

# **CITY OF AVENTURA**

**Aventura Government Center  
19200 West Country Club Drive  
Aventura, FL 33180**



## **CITY COMMISSION REGULAR MEETING AGENDA**

**February 3, 2026**

**6:00 p.m.**

**Aventura Government Center  
Commission Chambers**

### **City Commission**

**Mayor Howard S. Weinberg, Esq.  
Vice Mayor Amit Bloom  
Commissioner Clifford B. Ain  
Commissioner Gustavo Blachman  
Commissioner Rachel S. Friedland, Esq.  
Commissioner Paul A. Kruss  
Commissioner Cindy Orlinsky**

**City Manager Bryan Pegues  
City Clerk Ellisa L. Horvath, MMC  
City Attorney Robert Meyers**

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AGENDA:** Request for Deletions/Emergency Additions
4. **COMMISSION REPORTS**
5. **SPECIAL PRESENTATIONS:**
  - Proclamations
  - Special Recognitions
  - Employee Service Awards

6. **CONSENT AGENDA:** Matters included under the Consent Agenda are self-explanatory and are not expected to require discussion or review. Items will be enacted by one motion. If discussion is desired by any member of the Commission, that item must be removed from the Consent Agenda and considered separately. If the public wishes to speak on a matter on the consent agenda they must inform the City Clerk prior to the start of the meeting. They will be recognized to speak prior to the approval of the consent agenda.

A. APPROVAL OF MINUTES:

- January 13, 2026 City Commission Regular Meeting
- January 22, 2026 City Commission Regular Workshop

B. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA DECLARING CERTAIN PROPERTY LISTED UNDER THE ASSETS OF THE CITY AS SURPLUS TO THE NEEDS OF THE CITY; DESCRIBING THE MANNER OF DISPOSAL; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO CARRY OUT THE AIMS OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

C. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. FOR COMPREHENSIVE LANDSCAPE MAINTENANCE SERVICES FOR BISCAYNE BOULEVARD AND THE GOVERNMENT CENTER, PURSUANT TO RFP NO. 2024-1-1; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

D. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AUTHORIZING THE WAIVER OF THE FEES ASSOCIATED WITH THE RENTAL OF THE AVENTURA ARTS AND CULTURAL CENTER FOR THE YOUNG STARS SHOWCASE SPONSORED BY THE AVENTURA MARKETING COUNCIL IN AN AMOUNT NOT TO EXCEED \$9,000; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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7. **ZONING HEARINGS – QUASI-JUDICIAL PUBLIC HEARINGS: None.**
  8. **ORDINANCES – FIRST READING/PUBLIC HEARINGS:**
    - A. AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING CHAPTER 31, "LAND DEVELOPMENT REGULATIONS" OF THE CITY CODE OF ORDINANCES TO CREATE SECTION 31-144(g) "AVENTURA METROPOLITAN URBAN CENTER ZONING DISTRICT OVERLAY", TO PROVIDE FOR A NEW ZONING DISTRICT OVERLAY AND RELATED REGULATIONS AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
  9. **ORDINANCES – SECOND READING/PUBLIC HEARINGS: None.**
  10. **RESOLUTIONS/PUBLIC INPUT: None.**
  11. **STAFF REPORTS**
  12. **PUBLIC COMMENTS**
  13. **OTHER BUSINESS: None.**
  14. **ADJOURNMENT**

#### **FUTURE MEETINGS**

Meeting dates, times, and location are subject to change. Please check the City's website for the most current schedule. Meetings will be held at the City of Aventura Government Center (19200 West Country Club Drive, Aventura).

**COMMISSION REGULAR WORKSHOP – FEBRUARY 19, 2026 AT 9 AM**

**COMMISSION REGULAR MEETING – MARCH 3, 2026 AT 6 PM**

**COMMISSION REGULAR WORKSHOP – MARCH 19, 2026 AT 9 AM**

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, (305) 466-8901 or [cityclerk@cityofaventura.com](mailto:cityclerk@cityofaventura.com), not later than two days prior to such proceedings. One or more members of the City of Aventura Advisory Boards may participate in the meeting. Anyone wishing to appeal any decision made by the Aventura City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items are available online at [cityofaventura.com](http://cityofaventura.com) for viewing and printing, or may be requested through the Office of the City Clerk at (305) 466-8901 or [cityclerk@cityofaventura.com](mailto:cityclerk@cityofaventura.com).

**CITY OF AVENTURA**  
**OFFICE OF THE CITY CLERK**

**MEMORANDUM**

TO: City Commission  
FROM: Ellisa L. Horvath, MMC, City Clerk   
DATE: January 30, 2026  
SUBJECT: **Approval of Minutes**

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**February 3, 2026 City Commission Meeting Agenda**

**RECOMMENDATION**

It is recommended that the City Commission approve the attached minutes, as provided by the City Clerk, for the Commission meetings held as listed below.

**BACKGROUND**

Meetings were held and minutes have been provided for Commission approval for the following:

- January 13, 2026 City Commission Regular Meeting
- January 22, 2026 City Commission Regular Workshop

Should you have any questions, please contact me.

/elh  
attachments



**AVENTURA CITY COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 13, 2026  
6:00 p.m.  
Aventura Government Center  
19200 W. Country Club Drive  
Aventura, FL 33180**

1. **CALL TO ORDER/ROLL CALL:** The meeting was called to order by Mayor Weinberg at 6:05 p.m. The roll was called and the following were present: Mayor Howard S. Weinberg, Vice Mayor Amit Bloom, Commissioner Clifford B. Ain, Commissioner Gustavo Blachman, Commissioner Rachel S. Friedland, Commissioner Paul A. Kruss, Commissioner Cindy Orlinsky, City Manager Bryan Pegues, City Clerk Ellisa L. Horvath, and City Attorney Robert Meyers. As a quorum was determined to be present, the meeting commenced.
2. **PLEDGE OF ALLEGIANCE:** The Pledge was led by the Aventura FC Bold Nation 10 Under Girls Soccer Team.
3. **COMMISSION REPORTS:** No reports were provided by members of the City Commission.
4. **AGENDA: REQUESTS FOR DELETIONS/EMERGENCY ADDITIONS:** None.
5. **SPECIAL PRESENTATIONS:**
  - **Proclamations:** A proclamation was presented to the Smith Family for Captain Andy Smith Remembrance Day (January 13, 2026). Remarks were provided by Chief Bentolila.
  - **Special Recognitions:** Special recognition certificates were presented to the Aventura FC Bold Nation 10 Under Girls Soccer Team members and coaches for the achievement of number one Gold team statewide by the EDP Elite Development Program. Remarks were provided by Christian Blandon, Club Manager.

A special recognition certificate was presented to Carlos A. Penin, P.E. and C.A.P. Government, Inc. for the achievement of 30 years of service to the City. Remarks were provided by Mr. Penin.
  - **Employee Service Awards:** Special recognition certificates and appreciation items were presented to Public Works Transportation Dept. Facilities

Manager Frank Galletti (15 years) and Police Department Records Supervisor Kaytrinia Doe (10 years).

**6. CONSENT AGENDA:** There were no requests from the public to address the City Commission.

A motion to approve the items on the Consent Agenda was offered by Vice Mayor Bloom, seconded by Commissioner Ain, and passed unanimously by roll call vote. The following action was taken:

**A. Minutes approved as follows:**

APPROVAL OF MINUTES:

- November 4, 2025 City Commission Regular Meeting
- November 12, 2025 City Commission Regular Workshop
- December 17, 2025 City Commission Special Workshop

**B. Resolution No. 2026-01 adopted as follows:**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, ADOPTING THE MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY 2025; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**C. Resolution No. 2026-02 adopted as follows:**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE ATTACHED CONTRACT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ONE YEAR, TO COMPENSATE THE CITY FOR LANDSCAPE MAINTENANCE WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY ON BISCAYNE BOULEVARD, FROM THE OLETA RIVER BRIDGE NORTH TO THE MIAMI-DADE/BROWARD COUNTY LINE; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO CARRY OUT THE AIMS OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

**D. Resolution No. 2026-03 adopted as follows:**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, APPROVING THE AGREEMENT WITH JAMES B. PIRTLE CONSTRUCTION COMPANY, INC. D/B/A PIRTLE CONSTRUCTION COMPANY FOR CONSTRUCTION MANAGEMENT AT RISK (CMAR) SERVICES FOR THE PROPOSED AVENTURA HIGH SCHOOL PURSUANT TO REQUEST FOR QUALIFICATIONS 2025-07; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER FOR PRECONSTRUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$379,900; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**E. Resolution No. 2026-04 adopted as follows:**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, APPROVING THE REAPPOINTMENT OF MEMBERS TO THE DON SOFFER AVENTURA HIGH SCHOOL ADVISORY BOARD FOR A TWO-YEAR TERM; AND PROVIDING FOR AN EFFECTIVE DATE.

F. **Motion approved** as follows:

AVENTURA CITY COMMISSION ACTING IN ITS CAPACITY AS THE GOVERNING BOARD FOR THE AVENTURA CITY OF EXCELLENCE SCHOOL (ACES) AND THE DON SOFFER AVENTURA HIGH SCHOOL (DSAHS): A MOTION APPROVING THE 2025 A+ SCHOOL RECOGNITION FUNDS SPENDING PLAN FOR ACES AND DSAHS.

G. **Resolution No. 2026-05 adopted** as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, APPROVING THE ATTACHED AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY MANAGER AND THE CITY OF AVENTURA; AMENDING THE PROCESS FOR GRANTING INCREASES TO THE CITY MANAGER'S COMPENSATION; PROVIDING FOR A SALARY ADJUSTMENT AND BONUS; AND PROVIDING FOR AN EFFECTIVE DATE.

H. **Resolution No. 2026-06 adopted** as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, APPROVING THE MOBILITY PLAN FOR UPTOWN AVENTURA; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

7. **ZONING HEARINGS – QUASI-JUDICIAL PUBLIC HEARINGS: None.**

8. **ORDINANCES – FIRST READING/PUBLIC HEARINGS: None.**

9. **ORDINANCES – SECOND READING/PUBLIC HEARINGS:**

Ms. Horvath read the following Ordinance title:

- A. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AMENDING ORDINANCE NO. 2024-18 WHICH ORDINANCE ADOPTED A BUDGET FOR THE 2024/2025 FISCAL YEAR BY REVISING THE 2024/2025 FISCAL YEAR OPERATING AND CAPITAL BUDGET AS OUTLINED IN EXHIBIT "A" ATTACHED HERETO; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO CARRY OUT THE AIMS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve the Ordinance was offered by Commissioner Kruss and seconded by Commissioner Ain.

Mr. Pegues reviewed the adjustments to the budget and recommended approval.

Mayor Weinberg opened the public hearing. There being no speakers, the public hearing was closed.

No comments were provided by the City Commission.

The motion to approve the Ordinance on second reading passed unanimously by roll call vote; thus, becoming **Ordinance No. 2026-01**.

Ms. Horvath read the following Ordinance title:

- B. AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES AT CHAPTER 2 "ADMINISTRATION," ARTICLE III "ADVISORY

BOARDS," BY REPEALING DIVISION 5 "ARTS & CULTURAL CENTER ADVISORY BOARD"; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

A motion to approve the Ordinance was offered by Commissioner Ain and seconded by Commissioner Blachman.

Mr. Pegues reviewed the item repealing the Arts & Cultural Center Advisory Board, with plans to replace it with a new board with broader duties, and recommended approval.

Mayor Weinberg opened the public hearing. There being no speakers, the public hearing was closed.

No comments were provided by the City Commission.

The motion to approve the Ordinance on second reading passed unanimously by roll call vote; thus, becoming **Ordinance No. 2026-02**.

Ms. Horvath read the following Ordinance title:

- C. AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, CREATING DIVISION 5 "ARTS IN AVENTURA BOARD" OF ARTICLE III "ADVISORY BOARDS" OF CHAPTER 2 "ADMINISTRATION" OF THE CITY CODE BY CREATING SECTION 2-191 "CREATION, COMPOSITION AND QUALIFICATIONS," SECTION 2-192 "PROCESS FOR APPOINTMENT OF BOARD MEMBERS," SECTION 2-193 "JURISDICTION, DUTIES AND MEETINGS," SECTION 2-194 "RULES OF PROCEDURE; QUORUM," AND SECTION 2-195 "STANDARDS OF CONDUCT FOR MEMBERS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve the Ordinance was offered by Commissioner Kruss and seconded by Commissioner Ain.

Mr. Pegues reviewed the item creating a new Arts in Aventura Board, with a broader range of duties than the prior Arts & Cultural Center Advisory Board.

Mayor Weinberg opened the public hearing. There being no speakers, the public hearing was closed.

No comments were provided by the City Commission.

The motion to approve the Ordinance on second reading passed unanimously by roll call vote; thus, becoming **Ordinance No. 2026-03**.

Ms. Horvath read the following Ordinance title:

- D. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AMENDING CHAPTER 48, "VEHICLES, USE OF RIGHT-OF-WAY, PARKING AND OTHER REGULATIONS, BY CREATING A NEW ARTICLE V, "ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND MICROMOBILITY DEVICES," RELATING TO THE OPERATION OF ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND MICROMOBILITY DEVICES IN THE CITY; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

A motion to approve the Ordinance was offered by Vice Mayor Bloom and seconded by Commissioner Orlinsky.

Mr. Pegues reviewed the item establishing local regulations and noted that a public service announcement via social media and other means would be done to educate the public. It was also noted that 500 helmets had been donated for the Police Department to distribute to those not wearing them.

Mayor Weinberg opened the public hearing. There being no speakers, the public hearing was closed.

The City Commission discussed the item including it being an issue that all municipalities were dealing with.

The motion to approve the Ordinance on second reading passed unanimously by roll call vote; thus, becoming **Ordinance No. 2026-04**.

10. **RESOLUTIONS/PUBLIC HEARING:** None.

11. **STAFF REPORTS:** No reports were provided.

12. **PUBLIC COMMENTS:** The following member of the public provided comments: Judah Sabag, 21391 Marina Cove Circle, District Intern for Representative Fabian Basabe.

Commissioner Kruss provided comments in support of the freedom loving people of Iran.

Mayor Weinberg provided information on the breakfast hosted by the City for the delegation from Israel including the Mayor of Modiin, Aventura's Sister City, with the presentation and plans for the continued collaboration of Smart City technology.

13. **OTHER BUSINESS:** None.

14. **ADJOURNMENT:** There being no further business to come before the Commission, a motion to adjourn was offered by Commissioner Kruss, seconded by Commissioner Blachman, and unanimously approved; thus, adjourning the meeting at 7:00 p.m.

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Ellisa L. Horvath, MMC, City Clerk

Approved by the City Commission on February 3, 2026.



**AVENTURA CITY COMMISSION  
REGULAR WORKSHOP MINUTES  
JANUARY 22, 2026  
9:00 a.m.  
Aventura Government Center  
19200 W. Country Club Drive  
Aventura, FL 33180**

- 1. Call to Order/Roll Call:** The meeting was called to order by Mayor Weinberg at 9:57 a.m. The following were present: Mayor Howard S. Weinberg, Vice Mayor Amit Bloom, Commissioner Clifford B. Ain, Commissioner Gustavo Blachman, Commissioner Rachel S. Friedland, Commissioner Paul A. Kruss, Commissioner Cindy Orlinsky, City Manager Bryan Pegues, City Clerk Ellisa L. Horvath, and City Attorney Robert Meyers. As a quorum was determined to be present, the meeting commenced.
- 2. Pledge of Allegiance:** The Pledge was already done at the preceding School Governing Board Meeting.
- 3. Metropolitan Urban Center Zoning Overlay Discussion and Presentation (City Manager):** Mr. Pegues introduced the item.

Community Development Director Keven Klopp reviewed the item including the following: Factors Indicating the Time Has Come for Transit-Oriented Development in Aventura, Northeast Corridor, 2014 Aventura Comprehensive Plan Land Use Policy 2.2, The County's Implementation in Ojus (adopted in 2007), Proposed MUC Zoning Overlay (an incentive for development), Conditioned Upon, and Next Steps. He noted the push for both the hospital south and mall areas now to provide zoning incentives.

The City Commission discussed the item including the following: conditional use versus as of right, Live Local, development rights, Aventura zoning versus County zoning, request to always include Hero housing, funding for schools and other needs, rapid transit designation, in favor of City oversight, purchasing green areas under the flyovers, progress of pedestrian bridge from Brightline to Aventura, possibility of providing a pedestrian walkway on Lehman Causeway, hospital area, review of zoning map, and the positive impact to taxes.

Mr. Meyers reporting on Senate Bill 180, preventing certain land use regulations, and the possibility of challenges.

Jeffrey Bercow, Esq. - Bercow Radell Fernandez Larkin & Tapanes PLLC (200 S. Biscayne Blvd. Suite 300, Miami, FL) voiced support of the MUC concept on behalf of Jackie Soffer (Aventura Mall) and the Turnberry Teams.

**City Manager Summary:** It was the consensus of the City Commission for the item to proceed as presented.

**4. Charter Revision Commission (City Manager):** Mr. Pegues, accompanied by Mr. Meyers and Ms. Horvath, reported on the process to appoint members to the 2026 Charter Revision Commission.

The City Commission discussed the item including the following: requesting prior CRC member Gary Pyott to serve, providing names for members to the City Manager, and providing the CRC with items to review possibly including the salary for Commission members and increasing the number of years the auditing company can serve.

**City Manager Summary:** It was the consensus of the City Commission for Mr. Pegues to reach out to the people whose names had been provided thus far, for Commission members to continue to provide names to the City Manager for consideration, for the names to be considered to be placed on the February Commission Workshop, and for the appointments to be made at the March Commission Meeting. Mr. Meyers will review the Charter section on the process for amendments.

**5. Young Stars Showcase Sponsorship (City Manager):** Mr. Pegues reported that the Aventura Marketing Council would be holding the 2026 Young Stars Showcase at the Aventura Arts & Cultural Center again and had requested the same sponsorship from the City as last year.

The City Commission discussed the item including the importance of supporting the Aventura Marketing Council

**City Manager Summary:** It was the consensus of the City Commission to proceed with the item on the February City Commission Meeting Agenda to authorize a donation in an amount not to exceed \$9,000 for the use of the facility without a charge to AMC for the Young Stars Showcase event.

**6. Public Works Permit Fees (City Manager):** Mr. Pegues recommended that the public works permit fees be increased, since it hadn't been done in 15 years.

**City Manager Summary:** It was the consensus of the City Commission that the fees be raised to align with what Miami-Dade County charged and in line with the City Manager's recommendation.

The following additional items were discussed:

The City Commission discussed electrical bicycles and the importance of the upcoming public awareness campaign to educate the public on regulations and safe use. Mr. Pegues provided information on the enforcement process.

The City Commission discussed property taxes and ways the City could possibly recoup that revenue should the bill pass to remove property taxes. Mr. Pegues and Mr. Meyers provided information on looking at other options and meeting with representatives in Tallahassee.

Mr. Meyers will provide the City Commission with the update from City Lobbyist Ron Book and a legislative update with topics discussed before.

**7. Adjournment:** There being no further business to come before the City Commission, the meeting was adjourned by consensus at 11:27 a.m.

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Ellisa L. Horvath, MMC, City Clerk

Approved by the City Commission on February 3, 2026.

**CITY OF AVENTURA**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: City Commission  
FROM: Bryan Pegues, City Manager *BP*  
DATE: January 30, 2026  
SUBJECT: **Recommendation to Approve Sale of Surplus Equipment**

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**February 3, 2026 City Commission Meeting Agenda**

I would like to have the below listed City property declared Surplus Property as per City of Aventura APDP, Charter 6 Subsection 5 Page 1 as these items have become inadequate for public purpose.

**Firearms: MISCELLANEOUS FIREARMS THAT HAVE BEEN CONVERTED TO CITY USE**

See attached list of City-owned firearms for surplus. These handguns will be transferred to a licensed Firearms Dealer in order to purchase new ones.

**CITY OF AVENTURA RESOLUTION NO. 2026-\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA DECLARING CERTAIN PROPERTY LISTED UNDER THE ASSETS OF THE CITY AS SURPLUS TO THE NEEDS OF THE CITY; DESCRIBING THE MANNER OF DISPOSAL; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO CARRY OUT THE AIMS OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Manager desires to declare certain property as surplus to the needs of the City; and

**WHEREAS**, Ordinance No. 2000-09 provides that all City-owned property that has been declared surplus cannot be disposed of prior to the preparation and formal approval of a resolution by the City Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, THAT:**

**Section 1.** The above recitals are hereby confirmed and adopted herein.

**Section 2.** The property listed on Exhibit "A" has been declared surplus and is hereby approved for disposal.

**Section 3.** The City Manager is authorized to dispose of the property listed on Exhibit "A" through a public auction, sale, trade-in, transfer to other governmental agency or, if of no value, discarded.

**Section 4.** The City Manager is hereby authorized to do all things necessary to carry out the aims of this Resolution.

**Section 5.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Clifford B. Ain	_____
Commissioner Gustavo Blachman	_____
Commissioner Rachel S. Friedland	_____
Commissioner Paul A. Kruss	_____
Commissioner Cindy Orlinsky	_____
Vice Mayor Amit Bloom	_____
Mayor Howard S. Weinberg	_____

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of February, 2026.

\_\_\_\_\_  
HOWARD S. WEINBERG, ESQ.  
MAYOR

ATTEST:

\_\_\_\_\_  
ELLISA L. HORVATH, MMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

\_\_\_\_\_  
ROBERT MEYERS  
CITY ATTORNEY  
WEISS SEROTA HELFMAN COLE + BIERMAN, P.L.

**CITY OF AVENTURA**  
**POLICE DEPARTMENT**

DC

**MEMORANDUM**

TO: Chief M. Bentolila (Via chain of Command: Deputy Chief Chastain)  
FROM: Captain A. Smith *Capt. Andrew Smith #184*  
SUBJECT: Property Disposition Request / Convert to City Use-Sale  
DATE: Tuesday, March 18, 2025

Michael M. Bentolila  
Chief of Police

*MB* 159

**RECEIVED**  
MAR 21 2025

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A firearms inventory of recently cleared firearms with property disposition updates was performed by C.S.S. J. Martin on March 18, 2025.

The firearms are currently stored in our property room. An excel spreadsheet was created with the 34 firearms with their dispositions. I respectfully request that they be converted to city use due to the closure of the legal proceedings related to the property. Many of the firearms meet the standards for potential sale to a firearms dealer.

A copy of the excel spreadsheet and property dispositions are attached for review. Each case was reviewed to insure that there was no criminal case pending.

All of the firearms stored are eligible for surplus.

# Aventura Police Department



The below cases have been approved for final disposition by the investigating officer.

Gun Cases Ready for Destruction or Dept. Use. MARCH 2025

Reviewed by Martin/Smith March 18, 2025

*Capt. Andrew Smith #184*

Case Number	Date	Type of Call	Investigator	Make	Model	Serial #	Dispo update	Notification	Notes
11-003328	7/2/2011	Violation of CCF Permit	K. Sealy	Kel Tec	P-11		5/13/2024	N/A	Smith verified 3/18
17-002523	4/11/2018	Firearm Possession by Convicted Felon	K. Sealy	Springfield	XDM		2/12/2025	N/A	Smith verified 3/18
17-006818	1/17/2018	Theft Grand	K. Sealy	Ruger	Luger		2/16/2025	N/A	Smith verified 3/18
18-005477	11/14/2018	Theft Grand	S. Marquez	Taurus	PT111		1/17/2025	N/A	Smith verified 3/18
18-005477	11/14/2018	Theft Grand	S. Marquez	Kalashnikov	AK 47		1/17/2025	N/A	Smith verified 3/18
18-005477	11/14/2018	Theft Grand	S. Marquez	Glock	43		1/17/2025	N/A	Smith verified 3/18
18-005477	11/14/2018	Theft Grand	S. Marquez	Taurus	PT111		1/17/2025	N/A	Smith verified 3/18
18-005949	11/28/2018	Theft Grand Auto Possession	H. Maestre	Smith & Wesson	40C		2/12/2025	N/A	Smith verified 3/18
19-004861	1/21/2020	Theft Grand	K. Sealy	Colt	M4		2/13/2025	N/A	Smith verified 3/18
19-004861	1/21/2020	Theft Grand	K. Sealy	Glock	48		2/13/2025	N/A	Smith verified 3/18
19-004861	1/21/2020	Theft Grand	K. Sealy	Centry Arms	RAS47		2/13/2025	N/A	Smith verified 3/18
20-002269	8/5/2020	Aggravated Battery	S. Marquez	Glock	21SF		1/17/2025	N/A	Smith verified 3/18
20-002269	8/5/2020	Aggravated Battery	S. Marquez	Hi-Point	C9		1/17/2025	N/A	Smith verified 3/18
20-002412	7/8/2020	Aggravated Battery	K. Sealy	Glock	42		2/16/2025	N/A	Smith verified 3/18
20-002778	8/3/2020	Theft Grand	K. Sealy	Glock	19 Gen 5		2/16/2025	N/A	Smith verified 3/18
20-003298	9/6/2020	Weapons Carry a Concealed Firearm/Weapon	C. Gatti	Glock	26		12/16/2024	N/A	Smith verified 3/18
20-003399	9/12/2020	Found Property	H. Maestre	Smith & Wesson	N/A		1/17/2025	N/A	Smith verified 3/18
21-001053	2/28/2021	Controlled Substance Possession	H. Maestre	Glock	30		1/15/2025	N/A	Smith verified 3/18
21-002000	4/22/2021	Information/ Search Warrant	C. Worthington	FNH	N/A		9/23/2024	N/A	Smith verified 3/18
21-002957	6/12/2021	Controlled Substance Possession	C. Gatti	Glock	23		12/16/2024	N/A	Smith verified 3/18
21-003233	6/26/2021	Weapons Carry a Concealed Firearm/Weapon	N. Haralambakis	Taurus	G2C		11/23/2022	P/C Sent	Smith verified 3/18
21-003666	7/29/2021	Weapons Other Violation	H. Maestre	N/A	Mini Draco		1/15/2025	N/A	Smith verified 3/18
21-003666	7/29/2021	Weapons Other Violation	H. Maestre	N/A	Micro Draco		1/15/2025	N/A	Smith verified 3/18
21-003666	7/29/2021	Weapons Other Violation	H. Maestre	Glock	23		1/15/2025	N/A	Smith verified 3/18
22-005633	11/15/2022	Weapons Carry a Concealed Firearm/ Weapon	C. Bonville	Glock	19		1/14/2025	N/A	Smith verified 3/18
23-003185	6/29/2023	Traffic Violation	H. Maestre	Homemade	Homemade		1/15/2025	N/A	Smith verified 3/18
23-003185	6/29/2023	Traffic Violation	H. Maestre	Glock	27		1/15/2025	N/A	Smith verified 3/18
23-005831	12/2/2023	Theft Retail Felony	K.Lulay	Taurus	G2C		2/14/2025	N/A	Smith verified 3/18
24-000111	1/7/2024	Theft Retail	S. Williams	Tisas	PX-9 Gen 3		4/23/2024	P/C Sent	Smith verified 3/18
24-000433	1/27/2024	Firearm Possession by Convicted Felon	L. Miceli	Glock	26		4/20/2024	P/C Sent	Smith verified 3/18
24-000910	2/20/2024	Suicide	M. Lockhart	Sig Sauer	P365		1/15/2025	N/A	Smith verified 3/18
24-001606	3/28/2024	Theft Firearm	D. Penna	Smith & Wesson	SD9VE		1/14/2025	N/A	Smith verified 3/18
24-002050	4/24/2024	Property Found/Impounded	L. Barrett	I.O INC	Spoter		8/15/2024	N/A	Smith verified 3/18
24-002050	4/24/2024	Property Found/Impounded	L. Barrett	Smith & Wesson	M&P-15		8/15/2024	P/C Sent	Smith verified 3/18

**CITY OF AVENTURA**  
**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: City Commission

FROM: Bryan Pegues, City Manager *BP*

DATE: January 30, 2026

SUBJECT: **Award of Comprehensive Landscape Maintenance Services to Brightview Landscape Services, Inc.**

---

**February 3, 2026 City Commission Meeting Agenda**

**RECOMMENDATION**

It is recommended that the City Commission authorize the City Manager to negotiate and enter into an agreement with Brightview Landscape Services, Inc., the second-ranked proposer under RFP No. 2024-1-1, for Comprehensive Landscape Maintenance Services for Biscayne Boulevard and the Government Center. The proposed agreement will be for an initial three (3) year term with two (2) optional one-year extensions.

**BACKGROUND**

On January 11, 2024, the City of Aventura (the "City") issued Request for Proposals (RFP) No. 2024-1-1 for Comprehensive Landscape Maintenance Services for Biscayne Boulevard and the Government Center. Six (6) proposals were received on February 13, 2024, and the Evaluation Committee ranked the proposers as follows:

1. SFM Landscape Services
2. Brightview Landscape Services, Inc.
3. Landscape Service Professionals
4. Superior Landscaping & Lawn Service
5. Arazoza Brothers Corp.
6. Mainguy Landscape Services

Following the ranking, the City Commission authorized the City Manager to negotiate and execute an agreement with SFM Landscape Services, LLC. The agreement commenced in May 2024.

## Contract Performance

Over the course of the contract, City staff documented recurring deficiencies in SFM's performance, including incomplete or untimely maintenance activities and repeated failure to meet required service levels. The City issued notices and provided opportunities to cure; however, the contractor did not achieve sustained compliance with contractual standards.

In accordance with the terms of the agreement and the City Manager's delegated authority, the City terminated the contract with SFM Landscape Services, LLC for non-performance.

Consistent with the original competitive process and the Evaluation Committee's ranking, staff proceeded to the next highest-ranked proposer, Brightview Landscape Services, Inc. Staff conducted updated scope and cost discussions, and Brightview confirmed its pricing and ability to meet all service, staffing, and performance requirements outlined in the RFP.

Brightview Landscape Services, Inc.'s original proposal included an annual cost of \$499,000.00. Applying the 4% CPI adjustment results in an updated annual amount of \$518,960.

Based on the Evaluation Committee's ranking and the termination of the prior agreement due to non-performance, staff recommends that the City Commission authorize the City Manager to execute an agreement with Brightview Landscape Services, Inc. in an amount not to exceed \$518,960 annually, consistent with their proposal attached hereto as Exhibit "A," and subject to the City Attorney's approval as to form, content, and legal sufficiency.

**CITY OF AVENTURA RESOLUTION NO. 2026-\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. FOR COMPREHENSIVE LANDSCAPE MAINTENANCE SERVICES FOR BISCAYNE BOULEVARD AND THE GOVERNMENT CENTER, PURSUANT TO RFP NO. 2024-1-1; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on January 11, 2024, the City of Aventura (the “City”) issued Request for Proposals (“RFP”) No. 2024-1-1 for Comprehensive Landscape Maintenance Services for Biscayne Boulevard and the Government Center; and

**WHEREAS**, six (6) proposals were received on February 13, 2024, and the Evaluation Committee ranked the proposers, with SFM Landscape Services, LLC (“SFM”) ranked first and Brightview Landscape Services, Inc. (“Brightview”) ranked second; and

**WHEREAS**, the City Commission subsequently authorized the City Manager to negotiate and execute an agreement with SFM, and the agreement commenced in 2024; and

**WHEREAS**, during the term of the agreement, City staff documented recurring deficiencies in SFM’s performance, including incomplete or untimely maintenance activities and repeated failure to meet required service levels; and

**WHEREAS**, in accordance with the terms of the agreement and the City Manager’s delegated authority, the City terminated the agreement with SFM for non-performance; and

**WHEREAS**, consistent with the original competitive process and the Evaluation Committee’s ranking, staff proceeded to the next highest-ranked proposer, Brightview, which confirmed its pricing and ability to meet all service, staffing, and performance requirements; and

**WHEREAS**, the City Commission finds that this Resolution is in the best interest and welfare of the residents of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA:**

**Section 1.** That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

**Section 2.** That the City Commission hereby authorizes the City Manager to

negotiate and enter into an agreement with Brightview for Comprehensive Landscape Maintenance Services for Biscayne Boulevard and the Government Center, in an amount not to exceed \$518,960 annually, consistent with Brightview’s proposal and subject to the approval of the City Attorney as to form, content, and legal sufficiency.

**Section 3.** The City Manager is authorized to take all necessary actions to implement the intent of this Resolution.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Clifford B. Ain	_____
Commissioner Gustavo Blachman	_____
Commissioner Rachel S. Friedland	_____
Commissioner Paul A. Kruss	_____
Commissioner Cindy Orlinsky	_____
Vice Mayor Amit Bloom	_____
Mayor Howard S. Weinberg	_____

**PASSED AND ADOPTED** this 3rd day of February, 2026.

\_\_\_\_\_  
HOWARD S. WEINBERG, ESQ.  
MAYOR

ATTEST:

\_\_\_\_\_  
ELLISA L. HORVATH, MMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

\_\_\_\_\_  
ROBERT MEYERS  
CITY ATTORNEY  
WEISS SEROTA HELFMAN COLE + BIERMAN, P.L.



CITY OF AVENTURA

RFP NO.2024-1-1 - COMPREHENSIVE LANDSCAPE MAINTENANCE SERVICES

Presented by Craig Offutt on 2-20-2024

954 240 3746

[Craig.Offutt1@brightview.com](mailto:Craig.Offutt1@brightview.com)

A Brighter Future Begins Here

## I. Tab A - Representations and Certifications

The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.



**THANK YOU**

## Proposal Form 1: Proposer's Statement of Organization

BrightView is the nation's leading commercial landscape company. We take pride in delivering consistently excellent results for clients across the country, throughout the lifecycle of their landscapes.



## Proposal Form 2: References

Project Name: Village of Bal Harbour  
Address: Bal Harbour  
Years of Service: 10+ years  
Contact: John Oldenburg  
Phone: 305-993-7334  
Email: joldenburg@balharbourfl.gov

Village Wide Roadway Landscape & Beach Areas



Project Name: City of Aventura  
Address: Aventura  
Years of Service: 25+ years  
Contact: Alan Levine  
Phone: 305-466-8931  
Email: Levinea@cityofaventura.com

Parks, All Right of Ways



Project Name: City of Weston Roadways  
Address: Weston  
Years of Service: 15+ years  
Contact: Thaddeus Bielecki  
Phone: 954-389-4321  
Email: tbielecki@westonfl.org

Area A: Full-Service Landscape Maintenance



## SUBCONTRACTOR

The proposer shall submit a subcontracting plan with the proposal. The plan shall specifically identify names of potential sub-contractor(s), or area to be sub contracted, field of expertise, number of years in the field, proposed dollars amount of subcontracting effort by category and references. This plan will be incorporated into the winning contractor's contract and monitored throughout the life of the contract for compliance.

BrightView will self perform all services outlined in the RFP

## IV. Tab D – Subcontracting Plan

The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.

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## Proposal Form 2: References

Project Name: Right of Ways Landscape Maintenance  
Address: City of Sunny Isles Beach  
Years of Service: 15 years  
Contact: Fabricio Volpi  
Phone: (228) 234-7369  
Email: [fvolpi@sibfl.net](mailto:fvolpi@sibfl.net)  
Contract Amount: \$500,000+

Roadways Landscape Maintenance



Project Name: Town Landscape Maintenance  
Address: Town of Surfside  
Years of Service: 15 years  
Contact: Hector Gomez  
Phone: 305.861.4863.  
Email: [hgozmez@townofsurfsidefl.gov](mailto:hgozmez@townofsurfsidefl.gov)  
Contract Amount: \$300,000

Townwide Landscape Maintenance



**BrightView**  
Landscape Services

# Proposal Form 3: Non-Collusion Affidavit

# EVALUATION CRITERIA FOR SERVICES



## FORM 3 - NON-COLLUSION AFFIDAVIT

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is VP of Brightview Landscape Services, Inc. proposer that has submitted the attached proposal;
2. He/She is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
3. Such proposal is genuine and is not a collusive or sham proposal;
4. Neither said proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, connived, or agreed, directly or indirectly, with any other proposer, firm or person to submit a collusive or sham proposal in connection with the Agreement for which the attached proposal has been submitted or to refrain from proposing in connection with the Agreement, or has in any manner, directly or indirectly, sought by agreement of collusion or communication of conference with any other proper, firm, or person to fix the price or prices in the attached proposal, or of any other proposer, or to fix any overhead, profit or cost element of the proposal or the response of any other proposer, or to secure through any collusion, connivance, or unlawful agreement any advantage against the City of Aventura, Florida, or any person interested in the Agreement; and
5. The response to the attached RFP is fair and proper and is not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.



## FORM 3 - NON-COLLUSION AFFIDAVIT (CONT'D)

*Charles Gonzalez*  
 Signature  
 Charles Gonzalez  
 Print Name  
 VP  
 Title  
 2-20-2024  
 Date

STATE OF Florida  
 COUNTY OF Miami Dade }

The foregoing instrument was acknowledged before me this 20th February day of 2024 by  
 as Charles Gonzalez VP  
 (Name of person acknowledging) (Title)  
 for Brightview Landscape Services, Inc.  
 (Company name)

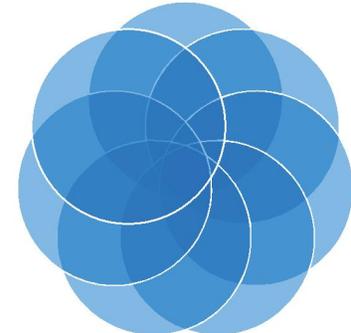
Personally knows to me  or has produced Identification \_\_\_\_\_ type of identification produced \_\_\_\_\_

*[Signature]*  
 (NOTARY SEAL HERE) SIGNATURE OF NOTARY PUBLIC  
 PRINT, TYPE/STAMP NAME OF NOTARY

**YVONNE DALLEYERSON**  
 MY COMMISSION # **HS18434**  
 EXPIRES: **February 2, 2027**



- ✓ Arborist License
- ✓ State & County Irrigation License
- ✓ OSHA Certified
- ✓ E-Verify Employer Legal Citizens
- ✓ Workmans Comp
- ✓ Horticultural Degrees
- ✓ CPR Certified
- ✓ Certified Pest Operator
- ✓ Quality Assurance Plan
- ✓ FNGLA Certified
- ✓ Landscape Designers
- ✓ Provide Landscape Renderings
- ✓ Dedicated Account Manager
- ✓ Provide Reports for Tracking Services
- ✓ Provide Cloud-base Software for Live Look of Services
- ✓ Best Management Practices Certified



WHAT IS IMPORTANT TO YOU IS IMPORTANT TO US

## RELATIONSHIP | HISTORY

Since 1998

Disaster Response, FEMA CERTIFIED

Managers are OSHA CERTIFIED

Numerous landscape industry awards won within City of Aventura and adjacent municipalities

Multiple Hurricane First Response Cleanup



## Proposal Form 4: Drug-Free Workplace



### FORM 4 - DRUG FREE WORKPLACE

The undersigned proposer in accordance with Chapter 287.087, Florida Statutes, hereby certifies that Brightview Landscape Services, Inc. does:  
(Name of proposer)

1. Publish a statement notifying employees that the unlawful manufacturing, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the contractual services described in the RFP document a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employee that, as a condition of working on the contractual services described in the RFP or the Agreement, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.
7. As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



### FORM 4 - DRUG FREE WORKPLACE (CONT'D)

Signature \_\_\_\_\_  
Charles Gonzalez  
Print Name \_\_\_\_\_  
VP  
Title \_\_\_\_\_  
2-20-2024  
Date \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Miami Dade )

The foregoing instrument was acknowledged before me this 20th February day of, 2024 by \_\_\_\_\_  
as Charles Gonzalez VP  
(Name of person acknowledging) (Title)  
for Brightview Landscape Services, Inc.  
(Company name)

Personally known to me  or has produced Identification \_\_\_\_\_ type of identification produced \_\_\_\_\_

(NOTARY SEAL HERE)

SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE/STAMP NAME OF NOTARY



# Proposal Form 5: Independence Affidavit

# E-VERIFY



## FORM 5 - INDEPENDENCE AFFIDAVIT

The undersigned individual, being duly sworn, deposes and says that:

I am Charles Gonzalez of BrightView Landscape Services, Inc., the proposer that has submitted the attached proposal;

I hereby certify to the best of my knowledge that neither I nor any of those persons residing in my household have or have had during the past five years, any relationships (professional, financial, familial or otherwise) with the City (or any of its districts), its elected or appointed officials, its employees or agents, or any member or alternate member of the Selection Committee.

A "relationship" for the purpose of this affidavit shall include but not be limited to employer/employee, consultant, contractor, subcontractor, associate, officer, partnership, joint venture, ownership greater than one percent, landlord/tenant, or creditor/debtor, gift donor/recipient (in excess of \$100.00), past or on-going personal relationships, or joint involvement with charitable/voluntary activities. Relationship includes having a prior or current contract with the City.

Except as set forth below, I hereby certify to the best of my knowledge that neither I nor any of those persons residing in my household have received any promise of compensation, remuneration, gift, discount, or other gratuity in exchange for my proposal.

I understand and agree that I shall give the City written notice of any other relationships (as defined above) that I enter into with the City (or any of its districts), its elected or appointed officials, its employees or agents, or any member or alternate member of the Selection Committee during the period of the Agreement.

I set forth below any exceptions to the aforementioned (if none, write "None").

\_\_\_\_\_  
 NONE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## FORM 5 - INDEPENDENCE AFFIDAVIT (CONT'D)

Signature  
Charles Gonzalez  
 Print Name  
 Charles Gonzalez  
 Title  
 VP  
 Date  
 2-29-2024

STATE OF Florida  
 COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 20th February day of, 2024 by

as Charles Gonzalez VP  
 (Name of person acknowledging) (Title)

for BrightView Landscape Services, Inc.  
 (Company name)

Personally known to me  or has produced Identification \_\_\_\_\_ type of identification produced \_\_\_\_\_

(NOTARY SEAL HERE)

SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE/STAMP NAME OF NOTARY

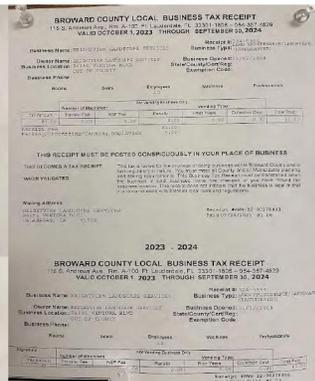
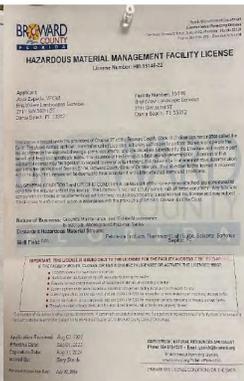
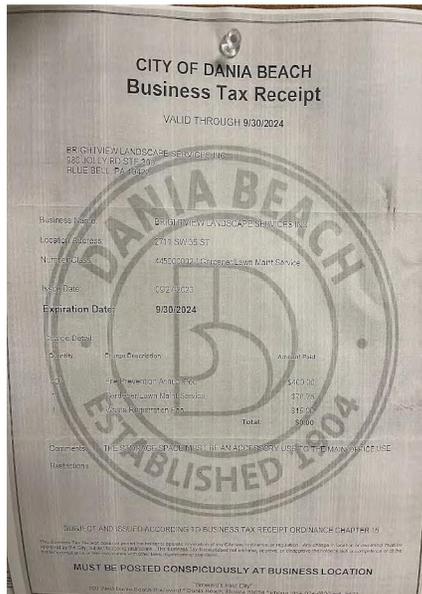


Account 107519 <b>BRIGHTVIEW LANDSCAPE DEVELOPMENT INC</b> Receipt 182-250564 <a href="#">View</a>
Account 132537 <b>BRIGHTVIEW LANDSCAPE SERVICES, INC</b> Receipt 189C-275685 <a href="#">View</a>
Account 65035 <b>BRIGHTVIEW LANDSCAPE SERVICES</b> Receipt 324-9896 <a href="#">View</a>
Account 65936 <b>BRIGHTVIEW LANDSCAPE DEVELOPMENT</b> Receipt 324-9949 <a href="#">View</a>



# BUSINESS TAX & MISC

# Proposal Form 6: Acknowledgment of Addenda



## FORM 6 - ACKNOWLEDGMENT OF ADDENDA

The proposer hereby acknowledges the receipt of the following addenda issued by the City and incorporated into and made part of the RFP or the Agreement. In the event the proposer fails to include any such addenda in the table below, submission of this form shall constitute acknowledgment of receipt of all addenda, whether or not received by the proposer.

Addendum Number	Date Received	Print Name	Title	Signature
1	1-24-24	Charles Gonzalez	VP	<i>[Signature]</i>
2	2-5-24	Charles Gonzalez	VP	<i>[Signature]</i>
3	2-13-24	Charles Gonzalez	VP	<i>[Signature]</i>



# Proposal Form 7: Certification to Accuracy of Proposal

## BrightView FORM 7 - CERTIFICATION TO ACCURACY OF PROPOSAL

The proposer, by executing this form, hereby certifies and attests that all forms, affidavits and documents related thereto that it has enclosed in the proposal in support of its proposal are true and accurate. Failure by the proposer to attest to the truth and accuracy of such forms, affidavits and documents shall result in the proposal being deemed non-responsive and such proposal will not be considered.

By submitting a proposal to do the work, the proposer certifies that a careful review of the RFP and the Agreement has taken place and that the proposer is fully informed and understands the requirements of the RFP and the Agreement and the quality and quantity of service to be performed.

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is VP of BrightView Landscape Services, Inc. the proposer that has submitted the attached proposal.
2. He/She is fully informed respecting the preparation and contents of the attached proposal and of all forms, affidavits and documents submitted in support of such proposal.
3. All forms, affidavits and documents submitted in support of this proposal and included in this proposal are true and accurate.
4. No information that should have been included in such forms, affidavits and documents has been omitted; and
5. No information that is included in such forms, affidavits or documents is false or misleading.

## BrightView FORM 7 - CERTIFICATION TO ACCURACY OF PROPOSAL (CONT'D)

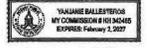
Charles Gonzalez  
 Signature  
Charles Gonzalez  
 Print Name  
VP  
 Title  
2-29-2024  
 Date

STATE OF Florida  
 COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 29th February day of, 2024 by  
Charles Gonzalez VP  
 as (Name of person acknowledging) (Title)  
 for BrightView Landscape Services, Inc.  
(Company name)

Personally known to me  or has produced Identification   type of identification produced

[Signature]  
 SIGNATURE OF NOTARY PUBLIC  
 PRINT, TYPE STAMP NAME OF NOTARY



# MISC

Florida	BrightView Landscape Development, Inc.	AD06	Agricultural Dealer
	BrightView Landscape Development, Inc.	CGC1531931	Certified General Contractor
	BrightView Landscape Development, Inc.	CBC1257353	Certified Building Contractor
	BrightView Landscape Development, Inc.	CPC1459079	Certified Pool Contractor
	BrightView Landscape Development, Inc. - Kurt Buxton	LC26000296	Landscape Architect License
	BrightView Landscape Development, Inc.	SCC131152743	Irrigation Contractor
	BrightView Landscape Development, Inc.	CPC1459311	Certified Pool Contractor

Moses Johnny Edmond

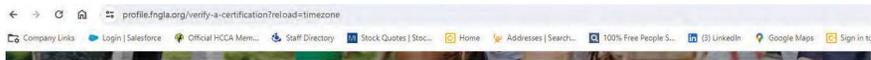
State of Florida  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
**Moses Johnny Edmond**  
 GV916539-1  
 License #  
 GREEN INDUSTRIES BEST MANAGEMENT PRACTICES TRAINING PROGRAM

**Certificate of Training  
 Best Management Practices  
 Florida Green Industries**

The undersigned hereby acknowledges that  
**Moses Johnny Edmond**  
 has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

[Signature] H. Mayer 4-14-2021 [Signature]  
 Issuer Instructor Date of Class Program Administrator





## Verify an FNGLA Certification

Please input the following information to find an FNGLA Certified Professional:

[← BACK TO SEARCH](#)

**Name:** Hector Diaz Morales  
**Organization:** BrightView Landscape Services  
 Organization Phone: 1-407-292-9600  
 Organization email: Shannon.Harry@Brightview.com  
**Certification:** FNGLA Certified Horticulture Professional  
**Certified Since:** 2/10/2022  
**Certification Expiration Date:** 3/31/2025  
**Additional Memberships:** Organizational Membership

**Name:** Tyler Drew  
**Organization:** BrightView Landscape Services  
 Organization Phone: 1-813-297-4935  
 Organization email: Shannon.Harry@Brightview.com  
**Certification:** FNGLA Certified Horticulture Professional  
**Certified Since:** 11/21/2018  
**Certification Expiration Date:** 12/31/2024  
**Additional Memberships:** Organizational Membership

**Name:** Jonathan Duarte  
**Organization:** BrightView Landscape Services  
 Organization Phone: 1-407-718-4006  
 Organization email: Shannon.Harry@Brightview.com  
**Certification:** FNGLA Certified Landscape Maintenance Technician  
**Certified Since:** 4/15/2022  
**Certification Expiration Date:** 6/30/2025  
**Additional Memberships:** Organizational Membership

**Name:** Jonathan Duarte  
**Organization:** BrightView Landscape Services  
 Organization Phone: 1-407-718-4006  
 Organization email: Shannon.Harry@Brightview.com  
**Certification:** FNGLA Certified Landscape Technician  
**Certified Since:** 4/15/2022  
**Certification Expiration Date:** 6/30/2025  
**Additional Memberships:** Organizational Membership

**Name:** Johnathan Gaguinza  
**Organization:** BrightView Landscape Services  
 Organization Phone: 1-407-292-9600  
 Organization email: Shannon.Harry@Brightview.com  
**Certification:** FNGLA Certified Horticulture Professional  
**Certified Since:** 6/2/2023  
**Certification Expiration Date:** 6/30/2026  
**Additional Memberships:** Organizational Membership

**Name:** Arturo Gomez  
**Organization:** BrightView Landscape Services  
 Organization Phone: 1-407-718-4006  
 Organization email: Shannon.Harry@Brightview.com  
**Certification:** FNGLA Certified Landscape Maintenance Technician  
**Certified Since:** 4/15/2022  
**Certification Expiration Date:** 6/30/2025  
**Additional Memberships:** Organizational Membership



# Proposal Form 8: Scrutinized Companies



## FORM 8 - SCRUTINIZED COMPANIES

The undersigned proposer in accordance with Section 287.135, Florida Statutes, hereby certifies that:

Proposer is not participating in a boycott of Israel;

Proposer is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List;

Proposer does not have business operations in Cuba or Syria.

Charles  
 Signature

Charles Gonzalez  
 Print Name

VP  
 Title

2-20-2024  
 Date

STATE OF Florida )  
 COUNTY OF Miami Dade )

The foregoing instrument was acknowledged before me this 20th February day of, 2024 by

as Charles Gonzalez VP  
 (Name of person acknowledging) (Title)

for BrightView Landscape Services, Inc.  
 (Company name)

Personally known to me  or has produced Identification \_\_\_ type of identification produced \_\_\_

(NOTARY SEAL HERE)



Yanjane Ballesteros  
 SIGNATURE OF NOTARY PUBLIC  
 PRINT, TYPE STAMP NAME OF

# Proposal Form 9: Public Entity Crimes

**BrightView** **FORM 9 - PUBLIC ENTITY CRIMES**

Sworn Statement Under §287.133(3)(a), Florida Statutes

(This form must be signed in the presence of a notary public or other officer authorized to administer oaths.)

1. This sworn statement is submitted with Bid, Proposal or contract No. 2024-1-1

2. This sworn statement is submitted by BrightView Landscape Services, Inc.  
(name of entity submitting sworn statement)

whose business address is: 2711 SW 36th Street Dania Beach FL 33312

Federal Identification Number (FEIN) is: 954194223  
(if applicable)

Social Security Number:  
(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement)

3. My name is: Cherise Gonzalez  
(print name of individual signing this document)

and my relationship to the entity is: VP

4. I understand that a "public entity crime" as defined in §287.133(1)(g), Florida Statutes means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving embezzlement, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that a "convicted" or "conviction" as defined in §287.133(1)(b), Florida Statutes, means a finding of guilt of a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

**BrightView** **FORM 9 - PUBLIC ENTITY CRIMES (CONT'D.)**

6. I understand that an "affiliate" as defined in §287.133(1)(a), Florida Statutes means:

(a) A predecessor or successor of a person or a corporation convicted of a public entity crime; or

(b) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima-facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in §287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which binds or applies to bids on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on the information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

a.  Neither the entity submitting the sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

b.  The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989 and (Please indicate which additional statement applies)

1)  There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order)



# RECRUITING AND STAFF

## AVAILABILITY

With dozens of locations across Florida and more than 3500 employees in the state, we can dispatch labor, equipment and materials faster than other landscape service provider. Recruitment; Currently BrightView has a dedicated recruiting Team involve in 30 Horticulture and Agriculture Colleges throughout the United States and Puerto Rico. Some of these schools include University of Florida, Ohio State, Auburn, Penn State, Mississippi State and the University of Puerto Rico. Our internship and success retaining these individuals is unparalleled in the Industry. BrightView also sponsors Scholarships and Industry training through recognized and accredited Landscape Associations.

### ✓ Value Delivery

BrightView takes a practical, customer-focused approach to delivering landscape services. We pride ourselves on:

- Delivering on our promises. Satisfying customers is at the core of everything BrightView does. BrightView is fanatic about measuring and improving the way it creates and delivers upon client expectations.
- Personal service based upon specific client needs. BrightView trains, empowers, and provides incentives to local managers to make the decisions necessary to service and completely satisfy our customers. We strive to fully understand the needs of our customers and to address those needs with a personal level of service.
- Treating our customers' dollars as if they were our own. BrightView leverages its scale and expertise to drive down labor and material expenses and passes those savings through to its customers.
- Anticipating and resolving problems before they arise. With 70+ years in the landscape industry, a highly tenured workforce, and the best training in the business, BrightView prides itself on bringing the right expertise to bear on landscape problems and resolving problems right the first time.

BrightView has an unrivalled reputation in the private and public sector working successfully with owners, builders, developers and property managers to reshape the national landscape.

✓ Ensure 100% compliance with all labor and immigration laws, we are enrolled in E-Verify in all states in which we operate.



# IRRIGATION LICENSE



HOME CONTACT US MY ACCOUNT

2:17:59 PM 2/18/2024

## ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

## LICENSEE DETAILS

### Licensee Information

Name:	VICTORIA, CARLOS M (Primary Name) BRIGHTVIEW LANDSCAPE SERVICES, INC. (DBA Name)
Main Address:	8975 SOUTHWEST 198TH TERRACE MIAMI Florida 33157
County:	DADE
License Location:	4155 EAST MOWRY DRIVE HOMESTEAD FL 33033
County:	DADE

### License Information

License Type:	Certified Plumbing Contractor
Rank:	Cert Plumbing
License Number:	CFC1429383
Status:	Current/Active
Licensure Date:	09/17/2015
Expires:	08/31/2024

### Special Qualifications

Special Qualifications	Qualification Effective
Construction Business	09/17/2015

Luis Acosta, Certified Irrigation Technician  
BrightView Landscape Services  
Fort Lauderdale, FL

David Prado, Certified Irrigation Technician  
BrightView Landscape Services  
Miami, FL

Miguel Carmona, Certified Irrigation Technician  
BrightView Landscape Services  
Miami, FL

Joey Malvaes, Certified Irrigation Technician  
BrightView Landscape Services  
Miami, FL



# Proposal Form 9: Public Entity Crimes



## FORM 9 - PUBLIC ENTITY CRIMES (CONT'D)

- The person or affiliate was placed on the convicted list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order)
- The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services)

Signature: Carlos M. Victoria Date: 2-20-2024

STATE OF Florida )  
 ) ss:  
COUNTY OF Miami Dade )

Sworn to and subscribed before me this 20th day of February, by Carlos M. Victoria who (check one)  is personally known to me or  has produced Identification as identification.

Notary Public, State of Florida  
[Signature]  
Print or Type Name of Notary Public

My commission expires: (Seal)

(Not valid without seal or stamp)



## EXHIBIT B: Fee Schedule

### EXHIBIT B – FEE SCHEDULE

The CONTRACTOR offers the following prices for providing all labor, supervision, equipment, supplies, tools, materials, and all other necessary incidentals to perform Comprehensive Landscape Maintenance Services in accordance with the scope of work.

#### Base Bid – Biscayne Boulevard

Item No.	Description of Task	Annual Total
A1	Grounds, Landscape, and Turf Maintenance	\$76,200
A2	Turf Disease and Pest Management	\$18,000
A3	Plants, Shrubs, and Ground Cover Maintenance	\$160,098.53
A4	Irrigation System Maintenance and Management	\$34,000
A5	Trimming and Pruning <ul style="list-style-type: none"> <li>• Ficus and Green Buttonwood, 6 times per year</li> <li>• Coconut Palms (318 count), 3 times per year</li> <li>• Date Palms (170 count), 2 times per year</li> </ul>	\$71,800
A6	Fertilization	\$7,000
A7	Litter and Debris Control	\$2,400
A8	Seasonal Color Replacement (16,800 count), 4 1/2" pot, 3 times per year	\$64,260
Sub-Total (Items A1 through A8)		\$433,748.53
Profit		\$31,251.47
Grand-Total (Sub-Total + Profit)		\$465,000

### EXHIBIT B – FEE SCHEDULE (CONT'D)

#### Base Bid – Government Center

Item No.	Description of Task	Annual Total
B1	Grounds, Landscape, and Turf Maintenance	\$15,000
B2	Turf Disease and Pest Management	\$1,000
B3	Plants, Shrubs, and Ground Cover Maintenance	\$6,000
B4	Irrigation System Maintenance and Management	\$2,000
B5	Trimming and Pruning	\$5,000
B6	Fertilization	\$800
B7	Litter and Debris Control	\$1,200
Sub-Total (Items B1 through B7)		\$31,000
Profit		\$3,000
Grand-Total (Sub-Total + Profit)		\$34,000

Item No.	Description of Task	% Markup (+) or Discount (-)
C1	Tree and Plants (based on "Betrock's PlantFinder – Wholesale Guide to Foliage and Ornamental Plants")	+35
C2	Miscellaneous building supplies and materials	+35
C3	Irrigation Parts & Supplies (based on SiteOne Landscape Supply Catalog "Wholesale")	+35
C4	Chemicals & Fertilizers	+35

## LICENSES

### ISA Certified Arborists

Corine Ferre – FL0260-A



#### Credential Verification

Credential ID search 'FL0260A' returned 1 records

[Back to Search](#)

First Name	Last Name	City	State \ Province	Country	Credentials
Corine	Ferre	Wills Point	TX	UNITED STATES	ISA Certified Arborist®

[Explanation of ISA certification credentials](#)

[Explanation of ISA qualifications](#)

Jenna Crawford – FL – 10030-A



#### Credential Verification

Credential ID search 'FL-10030A' returned 1 records

[Back to Search](#)

First Name	Last Name	City	State \ Province	Country	Credentials
Jenna	Crawford	Homestead	FL	UNITED STATES	ISA Certified Arborist®

[Explanation of ISA certification credentials](#)

[Explanation of ISA qualifications](#)

# LICENSES

- FDOT – MOT Certification

Luke Facarazzo - #74378

Laura Groth - #74386

Verify a Certificate

Search

First Name	Middle Name	Last Name	Level	Certificate No.	Start Date	Expiry Date
LUKE		FACARAZZO	Advanced	74378	June 8, 2021	June 8, 2025

Verify a Certificate

Search

First Name	Middle Name	Last Name	Level	Certificate No.	Start Date	Expiry Date
LAURA		GROTH	Advanced	74386	June 8, 2021	June 8, 2025



# EXHIBIT B: Fee Schedule

EXHIBIT B – FEE SCHEDULE (CONT'D.)

Supplemental Work - Unit Prices for Materials

Item No.	Description of Task	Unit	Cost per Unit
D1	St. Augustine "Palmetto" Sod	Square foot	\$1.00
D2	Tifway 419 Sod	Square foot	\$1.55
D3	Celebration Bermuda Sod	Square foot	\$1.55
D4	Zoysia Sod	Square foot	\$1.88
D5	Bahia Sod	Square Foot	\$ .75
D6	Spanish Gold Mulch – 2 cu. Ft bag	Each	\$5.00
D7	Soil – 50/50 mix	Cubic Yard	\$70
D8	Soil – 80/20 mix	Cubic Yard	\$65
D9	Animals Mix	Cubic Yard	\$75
D10	Sand	Cubic Yard	\$65
D11	Bio-Barrier 12" Root Barrier	Linear foot	\$10
D12	Stamp Grinding – 3-person crew plus equipment	Hourly	\$225

Supplemental Work - Unit Prices for Labor and Equipment

Item No.	Description of Task	Unit	Cost Per Unit 8:00 a.m. - 4:30 p.m., Mon.-Fri.	Cost Per Unit All other times
E1	Laborer/Groundskeeper	Hourly	\$35 \$64.280	\$62.50
E2	Irrigation Helper	Hourly	\$35	\$52.50
E3	Irrigation Technician - Certified	Hourly	\$55	\$82.50
E4	Large Equipment Operator	Hourly	\$55	\$82.50
E5	Supervisor/Foreman	Hourly	\$55	\$82.50
E6	Graduate Horticulturist	Hourly	\$75	\$112.50
E7	Bobcat w/operator	Hourly	\$60	\$90
E8	Front end loader w/operator	Hourly	\$60	\$90
E9	18 yard dump truck w/driver	Hourly	\$46.50	\$69.75
E10	75 ton crane w/operator	Hourly	\$225	\$337.50
E11	Work boat w/operator	Hourly	\$160	\$375
E12	Climber/bummer	Hourly	\$75	\$112.50
E13	Clipper truck w/operator	Hourly	\$75	\$112.50
E14	Bucket truck w/operator	Hourly	\$75	\$112.50
E15	Water Truck w/operator	Hourly	\$75	\$112.50
E16	Spray Technician	Hourly	\$55	\$82.50

VP  
 Signature Title

2-20-2024  
 Date

## EXHIBIT C: Transition Plan

### 30 Days Prior to Service

- Introduce BrightView personnel to all facilities personnel and provide contact information
- BM will assist in developing the necessary communication channels to help expedite a smooth transition to begin initial work
- AM and PM will communicate set up process with Customer
- Take a site tour with all personnel involved
- Meet with management to discuss areas of immediate attention and concern
- Discuss with management our QSA program and set up walk schedules
- Develop schedule for daily, weekly and monthly meetings and property walks; set up reporting formats
- Provide monthly operation schedule and maps to management
- Take soil samples to apply to agronomy program

### First 30 Days of Service

- Develop a Quality Site Assessment (QSA), add any areas of improvement or concern that need to be addressed over the next several months
- Begin daily, weekly and monthly operations
- Account Manager, Production Manager to train crews on best practices for property and adjust mapping system for personnel if necessary
- BM to spend time with crews for learning curve from startup of operations. They will assist crews in training, creating schedules, and procedures for communicating with the client
- Follow up on all first month operations. Check on pruning techniques and detail operations
- Adjust on site personnel schedules to insure we are addressing daily operations
- Walk daily and continue to work off of initial QSA
- Schedule winter turf applications based off of initial soil samples
- Follow up and continue to improve daily, weekly and monthly operations
- Adjust communication with Community Staff management
- Locate areas of weed issues and address immediately

### Next 30-45 Days of Service

- Meet with management to discuss wins and opportunities of first 30 days of service
- Make any adjustments to schedules to keep on right track
- Continue monitoring crews on all services and make adjustments
- Continue training crews and work on efficiencies
- Walk property and complete new QSA within first 45 days of service
- Monthly visits from BM to assess property and meet with Community
- Prepare mow, detail, and spray schedules leading into the fall/winter season
- BM to visit property and provide first report on agronomy program



## LICENSES

### Pesticide License CM – Commercial Applicator

Patrick Woolbert – CM27436



Florida Department of Agriculture and Consumer Services  
 Department Home [Agricultural Environmental Services](#)

**Licensee Report With Categories**

License Types\* CM - COMMERCIAL APPLICATOR LICENSE License Categories

License Counties BROWARD

Export to Excel Show/Hide Columns Search: 2711

License #	Name	Issue Date	Expired Date	License Categories	Home Address	Business Address	Mailing Address	County	Home Phone	Business Phone
CM27436	WOOLBERT, PATRICK	4/4/2022	4/30/2026	ORNAMENTAL AND TURF PEST CONTROL	1350 NW 122 AVE PLANTATION, FL 33323	BRIGHTVIEW LANDSCAPING AVE PLANTATION, FL 33312	1350 NW 122 AVE PLANTATION, FL 33323	BROWARD	786-786-6697	786-786-6697

# LICENSES

## Pesticide License LF

Jonathan Duarte – LF258119



### Licensed Pesticide Applicator Detail

Applicator's Name		City, State
DUARTE, JONATHAN		LAUDERDALE LAKES, FL
License No.	License Status	License Type:
LF258119	Normal	Limited Urban Landscape Commercial Fertilizer
License Categories		
Original Issue Date	Last Issue Date	Expiration Date
4/14/2017	4/19/2021	4/14/2025
Company Name		
BRIGHTVIEW LANDSCAPE SERVICES		
Agent Count: 0		



## II. Tab B- Representations and Certifications

The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.

## LICENSES & CERTIFICATIONS

- > ATSSA Certified - Temporary Traffic Control Supervisor
- > American Red Cross AED/CPR/ First Aid
- > American Red Cross AED/CPR/ First Aid Instructor
- > OSHA 10 Card – Construction Safety and Health
- > FL Pesticide Applicator Certificate – Registered Tech
- > VCLM – Excavation Safety – Competent Person Training
- > VCLM – Forklift Safety – Trainer
- > VCLM Fall Protection Training
- > VCLM Fall Protection – Competent Person /Trainer
- > Pesticide Applicator Certificate for Lawn and Ornamentals
- > ISA Certified Arborist
- > FL Licensed Tree Expert
- > ISA Certified Arborist
- > Certified Tree Risk Assessor
- > Florida Certified Horticulturist
- > Florida Certified Pesticide Applicator
- > Certified Irrigation Contractor and Certified Landscape Irrigation Auditor by the Irrigation Association which is a national certifying body for the irrigation industry.
- > Average of 30 years of experience in the green industry
- > Degreed horticulturalist
- > Masters of Business Administration



# EMPLOYEE INCENTIVE

February 6, 2024

## Safety Boot Program: Stepping it Up in Safety

Greetings BrightView Team,

At BrightView, safety is the keystone to everything we do, regardless of the situation or task. We are committed to ensuring everyone returns home each night to their loved ones in a safe and healthy manner.



As Dale mentioned recently after his many branch visits throughout the country, one immediate improvement he would like to prioritize – as it relates to safety – is team member footwear. Proper footwear for our field employees will allow them to be safer and more comfortable in the field as they serve our valued customers.

To further elevate our safety commitment at BrightView, we're partnering with Red Wing Shoes – a leader in high-end safety shoes – for the BrightView Safety Boot Program to help ensure team member's feet are comfortable and safe.

### Who is Eligible?

The BrightView Safety Boot Program will be launched to branches in phases beginning February 14, 2024. At that time, eligible team members will receive their safety shoe voucher along with additional information. Please click [here](#) for more details or see the attached. Our goal is to have all eligible team members outfitted with new boots by May 1.

### What's Next?

Initially, this program will be offered to most branch employees. Moving forward, the BrightView Safety Boot Program will remain an ongoing benefit for hourly crew members and crew leaders. (A new voucher will be issued to this group of employees every 18 months to update their Red Wing footwear). All identified team members will receive a \$140 voucher redeemable online or at any Red Wing Shoe location.



# i. TITLE PAGE



CITY OF AVENTURA  
RFP NO.2024-1-1 - COMPREHENSIVE LANDSCAPE MAINTENANCE SERVICES

Presented by Craig Offutt on 2-20-2024  
954 240 3746  
Craig.Offutt1@brightview.com

A Brighter Future Begins Here



## II. TABLE OF CONTENTS

### II. Tab B – Executive Summary

The proposer shall provide the following information in the order outlined below:

i. A title page

ii. A table of contents

iii. Executive Summary: This summary, limited to two typewritten pages, should provide a high-level description of the Proposer's ability to meet the requirements of the RFP and a statement describing why the proposer believes itself to be best qualified to provide the identified services.

iv. Deliverables, tasks, activities, etc. as outlined in the Scope of Services.

v. List any exceptions to this RFP. Exceptions listed elsewhere will not be recognized.

## EMPLOYEE TRAINING

**BrightView** Equipment Certification: Riding Mower (Less than 72" Capacity)  
Certificación del equipo: Cortacesped de montar

Check each competency as the employee independently demonstrates the ability to perform as required.  
Compruebe cada habilidad del trabajador que independientemente demuestre la capacidad de cumplir según como requerido.

PRE-START CHECK – SAFETY AND READINESS INSPECCION DE PRE-COMIENZO – SEGURIDAD Y PREPARACION	
1	Familiar with the controls and is able to stop the engine quickly if necessary Familiarizado con los controles y es capaz de parar el motor rápidamente si es necesario
2	Checks site conditions: obstacles, slopes, trash, debris, inclement weather, hazards, pedestrian and vehicular traffic Revisa las condiciones del sitio: obstáculos, las inclinaciones del tiempo, peligros, peatones y el tráfico de vehículos
3	Wears proper PPE, including eye protection, ear protection, safety-toe boots, and safety vest Usa equipo de protección adecuado, incluyendo protección para los ojos, protección auditiva, botas de punta de seguridad y chaleco de seguridad
4	Checks for loose nuts, bolts and screws and ensures all guards and shields in place Verifique que no hay tuercas sueltas, pernos y tornillos y asegure todos los protectores en su lugar
5	Ensures blades are properly mounted and sharp Asegura que las cuchillas estén en su lugar, afiladas y bien montadas
6	Checks the oil and air filter before starting the unit each day Revisa el nivel del aceite y el filtro de aire antes de encender la unidad cada día
7	Removes trash and debris in front of the mower or prior to mowing Retira la basura y los escombros antes de comenzar la siega
8	Check tires for proper inflation Asegúrese que las llantas estén infladas apropiadamente

**BrightView** Equipment Certification: Backpack Power Blower  
Certificación del equipo: Sopladora de fuerza

Check each competency as the employee independently demonstrates the ability to perform as required.  
Compruebe cada habilidad del trabajador que independientemente demuestre la capacidad de cumplir según como requerido.

PRE-START CHECK: SAFETY AND READINESS INSPECCION DE PRE-COMIENZO – SEGURIDAD Y PREPARACION	
1	Familiar with the controls and is able to stop the engine quickly if necessary Familiarizado con los controles y es capaz de parar el motor rápidamente si es necesario
2	Checks site conditions: obstacles, inclement weather, hazards, pedestrian and vehicular traffic Revisa las condiciones del sitio: obstáculos, las inclinaciones del tiempo, peligros, peatones y el tráfico de vehículos
3	Wears proper PPE, including eye protection, ear protection, safety-toe boots, and safety vest Usa equipo de protección adecuado, incluyendo protección para los ojos, protección auditiva, botas de punta de seguridad y chaleco de seguridad
4	Checks for loose nuts, bolts, screws and clamps and ensures all guards and shields in place Verifique que no hay tuercas sueltas, pernos y tornillos y asegure todos los protectores en su lugar
5	Does not wear loose clothing or scarf No usar bufanda o ropa suelta
6	Sets and adjusts straps to fit properly Establece y ajusta las correas para queden correctamente

**BrightView** Equipment Certification: Power Hedge Trimmer (Gas Shears)  
Certificación del equipo: Recortadora de cercos (tijeras de gas)

Check each competency as the employee independently demonstrates the ability to perform as required.  
Compruebe cada habilidad del trabajador que independientemente demuestre la capacidad de cumplir según como requerido.

PRE-START CHECK – SAFETY AND READINESS INSPECCION DE PRE-COMIENZO – SEGURIDAD Y PREPARACION	
1	Familiar with the controls and is able to stop the engine quickly if necessary Familiarizado con los controles y es capaz de parar el motor rápidamente si es necesario
2	Wears proper PPE, including eye protection, ear protection, safety-toe boots, gloves (preferably leather), hedge trimmer chaps, and safety vest Usa equipo de protección adecuado, incluyendo protección para los ojos, protección para los oídos, botas de punta de seguridad, guantes (preferible de cuero), chagarneras, y chaleco de seguridad
3	Checks to ensure all safety devices are operating as intended; NEVER disables these devices • "Stop switch" to quickly kill the engine • "Throttle Lock-out" switch in the handle Revisa para asegurar que todos los dispositivos de seguridad están funcionando según lo previsto; NUNCA deshabilita estos dispositivos • "Pare Interruptor" para rápidamente apagar el motor • "Interruptor De La Cerradura" de la válvula reguladora en la manija
4	Checks for loose nuts, bolts and screws and ensures all guards and shields in place. Checks rubber grip on handle to ensure they have not loosened Verifique que no hay tuercas sueltas, pernos y tornillos y asegure todos los protectores en su lugar. Revisa los apretones de goma en la manija para asegurar que no se han aflojado
5	Uses only cutter blades designed for their machine and makes sure they are properly attached and sharp Usa solo cuchillas de cortar diseñadas para su máquina y asegúrese que están atadas y sostenidas correctamente
6	Checks for a clean air filter before each use Antes de comenzar revisa el filtro de aire para asegurarse que está limpio
7	Does not operate machine when fatigued No opera máquina cuando fatigado
8	Checks site conditions: obstacles, slopes, inclement weather, hazards, pedestrian and vehicular traffic Revisa las condiciones del sitio: obstáculos, cuarcas, basura, las inclinaciones del tiempo, peligros, peatones y el tráfico de vehículos, y los escombros lanzados por el equipo
9	Checks hedge or shrubbery to be trimmed for hidden wire, metal or other obstacles, as well as stinging insects Revisa los cercos y matamoscos que serán recortados para ver si hay alambres ocultos, metal u otros obstáculos, así como insectos que piquen

# BRIGHTVIEW DRIVES QUALITY

## Quality Site Assessment

### General Information

**Property Name:** Loews Miami Beach Hotel  
**Date:** Thursday, October 07, 2021  
**Next Inspection Date:** Sunday, November 07, 2021  
**Client Attendees:** Oscar Cardona I  
**Brightview Attendees:** James Rogers

### CUSTOMER FOCUS AREA:

Front Fountain, Palm Court Way, Pool area, Cabanas and Americana Lawn.

**CARRYOVER ITEMS** (Check Box = DONE): None Noted

### MAINTENANCE ITEMS:

- 1) Spoke to on-site personal to blow the 2 lawns more often
- 2) Trim podocarpus on palm court
- 3) Clean plant beds if all debris in regular basis
- 4) Plant clusia from penthouse to planter on palm court
- 5) Trim brown fronds off palms along palm court
- 6) Trim fronds off Pygmy dates in front fountain area
- 7) Look for trash in plant beds everyday
- 8) Clean under ixoras out front south side
- 9) Again trash in beds along Collins ave must clean daily

### RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Need more baby surrose for pots and palm court need 150 total
- 2) Replace ixoras in front of fountain front side need 12 -3-gal yellow

### NOTES TO OWNER/CLIENT:

- 1) Pentas on palm court getting eating by iguanas
- 2) Irrigation on palm court still having issues with pressure I will resend proposal need repair to help with babysurose that is suffering
- 3) Grass out front getting burnt from cars parking over it

## Quality Site Assessment



# III. EXECUTIVE SUMMARY

Executive Summary: This summary, limited to two typewritten pages, should provide a high-level description of the Proposer's ability to meet the requirements of the RFP and a statement describing why the proposer believes itself to be best qualified to provide the identified services.

## COMPANY INFORMATION

- **Names:** BrightView Landscape Services, Inc.  
BrightView Landscapes, LLC  
BrightView Enterprise Solutions, LLC

### South Florida Office Locations:

#### 8191 NW 84th Street Miami

- 270 Gardeners
- 22 Supervisors
- 20 Certified Technicians

#### 2711 SW 36th Street Dania Beach

- 200 Gardeners
- 17 Supervisors
- 8 Certified Technicians

#### 6941 SW 196th Ave Pembroke Pines

- 150 Gardeners
- 10 Supervisors
- 4 Certified Technicians

#### 440 Sawgrass Corporate Parkway Sunrise

- 150 Gardeners
- 9 Supervisors
- 5 Certified Technicians

- **Website:** <https://www.brightview.com/>

- **Business Structure:** Corporation

- **Date Founded:** 1939

- **Home:** 980 Jolly Rd #300, Blue Bell, PA 19422 (484) 567-7204

- **Local:** 2711 SW 36th Street Fort Lauderdale, FL 33312 (954) 431-1111

- **Outstanding Litigation:** None Outstanding and nothing to jeopardize the performance of this contract. In the ordinary course of our long history as a nation-wide provider of landscaping services, we have been involved in legal proceedings relating to our business.

- **Implement Services Time:** within 30 days



## IV. Deliverables, tasks, activities, etc. as outlined in the Scope of Services

- ✓ BV will present a clear scope of work with a weekly operation plan and status report
- ✓ BV will provide a dedicated on-site team with daily supervision
- ✓ BV will provide the right equipment to keep areas clean: green debris cleanup
- ✓ BV will provide a quality site assessment each month that will deliver a clear picture of improvements
- ✓ BV will provide monthly irrigation and agronomic reports that detail issues and or potential problems with solutions
- ✓ BV will develop a schedule for weekly and monthly meetings and property walks; set up reporting formats
- ✓ BV will take soil samples to apply to agronomy program
- ✓ BV will provide an Emergency Response Plan
- ✓ BV will provide digital enhancement renderings for any special projects or for areas in need of improvement
- ✓ BV will provide the community with a team that is E-Verify and will ensure 100% compliance with all labor and immigration laws
- ✓ BV will provide the community with a team that is properly trained, licensed with authority to remedy situations that arise during service
- ✓ BV will provide the necessary labor, equipment and financial capacity to meet the service expectations of the community
- ✓ BV will provide a reinvestment landscape certificate as a token of our commitment to the community
- ✓ A partnership with BV represents "Opportunity & Optimism"
  - Opportunity for our employees of professional and personal growth
  - Optimism for the community that we will achieve your landscape goals together



## COMPANY AUTHORIZATIONS

Proposer must complete and submit Form CQQ, Company Qualifications Questionnaire and Form CR, Client References. Proposer must also include a list of all public/private clients for the past two (2) years prior to the issuance of this RFP, and any relevant business licenses, including occupation, and Florida registration (Company certifications, not personal) and a copy of State Corporate or other proof from the State of Florida that Proposer is authorized to do business in this State.

Events	Name History
<b>Detail by Entity Name</b>	
Florida Profit Corporation BRIGHTVIEW LANDSCAPE SERVICES, INC.	
<b>Filing Information</b>	
Document Number	K51635
FEI/EIN Number	95-4194223
Date Filed	12/15/1988
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/21/2021
Event Effective Date	NONE
<b>Principal Address</b>	
980 Jolly Road Suite 300 Blue Bell, PA 19422	
Changed: 04/06/2021	
<b>Mailing Address</b>	
980 Jolly Road Suite 300 Blue Bell, PA 19422	
Changed: 04/06/2021	
<b>Registered Agent Name &amp; Address</b>	
CT CORPORATION SYSTEM 1200 S PINE ISLAND RD PLANTATION, FL 33324	
Name Changed: 06/22/2016	
Address Changed: 06/22/2016	
<b>Officer/Director Detail</b>	
<b>Name &amp; Address</b>	
Title Director	
Herold, Jeff 980 Jolly Road Suite 300 Blue Bell, PA 19422	
Title CEO	
Herold, Jeff 980 Jolly Road Suite 300 Blue Bell, PA 19422	
Title President	
Herold, Jeff 980 Jolly Road Suite 300 Blue Bell, PA 19422	
Title Assistant Secretary	
Kushn, Tomas 980 Jolly Road Suite 300 Blue Bell, PA 19422	
Title Senior Vice President	
Gonzalez, Charles 980 Jolly Road Suite 300 Blue Bell, PA 19422	

# INSURANCE:

Proposer/Contractor shall secure and maintain throughout the duration of this RFP and agreement, if selected, insurance of such types and in such amounts not less than those specified below as satisfactory to Village, naming the Village as an Additional Insured, underwritten by a firm rated A-X or better by A.M. Best and qualified to do business in the State of Florida.

COVERAGES		CERTIFICATE NUMBER: 3310642017	REVISION NUMBER:
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR ANY OTHER POLICY, THE INSURANCE AFFORDED BY THE POLICIES LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. <b>Limits shown are as requested.</b></p>			
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN. AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> POLICY <input type="checkbox"/> ACT <input type="checkbox"/> OC	POLICY NO: MSLE4718397 POLICY DATE: 10/01/2022 POLICY EXPIRES: 10/01/2023 \$1k applies per policy terms & conditions	EACH OCCURRENCE: \$2,000,000 CLAIMS TO SETTLER: \$2,000,000 MED. EXPENSE LIMIT PER YEAR: \$10,000 PERSONAL AND FAMILY INJURY: \$2,000,000 GENERAL AGGREGATE: \$5,000,000 PRODUCTS - COMPLETED OPERATIONS: \$5,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED <input type="checkbox"/> NON-OWNED <input type="checkbox"/> AUTOES ONLY <input type="checkbox"/> BOBTAILED <input type="checkbox"/> AUTOS <input type="checkbox"/> NON-OWNED <input type="checkbox"/> AUTOS ONLY	POLICY NO: SA 11071333A POLICY DATE: 10/01/2022 POLICY EXPIRES: 10/01/2023	COMBINED SINGLE LIMIT: \$5,000,000 BODILY INJURY PER PERSON: \$500,000 BODILY INJURY PER ACCIDENT: \$500,000 PROPERTY DAMAGE PER ACCIDENT: \$500,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS <input type="checkbox"/> CLAIMS MADE	POLICY NO: AUC508196818 POLICY DATE: 10/01/2022 POLICY EXPIRES: 10/01/2023	EACH OCCURRENCE: \$3,000,000 AGGREGATE: \$3,000,000
A	<input checked="" type="checkbox"/> EMPLOYERS COMPENSATION AND EMPLOYEE LIABILITY <input type="checkbox"/> ANY OCCUPATION / PARTNER / EXECUTIVE <input type="checkbox"/> EMPLOYERS COMPENSATION <input type="checkbox"/> PARTNER / EXECUTIVE <input type="checkbox"/> ANY OCCUPATION / PARTNER / EXECUTIVE <input type="checkbox"/> EMPLOYERS COMPENSATION	POLICY NO: MLC50687300 POLICY DATE: 10/01/2022 POLICY EXPIRES: 10/01/2023 AC - A05 EFC50687405 MC - WI	PER STATUTE: \$1M SALARY BASED: \$2,000,000 SALARY BASED - EMPLOYEE: \$2,000,000 SALARY BASED - RET: \$2,000,000
DESCRIPTION OF OPERATIONS (ADDITIONAL VEHICLES ACCORD TO Additional Remarks Schedule may be attached if more space is required)			

## III. Tab C – Qualifications and Experience

The information in its entirety is proprietary and confidential, used only for the purposes of considering the nature and scope of your business relationship with BrightView. The contents of this Response are not to be shared with any present or future service provider. Retention of this Response to Request for Information signifies your agreement to treat the information as confidential.

# 1. Qualification of Firm

SERVICES	OFFICES	EMPLOYEES	FACTS
<b>Design</b> <ul style="list-style-type: none"> <li>Landscape Architecture &amp; Planning</li> <li>Design-Build</li> <li>Program Management</li> </ul>	<b>Miami</b> <ul style="list-style-type: none"> <li>8191 NW 84<sup>th</sup> Street</li> <li>Medley FL. 33166</li> </ul>	<b>Miami</b> <ul style="list-style-type: none"> <li>270 Gardeners</li> <li>22 Supervisors</li> <li>20 Certified Technicians</li> </ul>	<b>Years in Business</b> <ul style="list-style-type: none"> <li>Since 1939</li> <li>Over 80 years</li> </ul>
<b>Develop</b> <ul style="list-style-type: none"> <li>Planting</li> <li>Hardscapes</li> <li>Pools &amp; Water Features</li> <li>Compliance</li> <li>Tree Growing &amp; Moving</li> </ul>	<b>Dania Beach</b> <ul style="list-style-type: none"> <li>2711 SW 36<sup>th</sup> Street</li> <li>Dania Beach, FL. 33312</li> </ul>	<b>Dania Beach</b> <ul style="list-style-type: none"> <li>200 Gardeners</li> <li>17 Supervisors</li> <li>8 Certified Technicians</li> </ul>	<b>Florida Corporation</b> <ul style="list-style-type: none"> <li>BrightView Landscape Services, Inc.</li> <li>FEIN #: 95-419223</li> </ul>
<b>Maintain</b> <ul style="list-style-type: none"> <li>Landscape</li> <li>Tree Care</li> <li>Snow &amp; Ice</li> <li>Specialty Turf</li> <li>Exterior Maintenance</li> </ul>	<b>Pembroke Pines</b> <ul style="list-style-type: none"> <li>6941 SW 196<sup>th</sup> Avenue</li> <li>Ste 30</li> <li>Pembroke Pines FL. 33332</li> </ul>	<b>Pembroke Pines</b> <ul style="list-style-type: none"> <li>150 Gardeners</li> <li>10 Supervisors</li> <li>4 Certified Technicians</li> </ul>	<b>Insurance</b> <ul style="list-style-type: none"> <li>Aon Risk Services</li> <li>General Commercial</li> <li>Auto &amp; Workmans Comp</li> </ul>
<b>Enhance</b> <ul style="list-style-type: none"> <li>Enhancements</li> <li>Sustainability</li> <li>Water Management</li> </ul>	<b>Sunrise</b> <ul style="list-style-type: none"> <li>440 Sawgrass Corporate Parkway</li> <li>Ste 102</li> <li>Sunrise, FL. 33325</li> </ul>	<b>Sunrise</b> <ul style="list-style-type: none"> <li>180 Gardeners</li> <li>9 Supervisors</li> <li>5 Certified Technicians</li> </ul>	<b>Bonding Ability</b> <ul style="list-style-type: none"> <li>Aon Risk Services</li> <li>Excess of \$200 Million</li> <li>\$25 million for single project</li> </ul>



## CURRENT AND PRIOR EXPERIENCE

BrightView is the nation's leading commercial landscape company. We take pride in delivering consistently excellent results for clients across the country, throughout the lifecycle of their landscapes.

Project Name: Right of ways, Medians, Facilities & Parks landscape Maintenance  
 Owner: City of Miramar  
 Contract Amount: \$250,000 (+)  
 Percentage complete: 100%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of medians, right of ways, swales, common areas of the POA  
 Owner: Harbor Islands POA  
 Contract Amount: \$1,400,000 (+)  
 Percentage complete: 50%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of Boardwalks, Medians & Bumpouts  
 Owner: City of Miami Beach  
 Contract Amount: \$1,000,000 (+)  
 Percentage complete: 100%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of medians, right of ways, swales, common areas of the Town  
 Owner: Town of Surfside  
 Contract Amount: \$400,000 (+)  
 Percentage complete: 90%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of medians, right of ways, swales, common areas  
 Owner: Ocean Reef Community Association  
 Contract Amount: \$1,500,000 (+)  
 Percentage complete: 70%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of Parks, Sports Turf  
 Owner: Town of Miami Lakes  
 Contract Amount: \$400,000 (+)  
 Percentage complete: 60%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of Parks, Sports Turf  
 Owner: City of Weston  
 Contract Amount: \$800,000 (+)  
 Percentage complete: 40%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of Parks, Sports Turf  
 Owner: Town of N Miami Beach  
 Contract Amount: \$400,000 (+)  
 Percentage complete: 70%  
 Percentage of subcontracted work: 0%

Project Name: Landscape Maintenance of ROW's, Biscayne Blvd, Parks, Sports Turf  
 Owner: City of Aventura  
 Contract Amount: \$1,000,000 (+)  
 Percentage complete: 50%  
 Percentage of subcontracted work: 0%



## SUPPORTIVE ROLES

### PERSONNEL Job Descriptions

**Branch Manager** – Vanessa Quinonez– Oversees all Branch operations within including labor, equipment, customer service, safety and all administrative functions.

**Assistant Branch Manager** – Greg Stevens – Oversee Branch Account Manager to ensure quality and labor

**Office Manager** – Liliانا Cardona – Implements the day-to-day tasks of managing customer service, directing calls, billing, and emergencies.

**Sr. Account Manager / Program Managers** - As the primary customer contact, the AM develops and maintains schedules for maintenance work and ensures compliance to job specifications and quality control standards; proactively communicates to customer and BrightView team members.

**Crew Leader** – Schedules the workload for their crew and ensures the readiness of workers, tools and materials.; maintains safe-working conditions at all times, including job site and crew operation.

**Agronomic Technicians** – Jean Beavis & Ian Rodriguez The agronomic technician is licensed and knowledgeable in the safe application of fertilizers, insecticides, herbicides, and fungicides.

**Enhancement Manager** – Ramiro Fernandez Designs and selects premium Plants for renovations; purchases plant materials and prepares project for installation; monitors proper planting procedures and color over the life of the project.

**Irrigation Technicians** – Carlos Victoria Monitors inspections, irrigation checks, cleaning, repairs, and adjusting of your irrigation system; generates reports to identify repairs, consumption use requirements, and upgrades.

**Irrigation Assistant** – Assists in the daily management of the irrigation system and performs repairs and adjustments, and monitors malfunctions and potential leaks.

**Arbor Manager** – Jason Anderson assists in the production, supervision of trimming the trees and palms. ISA Certification

**Trained Gardeners** – Responsible for daily compliance of job specifications and quality standards; knowledgeable in all materials, equipment, and safety programs; proactively deals with potential problems, ensures safe working conditions at job site and identifies potential liabilities on the property.



## 2. Qualification of Staff

### LICENCES

#### Maintenance

- FNGLA Certified Maintenance Technicians
- BMP Train the Trainer

#### Irrigation

- Florida Certified Plumbers
- Irrigation Association Member
- Smart Water Irrigation

#### Pest & Disease

- Florida Certified Operators
- Florida Certified Applicators
- Florida Certified Ag Products

#### Tree Trimming

- ISA Certified Master Arborist
- ISA Certified Arborist
- TCIA Certified

### QUALIFICATIONS

#### Best Management

- Florida Friendly Landscaping
- Train the Trainer

#### Emergency Response

- Certified First Responder
- Competent in Training

#### Storm Water

- Emergency Recovery
- Certified Assessor

#### Safety

- State Rules and Regulations
- Fall Protection

### CERTIFICATIONS

#### FDOT

- Setup Certified
- Competent Trainer

#### CPR

- First Aid
- Instructor

#### OSHA

- Hi Lift Certified
- Osha – 10 card

#### Horticulturalist

- FNGLA Certified Technicians

### DEGREES

#### Agronomy

- BA | As
- Florida, Penn State

#### Horticulture

- BA | As
- Florida, Penn State

#### Business

- BA | As
- FAU | Florida State

#### Plant Science

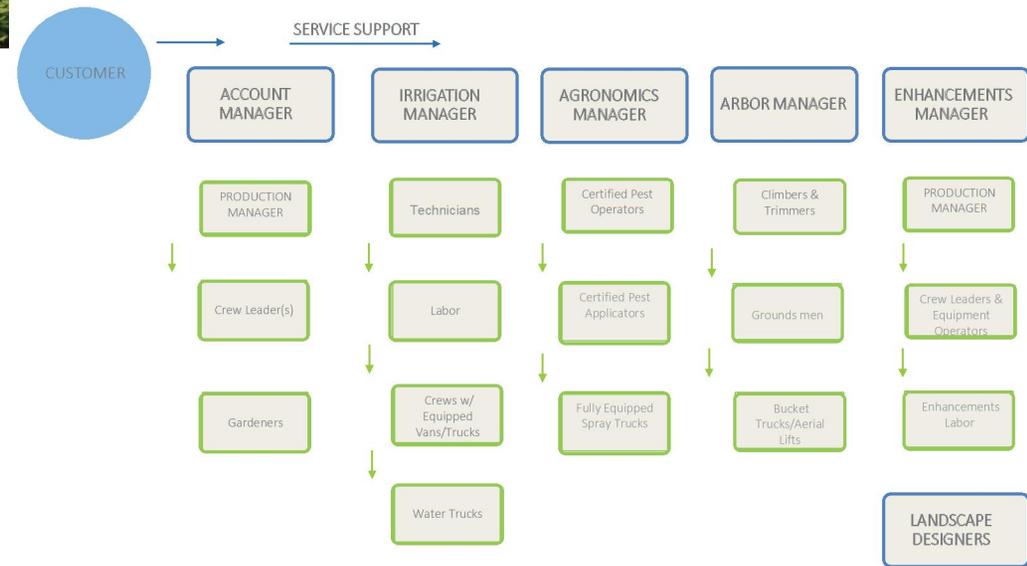
- BA | As
- Florida | Rutgers | Penn State



### 3. Industry Knowledge and Expertise

	HOAs, Apartments, Military Housing, Senior Living Communities		Parks and Public Spaces, Golf Courses, Museums, Theme Parks, Sports Complexes and Fields
	Commercial Offices, Corporate Campuses, Industrial Facilities		Retail and Lifestyle Centers, Shopping Malls
	Hospitals, Medical Centers, Rehabilitation and Acute Care Centers		Hotels and Resorts
	Colleges, Universities, and K-12 Schools		Cemeteries

### BV SERVICE TEAM FOR AVENTURA



ADDITIONAL SUPPORT



## ii. SERVICE TEAM & RESUME

**Your point of contact:** Account Manager Laura Groth. Laura currently manages landscape maintenance business throughout the City of Aventura. Laura has been involved in maintenance, agronomics and irrigation services within all of his property responsibilities. Ms Groth has been part of the BrightView family for over 7 years and has over 15 years experience in the industry.

**Key Responsibilities:** Laura will be the main point of contact. She will oversee the production manager, the irrigation technician, and the chemical technician. She will also work hand-in-hand with the certified arborist, the arbor crew and will coordinate our enhancement manager for the large projects. She will be holding weekly meetings with the key personnel to make sure that items from our Quality Site Assessment are being addressed on a regular basis and to make sure we are exceeding Property Expectations.

**Additional contact:** Branch Manager Vanessa Quinonez. Vanessa currently manages landscape maintenance business throughout the City of Sunny Isles and Aventura. Vanessa has been involved in maintenance, agronomics and irrigation services within all of her responsibilities. Ms. Quinonez has 12 years experience in the industry and is a graduate of horticulture from the University of Florida

**Key Responsibilities:** Vanessa will ensure Laura and his team are performing to community expectations. With regular walks of the site, she will assist in the quality site assessments that make your landscape site thrive.



## Preserving a Safe Environment

### BRIGHTVIEW YOUR E-VERIFIED EMPLOYER



- Ensure 100% compliance with all labor and immigration laws, we are enrolled in E-Verify in all states in which we operate.
- The organization's participation in E-Verify improves our ability to ensure the individuals we hire and are working on our client's sites are authorized to work in the United States.
- Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.



## LICENSES & CERTIFICATIONS

- ATSSA Certified - Temporary Traffic Control Supervisor
- American Red Cross AED/CPR/ First Aid
- American Red Cross AED/CPR/ First Aid Instructor
- OSHA 10 Card – Construction Safety and Health
- FL Pesticide Applicator Certificate – Registered Tech
- VCLM – Excavation Safety – Competent Person Training
- VCLM – Forklift Safety – Trainer
- VCLM Fall Protection Training
- VCLM Fall Protection – Competent Person /Trainer
- Pesticide Applicator Certificate for Lawn and Ornamentals
- ISA Certified Arborist
- FL Licensed Tree Expert
- ISA Certified Arborist
- Certified Tree Risk Assessor
- Florida Certified Horticulturist
- Florida Certified Pesticide Applicator
- Certified Irrigation Contractor and Certified Landscape Irrigation Auditor by the Irrigation Association which is a national certifying body for the irrigation industry.
- Average of 30 years of experience in the green industry
- Degreed horticulturalist
- Masters of Business Administration



NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS



## ii. SERVICE TEAM & RESUME



Luke Facarazzo

AS, Landscape Technology

45+ years with BrightView: Founder of Luke's Landscaping

Licenses/Certificates  
 Pest Control Applicator License  
 OSHA Certified  
 FEMA Certified  
 CPR Trained & Certified  
 BMP Certified  
 FNGLA Horticulturist

Successfully managed City of Sunny Isles ROW  
 Successfully managed City of Aventura



**CITY OF AVENTURA**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: City Commission

FROM: Bryan Pegues, City Manager *BP*

DATE: January 30, 2026

SUBJECT: **Waiver of Rental Fees – Aventura Arts and Cultural Center for 2026 Young Stars Showcase**

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**February 3, 2026 City Commission Meeting Agenda**

**RECOMMENDATION**

It is recommended that the City Commission authorize the City Manager to waive the facility rental fee for the Aventura Arts and Cultural Center for the 2026 Young Stars Showcase sponsored by the Aventura Marketing Council.

**BACKGROUND**

The Aventura Marketing Council (“AMC”) is the only Chamber of Commerce recognized by the City of Aventura and is classified by the Internal Revenue Service as a 501(c)(6) non-profit organization. Because of this classification, AMC is precluded from receiving charitable contributions directly.

To facilitate charitable activities, AMC has established a 501 (c)(3) subsidiary non-profit organization through which it accepts charitable donations for specified purposes. Proceeds generated from AMC’s Young Stars Showcase are deposited into this 501 (c)(3) account.

AMC has successfully sponsored the Young Stars Showcase for several years. The event supports youth-focused initiatives and programming and has become a valued community event.

For 2026, AMC wishes to hold the Young Stars Showcase at the Aventura Arts and Cultural Center and has requested a waiver of the facility’s rental fees.

**CITY OF AVENTURA RESOLUTION NO. 2026-\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AUTHORIZING THE WAIVER OF THE FEES ASSOCIATED WITH THE RENTAL OF THE AVENTURA ARTS AND CULTURAL CENTER FOR THE YOUNG STARS SHOWCASE SPONSORED BY THE AVENTURA MARKETING COUNCIL IN AN AMOUNT NOT TO EXCEED \$9,000; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Aventura Marketing Council (“AMC”) is the only Chamber of Commerce recognized by the City of Aventura; and

**WHEREAS**, as a Chamber of Commerce, AMC is treated by the Internal Revenue Service as a 501(c)(6) non-profit organization, which precludes the organization from acceptable charitable contributions; and

**WHEREAS**, within the framework of AMC’s organizational structure, AMC has created a 501(c)(3) subsidiary non-profit organization, enabling AMC to accept charitable donations for specified activities; and

**WHEREAS**, AMC has sponsored a Young Stars Showcase for several years, with such proceeds from these events deposited into the organization’s 501(c)(3) account; and

**WHEREAS**, AMC wishes to hold its 2026 Young Stars Showcase at the Aventura Arts and Cultural Center and is requested a waiver of the facility’s rental fee for the event; and

**WHEREAS**, Section 7.05 of the City Charter prohibits charitable contributions to any person or entity except when such donations are approved by a minimum of six members of the City Commission; and

**WHEREAS**, the waiver of the facility rental fee for the 2026 Young Stars Showcase represents a donation to a 501(c)(3) organization; and

**WHEREAS**, the City Commission finds that this Resolution to authorize a donation in an amount not to exceed \$9,000 for the use of the facility without a charge to AMC for the Young Stars Showcase event is in the best interest and welfare of the residents of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA:**

**Section 1. Recitals.** That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

**Section 2. Authorization.** That the City Manager is hereby authorized to waive the facility rental fee for use of the Aventura Arts and Cultural Center for the 2026 Young Stars Showcase event sponsored by the Aventura Marketing Council.

**Section 3. Effective Date.** That this Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Clifford B. Ain	_____
Commissioner Gustavo Blachman	_____
Commissioner Rachel S. Friedland	_____
Commissioner Paul A. Kruss	_____
Commissioner Cindy Orlinsky	_____
Vice Mayor Amit Bloom	_____
Mayor Howard S. Weinberg	_____

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of February, 2026.

\_\_\_\_\_  
HOWARD S. WEINBERG, ESQ.  
MAYOR

ATTEST:

\_\_\_\_\_  
ELLISA L. HORVATH, MMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

\_\_\_\_\_  
ROBERT MEYERS  
CITY ATTORNEY  
WEISS SEROTA HELFMAN COLE + BIERMAN, P.L.

**CITY OF AVENTURA**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: City Commission

FROM: Bryan Pegues, City Manager *BP*

BY: Keven Klopp, Community Development Director *KK*

DATE: January 30, 2026

SUBJECT: **Request to Amend the Land Development Regulations of the City of Aventura to Create Section 31-144(g) "Aventura Metropolitan Urban Center Zoning District Overlay"**  
**City Case File LDR2601-0001**

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**February 3, 2026 City Commission Meeting Agenda (First Reading)**  
**March 3, 2026 Local Planning Agency Meeting Agenda**  
**March 3, 2026 City Commission Meeting Agenda (Second Reading)**

**RECOMMENDATION**

It is recommended that the City Commission initiate a proposed amendment to Section 31-144 "Business Zoning Districts" to create Section 31-144(g) "Aventura Metropolitan Urban Center Zoning District Overlay" to provide zoning regulations consistent with the "MUC" notation on the Future Land Use Map of the City's Comprehensive Plan ("FLUM").

**THE REQUEST**

City Commission is requesting the creation of a new Metropolitan Urban Center Zoning District Overlay within Section 31-144 "Business Zoning Districts" of the Land Development Regulations (the "LDRs"), to establish regulations consistent with the MUC notation on the City's Future Land Use Map ("FLUM") and to guide higher-intensity mixed used development centered on multimodal transit facilities and regional shopping centers. The proposed overlay would create Section 31-144(g) "Aventura Metropolitan Urban Center Zoning District Overlay" and establish three subdistricts - 31-144(g)(1) "Aventura Core Subdistrict (MUC1); 31-144(g)(2) "Aventura Center Subdistrict (MUC2)"; and 31-144(g)(3) "Aventura Edge Subdistrict (MUC3)" – including permitted and conditional uses and site development standards.

**ANALYSIS**

The proposed Metropolitan Urban Center (MUC) Zoning District Overlay implements the intent of the MUC designation on the Future Land Use Map by establishing zoning

regulations that recognize the evolving urban character of the area centered on transit facilities and the regional mall located along Biscayne Boulevard. The overlay is designed to guide a cohesive mix of retail, office, residential, hotel and related uses within a compact, pedestrian oriented urban center supported by high-quality urban design, public spaces and direct access to mass transit. The proximity of the regional mall to the Aventura Station, including the planned direct pedestrian overpass connection, reinforces the suitability of this area for transit-oriented development and higher intensity land uses. By creating graduated subdistricts within the overlay, the proposed regulations promote physical cohesiveness, multi modal accessibility and appropriate transitions, while encouraging reinvestment, reducing reliance on automobile travel, and supporting long term economic growth consistent with the City's Comprehensive Plan.

If the proposed ordinance to amend the LDRs is approved on first reading, the next step entails the first reading of an ordinance applying the overlay to the zoning map for the Core subdistrict followed by the adoption of the first two ordinances along with the first and second readings of ordinances applying the overlay to the zoning map for the Center and Edge subdistricts.

## **THE PROPOSED AMENDMENT**

The proposed amendment will revise Section 31-144 of the Land development Regulations as follows:

\*\*\*

### **Sec. 31-144. Business Zoning Districts.**

\* \* \*

(g) Aventura Metropolitan Urban Center (MUC) Zoning Overlay.

SEE EXHIBIT A

## **STANDARDS FOR REVIEW**

The request was reviewed by staff under the Section 31-77(g) *Standards for reviewing proposed amendments to the text of the LDR* of the City Code of Ordinances:

*(1) The proposed amendment is legally required.*

The proposed amendment is legally required to implement the requested revision to the Land Development Regulations (LDRs).

*(2) The proposed amendment is consistent with the goals and objectives of the Comprehensive Plan.*

The proposed amendment is consistent with the goals and objectives of the Comprehensive Plan which specifies that the Metropolitan Urban Center (MUC) designation as described and adopted within the Miami-Dade Comprehensive

Master Development Plan may be applied as an overlay within the Business and Office land use category.

*(3) The proposed amendment is consistent with the authority and purpose of the LDR.*

The proposed amendment is consistent with the authority and purpose of the Land Development Regulations. The purpose of the LDRs is to implement further the Comprehensive Plan of the City by establishing regulations, procedures and standards for review and approval of all development and uses in the City.

*(4) The proposed amendment furthers the orderly development of the City.*

The proposed amendment furthers the orderly development of the City by providing for the continued integrity of the LDRs while adapting to changes in the community.

*(5) The proposed amendment improves the administration or execution of the development process.*

The proposed amendment improves the administration or execution of the development process as it provides a process and regulations to implement for approvals of developments in the Business Districts.

**CITY OF AVENTURA ORDINANCE NO. 2026-\_\_**

**AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING CHAPTER 31, "LAND DEVELOPMENT REGULATIONS" OF THE CITY CODE OF ORDINANCES TO CREATE SECTION 31-144(g) "AVENTURA METROPOLITAN URBAN CENTER ZONING DISTRICT OVERLAY", TO PROVIDE FOR A NEW ZONING DISTRICT OVERLAY AND RELATED REGULATIONS AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aventura (the " City") Commission recognizes that changes to the adopted Code of Ordinances are periodically necessary in order to ensure that the City's regulations are current and consistent with the City's planning and regulatory needs; and

**WHEREAS**, the City Commission desires to amend Chapter 31, "Land Development Regulations", to create Section 31-144(g), a " Metropolitan Urban Center Overlay", within the Business and Office areas of the City that provides zoning regulations consistent with the "MUC" notation on the Future Land Use Map of the City's Comprehensive Plan ("FLUM") and designed to guide a mix of land uses, including retail, office, hotel/conference, commercial, residential and other similar uses, and associated employment opportunities within an urban center with high quality architecture, pedestrian-friendly streets, outdoor public spaces, and access to public transit; and

**WHEREAS**, the purpose of the MUC designation on the FLUM is to acknowledge the urban character of the indicated area, centered on the transit facilities and regional shopping center (the "Regional Mall") located along Biscayne Boulevard; and

**WHEREAS**, the Regional Mall, located directly east of the Aventura Station rail stop, will be connected to the rail station via a direct pedestrian overpass, including a landing area on the west side of the Regional Mall property; and

**WHEREAS**, the purpose of the Metropolitan Urban Center Overlay is to encourage the design of contiguous areas containing a mixture of different uses characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design; and

**WHEREAS**, the City Commission is adopting this Metropolitan Urban Center Overlay in order to promote transit-oriented development, encourage investment in infrastructure improvements enhancing multimodal transportation, reduce traffic congestion, and stimulate economic growth; and

**WHEREAS**, the City Commission has been designated as the Local Planning Agency for the City pursuant to Section 163.3174, Florida Statutes; and

**WHEREAS**, the Local Planning Agency has reviewed the proposed amendment and has recommended approval to the City Commission; and

**WHEREAS**, the City Commission has held the required public hearings, duly noticed in accordance with the law; and

**WHEREAS**, the City Commission has reviewed the proposed amendment, and finds that it is in the best interest of the public to create Section 31-144(g) of the LDRs as set forth in this Ordinance; and

**WHEREAS**, the City Commission has reviewed the action set forth in the ordinance and has determined that such action is consistent with the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AS FOLLOWS:**

**Section 1. Findings.** That the foregoing "Whereas" clauses and findings are hereby ratified and incorporated as the legislative intent of this Ordinance.

**Section 2. City Code Amended.** That Section 31-144(g) "Aventura Metropolitan Urban Center (MUC) Zoning Overlay" of Chapter 31, "Land Development Regulations", of the City Code hereby is created to read as follows<sup>1</sup>:

**Sec. 31-144. Business Zoning Districts.**

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(g) *Aventura Metropolitan Urban Center (MUC) Zoning Overlay.* The Metropolitan Urban Center designation as described and adopted within the Miami Dade Comprehensive Plan may be applied as an overlay to land designated Business and Office on the City's Future Land Use Map. The overlay is applied via the City's Official Zoning Map to parcels based upon their proximity to the MUC's major transit connection points (i.e., the Brightline Station and the bus terminal at Aventura Mall). MUC Zoning District Overlay provisions notwithstanding, a property owner shall have the option to develop in accordance with the property's underlying zoning or in accordance with the provisions of this section.

The MUC District Zoning Overlay is divided into the following subdistricts:

- (1) Aventura Core Subdistrict (MUC1)
- (2) Aventura Center Subdistrict (MUC2)
- (3) Aventura Edge Subdistrict (MUC3)

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<sup>1</sup> Underlined text indicates additions. Stricken- through text indicates deletions. Double underline indicates changes made between first and second reading.

(1) **Aventura Core Subdistrict Overlay (MUC1)**. The purpose and intent of this subdistrict is to provide for higher density, intensity and mix of uses in a compact, walkable urban form, serving as the primary activity center. Residential densities shall not exceed 62 units per gross acre.

a. Uses permitted. The following uses shall be permitted in the MUC1 Overlay, either alone or as mixed uses:

1. Hotels;
2. Commercial/retail, including shopping mall and related uses;
3. Automobile showrooms and displays;
4. Electric vehicle charging stations;
5. Offices;
6. Residential;
7. Bars, restaurants, other food/beverage establishments, and outdoor patios, cafés, and table service accessory or incidental to any such use;
8. Rental car facilities;
9. Parking lots and parking structures, including commercial parking lots and garages that charge fees for parking;
10. Governmental;
11. Convention halls and showrooms;
12. Schools;
13. Health care facilities, except hospitals;
14. Public parks and open spaces;
15. Entertainment uses, except adult entertainment;
16. Communications infrastructure;
17. Art galleries and museums;
18. Indoor and outdoor cultural and educational facilities;
19. Transit uses and infrastructure; and
20. Other similar uses, as approved by the by the City Manager or designee.

b. Conditional use. The following uses may be established if first approved as a conditional use:

1. Any project or phase thereof proposing over 50,000 square feet of gross floor area development.
2. Any project proposed on parcels with areas less than 35,000 square feet
3. Any project with floor area ratio higher than 1.5, not to exceed a floor area ratio maximum of 4.0.
4. Uses that exceeds the height limitations up to a maximum of 30 stories for buildings that attain Gold or Platinum certification under the City's Green Building Program as provided in article VI of chapter 14 of the City Code.
5. Density up to 100 units per acre if the development meets at least two of the following, provided that the value of such criteria shall, in the aggregate, equal at least one percent (1%) of the hard costs of the development:
  - (a) provides or enhances a pedestrian or other connection to transit;

- (b) provides increased open space above the required minimums;
- (c) dedicates a park or green space;
- (d) contributes to a City-approved art fund;
- (e) provides one or more art installations;
- (f) contributes to increased micromobility measures; or
- (g) provides Hero Housing within the proposed development, but only if determined as needed by the City Manager or designee.
- (h) funding to offset other impacts of development as procedurally determined

For the purposes of this section, "hard costs" shall mean the direct construction costs of the development, but shall expressly exclude furniture, fixtures, and equipment, soft costs such as architectural, engineering, financing, legal, and permitting fees, and other non-construction related expenses.

- 6. Establishments that sell alcoholic beverages after 2:00 am.
- 7. Hospitals and Urgent Care
- 8. Floor areas that are less than the minimum floor areas required by the provisions of Subsection 31-144(1)(c)3 hereof.

c. Site development standards.

1. Floor area ratio (FAR) and density: The floor area ratio for new development shall be a minimum FAR of 0.5, and a maximum FAR of 1.5. The permissible floor area shall be based on the gross development area; floor area may be shared and shifted between phases and projects within the MUC1 overlay so long as the MUC1 Overlay as a whole complies with the floor area requirements herein. Density within the MUC1 Overlay shall be based on the gross development area of the MUC1 Overlay; density may be shared and shifted between phases and projects within the MUC1 Overlay so long as the MUC1 Overlay as a whole complies with the density requirements herein. The City Manager shall set forth an administrative application and approval process to facilitate such sharing and shifting of FAR and density within MUC1.

2. Maximum height: 25 stories, including structured parking.

3. Minimum unit sizes: The minimum floor area not including garage or unairconditioned areas shall be as follows, except that conditional use approval may be granted to authorize a reduction in the following minimum floor areas in accordance with subsection 31-144(1)(b)(8):

- i. Efficiency or one-bedroom unit: 600 square feet.
- ii. Two-bedroom unit: 800 square feet.
- iii. Three-bedroom: 1,000 square feet.

For each additional bedroom in excess of three, add 150 square feet.

4. Setbacks:

- a) No minimum setback from private streets at grade, interior/rear property lines, and park rights-of-way.
- b) Minimum 10 feet from public streets for all structures.

c) There shall be no maximum or minimum limitation on the size of a floor plate.

5. Lot size and coverage. The minimum lot size required to develop pursuant to these regulations is 35,000 square feet, unless otherwise authorized pursuant to Section 31-144(g)(1)(b)(2), except for transit facilities or infrastructure which shall have no minimum lot size. Lot coverage shall not be limited other than by compliance with the open space requirements.

6. Architectural Expression: Building facades facing public and private street rights-of-way or public open space or both shall be a minimum twenty-five percent (25%) glazed. Glazing is not required for building facades that face transit-only rights-of-way or for above-grade parking garage structures that face public and private street rights-of-way or public open space.

7. Encroachments:

(a) Buildings and structures above the ground floor may be built above colonnades but shall not extend into the public right-of-way unless approved by the City and by other agency with authority over the right-of-way. It is provided, however, that, to the extent permitted by State law and subject to the approval of the City or other agency with authority over the right-of-way, and for the transportation purpose of providing a connecting pedestrian or vehicular corridor, the street may be covered above the first floor with publicly-accessible structures connecting buildings, including: platforms fitted with trains and passenger waiting areas; roofs; upper story terraces, pedestrian bridges, and automobile bridges between parking garages. Adequate clearance for structures above streets shall be maintained.

(b) Cantilevered balconies, awnings, weather protection elements and similar features with adequate vertical clearance may encroach into street rights-of-way but shall not extend closer than six (6) inches from the curb face.

8. Open Space: The minimum open space requirement shall be ten percent (10%) of the gross development area. At least 50% of the open space shall be accessible to the public and may include parks, plazas, water bodies including retention ponds, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, and open-air transit platform areas improved for pedestrian comfort. Fifty percent (50%) of the total area of open spaces that are not accessible to the general public, such as rooftop green spaces, may be counted toward the 10% requirement (comprising up to one-half of it). Open space may be shared and shifted between phases and projects within MUC1 so long as the MUC1 Overlay as a whole complies with the open space requirements herein. The City Manager shall set forth an administrative application and approval process to facilitate such sharing and shifting of open space within MUC1.

9. Parking: The table below indicates minimum parking for each type of use. Parking shall be calculated for the uses within the MUC1 Overlay as a whole; required parking may be shared and shifted between contiguous phases and projects within subdistricts MUC1 and MUC2 so long as the parcels sharing comply as a whole with the parking requirements herein.

<u>Use</u>	<u>Minimum Parking Requirements</u>
<u>General Retail/Personal Service, Entertainment, Food/Beverage Establishments, Convention Halls and Showrooms</u>	<u>1 spaces/1,000 SF</u>

<u>Professional Office, Institutional (except Convention Halls), Health Care Services</u>	<u>0.3 spaces/1,000 SF</u>
<u>Residential</u>	<u>0.5 space per unit</u>
<u>Accommodation</u>	<u>0.2 spaces/room</u>
<u>Transit systems, including Maintenance Facilities</u>	<u>0.3 spaces/1,000 SF (excluding platform)</u>
<u>Other Uses</u>	<u>25% of the required parking indicated in Section 31-171</u>

- a. To minimize adverse visual effects of the structure(s), multi-story parking garages facing public and private streets, rights-of-way, and/or public open space shall require screening methods, including, without limitation: liner buildings; glazing; building wall extensions; vertical planted walls; berms; landscaping; architectural fenestration; sculpture; design features; and/or other innovative screening methods.
- b. Surface parking lots fronting streets shall be located a minimum of 10 feet from the right-of-way and screened at the 10-foot line. The setback shall incorporate a combination of hard-scape and landscape elements.
- c. Mechanized and tandem parking shall be allowed. For the purpose of this subdistrict, mechanized parking shall be defined as a mechanism with vertical and horizontal transport capability that provides for automobile storage and retrieval. Mechanized and tandem parking spaces shall be counted toward the parking requirements of this section. Mechanized and tandem parking may be provided with a County standard queuing analysis is submitted and approved during the ASPA process.

10. Landscaping: Landscaping shall conform to the City's landscape standards set forth in Section 31-221, as applicable to non-residential development, with the following exceptions:

1. A minimum of 20 trees per net acre of open space shall be provided. Trees may be placed in the lot, or in greens, squares, rooftops, plazas and street medians within the MUC. Lot trees shall have a minimum 2-inch diameter at breast height.
2. Street trees shall be planted at a maximum of 30 feet average on center, with a minimum 3-inch diameter at breast height. Street trees shall be placed inside landscaped strips, tree planters, and in medians in the right-of-way or on private property where demonstrated to be necessary due to right-of-way obstructions, as determined by the Community Development Department or other agency with jurisdiction.

11. Alcoholic Beverages: The restrictions on premises used for the sale of alcoholic beverages set forth in Chapter 4 of this Code regarding hours and days of sale, distance from other premises used for the sale of alcoholic beverages, and distance from schools or religious facilities shall not apply.

12. Platting. Separate parcels located within the MUC Overlay and made subject to a unity of title or covenant in lieu of unity of title shall, consistent with Section 31-78 (k)(3), not be deemed a

subdivision and shall be exempt from platting requirements. Parcels including transit facilities or infrastructure shall be exempt from platting requirements.

13. Existing Buildings, Structures, and Uses. All existing buildings, structures, and uses for which building permits, certificates of use, and/or development orders have issued prior to the effective date of this Section may be continued. Legally existing structures may be altered, improved, or expanded by up to fifty percent (50%) of the approved structure in accordance with the approved plans and specifications therefor. Any modifications thereto may be implemented as may be approved by the applicable permit-granting authority from time to time. Alterations, improvements, or expansions of greater than fifty percent (50%) of any parameter must thereafter comply with the requirements of this section. City staff shall have the discretion to review minor modifications, fifteen percent (15%) of any particular parameter or less, without the need for site plan review.

14. Maximum gross floor area. Projects developed pursuant to these MUC1 Overlay regulations are limited to 50,000 square feet of gross floor area unless otherwise authorized pursuant to Section 31-144(g)(1)(b)(1).

15. Conflicts. The standards and criteria set forth in this Section shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of the City Code.

(2) **Aventura Center Subdistrict Overlay (MUC2).** The purpose and intent of this subdistrict is to provide for higher density, intensity and mix of uses in a compact, walkable urban form, serving as the primary activity center. Residential densities shall not exceed 62 units per gross acre.

a. Uses permitted. The following uses shall be permitted in the MUC2 Overlay, either alone or as mixed uses:

1. Hotels;
2. Commercial/retail, including shopping mall and related uses;
3. Electric vehicle charging stations;
4. Offices;
5. Residential;
6. Bars, restaurants, other food/beverage establishments, and outdoor patios, cafés, and table service accessory or incidental to any such use;
7. Rental car facilities;
8. Parking lots and parking structures, including commercial parking lots and garages that charge fees for parking;
9. Governmental;
10. Convention halls and showrooms;
11. Schools;
12. Health care facilities, except hospitals;
13. Public parks and open spaces;
14. Entertainment uses, except adult entertainment;
15. Communications infrastructure;
16. Art galleries and museums;
17. Indoor and outdoor cultural and educational facilities;
18. Transit uses and infrastructure; and

19. Other similar uses, as approved by the by the City Manager or designee.

b. Conditional use. The following uses may be established if first approved as a conditional use:

1. Any project or phase thereof proposing over 50,000 square feet of gross floor area development.
2. Any project proposed on parcels with areas less than 35,000 square feet
3. Any project with floor area ratio higher than 1.5, not to exceed a floor area ratio maximum of 3.5.
4. Uses that exceeds the height limitations up to a maximum of 30 stories for buildings that attain Gold or Platinum certification under the City's Green Building Program as provided in article VI of chapter 14 of the City Code.
5. Density up to 95 units per acre if the development meets at least two of the following, provided that the value of such criteria shall, in the aggregate, equal at least one percent (1%) of the hard costs of the development:
  - (a) provides or enhances a pedestrian or other connection to transit;
  - (b) provides increased open space above the required minimums;
  - (c) dedicates a park or green space;
  - (d) contributes to a City-approved art fund;
  - (e) provides one or more art installations;
  - (f) contributes to increased micromobility measures; or
  - (g) provides Hero Housing within the proposed development, but only if determined as needed by the City Manager or designee.
  - (h) funding to offset other impacts of development as procedurally determined

For the purposes of this section, "hard costs" shall mean the direct construction costs of the development, but shall expressly exclude furniture, fixtures, and equipment, soft costs such as architectural, engineering, financing, legal, and permitting fees, and other non-construction related expenses.

6. Establishments that sell alcoholic beverages after 2:00 am.

7. Hospitals and Urgent Care

c. Site development standards.

1. Floor area ratio (FAR) and density: The floor area ratio for new development shall be a minimum FAR of 0.5, and a maximum FAR of 1.5. The permissible floor area ratio shall be based on the gross development area; floor area may be shared and shifted between phases and projects within the MUC2 overlay so long as the MUC2 Overlay as a whole complies with the floor area requirements herein. Density within the MUC2 Overlay shall be based on the gross development area of the MUC2 Overlay; density may be shared and shifted between phases and projects within the MUC2 Overlay so long as the MUC2 Overlay as a whole complies with the density requirements herein. The City Manager shall set forth an administrative application and approval process to facilitate such sharing and shifting of FAR and density within MUC2.

2. Maximum height: 25 stories, including structured parking.

3. Minimum unit sizes: The minimum floor area not including garage or unairconditioned areas shall be as follows, except that conditional use approval may be granted to authorize a reduction in the following minimum floor areas in accordance with subsection 31-144(2)(b)(8):

i. Efficiency or one-bedroom unit: 600 square feet.

ii. Two-bedroom unit: 800 square feet.

iii. Three-bedroom: 1,000 square feet.

For each additional bedroom in excess of three, add 150 square feet.

4. Setbacks:

a) No minimum setback from private streets at grade, interior/rear property lines, and park rights-of-way.

b) Minimum 10 feet from public streets for all structures.

c) There shall be no maximum or minimum limitation on the size of a floor plate.

5. Lot size and coverage. The minimum lot size required to develop pursuant to these regulations is 35,000 square feet, unless otherwise authorized pursuant to Section 31-144(g)(2)(b)(2), except for transit facilities or infrastructure which shall have no minimum lot size. Lot coverage shall not be limited other than by compliance with the open space requirements.

6. Architectural Expression: Building facades facing public and private street rights-of-way or public open space or both shall be a minimum twenty-five percent (25%) glazed. Glazing is not required for building facades that face transit-only rights-of-way or for above-grade parking garage structures that face public and private street rights-of-way or public open space.

7. Encroachments:

(c) Buildings and structures above the ground floor may be built above colonnades but shall not extend into the public right-of-way unless approved by the City and by other agency with authority over the right-of-way. It is provided, however, that, to the extent permitted by State law and subject to the approval of the City or other agency with authority over the right-of-way, and for the transportation purpose of providing a connecting pedestrian or vehicular corridor, the street may be covered above the first floor with publicly-accessible structures connecting buildings, including: platforms fitted with trains and passenger waiting areas; roofs; upper story terraces, pedestrian bridges, and automobile bridges between parking garages. Adequate clearance for structures above streets shall be maintained.

(d) Cantilevered balconies, awnings, weather protection elements and similar features with adequate vertical clearance may encroach into street rights-of-way but shall not extend closer than six (6) inches from the curb face.

8. Open Space: The minimum open space requirement shall be ten percent (10%) of the gross development area. At least 50% of the open space shall be accessible to the public and may include parks, plazas, water bodies including retention ponds, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, and open-air transit platform areas improved for pedestrian comfort. Fifty percent (50%) of the total area of open spaces that are not accessible to the general public, such as rooftop green spaces, may be counted toward the 10% requirement (comprising up to one-half of it). Open space may be shared and shifted between phases and projects within MUC2 so long as the MUC2 Overlay as a whole complies with the open space requirements herein. The City Manager shall set forth an

administrative application and approval process to facilitate such sharing and shifting of open space within MUC2.

9. Parking: The table below indicates minimum parking for each type of use. Parking shall be calculated for the uses within the MUC2 on a project-by-project basis; required parking may be shared and shifted between contiguous phases and projects within the MUC1 and MUC2 subdistricts so long as the parcels sharing parking comply as a whole with the parking requirements herein.

<u>Use</u>	<u>Minimum Parking Requirements</u>
<u>General Retail/Personal Service, Entertainment, Food/Beverage Establishments, Convention Halls and Showrooms</u>	<u>1 spaces/1,000 SF</u>
<u>Professional Office, Institutional (except Convention Halls), Health Care Services</u>	<u>0.3 spaces/1,000 SF</u>
<u>Residential</u>	<u>0.5 space per unit</u>
<u>Accommodation</u>	<u>0.2 spaces/room</u>
<u>Transit systems, including Maintenance Facilities</u>	<u>0.3 spaces/1,000 SF (excluding platform)</u>
<u>Other Uses</u>	<u>25% of the required parking indicated in Section 31-171</u>

- d. To minimize adverse visual effects of the structure(s), multi-story parking garages facing public and private streets, rights-of-way, and/or public open space shall require screening methods, including, without limitation: liner buildings; glazing; building wall extensions; vertical planted walls; berms; landscaping; architectural fenestration; sculpture; design features; and/or other innovative screening methods.
- e. Surface parking lots fronting streets shall be located a minimum of 10 feet from the right-of-way and screened at the 10-foot line. The setback shall incorporate a combination of hard-scape and landscape elements.
- f. Mechanized and tandem parking shall be allowed. For the purpose of this subdistrict, mechanized parking shall be defined as a mechanism with vertical and horizontal transport capability that provides for automobile storage and retrieval. Mechanized and tandem parking spaces shall be counted toward the parking requirements of this section. Mechanized and tandem parking may be provided with a County standard queuing analysis is submitted and approved during the ASPA process.

10. Landscaping: Landscaping shall conform to the City's landscape standards set forth in Section 31-221, as applicable to non-residential development, with the following exceptions:

1. A minimum of 20 trees per net acre of open space shall be provided. Trees may be placed in the lot, or in greens, squares, rooftops, plazas and street medians within the MUC. Lot trees shall have a minimum 2-inch diameter at breast height.

2. Street trees shall be planted at a maximum of 30 feet average on center, with a minimum 3-inch diameter at breast height. Street trees shall be placed inside landscaped strips, tree planters, and in medians in the right-of-way or on private property where demonstrated to be necessary due to right-of-way obstructions, as determined by the Community Development Department or other agency with jurisdiction.

11. *Alcoholic Beverages*: The restrictions on premises used for the sale of alcoholic beverages set forth in Chapter 4 of this Code regarding hours and days of sale, distance from other premises used for the sale of alcoholic beverages, and distance from schools or religious facilities shall not apply.

12. *Platting*. Separate parcels located within the MUC Overlay and made subject to a unity of title or covenant in lieu of unity of title shall, consistent with Section 31-78 (k)(3), not be deemed a subdivision and shall be exempt from platting requirements. Parcels including transit facilities or infrastructure shall be exempt from platting requirements.

13. *Existing Buildings, Structures, and Uses*. All existing buildings, structures, and uses for which building permits, certificates of use, and/or development orders have issued prior to the effective date of this Section may be continued. Legally existing structures may be altered, improved, or expanded by up to fifty percent (50%) of the approved structure in accordance with the approved plans and specifications therefor. Any modifications thereto may be implemented as may be approved by the applicable permit-granting authority from time to time. Alterations, improvements, or expansions of greater than fifty percent (50%) of any parameter must thereafter comply with the requirements of this section. City staff shall have the discretion to review minor modifications, fifteen percent (15%) of any particular parameter or less, without the need for site plan review.

14. *Maximum gross floor area*. Projects developed pursuant to these MUC2 Overlay regulations are limited to 50,000 square feet of gross floor area unless otherwise authorized pursuant to Section 31-144(g)(2)(b)(1).

15. *Conflicts*. The standards, and criteria set forth in this Section shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of the City Code.

(3) ***Aventura Edge Subdistrict Overlay (MUC3)***. The purpose and intent of this subdistrict is to provide for higher density, intensity and mix of uses in a compact, walkable urban form, serving as the primary activity center. Residential densities shall not exceed 62 units per gross acre.

a. *Uses permitted*. The following uses shall be permitted in the MUC3 Overlay, either alone or as mixed uses:

20. Hotels;

21. Commercial/retail, including shopping mall and related uses;

22. Electric vehicle charging stations;

23. Offices;

24. Residential;

25. Bars, restaurants, other food/beverage establishments, and outdoor patios, cafés, and table service accessory or incidental to any such use;

26. Rental car facilities;
27. Parking lots and parking structures, including commercial parking lots and garages that charge fees for parking;
28. Governmental;
29. Convention halls and showrooms;
30. Schools;
31. Health care facilities, except hospitals;
32. Public parks and open spaces;
33. Entertainment uses, except adult entertainment;
34. Communications infrastructure;
35. Art galleries and museums;
36. Indoor and outdoor cultural and educational facilities;
37. Transit uses and infrastructure; and
38. Other similar uses, as approved by the by the City Manager or designee.

b. Conditional use. The following uses may be established if first approved as a conditional use:

1. Any project or phase thereof proposing over 50,000 square feet of gross floor area development.
2. Any project proposed on parcels with areas less than 35,000 square feet
3. Any project with floor area ratio higher than 1.5, not to exceed a floor area ratio maximum of 3.0.
4. Uses that exceeds the height limitations up to a maximum of 25 stories for buildings that attain Gold or Platinum certification under the City's Green Building Program as provided in article VI of chapter 14 of the City Code.
5. Density up to 90 units per acre if the development meets at least two of the following, provided that the value of such criteria shall, in the aggregate, equal at least one percent (1%) of the hard costs of the development:
  - (a) provides or enhances a pedestrian or other connection to transit;
  - (b) provides increased open space above the required minimums;
  - (c) dedicates a park or green space;
  - (d) contributes to a City-approved art fund;
  - (e) provides one or more art installations;
  - (f) contributes to increased micromobility measures; or
  - (g) provides Hero Housing within the proposed development, but only if determined as needed by the City Manager or designee.
  - (h) funding to offset other impacts of development as procedurally determined

For the purposes of this section, "hard costs" shall mean the direct construction costs of the development, but shall expressly exclude furniture, fixtures, and equipment, soft costs such as architectural, engineering, financing, legal, and permitting fees, and other non-construction related expenses.

6. Establishments that sell alcoholic beverages after 2:00 am.
7. Hospitals and Urgent Care

c. Site development standards.

1. Floor area ratio (FAR) and density: The floor area ratio for new development shall be a minimum FAR of 0.5, and a maximum FAR of 1.5. The permissible floor area ratio shall be based on the gross development area; floor area may be shared and shifted between phases and projects within the MUC3 overlay so long as the MUC3 Overlay as a whole complies with the floor area requirements herein. Density within the MUC3 Overlay shall be based on the gross development area of the MUC3 Overlay; density may be shared and shifted between phases and projects within the MUC3 Overlay so long as the MUC3 Overlay as a whole complies with the density requirements herein. The City Manager shall set forth an administrative application and approval process to facilitate such sharing and shifting of FAR and density within MUC3.

2. Maximum height: 20 stories, including structured parking.

3. Minimum unit sizes: The minimum floor area not including garage or unairconditioned areas shall be as follows, except that conditional use approval may be granted to authorize a reduction in the following minimum floor areas in accordance with subsection 31-144(3)(b)(8):

i. Efficiency or one-bedroom unit: 600 square feet.

ii. Two-bedroom unit: 800 square feet.

iii. Three-bedroom: 1,000 square feet.

For each additional bedroom in excess of three, add 150 square feet.

4. Setbacks:

a) No minimum setback from private streets at grade, interior/rear property lines, and park rights-of-way.

b) Minimum 10 feet from public streets for all structures.

c) There shall be no maximum or minimum limitation on the size of a floor plate.

5. Lot size and coverage. The minimum lot size required to develop pursuant to these regulations is 35,000 square feet, unless otherwise authorized pursuant to Section 31-144(g)(3)(b)(2), except for transit facilities or infrastructure which shall have no minimum lot size. Lot coverage shall not be limited other than by compliance with the open space requirements.

6. Architectural Expression: Building facades facing public and private street rights-of-way or public open space or both shall be a minimum twenty-five percent (25%) glazed. Glazing is not required for building facades that face transit-only rights-of-way or for above-grade parking garage structures that face public and private street rights-of-way or public open space.

7. Encroachments:

(e) Buildings and structures above the ground floor may be built above colonnades but shall not extend into the public right-of-way unless approved by the City and by other agency with authority over the right-of-way. It is provided, however, that, to the extent permitted by State law and subject to the approval of the City or other agency with authority over the right-of-way, and for the transportation purpose of providing a connecting pedestrian or vehicular corridor, the street may be covered above the first floor with publicly-accessible

structures connecting buildings, including: platforms fitted with trains and passenger waiting areas; roofs; upper story terraces, pedestrian bridges, and automobile bridges between parking garages. Adequate clearance for structures above streets shall be maintained.

- (f) Cantilevered balconies, awnings, weather protection elements and similar features with adequate vertical clearance may encroach into street rights-of-way but shall not extend closer than six (6) inches from the curb face.

8. Open Space: The minimum open space requirement shall be ten percent (10%) of the gross development area. At least 50% of the open space shall be accessible to the public and may include parks, plazas, water bodies including retention ponds, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, and open-air transit platform areas improved for pedestrian comfort. Fifty percent (50%) of the total area of open spaces that are not accessible to the general public, such as rooftop green spaces, may be counted toward the 10% requirement (comprising up to one-half of it). Open space may be shared and shifted between phases and projects within MUC3 so long as the MUC3 Overlay as a whole complies with the open space requirements herein. The City Manager shall set forth an administrative application and approval process to facilitate such sharing and shifting of open space within MUC3.

9. Parking: The table below indicates minimum parking for each type of use. Parking shall be calculated for the uses within the MUC3 on a project-by-project basis; required parking may be shared and shifted between contiguous phases and projects within the MUC3 subdistrict so long as the parcels sharing parking comply as a whole with the parking requirements herein.

<u>Use</u>	<u>Minimum Parking Requirements</u>
<u>General Retail/Personal Service, Entertainment, Food/Beverage Establishments, Convention Halls and Showrooms</u>	<u>1 spaces/1,000 SF</u>
<u>Professional Office, Institutional (except Convention Halls), Health Care Services</u>	<u>0.3 spaces/1,000 SF</u>
<u>Residential</u>	<u>0.5 space per unit</u>
<u>Accommodation</u>	<u>0.2 spaces/room</u>
<u>Transit systems, including Maintenance Facilities</u>	<u>0.3 spaces/1,000 SF (excluding platform)</u>
<u>Other Uses</u>	<u>25% of the required parking indicated in Section 31-171</u>

- g. To minimize adverse visual effects of the structure(s), multi-story parking garages facing public and private streets, rights-of-way, and/or public open space shall require screening methods, including, without limitation: liner buildings; glazing; building wall extensions; vertical planted walls; berms; landscaping; architectural fenestration; sculpture; design features; and/or other innovative screening methods.
- h. Surface parking lots fronting streets shall be located a minimum of 10 feet from the right-of-way and screened at the 10-foot line. The setback shall incorporate a combination of hard-scape and landscape elements.
- i. Mechanized and tandem parking shall be allowed. For the purpose of this subdistrict, mechanized parking shall be defined as a mechanism with vertical and horizontal transport capability that provides for automobile storage and retrieval. Mechanized and tandem parking spaces shall be counted toward the parking requirements of this section. Mechanized and tandem parking may be provided with a County standard queuing analysis is submitted and approved during the ASPA process.

10. *Landscaping:* Landscaping shall conform to the City's landscape standards set forth in Section 31-221, as applicable to non-residential development, with the following exceptions:

1. A minimum of 20 trees per net acre of open space shall be provided. Trees may be placed in the lot, or in greens, squares, rooftops, plazas and street medians within the MUC. Lot trees shall have a minimum 2-inch diameter at breast height.

2. Street trees shall be planted at a maximum of 30 feet average on center, with a minimum 3-inch diameter at breast height. Street trees shall be placed inside landscaped strips, tree planters, and in medians in the right-of-way or on private property where demonstrated to be necessary due to right-of-way obstructions, as determined by the Community Development Department or other agency with jurisdiction.

11. *Alcoholic Beverages:* The restrictions on premises used for the sale of alcoholic beverages set forth in Chapter 4 of this Code regarding hours and days of sale, distance from other premises used for the sale of alcoholic beverages, and distance from schools or religious facilities shall not apply.

12. *Platting.* Separate parcels located within the MUC Overlay and made subject to a unity of title or covenant in lieu of unity of title shall, consistent with Section 31-78 (k)(3), not be deemed a subdivision and shall be exempt from platting requirements. Parcels including transit facilities or infrastructure shall be exempt from platting requirements.

13. *Existing Buildings, Structures, and Uses.* All existing buildings, structures, and uses for which building permits, certificates of use, and/or development orders have issued prior to the effective date of this Section may be continued. Legally existing structures may be altered, improved, or expanded by up to fifty percent (50%) of the approved structure in accordance with the approved plans and specifications therefor. Any modifications thereto may be implemented as may be approved by the applicable permit-granting authority from time to time. Alterations, improvements, or expansions of greater than fifty percent (50%) of any parameter must thereafter comply with the requirements of this section. City staff shall have the discretion to review minor modifications, fifteen percent (15%) of any particular parameter or less, without the need for site plan review.

14. *Maximum gross floor area.* Projects developed pursuant to these MUC3 Overlay regulations are limited to 50,000 square feet of gross floor area unless otherwise authorized pursuant to Section 31-144(g)(3)(b)(1).

15. *Conflicts.* The standards, and criteria set forth in this Section shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of the City Code.

**Section 3. Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 4. Inclusion in the Code.** That it is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Code of the City of Aventura; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 5. Effective Date.** That this Ordinance shall be effective immediately upon adoption on second reading.

The foregoing Ordinance was offered by Commissioner \_\_\_\_\_, who moved its adoption on first reading. This motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Clifford B. Ain	_____
Commissioner Gustavo Blachman	_____
Commissioner Rachel S. Friedland	_____
Commissioner Paul A. Kruss	_____
Commissioner Cindy Orlinsky	_____
Vice Mayor Amit Bloom	_____
Mayor Howard S. Weinberg	_____

The foregoing Ordinance was offered by Commissioner \_\_\_\_\_, who moved its adoption on second reading. This motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Clifford B. Ain	_____
Commissioner Gustavo Blachman	_____
Commissioner Rachel S. Friedland	_____
Commissioner Paul A. Kruss	_____
Commissioner Cindy Orlinsky	_____
Vice Mayor Amit Bloom	_____
Mayor Howard S. Weinberg	_____

**PASSED** on first reading this 3<sup>rd</sup> day of February, 2026.

**PASSED AND ADOPTED** on second reading this 3<sup>rd</sup> day of March, 2026.

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HOWARD S. WEINBERG, ESQ.  
MAYOR

ATTEST:

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ELLISA L. HORVATH, MMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

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ROBERT MEYERS  
CITY ATTORNEY  
WEISS SEROTA HELFMAN COLE + BIERMAN, P.L.