



**Sergio Purriños LCAM MURP NCARB**

E - mail: [cspcityconsulting@gmail.com](mailto:cspcityconsulting@gmail.com)

Tel.: ( )

## ① **Summary of Qualifications**

My career started as an architect, then in government as an urban planner, which led to the role of City Manager in the municipal setting, and I am currently a Land Use Consultant in the private sector. Also managed properties/assets for clients in and outside the US. Successfully managed organizations of various sizes from over 500 employees and 165-million-dollar budgets to 25 employees and 28-million-dollar budgets; handled multimillion dollar projects delivering them on time and under budget; provided unprecedented state-of-the-art services to clients; and, reorganized, expedited, and improved processes to become more efficient, lean, and more effective business-oriented organizations. As a Land Use Consultant, I have extensive due diligence and entitlement work experience serving worldwide investors and developers.

Professional experience includes:

- Handled a myriad of residential mixed use, commercial, institutional, and industrial projects from acquisitions, due diligence, and securing entitlements to permitting for construction, coordinating with internal divisions, as well as with local and state government agencies.
- Processed and expedited land development projects/building permits at the State, County, and local levels.
- Handled all entitlement work necessary for projects including rezonings, variances, SUPs, CUPs, PUDs, covenants, platting, coordinated engineering studies, environmental permitting, etc.
- Provided expert witness testimony in cases involving eminent domain takings where property was acquired without just compensation by utility companies.
- Supervised personnel and analyzed processes to streamline operations and to improve service delivery; handled a myriad of building and infrastructure maintenance and services including project management, budgeting, personnel management, plus handled all associated architectural, building, planning, zoning, and other land use related matters for clients.
- Crafted ordinances and policies concerning cost recovery, land use; and applied and obtained several grant programs to fund projects and/or land acquisition(s).
- Developed Emergency Management Guidelines and handled all Emergency Management related issues.
- Ran and operated entire cities, including finance/budget, police services, CRA (managed HUD, RLF's, CDBG, and CRA funding for projects), building, planning, zoning, code enforcement, parks and recreation, public works, utilities, fleet, human resources, IT, and general administration; and, successfully negotiated agreements PBA and IBEW unions.
- Reorganized and streamlined departments improving 66-97% review time, operational expenses, and customer service satisfaction, resulting in savings of thousands of dollars.
- Oversaw and managed the design and construction of mayor capital projects including city hall, several state-of-the-art parks and recreation facilities, police department buildings/EOC facility; school facilities; clinics and other healthcare facilities; managed major roadway projects (roadway and landscape improvements); instituted transit and trolley systems in conjunction with counties, municipalities and smaller private resort communities; and managed and delivered other important public works related projects.
- Established a government access channel in collaboration with Comcast and other utility companies.
- Served as a US Army Officer – Logistics Management, right after graduating from college - Honorably Discharged.
- Coordinated and managed all aspects of land acquisitions and entitlement work, playing a crucial role in community development and municipal, county and state relations.

## ② **Employment History**

- CSP City Consulting, Inc., 2232 SW 152<sup>ND</sup> Place, Miami, Florida 33185  
Title: Principal Land Use Consultant  
Dates: January 2008 to Present.

Currently providing land use/entitlement work and other consulting services to different clients. These services include rezonings, variance applications, land use amendments, site planning, urban planning, and other types of entitlements and/or processes.

- City of Sweetwater, 1701 NW 112 Avenue, Suite 102  
Title: Planning & Development Director – Consulting Basis  
Dates: June 2014 to July 2015.
- 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.
- City of Doral, 8300 NW 53 Street, Suite 100, Doral, FL 33166.  
Title: City Manager  
Dates: August 2004 to August 1, 2008.
- Village of Pinecrest, 12593 SW 82<sup>nd</sup> Avenue, Miami, FL 33156  
Title: Planning Director  
Dates: October 2002 to August 2004.
- Research Consultants, Inc., 1123 71<sup>st</sup> Street, Miami Beach, FL 33141  
Title: Architect  
Dates: December 1991 to September 1998.

## ③ **Education:**

Graduate School:

- Master's Degree in Urban and Regional Planning, University of Pittsburgh, PA. (1998)

Undergraduate School:

- Bachelor's Degree in Architecture, University of Louisiana at Lafayette, LA. (1991)

## ④ **Licenses/Certificates/Training/Awards**

- Notary Public: HH 376553.
- Licensed Community Association Manager (**LCAM**).
- Community Emergency Response Team (**CERT**); National Incident Management System (**NIMS**); and Post Disaster Damage Assessment Certificate, all issued by the Miami-Dade County Emergency Operations Center.

## ⑤ **Special Skills**

- Excellent problem solver and results oriented, proficient in GIS systems/Arc-info/Arc-view, Auto CAD, Microsoft Office Suite. Fluent in two languages (English and Spanish).

## ⑥ **Memberships and Organizations**

- American Planning Association (APA).
- American Institute of Architects (AIA), NCARB.
- Current pursuing AICP certification.