



Joseph A. Ruiz

Counsel

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Overview

Joseph "Joe" Ruiz represents clients on matters involving land use, zoning and local government affairs. He assists both landowners and developers navigating the local and state regulatory framework to support their real estate development and neighborhood revitalization goals. Joe represents landowners and developers at almost every stage of the development lifecycle, from pre-acquisition due diligence to entitlements, obtaining necessary development approvals for new construction or the adaptive-reuse of existing structures. Clients seek Joe out for his extensive experience handling matters, such as platting, special permits, temporary permits, alcohol, modifications to ordinances, historic preservation, rezoning and comprehensive plan amendments, and resolution of complex building and code compliance.

Joe has worked with local and national developers on entitlements for prominent mixed-use projects slated for completion in the near future, including Related's Nomad Residences Wynwood, LYNQ Wynwood, The Wynwood Plaza, Mohawk at Wynwood, The Rider, and La Maré Bay Harbor Islands. Joe also has significant experience at the state, county, and municipal levels of government. Prior to joining the firm, he served as the City of Miami Zoning Administrator/Director for the Office of Zoning. As the Zoning Administrator, Joe 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, and alcohol licensing and permitting, 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. He joined the Office of the Mayor after several years as an Assistant City Attorney for the City of Miami, assigned to the Land Use/Transactional Division, where he practiced public finance, taxation, land use and zoning, and general municipal law.

In his role as Assistant City Attorney, Joe 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 and signage pursuant to the Wynwood Neighborhood Revitalization District (NRD-1), following its adoption 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.

Practices & Industries

[Commercial Real Estate](#)

[Florida Land Use & Zoning](#)

[Land Use, Zoning & Redevelopment](#)

[Residential Real Estate](#)

Experience

No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome.

Representing Town of Bay Harbor Islands, East Island, including regular appearances before the Design Review Board and Town Council on projects under development on the East Island and applications for Transfer of Development Rights (TDRs), and obtaining site plan approval for two boutique multi-family residential projects known as La Maré Bay Harbor Islands

Represented local and national developers from acquisition to financing to securing administrative and public hearing approvals for projects in the City of Miami, ranging from adaptive reuse restaurants to multi-phase construction projects, including multi-family, hotel and office space. Projects include:

- Wynwood Plaza, a 1-million square foot mixed-use development, including 200,000+ square feet of Class A office space, and 500+ residential units, anchored by a grand courtyard connecting Wynwood Norte and the Wynwood Arts District
- Nomad Residences Wynwood, an 8-story apartment/hotel building located in the heart of Wynwood which includes 325+ apartment/hotel units, complemented by ground floor retail and a rooftop bar and amenity space
- Mohawk at Wynwood, a 12-story, 483,000+ square foot market rate multi-family residential development, including 275+ residential units
- The Ridera 12-story apartment/hotel building located in the NE corner of the Wynwood Arts District, adjacent to the future Wynwood/Edgewater commuter rail station, which includes 135+ apartment/hotel units, complemented by ground floor retail, amenity space, and a rooftop bar
- Metro Viscaya, an 8-story hotel located in The Roads neighborhood which includes 85+ lodging units, complemented by ground floor retail and amenity space
- LYNQ Wynwood, a working campus consisting of two 8-story buildings with over 290,000+ square feet of Class A office space, ground floor retail, and an activated rooftop
- Pastis Miami, on the adaptive reuse of a former industrial warehouse and asphalt lot into one of Miami's premier restaurants that includes both indoor and outdoor dining
- 1041 & 1045 N Venetian Drive, with waterfront single family homes constructed on Miami's exclusive Venetian Islands

Education and Credentials

Education

Florida International University College of Law, J.D.

Florida State University, B.A.

Admissions

State of Florida

U.S. District Court, Southern District of Florida

Affiliations

Bloomberg Harvard City Leadership Initiative, Graduate, 2018-2019

The Florida Bar, City, County and Local Government Law Section - Sponsorship Committee, Environmental & Land Use Law Section, Government Lawyer Section

Recognition and Community

No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome. See Awards Methodology.

Community Involvement

Miami-Dade County Transportation Planning Organization, Citizens' Transportation Advisory Committee, Member, 2021-Present, Chairperson, January 2023-Present

Builders Association of South Florida, Miami-Dade Legislative Committee

Coral Gables Chamber of Commerce, Business and Government Affairs Committee, Public Policy Subcommittee

Insights

City of Miami Proposes Administrative Site Plan Review Ordinance to Streamline Permitting Process
July 25, 2024

Governor Signs SB 328, Reinforcing Florida's Live Local Act To Spur Mixed Income Housing Development
May 17, 2024

News

Day Pitney's Florida Offices Pack School Supplies for Chapman Partnership
August 2, 2024

Day Pitney Continues Growth Trajectory of Corporate Department with Addition of Wernick & Co. in South Florida
February 29, 2024

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In The Media

Demand Surges for Outdoor Amenities
GlobeSt.com , August 13, 2024

28-Story Tower With Over 100 Apartments Planned in Miami
South Florida Business Journal, April 12, 2024

Local Distillery Proposes Location in Miami-Dade Warehouse
South Florida Business Journal , March 26, 2024

Day Pitney Adds Land Use Practice to Miami office
Miami Today, March 15, 2024

The Real Deal: Movers & Shakers
The Real Deal, March 4, 2024

Day Pitney Appoints Steven Wernick and Joseph Ruiz to its Miami Office
CityBiz, February 29, 2024

Steven Wernick and Joseph Ruiz's Arrival to Day Pitney Featured in Law360
Law360, February 29, 2024

Community Scholars in Affordable Housing
June 9, 2023

Mobility Matters
May 18, 2023

Racial Wealth Divide – Building High-Impact Nonprofits of Color
October 24, 2017

Legislative Changes That Impact Exemptions
May 1, 2014

Legal Decisions for Exemption Experts: Immigrants, Aliens & Rentals
May 1, 2014