
Joseph A. Ruiz, Esq.

Partner



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PRACTICE AREA EXPERTISE

Land Use + Zoning

Zoning | Land Development Regulations
Alcohol Beverage & Regulated Industries
Code Enforcement

Real Estate Development

Multifamily Residential
Lodging | Hospitality
Office | Commercial Development
Infill Development
Water + Sewer

Local Government Affairs

Municipal + County Law
Public Hearing Advocacy

Neighborhood Revitalization

Emerging Neighborhood Planning
Special Districts
Public Finance and Value Capture Tools

Joseph A. Ruiz is Partner at Wernick & Co, PLLC specializing in land use & zoning, local government affairs, and navigating clients through the local and state regulatory framework to support the Firm's real estate development and neighborhood revitalization practice areas.

Joe has significant experience at the state, county, and municipal levels of government. For the last several years Joe worked at the City of Miami where he served in a variety of positions. Most recently he served as the Zoning Administrator // Director for the Office of Zoning, where he was responsible for the administration and enforcement of the Miami 21 Zoning Code, appearing before the Planning Zoning and Appeals Board and City Commission, and overseeing zoning approvals ranging from Temporary Use Permits to large scale development projects throughout the City of Miami.

Joe previously served as the Chief of Staff to Mayor Francis X. Suarez, where he coordinated the execution of the Mayor's strategic initiatives and handled the day-to-day management of the office. Joe joined the Office of the Mayor after serving as an Assistant City Attorney for the City of Miami. He was assigned to the Land Use/Transactional Division where he practiced public finance, taxation, land use & zoning, and general municipal law. He further served as legal counsel to the Urban Development Review Board, Coconut Grove Business Improvement District, Wynwood Business Improvement District, and the Wynwood Design Review Committee in its role in reviewing new development in Wynwood after the adoption of the Wynwood Neighborhood Revitalization District (NRD-1) in 2015.

Prior to joining the City of Miami, Joe served as the General Counsel to the Miami-Dade County Property Appraiser and as a legislative aide to a member of the Florida House of Representatives.

Speaking and Publishing

- Speaker, Racial Wealth Divide – Building High-Impact Nonprofits of Color, October 24, 2017.
- Presenter, "Legal Decisions for Exemption Experts: Immigrants, Aliens & Rentals" & "Legislative Changes That Impact Exemptions", Annual Conference of the Florida Chapter of the International Association of Assessing Officers, May 1, 2014.

SKILLSET

Development of Practical and Effective Solutions
Persuasive Writing
Execution of Action Plans for Measured Success
Public Speaking & Advocacy
Strategic Planning & Advisory Services
Dependable Leadership
Zoning Development Feasibility Analysis
Use of the Legislative or Regulatory Process to
Develop and Implement Practical Results
Local Government Legislation and LDRs

Community Service and Leadership Roles

- 2018-19 Bloomberg Harvard City Leadership Initiative
- The Florida Bar (County and Local Government Law and Environmental & Land Use Law Sections)

EDUCATION

JD, Florida International University
College of Law

BA, Florida State University
Bachelor of Arts, Communication Studies
Minor in Film Studies

**PROFESSIONAL LICENSES AND
CERTIFICATIONS**

Member of Florida Bar
United States District Court, Southern
District of Florida
