



***City of Port St. Lucie***  
**Planning and Zoning Department**  
**A City for All People**

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**TO:** Planning and Zoning Board – April 7, 2020

**FROM:** Teresa Lamar-Sarno, Interim Planning & Zoning Director

**RE: INTERVIEWS FOR PLANNING AND ZONING BOARD  
DISTRICT III**

**DATE:** March 16, 2020

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The Board will be conducting interviews to fill the position vacated by District III Planning and Zoning Board representative Sandra Carter whose term of office was 4/1/18 – 4/1/22. Attached are the applications and resumes of the District III candidates who have applied. Also attached are the questions the Board will be asking each applicant plus the tally sheet which will be used to rank the applicants.

TLS/lp  
Attach.

## QUESTIONS FOR PLANNING & ZONING BOARD APPLICANTS

1. Why do you want to be on the Planning & Zoning Board?
2. What is your understanding of the purpose of the Planning & Zoning Board?
3. What is your understanding of the relationship between City's comprehensive planning and zoning regulations?
4. What issues do you believe are critical to the City's future?
5. Have you ever been involved in government before as a volunteer, elected official or staff?

NOTE: APPLICANTS WILL BE GIVEN TWO MINUTES TO ANSWER EACH QUESTION.

### **Chair will state the following:**

"Our meetings are held on the first Tuesday of each month beginning at 1:30 PM. Attendance is extremely important since we only meet once a month.

Are you able to spend 3 hours on the first Tuesday of each month to attend the Planning & Zoning Board meetings and thoroughly review all agenda items before each meeting? (The number of agenda items and length of discussion for each determines the length of the meeting. Board members are notified when the packet is ready for pick-up and review, approximately one week before the meeting)."

# Planning and Zoning Board Interviews

## DISTRICT III

DATE 11/5/19

### TALLY SHEET

MARK EACH BOX FROM 1 – 10 (WITH 10 BEING THE HIGHEST)

### QUESTIONS

NAME	District	#1	#2	#3	#4	#5	TOTAL
Gomez-Mallada, Ana	III						
Riera, Andriana	III						
Williams, Harry	III						

Rec'd 12/17/18

Page 1  
Please note that City residency is required by the City Charter to be appointed.

\* 1. Full Name

Ana Gomez-Mallada

\* 2. Home Phone

(954) 254-1625

DEC 17 '18 10:25

\* 3. Home Address

210 SW Ridgecrest Dr.  
Port St. Lucie FL 34953  
USA

4. Business Name

Law Offices of Ana Gomez-Mallada

5. Business Phone

\*\*SKIPPED\*\*

\* 6. Email

.AGM62756@gmail.com

\* 7. Please check the boards on which you are interested in serving:

Civil Service Appeals Board (meets on an as-needed basis)  
Contractors Examining Board  
Infrastructure Surtax Citizens' Oversight Committee  
Planning & Zoning Board

\* 8. Were you nominated or recommended to apply by the Mayor or a Councilmember?

No

\* 9. Why do you think you are qualified to serve on this board?

I have been active in numerous civic and business endeavours for many years in some cases in connection with my profession as an attorney.

\* 10. Brief description of Education & Experience:

Attorney, Business owner, interpreter, civic activist, member on a number of boards.

\* 11. Resume is required, please attach:

AGM RESUME.docx

\* 12. Do you currently serve on any City Board, Committee or other Governmental Board or Committee? ?

No

\* 13. If you are not selected for your chosen Board, may we submit your application as vacancies occur?

Yes

\* 14. Are you a registered voter?

Yes

\* 15. How long have you been a City resident?

5 years

\* 16. Have you attended the City University Classes?

No

\* 17. Are you a United States Citizen?

Yes

\* 18. Are you presently employed by the City of Port St. Lucie?

No

Are you a current or former law enforcement officer, other employee\*, or the spouse or child of one who is exempt from public records disclosure under FS 1.19.07?

\*Other covered jobs can be found listed under Florida Statute 119.07

\* 19. Please confirm the above:

No

12/17/2018

Manage Forms - Boards & Committees Application

NOT: A "YES" answer to the following question will not automatically bar you from serving on a Board or Committee. The nature, appointment relatedness, severity and date of the offense in relation to the appointment for which you are applying are considered. A criminal conviction check will be conducted. Failure to disclose the requested information will result in the withdrawal of the offer of appointment or termination of the appointment if discovered after the appointment commences.

\*Have you ever been convicted of a crime, pled guilty or no contest to a criminal charge, or entered into an agreement setting forth the terms leading to the reduction or dismissal of the charges?

\* 20. Please confirm the above:

No

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APPLICATIONS WILL BE KEPT ON FILE ONE (1) YEAR FROM DATE OF SUBMISSION.

ANA GOMEZ-MALLADA  
210 SW Ridgecrest Dr.  
Port St. Lucie, Florida 34953  
(954) 254-1625 / (772) 237-2884 (fax)  
AGM62756@gmail.com

**PROFESSIONAL**

**(Legal)**

4/05 - Present SOLO PRACTICE  
South Florida  
\* In-House Counsel, the Florida Federation of Republican  
Women

1/04 - 4/05 ATTORNEY GENERAL OF FLORIDA  
Fort Lauderdale, Florida  
Assistant Attorney General

Jan/92 - 1/04 SOLO PRACTICE  
South Florida  
\* Registered Lobbyist, Hands in Action/Manos en Acción

Oct/90 - Jan/92 JEFFREY M. FEUER, P.A.  
Miami, Florida  
Associate

Feb/90 - Oct/ 90 PUBLIC DEFENDER'S OFFICE  
Eleventh Judicial Circuit of Florida, Dade County  
Miami, Florida  
Special Assistant Public Defender

May/89 - Feb/90 SOLO PRACTICE  
Miami, Florida  
\* City Attorney, City of Islandia, Florida  
\* Legal Counsel, Florida Court Interpreters Act

1986 - 1987 DADE COUNTY STATE ATTORNEY  
Miami, Florida  
Certified Legal Intern

**(Interpreting)**  
1995 - Present EXAMINER FOR COURT INTERPRETERS  
Involved with Court Interpreter Examination projects in  
various judicial circuits throughout Florida.

1983 - 1990

**CONTINENTAL LANGUAGE CONSULTANTS**

Miami, Florida

Partner, Court interpreting and translation of documents and tapes,  
Conference interpreting in national and international settings.

\* International Electoral Training Seminar, Nicaragua (1989)

\* USA vs. Gerena et al (Macheteros) (1988)

\* USA vs. Garcia et al (River Cops) (1986 - 1987)

**EDUCATION**

1987

Juris Doctor

University of Miami

Coral Gables, Florida

1978

Master of Arts in International Affairs

Florida State University

Tallahassee, Florida

1977

Bachelor of Arts in International Relations

Florida International university

Miami, Florida

**ADMISSIONS**

Florida Bar Association

Trial Bar, United States Circuit Court, Southern District of Florida

Trial Bar, United States Circuit Court, Middle District of Florida

United States Court of Appeals, Eleventh Circuit

**CERTIFICATIONS**

Certified Spanish/English Interpreter

Administrative Office of the United States Courts, 1984.

**CONSULTING**

Florida Translators Association, Seminar leader

Miami, Florida, May, 2001

Training Program on Administration and Rating of Consortium  
Examinations

West Palm beach, Florida (1998)

Training Session for Interpreters  
Executive Office of Immigration Review, U.S. Department of Justice  
Miami, Florida

**PUBLICATIONS**

Contributing Writer, El Heraldo, Fort Lauderdale, Florida  
Chapter in a Book on Ethics for Court Interpreters  
Administrative Office of the United States Courts (1994)

**CIVIC ACTIVITIES**

American Society of Interpreters  
Broward Lawyers Care  
Cresthaven Preservation Group  
Cuban American Bar Association  
Florida Federation of Republican Women  
Hands In Action/Manos en Acción  
Light of the World Clinic  
Paragon Charter Schools

**LANGUAGES**

Completely fluent in Spanish and English, Passive knowledge of French.

**REFERENCES**

Submitted upon request.



Submission # 121258  
IP Address 73.57.233.93  
Submission Recorded On 07/23/2019 11:35 AM  
Time to Take Survey 42 minutes, 50 seconds

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Please note that City residency is required by the City Charter to be appointed.

1. Full Name

ANDRIANA C RIERA

2. Home Phone

(561) 306-5197

3. Home Address

101 SW MEADE CIRCLE  
FL Port St. Lucie 34953  
UNITED STATES

4. Business Name

REALTY ANGELS FLORIDA INC

5. Business Phone

(561) 306-5197

6. Email

RIERAAC@GMAIL.COM

7. Please check the boards on which you are interested in serving:

Planning & Zoning Board

8. Were you nominated or recommended to apply by the Mayor or a Councilmember?

No

9. Why do you think you are qualified to serve on this board?

Having been involved in the construction trades- residential and commercial - as a result of having been part owner of our family owned HVAC company for over 25 years,

Having added on 1500 sq foot to our existing residence in Boca Raton - with no GC

Being a realtor/real estate broker for over 15 years

Has given me unique exposure to how critical planning & zoning is to a city .

10. Brief description of Education & Experience:

HS Grad  
Real Estate Broker  
Guardian Ad Litem

11. Resume is required, please attach:

Andriana C Riera resume.docx 2017 updated.docx

12. Do you currently serve on any City Board, Committee or other Governmental Board or Committee?

No

13. If you are not selected for your chosen Board, may we submit your application as vacancies occur?

Yes

14. Are you a registered voter?

Yes

15. How long have you been a City resident?

Since 2011

16. Have you attended the City University Classes?

No

Yes

**18. Are you presently employed by the City of Port St. Lucie?**

No

Are you a current or former law enforcement officer, other employee\*, or the spouse or child of one who is exempt from public records disclosure under FS 119.07?

\*Other covered jobs can be found listed under Florida Statute 119.07

**19. Please confirm the above:**

No

NOTE: A "YES" answer to the following question will not automatically bar you from serving on a Board or Committee. The nature, appointment relatedness, severity and date of the offense in relation to the appointment for which you are applying are considered. A criminal conviction check will be conducted. Failure to disclose the requested information will result in the withdrawal of the offer of appointment or termination of the appointment if discovered after the appointment commences.

\*Have you ever been convicted of a crime, pled guilty or no contest to a criminal charge, or entered into an agreement setting forth the terms leading to the reduction or dismissal of the charges?

**20. Please confirm the above:**

No

APPLICATIONS WILL BE KEPT ON FILE ONE (1) YEAR FROM DATE OF SUBMISSION.

# Andriana C Riera

101 SW Meade Circle ♦ Port St Lucie, Florida 34953 ♦ 561-306-5197 ♦ rieraac@gmail.com

## Profile

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Motivated, personable business professional with a proven track record of profitable small business ownership. Talent for quickly mastering technology. Diplomatic and tactful with professionals and non-professionals at all levels. Experience with governmental entities. Accustomed to handling sensitive, confidential records.

Flexible and versatile – able to maintain a sense of humor under pressure. Poised and competent with demonstrated ability to easily transcend any situation. Thrive in deadline-driven environments. Excellent team-building skills. Outstanding customer related negotiations. Outside and inside sales experience.

## Skills Summary

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- ♦ Project Management
- ♦ Report Preparation
- ♦ Written Correspondence
- ♦ General Office Skills
- ♦ Computer Savvy
- ♦ Customer Service
- ♦ Scheduling -
- ♦ Marketing & Sales
- ♦ Front-Office Operations
- ♦ Professional Presentations
- ♦ Excellent phone personality
- ♦ Quickbook
- ♦ Basic exp Powerpoint, Excel
- ♦ Wright soft calc programs
- ♦ Internet Researcher

## Professional Experience

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### COMMUNICATION: REPORTS/PRESENTATIONS/TECHNOLOGY

- ♦ Preparation of price quotes, real estate related documents( inception through closing)
- ♦ Author professional correspondence to customers and vendors.
- ♦ Rapidly learn and master varied computer programs
- ♦ Competent in interactions at various levels of legal system and governmental agencies

### CUSTOMER SERVICE/MARKETING/PROBLEM SOLVING

- ♦ Oversee front-office operations and provide impeccable customer service:
  - Built a clientele supported by 60% referral business. (HVAC & Real estate related)
- ♦ Develop and implement strategic marketing plan for business:
  - Create special promotions, write/design print and outdoor advertising, and coordinate all media buying
  - Reassuring customers when concerned over the purchases.

### DETAIL MASTERY & ORGANIZATION

- ♦ Manage all aspects of day-to-day operations
  - Facility maintenance
  - Coordination & Supervision of field personnel for installations and service
  - Finances: accounts payable/receivable, invoicing, insurance billing, budgeting.
  - Competent in governmental agency protocols.

# Andriana CRiera

## Employment History

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### **LIBERTY MEDICAL SUPPLY - DRS DEPT (DIABETIC RE-ORDER SALES)**

LIBERTY LANE, PORT ST LUCIE, FLORIDA 34952

OCT 2011- DECEMBER 2014

DRS - DIABETIC REORDER SALES

INBOUND AND OUTBOUND RE-ORDER CALLS OF DIABETIC TESTING SUPPLIES

EXCELLENT COMMUNICATION SKILLS FOR - INTERACTION WITH CLIENTS OF VARIOUS AGES AND DEMOGRAPHICS

EXCELLENT INTERACTIONS WITH TEAM MEMBERS, MANAGEMENT AND HUMAN RESOURCES

\*\*\*\*HIGH CONVERTER OF CALLS VS SALES- EXCEEDING INCENTIVE BASES

MAINTAINING A GOOD SENSE OF HUMOR AT ALL TIMES

**\*\*\*\*\*ALWAYS BE COOL FLORIDA, INC\*\*\*\*\***

**561-306-5197      772-344-6263**

**MANAGER/SALES/CREW**

Sales/Operations manager for Air Conditioning company

Initial contact from service call to closing sale of change outs or new construction installs.

Heavy customer service and sales interactions-

Providing quotes for HVAC replacements and new construction quotes – upselling equipment and services.

Interaction with governmental agencies , building departments and officials

Manual J and N Calculations , Florida Energy Code Calculations

Field operations with installation crews

Knowledge of all facets of the HVAC related industry-service and construction

# Andriana CRiera

## REALTY ANGELS FLORIDA INC.

BROKER/MANAGER 2000- TO PRESENT

REAL ESTATE BROKER/OWNER BK 661131

561-306-5197

COMMISSION BASIS

ASSISTING FIRST TIME HOME BUYERS , SEASONED INVESTORS AND ALL IN BETWEEN  
TO FIND THE RESIDENCE THAT MEETS THEIR NEEDS.

EMPLOYING SEVERAL LICENSED REAL ESTATE AGENTS

## OTHER PROFESSIONAL LICENSES

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INDEPENDENT INSURANCE ADJUSTER-INACTIVE - ALL LINES - ACCREDITED -  
UNIVERSITY OF FLORIDA- FLORIDA DEPARTMENT OF FINANCIAL SERVICES

2006- PRESENT

BAIL BONDS TEMP- 2008

FLORIDA DEPARTMENT OF FINANCIAL SERVICES

NOTARY PUBLIC - CURRENT AND UPDATED

ORDAINED MINISTER- UNIVERSAL LIFE CHURCH

## COMMUNITY INVOLVEMENT: 2014

CANDIDATE FOR PORT ST LUCIE CITY COUNCIL- DISTRICT 3

DEVELOPMENT OF CITY OF BOCA RATON SKATE PARK - PROFITABLE/SELF  
SUPPORTING

VOLUNTEER - BOCA HELPING HANDS ASSISTING MANAGER

GUARDIAN AD LITEM

CAMPAIGN VOLUNTEER FOR MAYORAL AND COUNCIL POSITIONS FOR STEVEN  
ABRAMS (NOW PBC COMMISSIONER) AND SUSAN HAYNIE (NOW MAYOR OF CITY OF  
BOCA RATON)

District III

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Please note that City residency is required by the City Charter to be appointed.

**1. Full Name**

Harry Williams

**2. Home Phone**

772-834-5559

**3. Home Address**

1532 SW Crater Avenue  
FLORIDA Port Saint Lucie 34953  
St. Lucie

**4. Business Name**

\*\*SKIPPED\*\*

**5. Business Phone**

772-873-1977

**\*6. Email**

williamsharry@hotmail.com

**7. Please check the boards on which you are interested in serving:**

Affordable Housing Advisory Committee (meets on an as-needed basis)  
Budget Advisory Committee  
Civil Service Appeals Board (meets on an as-needed basis)  
Districting Commission (meets on an as-needed basis)  
Municipal Police Officers Retirement Trust Fund Board of Trustees  
Planning & Zoning Board

**8. Were you nominated or recommended to apply by the Mayor or a Councilmember?**

No

**\*9. Why do you think you are qualified to serve on this board?**

As a native civilian of St. Lucie County, I have seen the growth and expansion of the County over 40 years.

**\*10. Brief description of Education & Experience:**

I have a Bachelor of Science in Health Services Administration from Florida Atlantic University (FAU) and Masters in Public Health from Florida International University (FIU). I have experience in the not-for-profit, state and federal government sectors.

**11. Resume is required, please attach:**WilliamsHarryResumePro.docx**12. Do you currently serve on any City Board, Committee or other Governmental Board or Committee?**

No

**13. If you are not selected for your chosen Board, may we submit your application as vacancies occur?**

Yes

**14. Are you a registered voter?**

Yes

**\*15. How long have you been a City resident?**

13 years

**16. Have you attended the City University Classes?**

No

**17. Are you a United States Citizen?**

Yes

**18. Are you presently employed by the City of Port St. Lucie?**

No

Are you a current or former law enforcement officer, other employee\*, or the spouse or child of one who is exempt from public records disclosure under FS 119.07?

\*Other covered jobs can be found listed under Florida Statute 119.07

**19. Please confirm the above:**

Yes

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\*Have you ever been convicted of a crime, pled guilty or no contest to a criminal charge, or entered into an agreement setting forth the terms leading to the reduction or dismissal of the charges?

**20. Please confirm the above:**

No

APPLICATIONS WILL BE KEPT ON FILE ONE (1) YEAR FROM DATE OF SUBMISSION.

## HARRY WILLIAMS, JR.

Port St. Lucie, Florida  
[williamsharry@hotmail.com](mailto:williamsharry@hotmail.com)

772.834.5559  
<https://www.linkedin.com/in/harrywilliams77>

Highly skilled Health Care Administrator professional with extensive experience in Disease Prevention, Health Promotion, Communicable Disease Education, Policy Management, Quality and Risk Management. Key strengths include:

- Investigative Researcher
- Human Services & Disability Coordinator
- Analyzing Data & Program Evaluation
- Interviewing Skills
- Emergency Preparedness/Response
- Subject Matter Expert with HIPAA
- Project and Program Management
- Quality Improvement
- Budget Management
- Financial Reporting
- Case Management
- Policy and Procedure Management

### PROFESSIONAL EXPERIENCE

**INDIAN RIVER STATE COLLEGE**, Fort Pierce, FL  
**Healthcare Management Adjunct Professor**

2017 – Present

Teach Intro to Health Care Management Concepts to students seeking to obtain their Associate and Bachelor in Health Care Management. Assist students by providing counseling, orientation and real-life scenarios to understand the qualities and traits needed to be a Healthcare Administrator. Serve as part of the Health Care Administration staff to determine new policies and procedures to better serve the Health Care Administration students in having a valuable college experience.

**AMERIHEALTH CARITAS**, Palm Beach Gardens, FL  
**Quality Specialist**

2012 – Present

Participate on Quality Improvement committees structured to achieve target outcome success and complete committee documentation that is consistent in meeting the State of Florida AHCA Medicaid requirements.

- Oversaw completion and analysis of annual Healthcare Effectiveness Data and Information Set (HEDIS) results and works with all areas to integrate results into departmental goals.
- Collaborates with both regulatory compliance and risk management programs to ensure the plan is providing effective quality, cost-effective services for plan members.
- Help the health plan organization prepare through providing internal and external audits to become accredited through the Accreditation Association for Ambulatory Health Care (AAAHC) and National Committee for Quality Assurance (NCQA).

#### **Provider Network Analyst (2013 – 2014)**

Researched State Rules and Regulations, surrounding CMS Programs and ensures Claims system is configured accurately to include State fee schedules, GME, DRG changes.

- Participated with Corporate Operations Team to provide research and resolution to issues.
- Obtained and requested queries to identify root causes of claim denials, incorrect payments and claims that were not correctly submitted for payment.
- Investigated medical fraud, waste and abuse Medicaid payment reimbursement related to medical claims.

#### **Care Connector (2012 – 2013)**

Supported daily operations of the integrate care management program.

- Coordinated medical evaluations for at risk members in the maternal health program. Supported health plan by providing care authorizations.
- Completed Screening Assessments via telephone to assist member with appropriate care assistance. Ensured compliance with healthcare laws while helping to link members to effective quality of care services.



**CENTERS FOR DISEASE CONTROL AND PREVENTION (CDC), Atlanta, GA**

**2010 – 2012**

**Public Health Associate Program Fellowship**

Stationed at Palm Beach County Health Department

Received leadership training directly from CDC headquarters semiannually to gain knowledge and skills to better help guide local health department.

- Served as Project Manager over various Communicable Disease Initiatives to assist in meeting outcomes defined by the Centers for Disease Control and Prevention while reducing spread of STD/HIV/AIDS by 15%.
- Worked with gathering data for Population Health to analyze, interpret and create trends to demonstrate the socioeconomic needs of different cultural of individuals. Worked in conjunction with risk management to ensure safety measures were implemented and followed in rendering care for patients.

**KEISER UNIVERSITY, West Palm Beach, FL**

**2009 – 2010**

**Health Services Administration Adjunct Professor**

Taught Medical Office Administration and Billing, Healthcare Medical Terminology, Principles of Health Services Administration and Healthcare Computer Applications to students seeking Bachelor's degrees in Health Services Administration.

**ADDITIONAL RELATED EXPERIENCE**

**MARTIN COUNTY HEALTH DEPARTMENT, Stuart, FL Disease Intervention Specialist**

**SAINT LUCIE COUNTY HEALTH DEPARTMENT, Fort Pierce, FL Master of Public Health Internship/Project Manager**

**AMERICA'S HEALTH CHOICE MEDICARE HMO – Vero Beach, FL Social Services Supervisor**

**FAMILY PRESERVATION SERVICES, INC. – Fort Pierce, FL Dependency Case Manager**

**Project Response, Inc. – Fort Pierce, FL AIDS Insurance Continuation Program Coordinator/HOPWA Case Manger**

**EDUCATION / CERTIFICATION**

**Master of Science (MS), Public Health, Focus: Health Promotion and Disease Prevention**

**Bachelor of Science (BS), Healthcare Administration**

Florida Atlantic University, Boca Raton, FL

**Certified Nursing Assistant, Paramount Training Services**

**Certified Grant Writer, American Grant Writer's Association**

**Assisted Living Facility Administrator, University South Florida**

**Health Information Technology for Economic and Clinical**

**Health**

Broward Community College (HITECH)

**KNOWLEDGE / SKILLS / ABILITIES**

FACETS

JIVA

NPPES

Medical Investigations

Disease Management

Substance Abuse Knowledge

Medicaid and Medicare Insurance

HEDIS metrics

Medical Records Auditing

Microsoft Office Suite

Emdeon / WebMD

MedDirect

Prism

Epilinfo

SQL

EPIC

Grant Writing

Electronic Medical Records Mgt

CAHPS survey

Healthcare Compliance

Mental Health Knowledge

Research Analysis

HIPAA and Privacy Knowledge

Regulatory Accreditation

Policies and Procedures Writing

Quality Improvement

Health Promotion