, 2008 Salary: \$168,500/yr -plus benefits

The City of Doral was a municipality of approximately 35,000 residents (125,000 people during daytime hours), 15 squared miles, a budget of 54 million, and 325 employees. Doral is home to the Doral Resort and Golf Course as well as to many other high profile companies, including fortune 500 companies.

While at Doral, our team successfully managed numerous tasks:

- Balanced every budget from 2005-06 through 2008-09; and secured \$34 million in reserves and an AA- bond rating for the City.
- Accomplished the elimination of an annual \$9 million mitigation payment to the county with the help of the legislature and of local lobbyists.
- Administered the design and construction of two major state-of-the-art park facilities (\$21.5 million).
- Obtained several park grants exceeding \$13 million.
- Oversaw and managed the design and construction of City Hall.
- Initiated a "Trolley" or Traffic Circulator project for the City, and obtained MPO grant to fund its feasibility study.
- Developed and managed beautification improvements of major city roadways.
- Oversaw the Master Plan for the city's main boulevard, the "41st Street Beautification Project".
- Delivered the City's first Stormwater Master Plan.

- Planted several hundreds of new trees along other roadways using grants and budgeted funds.
- Implemented a new “street sign” program.
- Established a government access channel in collaboration with Comcast; and,
- Completed the City’s first CDMP and Land Development Code (LDC).

- ☐ Employer: Village of Pinecrest, 12593 SW 82nd Avenue, Miami, FL 33156
 Title: Planning Director
 Dates: October 2002 to August 2004 Salary: \$85,500/yr -plus benefits

The Village of Pinecrest was an affluent municipality of approximately 11,000 residents at the time (today is approx. 18,200 residents), and encompassed 8 squared miles. In 2002, the Village purchased Parrot Jungle, one of Miami-Dade County’s most valuable natural assets and renamed it Pinecrest Gardens.

- Updated, improved, and maintained the Village’s Development Master Plan and its EAR’s.
- Administered daily planning and zoning regulations through the review and/or approval of development/redevelopment proposals, site plan, and building permit applications.
- Created new ordinances to address emerging issues such as costs recovery, outdoor cafes, and commercial overlay districts to economically boost the Village’s four-mile commercial corridor.
- Handled all variances, special exceptions/uses applications; processed, review, prepared recommendations for approval/denial of all plat requests including preliminary/tentative and final plats.
- Administered the code enforcement and occupational license divisions; coordinated concurrency reviews with all departments for all new development proposals through the implementation of a DRT.
- Successfully applied for and obtained state and federal grants to convert the newly designed municipal building into a CAT 5 –state-of-the-art EOC facility.

- ☐ Employer: City of Homestead, 790 N. Homestead Blvd., Homestead, FL 33030
 Title: City Planner/Assistant Director, Development Services
 Dates: September 1998 to October 2002, my first time at Homestead.

- Conducted all transmittals and amendments to the City’s CDMP and its subsequent EAR amendments.
- Administered planning and zoning regulations.
- Handled CRA matters including revolving loan applications, HUD, CDBG’s, and managed housing construction-projects.
- Reviewed/approved/denied development proposals, site plan, and building permit applications.
- Created and amended ordinances.
- Initiated and/or processed annexations of several areas into the city.
- Handled all variances, special exceptions/uses applications; processed, review, prepared recommendations for approval/denial of all plat requests including preliminary/tentative and final plats.
- Developed the City’s first Local Mitigation Strategy (LMS).
- Administered the occupational license division; and,
- Coordinated concurrency reviews with all departments for all new development proposals through the implementation of a DRC.

☐ **Related work experiences include:**

- Peters Township, 610 E. McMurray Road, McMurray, Pennsylvania 15317
Title: Municipal Planner/Code Enforcement Officer/Building Inspector
- US Army Department of Logistics at Fort Riley, Kansas 66442.
Title: Transportation Manager –LT1
- Research Consultants, Inc., 1123 71st Street, Miami Beach, Florida 33141.
Title: Architect

☐ **Graduate School:**

- Master's Degree in Urban and Regional Planning, University of Pittsburgh, PA.

☐ **Undergraduate School:**

- Bachelor's Degree in Architecture, University of Louisiana at Lafayette, LA.
- Industrial Engineering, Polytechnic University of Puerto Rico, in San Juan, PR.

☐ **Special Skills**

- Excellent problem solver, results oriented, proficient in GIS systems/ArcInfo/ArcView/GeoPlan, AutoCAD, FrontPage, Microsoft Office Suite. Fluent in two languages (English and Spanish).

☐ **Memberships and Organizations**

- International City Management Association (ICMA).
- Florida City and County Management Association (FCCMA).
- Miami-Dade League of Cities (MDLC).
- Federal Enterprise Community Council, Miami-Dade County.
- Local Mitigation Strategy (LMS) Representative for Homestead and Pinecrest.
- Pennsylvania Building Officials Conference (PENBOC).
- American Planning Association (APA).
- Habitat for Humanity International, Manhattan, Kansas Chapter.
- American Institute of Architects (AIA).

☐ **Awards/Certificates/Training**

- Community Emergency Response Team (CERT) issued by the Miami-Dade County Emergency Operations Center.
- National Incident Management System (NIMS) Certificate issued by the Miami-Dade County Emergency Operations Center.
- Post Disaster Damage Assessment Certificate issued by the Miami-Dade County Emergency Operations Center.
- A Second Chance: Redeveloping Brownfields, University of Pittsburgh, PA.
- Pennsylvania Code Enforcement Officer Certificate.
- Army Achievement Medal, for outstanding performance during a major training exercise.
- Army Commendation Medal, for my support and performance.
- Certificates of Achievement as class commander, platoon leader, and for outstanding performance in my work as program instructor issued by The Adjutant General of Kansas National Guard, Major General James F. Rueger.

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