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Miami-Dade County Commission on Ethics and Public Trust

Memo

To: Michael P. Murawski, Advocate
From: Manuel W. Diaz
Date: January 25, 2012
Re: Study of Community Council 12/ Members vs. Campaign Contributions
K11-004

The assignment was given,

To review the Campaign Treasurer Reports (CTR) for the members of Community Council Zoning Appeals Board 12 (CCZAB12) to determine if any of campaign contributors listed on the CTR's may have some interest, (either direct or indirect) in Zoning applications considered the members of the CCZAB.

Methodology,

1. The study group consists of the elected members of CCZAB 12 for the years 2008 and 2010.
2. Each CCZAB member's CTR's was reviewed. During the review, it was noted that many of the candidates self-funded their campaigns. Those CCZAB members who self-funded their campaigns were not considered.
3. Source of contribution.

- a. If a contribution was made by a firm, the name of the firm was listed.
 - b. If the contribution was made by an individual, research was done to determine if the individual or some entity represented by the individual had a zoning application before the CCZAB.
 - c. Donations not related to a. or b. were not considered.
4. 90 zoning applications between 2007 and 2011 were reviewed.
 5. CCZAB12 members considered were Angela Vazquez and Jorge Garaga.

Angela Vazquez (Vazquez) The review of Vazquez's CTR's indicates that the majority of contributions were in small amounts. The largest contribution was for \$250 and can be attributed to an individual listed as a CPA, a second contribution for \$100.00 was attributed to individual who listed his occupation as retired. As a result, Vazquez was dropped from the study group.

Jorge Garaga

Contributions

Ronald K. Book	\$ 500.00
Castillo / Green Point Consulting	\$ 1150.00
Sequiera and Gavarette Architects	\$ 500.00
MACA	\$ 500.00
Valle & Valle	\$ 250.00
GA Properties	\$ 500.00

1. Ronald K. Book (Book) is an attorney with offices at 18851 NE 29th Ave, Aventura, Florida 33180. Research was done to determine if Book represented any interests appearing before CCZAB12 in 2007-2011 There were none found. Book, as a state lobbyist, is registered to represent a number of South Dade interests to include Carlisle Development Group, White Rock Quarries and Lennar Homes LLC.
2. Jose L. Castillo (Castillo) contributed to the Garaga campaign under the following,

- Green Point Consulting - \$250.00.
- Green Point Consulting Firm - \$250.00.
- George Luis Castillo - \$250.00.
- Maria Alard Castillo (wife) - \$400.00.

Castillo is a principal in Green Point Consulting of Florida. The company's web site contains the following. The firm specializes in multi-level government and community affairs campaign management and media relations. Some of Castillo's past clients have been: Holland and Knight, Akerman Senterfit, Attorneys at Law, Sedanos, Baptist Health South of Florida, Flagler Development Group, Lennar, BMS, Lucky Start.

There were no zoning applications directly related to Castillo or Green Point Consulting.

3. Fernando Gavarette (Gavarette) Gavarette is a partner in Sequiera and Gavarette Architects, 811 Ponce De Leon, Coral Gables. There were no zoning applications directly related to Gavarette or Sequiera and Gavarette Architects.

4. Maca Realty is owned by Mauricio Cayon a developer. Cayon is President and COO of Cayon Development Group. According to the company site, Cayon Development has created real estate joint ventures with investors and developers such as: CFH Group, The Paramount Companies, Greatstone Development, The Landmark Group, Prestige Builders Partners, BF Group, Century Home Builders, Luxor Development, The Kern Company and The Katsikos Group.

There were no zoning applications directly related to Maca Reality, or Cayon Development Group.

5. Valle & Valle Inc. is an architectural firm based in Coral Gables, Florida.

There were no zoning applications directly related to Valle & Valle Inc.

6. GA Properties Reality Company. Gerardo Aguirre is the owner. He is an owner of Southern Homes of Miami 12895 SW 132 Street #200, Miami, Florida 33186.

Southern Homes of Miami in Miami, FL is a private company which is listed under real estate developers.

There were no zoning applications directly related to GA Properties.