

DOWNTOWN DORAL  
PARK

# City of Doral



RFQ 2026-04

**GENERAL PLANNING AND ZONING CONSULTING SERVICES**

MARCH 11, 2026

**WE ARE PROUD TO HELP  
OUR COMMUNITY ADVANCE.  
EACH PROJECT IS TREMENDOUSLY  
IMPORTANT TO THE PEOPLE WE  
CALL OUR NEIGHBORS.**

**- DODIE KEITH-LAZOWICK, CHAIRMAN**



## **TITLE PAGE**



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Miami, FL 33126  
305-667-5474

## **Contact Information:**

A handwritten signature in blue ink that reads "Alex Lazowick".

Alex Lazowick, PE, PMP, ENV SP, President/CEO  
ALazowick@KEITHteam.com  
305-667-5474

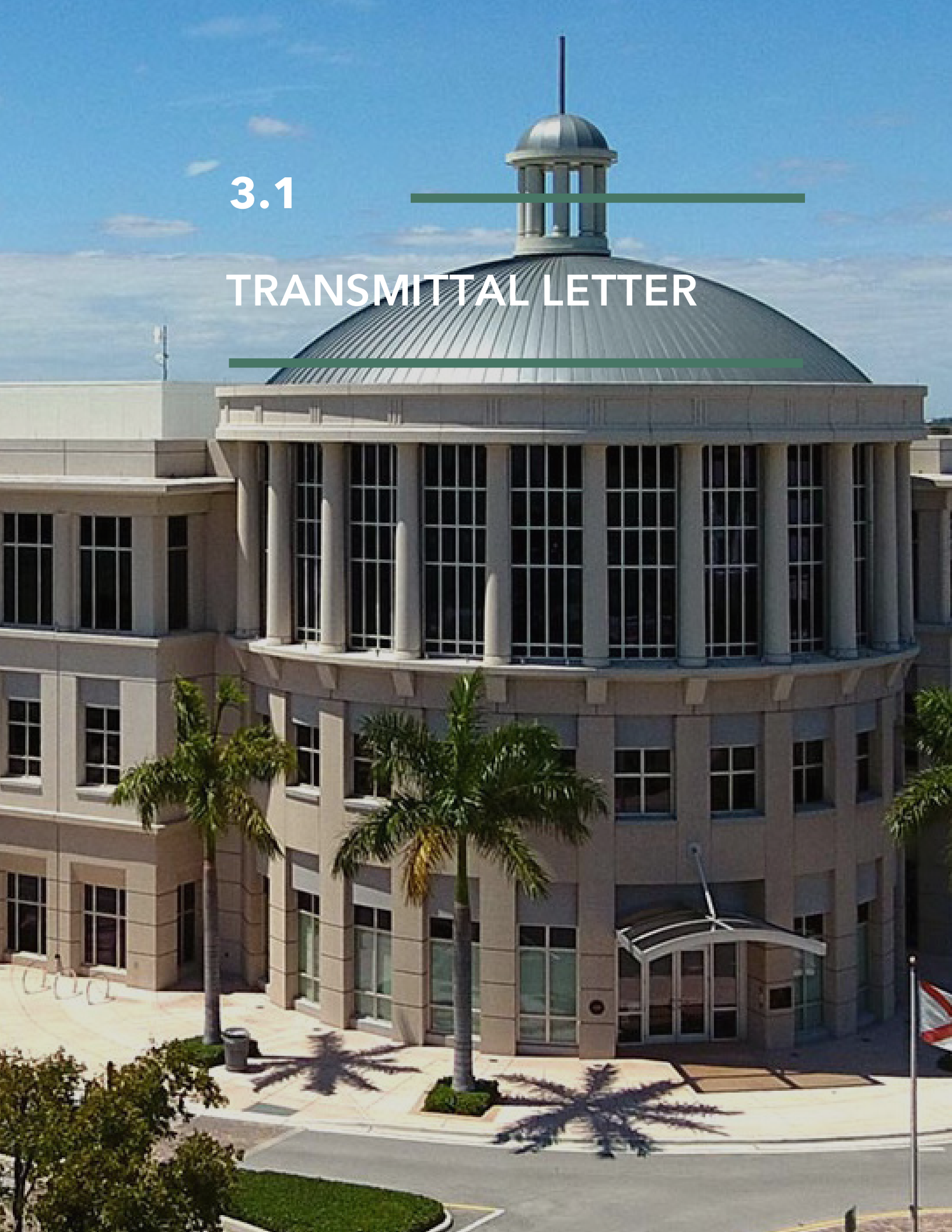
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3.1

# TRANSMITTAL LETTER





City of Doral  
General Planning and Zoning Consulting Services - RFQ 2026-04

Dear Evaluation Committee Members,

It is with great pleasure that Keith and Associates, Inc., dba KEITH provides our submittal for the General Planning and Zoning Consulting Services - RFQ 2026-04. We applaud the City of Doral for its ongoing efforts with enhancing the public realm. We understand that this contract may involve a variety of services and special projects, each of which the KEITH Team is committed to, including, but not limited to:

- Staff augmentation and surge capacity support
- Executive/Director-level advisory services
- Comprehensive Plan updates and implementation
- Short and long-term planning recommendations
- Development review and entitlements
- Quasi-judicial hearing support
- Annexation studies and support
- Special projects and emerging planning issues
- Deliverables and knowledge transfer

**These initiatives align perfectly with KEITH’s mission of “We create community”.**

We deliver on this mission with our transdisciplinary team which we go into detail in our response and is what we consider *Engineering Inspired Design*. This fusion of art and science, right and left-brain thinking, is what we believe makes KEITH truly unique in our approach to all our projects and services. We will further outline how the KEITH Team is the right team to partner with the City and its residents to provide the necessary professional and administrative support that will ultimately result in services and projects that are community focused, meet time constraints and budgets, and help elevate city services and projects for everyone to enjoy.

KEITH, a mid-size close-knit firm of over 200 professionals, has been helping communities for decades to implement their public realm concepts, and now is the time to bring insight to supplement the City of Doral’s services and shepherd new projects into reality!

It is important that you have a team and team leaders that are veterans that have led communities through these processes before. It requires the ability to think and deliver on multiple levels from highly creative/inspirational design to hyper detailed/functional solutions as well as ensuring the future of operations and maintenance, sustainability, and resilience. KEITH is also able to meet and present with a wide range of stakeholders including city staff, Reviewing Agencies, Elected Officials, Contractors, and the Community at large. The team we have assembled has robust experience with each of the specialized skills required for the anticipated scopes of work.

I will serve as your Principal-in-Charge and will lead/facilitate all project elements. I have 39 years of local, national, and international experience in urban planning, zoning, and project management systems. Since 1986, my experience has included many phases of public and private sector land planning, site planning, and permitting services. I have directed project services from planning, design, and construction management throughout the United States, Caribbean, and Brazil. I have drafted numerous zoning text amendments for many cities throughout South Florida including new and revised residential, commercial, educational, mixed-use, and transit-oriented districts, density monitoring systems, and transfer of development rights. I also have extensive comprehensive

**60+**

Years in business



**200** professionals

**5** offices

Pompano Beach (HQ),  
Miami, West Palm Beach,  
Orlando, Port St. Lucie



planning experience, Evaluation and Appraisal Reports and Comprehensive Plan updates and amendments. I am experienced with grant writing for which I have been awarded grants through various state and federal grant programs.

These services and projects will be supported by Andrea Harper, as Project Manager. Andrea brings 36 years of experience reviewing and processing land development applications for municipalities ensuring compliance with land development codes. Andrea was previously a Principal Planner for the Palm Beach County and the City of Riviera Beach. As an independent project manager, she successfully navigated new developments including industrial sites, commercial sites, and residential sites. She reviews all building permits for zoning compliance with the applicable codes on ongoing municipal contracts. Andrea prepares zoning verification letters and conducts zoning inspections. Independently researching various topics and drafting new ordinances and policies/procedures to address changing needs, Andrea prepares staff reports and presentations for board meetings to convey project information to City officials. Andrea has also served the Palm Beach County government for 16 years as Site Planner II/Permanent On-Call Planner. Together with Andrea we will guarantee these services and projects will run smoothly. You can also have confidence that these projects will receive the firm's highest level of resources.

This submittal is rendered independently and without collusion. The undersigned affirms that this response has been prepared without consultation, communication, or agreement with any other individual, firm, or entity submitting a proposal pursuant to this Planning and Zoning Consultant Services RFQ. No attempt has been made, or will be made, to influence the submission of any other proposer, and no information has been shared for the purpose of restricting competition.

KEITH has a proven track record, having been awarded more than 100 continuing services contracts throughout Florida. This extensive experience positions us as an extremely qualified partner. The KEITH Team would be honored to launch this journey and help the City of Doral in realizing its vision in the making of unique places where people come together to celebrate community, enjoy activity and wellness, and to be curious and discover the precious assets to be found throughout the city. Working in close conjunction with the city and its stakeholders to develop, repurpose, and activate city spaces, the KEITH Team will ensure success through application of our prior experiences. We welcome you to explore our response to understand our team of experts who have been carefully curated for these projects; as well as showcasing many of our ongoing and previously completed relevant projects. Together, let us unlock the value of the City of Doral and its community assets!

Best Regards,



Michael Vonder Meulen, AICP  
Vice President of Planning  
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## 3.2

# QUALIFICATIONS AND EXPERIENCE OF THE FIRM



# Qualifications and Experience of KEITH

KEITH believes in a context-based approach that considers multiple facets of the development process resulting in solutions that are curated for each authentic scenario. In addition to the traditional design approach, we believe careful consideration should be given to economic, ecological, and social factors. This cohesive approach to each project is engineered to enhance the opportunity for a resilient solution.

Our approach is categorized into the following three general phases:

- Exploration Phase - The process of becoming familiar with an area through extensive analysis.
- Inspiration Phase - The process of developing ideas emanating from the exploration process.
- Implementation Phase - The process of activating a decision or plan.

KEITH understands it is imperative to have senior staff members overseeing the planning, design, and permitting components of these projects. KEITH's corporate philosophy results in an extremely efficient and responsive project management approach. We are committed to providing our most highly qualified professionals for these work orders, which will provide effective and responsive service to the City of Doral.

The KEITH Team provides a detailed approach to each work order. Upon completion of adequate and appropriate due diligence, we begin implementing the plan based upon specific project requirements, with a careful eye toward the project schedule, utilizing quality experienced professionals with a proactive approach.

We believe that our overall mission, coupled with our expertise and commitment to the City of Doral, will be key to the successful completion of deliverables. The following additional information is provided in support of our core belief that we are the best fit team for the City of Doral.

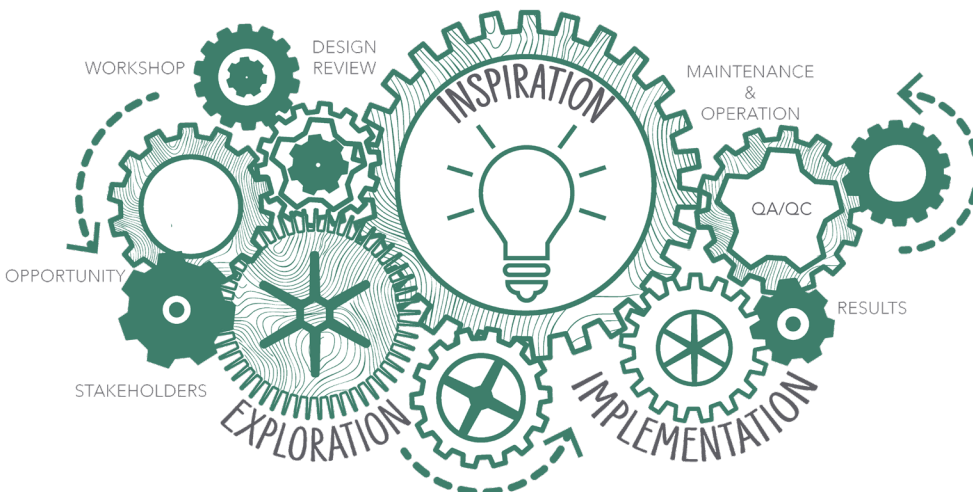
## KEITH Continuing Service Experience

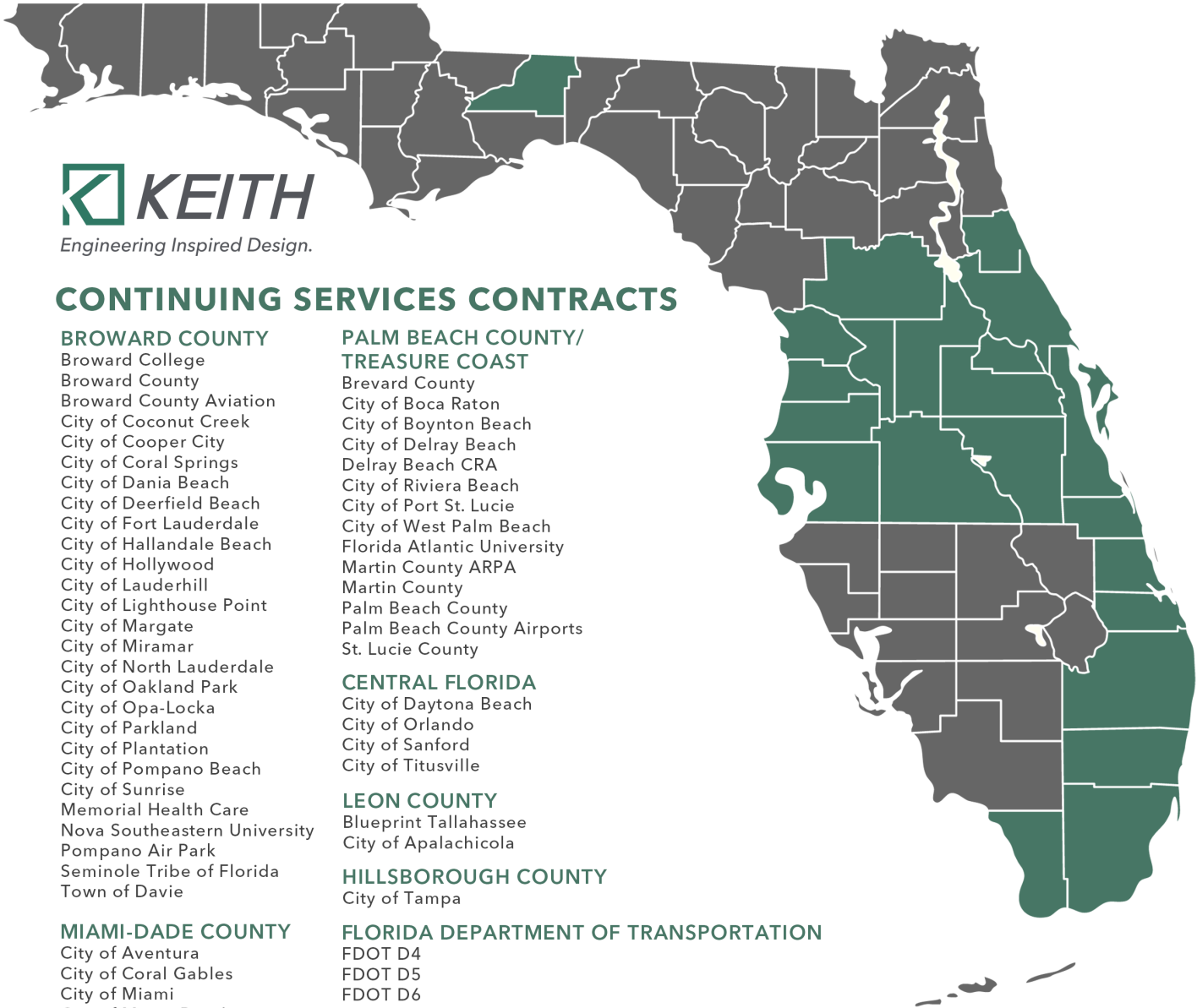
KEITH firmly acknowledges that our main responsibility in this contract is to deliver accurate and prompt services as work orders are issued by the City. Careful consideration of scopes and the assignment of a responsive point of contact are necessary components in developing innovative project solutions and procedures to complete each project most efficiently and to maximize the City of Doral's benefit.

At KEITH, we bring decades of experience in municipal task order-based contracts and provide the necessary leadership to effectively execute multiple work orders. The KEITH Team is curated

to provide a balance between context and forward-thinking ideas, practical experience, and commitment to excellence. We bring to you the personal commitment of our entire team and our long-standing reputation for accountability, thoughtful, and sustainable design solutions.

## DESIGN PROCESS





## CONTINUING SERVICES CONTRACTS

### BROWARD COUNTY

Broward College  
 Broward County  
 Broward County Aviation  
 City of Coconut Creek  
 City of Cooper City  
 City of Coral Springs  
 City of Dania Beach  
 City of Deerfield Beach  
 City of Fort Lauderdale  
 City of Hallandale Beach  
 City of Hollywood  
 City of Lauderdale  
 City of Lighthouse Point  
 City of Margate  
 City of Miramar  
 City of North Lauderdale  
 City of Oakland Park  
 City of Opa-Locka  
 City of Parkland  
 City of Plantation  
 City of Pompano Beach  
 City of Sunrise  
 Memorial Health Care  
 Nova Southeastern University  
 Pompano Air Park  
 Seminole Tribe of Florida  
 Town of Davie

### MIAMI-DADE COUNTY

City of Aventura  
 City of Coral Gables  
 City of Miami  
 City of Miami Beach  
 City of Sunny Isles Beach  
 Miami-Dade County  
 Town of Surfside  
 Village of Key Biscayne

### PALM BEACH COUNTY/ TREASURE COAST

Brevard County  
 City of Boca Raton  
 City of Boynton Beach  
 City of Delray Beach  
 Delray Beach CRA  
 City of Riviera Beach  
 City of Port St. Lucie  
 City of West Palm Beach  
 Florida Atlantic University  
 Martin County ARPA  
 Martin County  
 Palm Beach County  
 Palm Beach County Airports  
 St. Lucie County

### CENTRAL FLORIDA

City of Daytona Beach  
 City of Orlando  
 City of Sanford  
 City of Titusville

### LEON COUNTY

Blueprint Tallahassee  
 City of Apalachicola

### HILLSBOROUGH COUNTY

City of Tampa

### FLORIDA DEPARTMENT OF TRANSPORTATION

FDOT D4  
 FDOT D5  
 FDOT D6  
 FDOT D7  
 FTE

### WATER DISTRICTS

South Florida Water Management District

## Delivering The Scope of Services

Our strategy is to assist the City in creating a team with the right skill sets and personalities ensuring the team has the proper tools to manage and communicate, understanding existing processes and augment those processes if needed; and finally, facilitating the alignment of the project team towards the common goal of project delivery.

**People.** The most important element and foundation of our strategy is to ensure that the right people with the correct skill sets are assigned to support the project team. In today's world of project delivery, it is not enough to have the correct skill set. We must consider how the team's diverse personalities complement and support each other to achieve team cohesiveness.

**Tools.** The delivery team must also have the correct tools to manage projects and to communicate progress to stakeholders. These tools typically include scheduling, document controls, and collaborative websites. Establishing a web-based document control system is a critical element to foster transparency and to ensure important documents are available to the entire team when needed.

**Processes.** Task order delivery has changed over the years, but one thing remains consistent: Processes bring consistency and repeatability to project management. With efficient processes that are well-defined and communicated, the delivery team becomes more efficient with every task accomplished. These processes allow leadership to fine-tune the delivery to match the changing needs of the city. The delivery team's performance is directly tied to their understanding and ability to follow established processes. Since processes are an important part of the team's delivery strategy, a joint review of the existing processes is recommended. During this review, KEITH can assist the city in evaluating if modifications to any existing processes can be made to improve the efficiency of the project delivery team or if additional processes or forms are needed. This review can be done in parallel with project delivery to maintain the forward progress of the existing projects.

**Alignment.** It is not enough to have the right people with the right tools following efficient processes. They must be aligned towards a common vision/goal. One way to accomplish alignment is to communicate expectations and create a dialogue between the project delivery team and various key City staff/stakeholders. Alignment can also be encouraged through the establishment of efficient processes and monitoring metrics that promote and encourage project delivery success.

KEITH prides itself on the communities with which we partner. As a transdisciplinary firm, KEITH is built around collaboration and is accustomed to working with various municipalities and City staff. We understand the complexity of working in the public realm and it has allowed us to play a key role in the development of South Florida's growing infrastructure.

Our mission has always been to curate a tenacious team to develop innovative solutions

that elevate and preserve the built and natural environments. The KEITH Team is extremely proud of our accomplishments as a local business and truly believes our commitment and dedication to the success and progress of our neighbors makes KEITH the best choice for this contract.

### **Availability**

KEITH has historically completed projects ahead of schedule and within budget parameters. Our hands-on project approach and dedicated team, as described in previous sections, have proven their ability to control the design process, expedite the permitting process, and move quickly into construction. Our budgets are based on historical costs for similar projects and estimated levels of effort anticipated for each project. Combining our local Miami-Dade County and City of Doral knowledge and input into the elements needed to plan and execute the project, we are confident the project can be completed within the time and budget allotted.

### **Workload Management**

The KEITH Team is willing and confident we can meet anticipated project completion dates for the entire duration of this contract and will provide services to keep the total project cost below the project budget ceilings. Since KEITH has offices throughout the state, we can redistribute resources to accommodate regular and emergency workloads. We will work with the City staff to ensure individual work order schedules and budgets are properly identified and expectations are understood to deliver on-time projects while being good stewards of the City funds.

### **Staff Augmentation and Surge Capacity Support**

KEITH is well positioned to provide the City of Doral with on-call planning support, including agile staff augmentation and surge capacity personnel. KEITH has the experienced personnel to meet the demands required for the City. Through an as needed staffing model, KEITH can deliver qualified planning professionals who seamlessly integrate with City staff to maintain workflow continuity, support development review activities, and assist with all planning tasks. This flexible structure ensures that the City has immediate access to experienced personnel whenever internal resources are constrained, allowing Doral to keep projects on schedule and maintain high levels of customer service for residents and applicants.



In addition, KEITH can deploy planners to address sudden vacancies, peak workload periods, holiday/vacation vacancies or unexpected surges in applications. This includes the ability to provide senior planner-level expertise to uphold essential functions such as application review, public engagement support, and collaboration across other departments as needed. KEITH's services can be delivered remotely, in a hybrid format, or fully onsite based on the City's operational needs, providing maximum adaptability while ensuring consistency, professionalism, and responsiveness. This on-call model allows Doral to strengthen its planning capacity without long-term staffing commitments.

### **Executive/Director-Level Advisory Services**

Our team members have worked as City Planners, Planning Directors, and City Planning Consultants for Miami-Dade County and other municipalities throughout South Florida. Through their time in public service, they gained valuable insight into the constraints, challenges, and opportunities public agencies encounter as they carry out their mandates. This understanding informs their approach when overseeing public agency contracts. As a result of academic training and practical experience in both the public and private sectors, our team looks forward to serving the City of Doral's needs. We are well-versed in managing the planning process for private development. This provides our team

with a unique perspective, in that we appreciate the need to streamline processes to gain efficiencies and to provide timely service to clients who invest in development projects, that ultimately serve to increase the City's tax base.

KEITH has a vast amount of experience in providing professional planning services. This includes long-range planning services comprising of comprehensive planning, evaluation and appraisal reports, review for completion, and process of development applications including evaluation of site plans, subdivision plats, rezoning applications, right-

of-way vacations and other land development proposals; we ensure applications conform with the City's development codes, master plans, planning principles, and the Comprehensive Plan. We consult with developers, architects, engineers, and outside agencies to address development questions and provide feedback regarding development compliance with zoning regulations and planning principles.

Our planners have experience representing planning departments in an advisory capacity at neighborhood, city departments, and outside agency meetings, as well as meetings of boards, committees, and the City Commission. We have the knowledge and expertise to meet the needs of a wide variety of general planning design and development services. We understand the necessity for continual input during the conceptual site planning design stages to ensure a satisfactory final community site plan.

### **Comprehensive Plan Updates and Implementation**

With extensive experience developing and implementing Comprehensive Plans, our team understands that the Comprehensive Plan document is a key regulatory mechanism and guidance document for achieving a local government vision, which also provides a foundation for the LDRs and provides support for planning initiatives. Our

project team understands the legal requirements and processes related to a local government's comprehensive plan.

KEITH has performed a variety of comprehensive planning assignments including collecting and updating data and analysis for comprehensive plans, conducting Evaluation and Appraisal Reports (EAR), and preparing EAR-based amendments, revising the policies that address singular issues and reviewing developer proposals for text or map compliance.

### Short-Term and Long-Term Planning Recommendations

KEITH can offer the city a suite of planning and policy services designed to strengthen both short and long-term decision-making. With a multidisciplinary team experienced in municipal planning, KEITH can prepare detailed planning recommendations that address growth management, redevelopment opportunities, mobility needs, and alignment with the City's adopted goals and strategic vision. This includes evaluating emerging trends, reviewing development patterns, and crafting forward thinking solutions that support resilient and sustainable development. KEITH's approach ensures that policy guidance is not only technically sound but also customized to Doral's unique community character and regulatory environment.



Beyond planning recommendations, KEITH can provide experienced support for Land Development Code (LDC) amendments and related policy tasks. This includes the coordination and processing of land use plan amendment and rezoning applications, ensuring compliance with City's goals, objectives and policies. KEITH can also prepare formal zoning interpretation memos to clarify regulatory intent and assist staff with consistent interpretation of the code. KEITH is equipped to lead code cleanup efforts, resolve internal inconsistencies, modernize outdated code provisions, and recommend updates to related to various regulations as requested. KEITH is ready to assist Doral in maintaining clear, modern and functional regulatory framework that supports efficient development review.

### Development Review and Entitlements

KEITH has the knowledge and proven abilities to coordinate and provide all necessary services for commercial and residential community site planning. At KEITH, we understand the development review process from initial conceptual design application submission to final approval. We can provide

specialized planning studies, parking and corridor studies, state-mandated planning reports, urban design analysis, transfer of development rights, community liaison, and numerous types of feasibility studies.

Our project team of planners has experience reviewing and evaluating site plans for both large and small-scale development applications. During these reviews, our team worked to identify all inconsistencies with applicable regulations and plans quickly and accurately and provided timely comments to the applicant to expedite a final decision on applications. We are committed to efficiently conducting permit reviews promptly, ensuring that applications comply with development regulations and previous approvals, as well as communicating necessary changes to the applicant and working towards approval.

Our team has conducted inspections of development sites to ensure consistency with approved permits, plans, and other development orders including inspections of landscaping, signage, and site plan compliance. KEITH has reviewed development applications for clients such as the City of Miami, City of Miramar, City of Sunny Isles Beach, City of Oakland Park, City of Homestead, the Town of Pembroke Park, the City of Lighthouse Point, and the City of Parkland.

### **Quasi-judicial Hearing Support**

KEITH is extremely familiar with the quasi-judicial hearing process and can provide support to the City of Doral, ensuring that all development items brought before recommending and decision-making bodies are thoroughly vetted with substantial and competent evidence and defensible. KEITH already prepares detailed staff reports articulating findings of fact, consistency with the Comprehensive Plan and Land Development Codes for other municipalities and can do the same for Doral. This includes organizing and preparing exhibits and presentations that clearly communicate project details, site conditions, and policy implications, ensuring that all materials are professionally and accurately presented.

In addition, our planners can support the City through every phase of the public hearing process, including preparation sessions, development of presentations, and providing testimony when requested. The team can collaborate closely with the City Attorney and outside counsel as necessary to ensure legal

defensibility and best practices for all hearings. By offering this coordinated, end-to-end support, KEITH strengthens the City's ability to conduct transparent, structured and legally sound hearings that withstand scrutiny and uphold the integrity of the public decision making process.

### **Annexation Studies and Support**

KEITH has processed several annexations for private clients. Through that experience, KEITH can assist the City of Doral with annexation planning and analysis to evaluate potential areas for incorporation. KEITH can assist with the data collection including fiscal impacts, service demands, infrastructure needs, land use implications and longterm community benefits. Based on the analysis KEITH can develop recommendations that support the City's strategic growth objectives. KEITH is well prepared to support the City with interlocal and intergovernmental coordination, particularly with Miami-Dade County and key regional entities. This support includes facilitating meetings, preparing supporting materials, and assisting with negotiations or documentation required for boundary adjustments, service agreements, or joint planning initiatives.

### **Special Projects and Emerging Planning Issues**

KEITH has the capability to offer the City of Doral forward-looking support for a broad range of special projects and emerging planning issues. Whether the City requires corridor and mobility plans, redevelopment and economic revitalization studies, housing policy analysis, legislative impact reviews or grant writing assistance, our team can deliver expertise backed by multidisciplinary data analysis and experienced implementation. This support ensures Doral can respond proactively to community needs, development trends, and policy changes even when those needs are not fully identified at the time of this solicitation. KEITH's team is structured to mobilize and scale services to match project complexity, reinforcing the City's ability to advance strategic priorities.

Our planning team can also assist the City with planning initiatives as directed city staff, including incorporating emerging technologies such as AI enhanced tools for mapping, scenario modeling, public engagement analytics, and workflow optimization. By integrating responsible and data driven AI applications, KEITH can help streamline

review processes, improve visualization of planning concepts, and support more informed policy decisions while always maintaining transparency, human oversight and accuracy. This innovation oriented approach ensures the City of Doral remains prepared for future challenges and positioned to leverage new opportunities as they arise.

### **Deliverables and Knowledge Transfer**

KEITH's planning team is committed to providing the City with clear, well organized and professionally prepared work product. Every delivery, whether a staff report, technical memorandum, policy recommendation, or mapping product will be fully accessible and ready for public review. KEITH's internal QA/QC process ensures accuracy, clarity and consistency in supporting the City. To further support effective knowledge transfer, the planning team will ensure all data, GIS files, documents and work products are delivered in formats fully compatible with the City systems. When requested, KEITH can provide staff briefings to walk through findings, methodologies and/or policy implications. Through this approach, KEITH provides the City with high-quality deliverables and knowledge for longterm success.

### **Planning and Plan Review**

Our team members have worked as City Planners, Planning Directors, and City Planning Consultants for Palm Beach County and various municipalities. Through their time in public service, they gained valuable insight into the constraints, challenges, and opportunities public agencies encounter as they carry out their mandates. This understanding informs their approach when overseeing public agency contracts. As a result of academic training and practical experience in both the public and private sectors, our team looks forward to serving the City of Doral's needs. We are well-versed in managing the planning process for private development. This provides our team with a unique perspective, in that we appreciate the need to streamline processes to gain efficiencies and to provide timely service to clients who invest in development projects, that ultimately serve to increase the City's tax base.

KEITH has a vast amount of experience in providing professional planning services. This includes long-range planning services comprising of comprehensive planning, evaluation and appraisal

reports, review for completion, and process of development applications including evaluation of site plans, subdivision plats, rezoning applications, right-of-way vacations and other land development proposals; we ensure applications conform with City's development codes, master plans, planning principles and the Comprehensive Plan. We consult with developers, architects, engineers, and outside agencies to address development questions and provide feedback regarding development compliance with zoning regulations and planning principles.

Our planners have experience representing planning departments in an advisory capacity at neighborhood, city departments, and outside agency meetings, as well as meetings of boards, committees, and the City Commission. We have the knowledge and expertise to meet the needs of a wide variety of general planning design and development services. We understand the necessity for continual input during the conceptual site planning design stages to ensure a satisfactory final community site plan.

KEITH has the knowledge and proven abilities to coordinate and provide all necessary services for commercial and residential community site planning. At KEITH, we understand the development review process from initial conceptual design application submission to final approval. We can provide numerous planning studies including, but not limited to parking studies, corridor studies, state-mandated planning reports, urban design analysis, transfer of development rights, community liaison, and numerous types of feasibility studies.

### **Review of Building Permits**

Our planning team has extensive experience in preparing and reviewing Zoning and Landscape permit applications for a range of developments. We bring our familiarity with the process and applicable land development and landscape code requirements to efficiently analyze the Zoning Permit and Landscape Permit documents for compliance and accuracy. Our team is experienced with digital and paper development permit reviews and processing, having worked for and within local planning departments throughout the area.

### **Related Administrative Processes**

Our familiarity with land use regulations, City regulations, and local conditions provides us with valuable insight into the City's needs and requirements. Our team has engaged in planning projects and studies that span a wide range of topics and geography, from larger area-wide studies to site-specific studies. These initiatives include, but are not limited to resiliency planning, mobility fee development, evaluating economic opportunities, transit-oriented development, food truck initiatives, and parking studies. KEITH Team members have worked directly for communities as planners, served as adjunct planners and planning department managers, and audited others for efficiency standards.

### **Public Involvement**

KEITH recognizes that among the many contributing factors to a successful project, public involvement, and consensus building are critical elements and we strive to incorporate them into every project. Our public involvement program has been extremely successful in establishing lines of communication among the affected parties so that everyone has an opportunity to contribute towards the development of the project. We have facilitated charrettes for numerous municipal projects to gain awareness of community preferences and concerns on upcoming developments. On many sensitive projects, KEITH has established a community hotline staffed by our project engineers to assist in resolving community concerns in a timely and effective manner.



# We Know City Staff, Standards, and Procedures

The KEITH Team has performed a substantial amount of work for the City of Doral, other local municipalities, the state, and private entities. Our experience gives us thorough knowledge and practice of the City's standards, and how to apply practical and common-sense solutions. Our prior engagements allowed our team to "get connected" to the staff of the city and to understand their goals and objectives. We believe that building these relationships is what it takes to truly understand the concerns of the city and address them in a professional manner that is personal to the city and its residents.

KEITH is a 60 + year old, majority woman owned, transdisciplinary firm, based in Florida delivering a broad range of projects internationally. KEITH has office locations in Miami-Dade, Broward, Palm Beach, St Lucie, and Orange counties. Our team of over 200 professionals is working every day to deliver on our mission to create, expand upon, preserve, and enhance our communities. The KEITH Team has maintained multiple continuing service contracts throughout Florida serving both as a prime consultant and subconsultant for decades. Additionally, KEITH has successfully managed projects within the City of Doral including Jackson West Hospital, Doral Central Park, Trails and Tails, Doral Glades Park, Doral Country Club, Univision Main Campus, and John I. Smith K-8. This extensive experience has enabled KEITH to develop a deep understanding of Doral's unique needs and establish enduring, strong relationships with City Staff.

The Board of Directors of KEITH includes Chairman, Dodie Keith-Lazowick, PSM, President/CEO and Treasurer, Alex Lazowick, PE, PMP, ENV SP, Chief Operating Officer, Paul Weinberg, PLA, ASLA, and Executive Vice President/Secretary, Elizabeth Underwood. The primary markets served by KEITH include municipal agencies, the Florida Department of Transportation, and private-sector clients. Presently, KEITH employs 26 Professional Engineers, 8 Professional Surveyor and Mappers, 8 Registered Landscape Architects, and 9 Urban/Regional Planners.





## PROFILE

Alex Lazowick has over a decade of civil engineering and project management experience, primarily in the aviation industry. Alex has worked on large hub airports such as FLL, MIA, and PBI. He possesses the executive know-how and staff to manage both large and small work authorizations, ensuring top-quality delivery for aviation contracts. Alex is well-versed in aviation design and stays current with the latest FAA advisory circulars and FAARFIELD updates for pavement design. His experience and technical knowledge ensure that all projects meet FAA standards, as well as local airport and permitting agency requirements, consistently providing the most economical design solutions.

## RELEVANT PROJECT EXPERIENCE

**John Knox Village Parking Study:** Project Manager. For the first phase of the study, KEITH produced documentation of the existing on-site parking, existing land uses, and code required parking spaces. Based on the proposed renovations to areas within the community, a phase II was required documenting the removal of spaces and an analysis based on demand to align with required code.

**Dyer Federal Building and Courthouse, Miami, FL:** Principal. KEITH assisted the Client in the development of this KEITH Campus/KEITH Life project including remodeling, renovation, and selective restoration and preservation of David W. Dyer U.S. Courthouse. Built in 1933, it was added to the National Register of Historic Places in 1983. The building closed in 2008 and has remained unoccupied. The building is three-stories with a partial basement and mezzanine. KEITH provided services to the Client including civil engineering, water and wastewater design and permitting and laser scanning given the historic nature of the building providing highly accurate images capturing visible reality. Conditions were documented with the data available to create accurate as-builts, as well as being incorporated into a Building Information Model (BIM). KEITH assisted the Client with the renovation/remodel into classrooms, event spaces, library, open student collaboration spaces, offices, and the modifications required to create new program spaces in this 162,250-GSF LEED v4 BD + C NC certified building.

**The Wedge Master Plan, Parkland, FL:** Principal. The City of Parkland intended to provide sufficient parks, recreation facilities, and open space to meet the needs and interests of the residents of Parkland. The map amendment included approximately 502-acres of land which had been annexed. KEITH was contracted to process a Map Amendment and Text Amendment to the City of Parkland's Comprehensive Plan. KEITH reviewed necessary documents and prepared Future Land Use Map and text amendment, attended and presented at all hearings, transmitted the required documents for expedited review pursuant to Chapter 163 of Florida State Statutes, attended and presented to appropriate boards, prepared and processed a recertification application for the Future Land Use Element through the Broward County Planning Council, and attended and presented at all necessary hearings.

**Everglades Holiday Park Site Improvement, Fort Lauderdale, FL:** Principal. KEITH assisted the Client in redeveloping a KEITH Play project involving a \$12M expansion and site improvements of this 43-acre county park. The project included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction program management services. The KEITH Team assisted the Client in comprehensive public outreach, conceptual design, permitting, and construction phase services associated with a two-phase development. Through constant coordination with Broward County and the concessionaire, the design and construction team were able to satisfy the needs of all stakeholders. In 2022, Everglades Holiday Park was named as the Trip Advisors Traveler's Choice award.

### EDUCATION

2010  
BS, Civil Engineering, University of North Florida

### YEARS OF EXPERIENCE

Industry: 16  
KEITH: 16

### PROFESSIONAL REGISTRATIONS

ENV SP, 50669, 2022

Professional Engineer, 78625, FL, 2015

PMP, 2554175, 2019

Project Management Professional

Temporary Traffic Control Certification, Intermediate

### PROFESSIONAL AFFILIATIONS

Parkland Advisory Board, Member

American Society for Highway Engineering (ASHE), Member

American Council of Engineering Consultants, Florida (ACEC-FL), Member

American Public Works Association (APWA), Member

Planning and Zoning Advisory Board, Board Member

Florida Engineering Society (FES), Vice President

American Society of Civil Engineering (ASCE), Member

BIM Smart Foundation, Member

**EDUCATION**

2004  
BS, Civil Engineering, Florida State University

**YEARS OF EXPERIENCE**

Industry: 23

**PROFESSIONAL REGISTRATIONS**

Professional Engineer, 71164, FL, 2010

Professional Engineer, 142487, TX, 2021

Professional Engineer, 28402, PR, 2023

Professional Engineer, 30849, AL, 2009

Professional Engineer, 47786, GA, 2021

PACP (Pipeline Assessment Certification Program)

**PROFESSIONAL AFFILIATIONS**

American Council of Engineering Consultants, Florida (ACEC-FL)

Zoo Miami Foundation

Scouting America South Florida Council

Florida Engineering Society (FES)

**PROFILE**

Victor Herrera is a senior engineering and construction management executive with more than 23 years of experience delivering complex civil infrastructure and utility systems across Florida and internationally. His expertise spans water, wastewater, stormwater, and mobility projects—including pump station upgrades, force main and gravity sewer rehabilitation, large-scale water main replacements, hydrologic and hydraulic modeling, and resilient stormwater system design. He has led capacity evaluations and infrastructure expansions in active port and urban environments, coordinating closely with agencies such as Miami-Dade WASD and DERM to ensure regulatory compliance, operational continuity, and long-term system reliability. In parallel, Victor has directed transformative roadway and pedestrian improvement programs, negotiated major contracts—including a \$20 million CM@Risk GMP—and overseen RFQ/RFP development, grant-supported capital initiatives, and multidisciplinary teams. Known for combining technical depth with executive leadership, he builds strong client partnerships, drives strategic growth, and delivers resilient, community-focused infrastructure solutions. As Executive Vice President at KEITH, he leads municipal market expansion and advances operational excellence across all service lines.

**RELEVANT PROJECT EXPERIENCE**

**Central Park CLOMAR Modeling and Mapping Support, Doral, FL:** Contract Manager/Principal. The City of Doral retained the firm to conduct a floodplain study for the Central Park parcel. The intent of the analysis is to support the application process for the Conditional Letter of Map Revision (CLOMR), as required by the Federal Emergency Management Agency (FEMA). An evaluation of the pre-development drainage conditions was performed to establish the existing hydrologic and hydraulic characteristics of the site. In turn, the proposed project conditions were assessed and compared to the pre-development state to determine effects of the improvements on the existing regulatory floodway. For this analysis, a 1D/2D H&H ICPR4 model was developed for both pre-and post-development conditions. More specifically, the models were clipped from the regional SWMP models and a boundary condition around the perimeter of the park area was applied to account for interactions and water exchanges between the park and the adjacent land. To obtain the boundary conditions from the SWMP model, a weir was set up in ICPR4 along the perimeter of the park. Flood and inundation maps were then developed for the 100-year and 500-year, 3-day design storm events to represent the current and future flooding conditions throughout the City and the Central Park parcel.

**Arthur Snyder Tennis Complex, North Miami Beach, FL:** Engineer-of-Record/Lead Civil Engineer. The project involved providing full master planning services, architectural design for the clubhouse, landscape architecture, civil engineering, and ecological science services for the site development of the project. Cost estimating was also provided at the master plan level to support the city's effort with regard to budgetary and funding issues.

**Pine Trails Park, Parkland, FL:** Project Manager. Provided planning and design services for a 30-acre expansion on an undeveloped park property to add active recreation amenities within the existing Pine Trails Park. The improvements include four multi-purpose fields, two of which are specifically graded and designed for use by the Parkland Buddy Sports program, one baseball and three softball fields, concession building, restroom building, constructed wetland/stormwater area, pedestrian trails, and parking.



## PROFILE

Greg Chavarria has more than 26 years of municipal government experience and has supported numerous capital projects from vision to completion. As a former City Manager for two South Florida communities, he has a proven track record of advancing critical capital improvement programs, including infrastructure, public land development, housing, and resiliency initiatives. Notable recent projects include planning and launching of public private partnerships which include a 65 MGD Water Treatment Plant and completing stormwater infrastructure improvements for low-lying coastal areas. Greg has also contributed to various parks and master planning efforts, helping to shape vibrant, accessible public spaces that enhance community well-being and quality of life. A strong advocate for innovation, he is committed to strategic coordination that improves quality of life and fosters economic development.

## RELEVANT PROJECT EXPERIENCE

**Champlain Tower South Surfside Memorial, Surfside, FL:** QA/QC Officer. KEITH is the prime consultant for the Town of Surfside leading the design and construction of the Memorial for the collapse of the Champlain Tower South from June 24, 2021. KEITH has lead extensive public outreach and stakeholder engagement throughout the life of this project. KEITH has been able to navigate the sensitive topic of the project and draw out the desires of the stakeholders to provide a memorial design that embodies the need to balance both chaos and order that is embodied in the memory and tragedy of this event. KEITH provided full services for this project and has also been working to manage the utilization of the Grant funds that support the development of the project. The project is located on the beach and also has requirements for coordination with multiple agencies including Miami-Dade.

**Surfside GEC, Surfside, FL:** QA/QC Officer. As part of the Town of Surfside's General Engineering Contract (GEC), KEITH provides the Town with civil services to support the development of various projects related to the Town's infrastructure.

**Bella Vista Park, Sunny Isles Beach, FL:** QA/QC Officer. The City of Sunny Isles Beach selected KEITH, as part of our continuing services agreement, to develop a new park at the Bella Vista Park site. The overall property is approximately 0.9-acres. KEITH is providing civil, survey, subsurface utility engineering, planning, and landscape architecture services. KEITH coordinated subconsultants for the provision of structural and environmental engineering, electrical engineering, and geotechnical engineering services completing the multi-disciplinary team. All phases from early development and design through final construction documents are being developed by this team of industry professionals.

**MD-RER Sanitary Sewer Certification, Surfside, FL:** QA/QC Officer. KEITH provided civil engineering services for the 5-Year Update certification required by Miami-Dade County. KEITH conducted reviews of the existing sanitary sewer and transmission model and supplied information regarding upgrades of the Town.

**Hoffman Gardens, Hialeah, FL:** QA/QC Officer. KEITH assisted in the phased redevelopment of a 200-unit 13-acre site, providing landscape architecture and construction/project management services. The KEITH Team assisted in boundary and topographic survey including all phases, horizontal designation and location of utilities, due diligence and master plan, plat application, processing, and recordation, preliminary civil analysis, civil design, schematic design, and site plan/DRC, engineering permitting, final engineering and construction documents, traffic analysis, preliminary landscape design, schematic design, and site plan/DRC, tree inventory and appraisal by in-house arborist, final landscape and construction documents, and final inspection.

## EDUCATION

2001  
M.S., Management of Information Systems, Florida International University

1999  
B.S., Civil Engineering, University of Miami

1999  
B.S., Environmental Engineering, University of Miami

## YEARS OF EXPERIENCE

Industry: 26  
KEITH: 1

## PROFESSIONAL REGISTRATIONS

Project Management Professional

**EDUCATION**

1986  
B.S., Urban Planning, University of Cincinnati

**YEARS OF EXPERIENCE**

Industry: 39  
KEITH: 12

**PROFESSIONAL REGISTRATIONS**

AICP, 55937, 1991

AICP, 9153, 1991

**PROFESSIONAL AFFILIATIONS**

Urban Land Institute (ULI), Member

Broward Planning, American Planning Association (APA) Section Newsletter, Member

Urban Planner Representative for the City of Fort Lauderdale CRA Board, Board Member

American Planning Association, Member

**PROFILE**

Michael Vonder Meulen has 39 years of local, national, and international experience in urban planning, zoning and project management systems. Since 1986, Mike's experience has included many phases of public sector and private sector land planning, site planning, and permitting services. He has directed project services from planning, design, and construction management throughout the United States, Caribbean and Brazil. He has drafted numerous zoning text amendments for many cities throughout South Florida including new and revised residential, commercial, educational, mixed use and transit oriented districts, density monitoring systems (DMS) and transfer of development rights (TDRs). Mike also has extensive comprehensive planning experience preparing many Comprehensive Plans, Evaluation and Appraisal Reports and Comprehensive Plan updates and amendments. He also has experience with grant writing in which he was awarded grants for more than \$9 million including Florida Recreation Development Assistance Program, Land and Water Conservation Fund, and Intermodal Surface Transportation Efficiency Act.

**RELEVANT PROJECT EXPERIENCE****City of Miami Planning and Urban Design DRR Buildout Calculations, Miami, FL:**

Principal-in-Charge. KEITH is providing strategic planning and analytical support for the Miami Downtown and Southeast Overtown Park West Developments of Regional Impact (DRI). This project involves developing comprehensive spreadsheet models and methodologies to calculate key development thresholds—33%, 66%, and 100% for Miami Downtown, and 73% for Southeast Overtown Park West—based on net new development across various land use categories. These calculations will help the City determine when financial payouts to external agencies are triggered under the respective development orders. In addition to threshold analysis, KEITH is identifying unused carryover credits and projecting future payout dates, while also documenting procedures to guide similar evaluations in future development phases.

**Parcview Townhomes, Miramar, FL:**

Principal-in-Charge. KEITH is assisting the Client in developing a KEITH Life project that includes a 46-home residential property located at 6801 SW 34th Street, Miramar, FL. KEITH is providing survey/SUE and planning services to the Client. The KEITH Team provided a boundary and topographic survey showing boundary lines and surface improvements, trees, storm and sanitary structures, and elevations at 50' intervals, plat survey, permitting, post-plat recordation and processing with jurisdictional agencies, processing of on-site and/or off-site engineering cost estimates, and title search/certificate and right-of-way report in accordance with Broward County Land Development Code.

**Comprehensive Plan EAR-Based Amendments, Miramar, FL:**

Principal-in-Charge. KEITH is assisting the Client with planning services to prepare an EAR-based Amendment to its Comprehensive Plan. This amendment established a refreshed vision for future development, with planning horizons of 10 and 25 years. It reflected updated state requirements and addressed local changes such as population growth, limited undeveloped land, affordable housing needs, redevelopment opportunities in Historic Miramar and key corridors, economic diversification, infrastructure demands, multimodal transportation, and climate resilience. The project included two main stages. In Stage 1, KEITH collaborated with City staff and stakeholders to identify key land use issues, review existing documents, and develop a public involvement plan. A project advisory committee was formed with representatives from relevant City departments. Stage 2 produced a policy blueprint and integrated findings from related planning efforts. Public engagement included outreach meetings with the Planning and Zoning Board, City Commission, and three neighborhood sessions.

**EDUCATION**

1988  
B.A., Urban and Regional Planning,  
University of Louisiana

**YEARS OF EXPERIENCE**

Industry: 36  
KEITH: 5

**PROFILE**

Andrea Harper brings over 36 years of experience reviewing and processing land development applications for municipalities ensuring compliance with land development codes. Andrea was previously employed as a Principal Planner for the City of Riviera Beach. In this capacity, she performed a multitude of planning assignments customarily associated with a municipality having beachfront properties, a thriving port, and a diverse population. Andrea was an independent project manager for new developments including industrial sites, commercial sites, residential sites and a waterfront condominium. She reviewed all building permits for compliance with the applicable codes. Andrea prepared zoning verification letters and conducted zoning inspections. Independently researching various topics and drafting new ordinances and policies/procedures to address changing needs, she prepared staff reports and presentations for board meetings to convey project information to City officials. Andrea has also served Palm Beach County Government for 16 years as Site Planner II/Permanent On-Call Planner.

**RELEVANT PROJECT EXPERIENCE**

**Champlain Tower South Surfside Memorial, Surfside, FL:** Project Manager. KEITH is the prime consultant for the Town of Surfside leading the design and construction of the Memorial for the collapse of the Champlain Tower South from June 24, 2021. KEITH has lead extensive public outreach and stakeholder engagement throughout the life of this project. KEITH has been able to navigate the sensitive topic of the project and draw out the desires of the stakeholders to provide a memorial design that embodies the need to balance both chaos and order that is embodied in the memory and tragedy of this event. KEITH provided full services for this project and has also been working to manage the utilization of the Grant funds that support the development of the project. The project is located on the beach and also has requirements for coordination with multiple agencies including Miami-Dade, DERM, FDEP and FDOT.

**Parcview Townhomes, Miramar, FL:** Project Manager. KEITH is assisting the Client in developing a KEITH Life project that includes a 46-home residential property located at 6801 SW 34th Street, Miramar, FL. KEITH is providing survey/SUE and planning services to the Client. The KEITH Team provided a boundary and topographic survey showing boundary lines and surface improvements, trees, storm and sanitary structures, and elevations at 50' intervals, plat survey, permitting, post-plat recordation and processing with jurisdictional agencies, processing of on-site and/or off-site engineering cost estimates, and title search/certificate and right-of-way report in accordance with Broward County Land Development Code.

**Town of Pembroke Park On-Call Planning Contract, Pembroke Park, FL:** Planner. As the Prime consultant, KEITH was selected by the Town to provide planning services on an as need basis. KEITH acted as the Town's Consultant Planner in the last 4 years. Notable projects include various zoning text amendments like a new mixed-use entertainment district, quasi-judicial proceedings, signage, live local act; site plan review of major developments like Seneca Town Center (Wawa, hospital & Extra Storage), Magnolia Townhomes, Prologis, Pembroke Oakes, Public Storage, Pembroke Villas, 95 Warehouse, Ekos Pembroke; comprehensive plan amendments like SW 30th Avenue mixed-use/entertainment district, property right element, and Trinity Broadcasting.

**Town Center Park Upgrades, Sunny Isles Beach, FL:** Planner. KEITH assisted the Client in developing a project on a 3.5-acre space, known as Town Center Park, in downtown. KEITH provided services to the Client including civil engineering, planning, landscape architecture, and construction program management.



**EDUCATION**

2015  
M.S., Public Administration, Florida Atlantic University

2011  
B.A., Urban and Regional Planning, Florida Atlantic University

**YEARS OF EXPERIENCE**

Industry: 14  
KEITH: 14

**PROFESSIONAL REGISTRATIONS**

AICP, 31355, 2018

Certification X

Testing Certifications

**PROFESSIONAL AFFILIATIONS**

Florida Atlantic Planning Society, Member

American Planning Association (APA) Florida Chapter, Member

BIM Smart Foundation, Member

US Green Building Council South Florida Chapter, Member

Palm Beach County Environmental Resource Management Volunteer, Member

BuildingSMART, Member

**PROFILE**

Michael Amodio is a planning professional who has coordinated with various Municipal and County departments in obtaining development approvals for many types of projects, including residential, commercial, industrial and institutional uses. His specialty is site planning and municipal code research. He possesses the team coordination skills necessary to meet strict deadlines for various size projects. He also has experience in the Public Sector as a planning assistant for the City of Boynton Beach, where he performed research tasks of various land development regulations within South Florida's many municipalities. Mike has extensive experience with many computer aided drafting programs to produce 2D and 3D products, as well as GIS applications. Specifically, his 3D design capabilities allow KEITH to help clients visually conceptualize how their project will take shape along every step of the planning process. He is affiliated with planning groups such as the American Planning Association, Florida Atlantic Planning Society and the U.S. Green Building Council.

**RELEVANT PROJECT EXPERIENCE**

**Miami-Dade EDP - Pelican Harbor, Miami, FL:** Principal Planner. KEITH, as subconsultant to Insight Design, assisted the Client with the development of a KEITH Life project including a new 20' x 48' restroom building at Pelican Harbor Marina. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and construction program management. The KEITH Team assisted the Client with boundary and topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, landscape schematic design and construction documents, construction observation, as-built review, final inspection and certification.

**Port Of Miami - Program Management, Miami, FL:** Principal Planner. KEITH served as a subconsultant to AECOM on the Program Management Consultant (PMC) Services contract for the Capital Development Division of Port Miami, assisting with FEC Intermodal Rail Yard grant reporting and scheduling, multiple project follow-up coordination, contract support, and general administration, as well as consultant/contractor invoice/pay application reviews and assisting the finance department with bid submittals received for Port Miami. Additional services included document control and close-out services, including all as-built and warranty documents for all CIP projects for the Seaport Maintenance Department.

**Parcview Townhomes, Miramar, FL:** Principal Planner. KEITH is assisting the Client in developing a KEITH Life project that includes a 46-home residential property located at 6801 SW 34th Street, Miramar, FL. KEITH is providing survey/SUE and planning services to the Client. The KEITH Team provided a boundary and topographic survey showing boundary lines and surface improvements, trees, storm and sanitary structures, and elevations at 50' intervals, plat survey, permitting, post-plat recordation and processing with jurisdictional agencies, processing of on-site and/or off-site engineering cost estimates, and title search/certificate and right-of-way report in accordance with Broward County Land Development Code.

**Comprehensive Plan EAR-Based Amendments, Miramar, FL:** Principal Planner. KEITH is assisting the Client with planning services to prepare an EAR-based Amendment to its Comprehensive Plan. This amendment established a refreshed vision for future development, with planning horizons of 10 and 25 years. It reflected updated state requirements and addressed local changes such as population growth, limited undeveloped land, affordable housing needs, redevelopment opportunities in Historic Miramar and key corridors, economic diversification, infrastructure demands, multimodal transportation, and climate resilience.



**EDUCATION**

2024  
B.A., Architecture, Florida Atlantic University

2024  
B.S., Urban Design, Florida Atlantic University

**YEARS OF EXPERIENCE**

Industry: 2  
KEITH: 2

**PROFESSIONAL AFFILIATIONS**

American Planning Association (APA) Florida Chapter

**PROFILE**

Joselyn Aldas is a rising urban planner and architect, bringing a strong combination of skills to KEITH. Joselyn's skill set includes ArcGIS Productions, BIM modeling, 2D drafting in AutoCAD and Revit, Adobe Creative Cloud Programs and Bluebeam.

**RELEVANT PROJECT EXPERIENCE**

**Champlain Tower South Surfside Memorial, Surfside, FL:** Planner. KEITH is the prime consultant for the Town of Surfside leading the design and construction of the Memorial for the collapse of the Champlain Tower South from June 24, 2021. KEITH has lead extensive public outreach and stakeholder engagement throughout the life of this project. KEITH has been able to navigate the sensitive topic of the project and draw out the desires of the stakeholders to provide a memorial design that embodies the need to balance both chaos and order that is embodied in the memory and tragedy of this event. KEITH provided full services for this project and has also been working to manage the utilization of the Grant funds that support the development of the project. The beach project has requirements for coordination with multiple agencies including the City, Miami-Dade, DERM, FDEP and FDOT.

**On-Call Planning Contract, Pembroke Park, FL:** Planner. As the Prime consultant, KEITH was selected by the Town to provide planning services on an as need basis. KEITH acted as the Town's Consultant Planner in the last 4 years. Notable projects include various zoning text amendments like a new mixed-use entertainment district, quasi-judicial proceedings, signage, live local act; site plan review of major developments like Seneca Town Center (Wawa, hospital & Extra Storage), Magnolia Townhomes, Prologis, Pembroke Oakes, Public Storage, Pembroke Villas, 95 Warehouse, Ekos Pembroke; comprehensive plan amendments like SW 30th Avenue mixed-use/entertainment district, property right element, and Trinity Broadcasting.

**Cypress Road Improvements, Plantation, FL:** Planner. KEITH was selected by the City to provide professional services on an as-needed basis. KEITH is providing civil engineering, landscape architecture, planning, surveying, and subsurface utility engineering. Some projects under this contract include: Parview Townhomes where KEITH is assisting the Client in developing a KEITH Life project that includes a 46-home residential property. The KEITH Team provided a boundary and topographic survey showing boundary lines and surface improvements, trees, storm and sanitary structures, and elevations at 50' intervals, plat survey, permitting, post-plat recordation and processing with jurisdictional agencies, processing of on-site and/or off-site engineering cost estimates, and title search/certificate and right-of-way report in accordance with Broward County Land Development Code. KEITH is also assisting with planning services to prepare an EAR-based Amendment to its Comprehensive Plan. This amendment established a refreshed vision for future development, with planning horizons of 10 and 25 years.

**Calvary Chapel Fort Lauderdale, Fort Lauderdale, FL:** Task Manager. KEITH is assisting the Client with the development of a KEITH Campus project including the development of an overall master plan and associated pilot projects for implementation in phases known as Calvary Chapel Fort Lauderdale Master Plan. KEITH provides services to the Client including civil engineering, planning, survey, landscape architecture, and transportation. The KEITH Team assists the Client with boundary and topographic surveys, utility mapping, planning due diligence, rezoning, site plan processing, engineering schematic design, engineering processing and permitting, traffic impact statement, landscape master site plan concept, landscape schematic design, and tree inventory and appraisal by in-house certified arborist.



#### EDUCATION

2022  
B.A., Urban Design, Florida Atlantic University

#### YEARS OF EXPERIENCE

Industry: 3  
KEITH: 3

#### PROFESSIONAL AFFILIATIONS

Crime Prevention Through Environmental Design, 2025

#### PROFILE

Juan Pablo Chapa is a rising talent in urban planning and design and brings a strong combination of skills. Juan's skill set combines the latest techniques and methodologies in planning and urban design with a high proficiency with state-of-the-art technologies. The technical skills Juan brings include Adobe (Illustrator, InDesign, & Photoshop), ArcGIS, AutoCAD, Microsoft (Word, Excel, Power Point, and Outlook), and Sketchup.

#### RELEVANT PROJECT EXPERIENCE

**Town of Pembroke Park On-Call Planning Contract, Pembroke Park, FL:** Planner. As the Prime consultant, KEITH was selected by the Town to provide planning services on an as need basis. KEITH acted as the Town's Consultant Planner in the last 4 years. Notable projects include various zoning text amendments like a new mixed-use entertainment district, quasi-judicial proceedings, signage, live local act; site plan review of major developments like Seneca Town Center (Wawa, hospital & Extra Storage), Magnolia Townhomes, Prologis, Pembroke Oakes, Public Storage, Pembroke Villas, 95 Warehouse, Ekos Pembroke; comprehensive plan amendments like SW 30th Avenue mixed-use/entertainment district, property right element, and Trinity Broadcasting.

**36 Acre Park-Platting, Parkland, FL:** Planner. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey and planning. The KEITH Team is assisting the Client in boundary survey, plat application, post-plat recordation, and plat processing. The completed project will help build the foundation for future improvements to this community park.

**Sheffield, Miami, FL:** Planner. KEITH is assisting the Client in developing a KEITH Life project including redevelopment of an existing community complex at Sheffield Apartments. This includes a pool, amenity area, additional surface parking, updates to landscape adding street trees as required. KEITH provides services to the Client including civil, survey, SUE, planning, traffic, landscape architecture, and construction program management. The KEITH Team is assisting the Client in preliminary engineering, schematic design, site plan/DRC, paving and grading, water distribution and sanitary sewer, and erosion control plan, and more. Landscape architecture services include hardscape and paving, landscape design, irrigation plans, tree inventory and analysis, and the design of pools and water features. Sheffield Apartments is a multi-family community consisting of 44 single-story buildings with 316 units. A second floor is being added.

**Bradford Marine, Davie, FL:** Planner. KEITH is assisting the Client in developing a KEITH Access project including development of the overall master plan, and major site enhancements both above ground and below. KEITH provides full services to the Client including planning, landscape architecture, civil engineering, subsurface utility engineering, and construction program management. The KEITH Team is assisting the Client in horizontal designation, utility mapping, access management plan, plat processing and recordation, site plan preparation, coordination, and processing, preliminary engineering, schematic design, and site plan/DRC, engineering permitting, construction drawings, erosion control plans, landscape architecture conceptual design, schematic design, and construction documents, tree inventory and appraisal, construction observations and final certification. The project will revitalize one of the largest marine facilities in the United States improving access for the local community and the region.



#### EDUCATION

2025  
BS, Urban Design and Architecture,  
New York University

#### YEARS OF EXPERIENCE

Industry: .5  
KEITH: .5

#### PROFILE

Daniel Gurfel is a recent New York University graduate with dual majors in Urban Design and Architecture and International Relations. He has experience in construction operations, legal research, and design coordination. Daniel is a strong communicator with cross-disciplinary project experience and a background in both creative and technical work. He is fluent in English and Russian, and proficient in Spanish. Daniel is highly proficient with state-of-the-art technologies.

#### RELEVANT PROJECT EXPERIENCE

**Live! Pompano, Pompano Beach, FL:** Planning Technician. KEITH is assisting the Client in developing a KEITH Life project that includes the redevelopment of a 225-acre site including nearly \$2 billion of investment into one of the last development parcels of this type in South Florida including entertainment venue, casino, offices, retail, industrial, and residential with 4,100 units integrated to the plan. KEITH is providing full services to the Client including geospatial, planning, civil, traffic, and transportation engineering, and landscape architecture. KEITH also provided public engagement, platting/plat note amendments, water and sewer modeling and planning, FEMA assessments, FDOT coordination, visioning, and utility coordination, roadway design, parking garage development, retail/grocery outlets, Live! entertainment venue and hotel, and the multi-family residential development. KEITH is actively involved in the design of all stages of development assisting the Client in navigating City, County, and State agencies.

**36 Acre Park Platting, Parkland, FL:** Planning Technician. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey and planning. The KEITH Team is assisting the Client in boundary survey, plat application, post-plat recordation, and plat processing. The completed project will help build the foundation for future improvements to this community park.

**Jackson West Health System Parking Lot, Doral, FL:** Planning Technician. KEITH is assisting the Client in developing a KEITH Facility project including the expansion of a surface parking lot with the installation of a minimum of 100 additional parking spaces. KEITH provides services to the Client including civil engineering, planning, landscape architecture, and construction administration services.

**Downtown Pompano, Pompano Beach, FL:** Planning Technician. KEITH is assisting the Client, as prime consultant, including development of a KEITH Life project known as the Downtown Pompano Development or Innovation District. The overall project area is approximately 102.50 acres of land plus approximately +/- 30 acres of public right of way. The Client has divided the project into three general phases. KEITH assists the Client with services including civil engineering, survey, planning, and utility coordination.

**Monthly Planning Services, Pembroke Park, FL:** Planning Technician. KEITH has proudly served the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects include: Various Zoning Text Amendments: New Mixed-Use/Entertainment District, Quasi-Judicial Proceedings, Signage, Live Local Act; Site Plan Review of Major Developments: Seneca Town Center (Wawa, Hospital), Magnolia Townhomes, Pembroke Oakes, Pembroke Villas, Ekos Pembroke; Comprehensive Plan Amendments: SW 30th Avenue Mixed-Use/Entertainment District.



**PROFILE**

An experienced landscape architect and dedicated project manager, Kelli Schueler provides planning, design and project management services for a wide variety of project types through all phases of the development process. Her knowledge of the local environment, innovative technologies and sustainable best practices is combined with a creative approach that is detail oriented, ensuring designs are implemented both efficiently and accurately. Kelli has a wide range of project experience, but is most motivated by the opportunity to create special moments within the urban environment where hardscape and architectural elements are thoughtfully combined with green space to create impactful places of respite and community within the urban core.

**RELEVANT PROJECT EXPERIENCE**

**EDUCATION**

2003  
 BS, Landscape Architecture,  
 Oklahoma State University

**YEARS OF EXPERIENCE**

Industry: 22  
 KEITH: 8

**PROFESSIONAL REGISTRATIONS**

Professional Landscape Architect,  
 LA6667565, FL, 2021

Professional Landscape Architect,  
 2959, TX, 2014

Council of Landscape Architecture  
 Registration Boards (CLARB)  
 Certified, 00192756

LEED AP

**Jackson Health Systems West, Doral, FL:** Landscape Architect. KEITH assisted the Client in the development of this KEITH Campus project including a new multi-phased 27-acre world-class regional medical campus encompassing a preserved and enhanced 8+ acre lake with wetlands. KEITH provided full services to the Client including survey, civil engineering, landscape architecture, and construction completion. The KEITH Team assisted the Client from the initial development phase including a 100-bed hospital totaling 215,000-GSF, a 500-car garage, and a 60,000-SF medical office building with ambulatory clinic. The project was constructed to meet LEED Silver requirements.

**Charlotte Burrie Civic Center, Pompano Beach, FL:** Landscape Architect. KEITH, under its continuing services contract with the city, and as subconsultant, assisted the Client in developing a KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building. Landscape architecture services included tree inventory and appraisal, a tree disposition plan, landscape and irrigation plans, and landscape construction observation.

**Fire and Emergency Operations Center, Pompano Beach, FL:** Landscape Architect. KEITH assisted the Client, as subconsultant, in developing a KEITH Facility project that includes a new fire, rescue, and logistics complex to include administrative and emergency operations center, and a fire and EMS distribution center with storage for emergency apparatus. KEITH provided services to the Client including civil engineering, LEED consulting, survey, landscape architecture, and construction management.

**Everglades Holiday Park Site Improvement, Fort Lauderdale, FL:** Landscape Architect. KEITH assisted the Client in redeveloping a KEITH Play project involving a \$12M expansion and site improvements of this 43-acre county park. The project included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction program management services. The KEITH Team assisted the Client in comprehensive public outreach, conceptual design, permitting, and construction phase services associated with a two-phase development. Permitting was a challenge, as the park is located within the Florida Everglades and spans flood protection levees under the jurisdiction of the Army Corp of Engineers and the South Florida Water Management District. In 2022, Everglades Holiday Park was named as the Trip Advisors Traveler's Choice award, as well as the Florida ACEC Engineering Excellence award and the ASCE Broward Project of the Year.



## PROFILE

Sarah Landucci, born and raised in South Florida, understands the flora and fauna, challenges, and nuances of the regional landscape. Sarah has a wide range of experience with landscape design, from working in botanical gardens to public parks and private sector projects. She has worked as a Landscape Designer and Project Manager at KEITH for more than nine years and been involved with projects from start to finish—from conceptual planning to design development and following through to construction. She has a passion for connecting people to the natural environment and strives to create sustainable designs to enhance our communities.

## RELEVANT PROJECT EXPERIENCE

**Jackson Health Systems West, Doral, FL:** Task Manager. KEITH assisted the Client in the development of this KEITH Campus project including a new multi-phased 27-acre world-class regional medical campus encompassing a preserved and enhanced 8+ acre lake with wetlands. KEITH provided full services to the Client including survey, civil engineering, landscape architecture, and construction completion. The KEITH Team assisted the Client from the initial development phase including a 100-bed hospital totaling 215,000-GSF, a 500-car garage, and a 60,000-SF medical office building with ambulatory clinic. The project was constructed to meet LEED Silver requirements.

**John Knox Village Woodlands Health Center:** Project Manager. KEITH, as subconsultant, assisted the Client in developing a KEITH Campus project that includes a 7-story Green House skilled nursing facility for as many as 144 residents on the 65-acre property. KEITH provided full services to the Client including civil engineering, survey/SUE, landscape architecture, planning, and construction administration and management. The KEITH Team assisted the Client with site plan preparation and processing through City of Pompano Beach, including Development Review Committee, Architectural Appearance Committee, and Planning and Zoning Board. This LEED Silver certified development was one of the first of its kind in Florida carrying the Green House designation.

**Charlotte Burrie Civic Center, Pompano Beach, FL:** Project Manager. KEITH, under its continuing services contract with the city, and as subconsultant, assisted the Client in developing a KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building. Landscape architecture services included tree inventory and appraisal, a tree disposition plan, landscape and irrigation plans, and landscape construction observation.

**Heron Bay Tennis Courts/Pickleball Courts, Coral Springs, FL:** Task Manager. KEITH is assisting the Client in redeveloping a KEITH Play project including a cohesive design that enhances owner and guest experience, creates an updated aesthetic, and revitalizes the community with the addition of three tennis courts, one hard surface and two clay. KEITH provides services to the Client including civil, survey/SUE, planning, landscape architecture, and construction management. Tree inventory and appraisal is provided by in-house Certified Arborist. The finished project will leave the community with a state-of-the-art facility for healthy activity.

### EDUCATION

2011  
BS, Environmental Studies,  
University of Central Florida

### YEARS OF EXPERIENCE

Industry: 11  
KEITH: 10

### PROFESSIONAL REGISTRATIONS

ISA Certified Arborist, FL-10034A,  
2023



## PROFILE

Tom Green, PE, brings 23 years of experience as a civil engineer, senior project manager, and capital improvement program manager. Tom has performed for both public and private clients as an esteemed colleague and as a valued consultant and advisor. As Project Manager, Lead Engineer, and team leader, Tom has successfully managed multi-million dollar projects throughout South Florida and the Caribbean. In addition to his skills gleaned from years of navigating municipal board rooms, he has a highly diversified depth of experience with the on-the-ground details of complex development projects keeping them on scope, schedule, and under budget. Tom is proficient in state-of-the-art technologies such as AutoCAD, Land Desktop, ICPR, Microsoft Project, and ProLog construction management software.

## RELEVANT PROJECT EXPERIENCE

### EDUCATION

2003  
BS, Civil Engineering, University of Florida

### YEARS OF EXPERIENCE

Industry: 23  
KEITH: 3

### PROFESSIONAL REGISTRATIONS

Professional Engineer, 67558, FL,  
2008

**MPO-CSLIP Application Assistance, Lighthouse Point, FL:** Task Manager. KEITH assisted the City with the required documents for the Broward Metropolitan Planning Organization CSLIP application for Grant Cycle 9. KEITH prepared typical sections throughout the project limits that show existing conditions versus proposed conditions. KEITH also provided cost estimates to provide a basis of understanding for the potential costs of the project.

**Vulnerability Assessment Grant Application, Sunny Isles Beach, FL:** Project Manager. KEITH is assisting the City with a Vulnerability Assessment and Adaptation Plan aimed at identifying, evaluating, and mitigating the City's exposure to coastal hazards. Funded by the Florida Department of Environmental Protection through the Resilient Florida Grant Program, this project is focused on protecting critical infrastructure from growing threats of sea level rise, storm surge, tidal flooding, and compound climate events. Through geospatial data analysis, sea level rise modeling, and scenario planning aligned with NOAA and FEMA standards, KEITH is delivering a robust assessment to help the City prioritize its vulnerable assets. The resulting Adaptation Plan will include customized strategies for resilience, supported by community input and aligned with the City's broader planning efforts, including capital improvements and the Local Mitigation Strategy.

**Critical Stormwater Infrastructure Condition Assessment Program, Fort Lauderdale, FL:** Project Manager. KEITH is delivering this KEITH Water project for the City as part of a city-wide initiative to assess and improve critical stormwater infrastructure. Covering approximately 23,000 acres across ten watershed areas, the City's stormwater network is essential for long-term resilience and environmental compliance. KEITH is providing full in-house services for this project, ensuring seamless coordination across engineering, inspection, surveying, GIS, and program management disciplines.

**General Engineering Continuing Services, Surfside, FL:** Task Manager. As part of the Town's General Engineering Contract, KEITH provides civil services to support the development of various projects related to the Town's infrastructure. Projects include: **NPDES MS-4 Monitoring and Reporting:** KEITH is responsible for providing professional engineering services for National Pollutant Discharge Elimination Systems (NPDES) and Stormwater Regulatory Monitoring and Compliance Reporting to the Florida Department of Environmental Protection (FDEP). **Abbott Avenue Phase 1 and Phase 2 Drainage Improvements:** KEITH assisted with drainage improvements on Abbott Avenue. KEITH provided services including civil engineering and utility coordination. **MD-RER Sanitary Sewer Certification:** KEITH provided civil engineering services for the 5-Year Update certification required by Miami-Dade County. KEITH conducted reviews of the existing sanitary sewer and transmission model and supplied information regarding upgrades and modifications.

**PROFILE**

Kris Mory has 30 years of experience in public sector economic development and redevelopment. Her career began at the Massachusetts Port Authority (Massport) in Western European trade development and later focused on industrial development and brownfield reuse as one of the first United States Environmental Protection Agency (USEPA) brownfield pilot projects. She has experience in private sector urban planning and redevelopment consulting and construction management. Kris served the City of Deerfield Beach for 15 years as Director of Economic Development, overseeing both the Community Redevelopment Agency and citywide economic development. Some signature Deerfield Beach development projects include the Deerfield Beach International Pier entrance buildings, Kirk Cottrell Pavilion, Sullivan Park and Marina, and the Marine Science Center. She created the City's Economic Development Strategy and managed public private partnership projects. She holds a B.A. in Political Science and French and a Masters Degree in Public Administration. Kris is a Florida Redevelopment Association Certified Redevelopment Administrator (RA) and earned her Certified Economic Developer (CEcD) certification from the International Economic Development Council.

**EDUCATION**

1994  
MA, Public Administration,  
University of Massachusetts

1991  
BA, University of Wisconsin

**YEARS OF EXPERIENCE**

Industry: 30  
KEITH: 1

**PROFESSIONAL AFFILIATIONS**

International Council of Shopping Centers

Florida Economic Development Council

Florida Redevelopment Association

International Economic Development Council

Urban Land Institute (ULI)

**RELEVANT PROJECT EXPERIENCE**

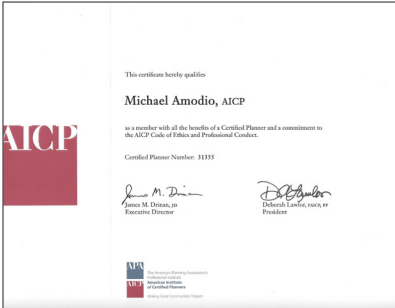
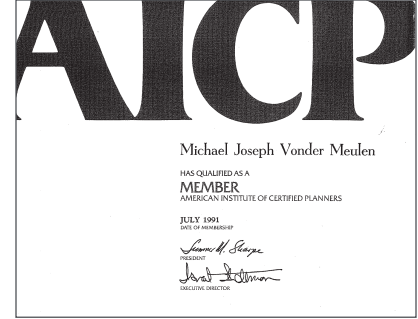
**Citywide Economic Development, Deerfield Beach, FL:** Director of Economic Development. Kris administered a \$1,500,000 annual budget, management of 3-person staff, annual grants, incentives, contracts and leases. She facilitated Public Private Partnerships for the City including large-scale project scoping, solicitation, marketing, deal-making, financing, and project oversight from concept to completion. Kris developed the City's Economic Development Strategy from creation through implementation of a strategy to address tax base expansion through business attraction, retention and expansion, entrepreneurship formation, small business and workforce development, and incentives. Kris administered Business Assistance programs using her working knowledge of all aspects of the business cycle from idea, business planning, financing, site selection, design, permitting, build-out, building, and operations. She executed a multi-media approach to communication using social media, video, print, radio, grassroots, and community engagement.

**Community Redevelopment, Deerfield Beach, FL:** Director. Kris administrated a \$15,600,000 annual budget, 5- and 10-year Capital Improvements Plans, CRA Plan Implementation, State of Florida statutory compliance, public procurement, report to a 5-member CRA Board, managed CRA staff, specialty consultants, and contractors. Capital projects included Sullivan Park Marine Science Center, Island Business District Utility Undergrounding and Streetscape Improvements, Sullivan Park and Marina, Deerfield Beach International Fishing Pier Entrance Buildings (Certified LEED Gold), Kirk Cottrell Pavilion, Cove Gardens Neighborhood Utility and Streetscape Improvements, Cove Shopping Center Parking Lot, Wayfinding Signage System, Turtle-Friendly Pedestrian and Streetlighting Pilot Project. Kris administered City programs including Real Estate Acquisition and Management, Public Art, Community Policing, Commercial Façade, Freebee Rideshare, Special Event Activations, Farmers Market. Grant facilitation included FIND, Broward County Cultural Affairs securing \$4M in FY 2025.

**Economic Development, Plantation, FL:** Coordinator. Kris was charged with the creation and implementation of the City's first Economic Development Strategy, Midtown Plantation Redevelopment Plan, and Plantation Gateway CRA.

**Economic Development, Montachusett Region, MA:** Coordinator. Kris was charged with the creation of the Comprehensive Development Strategy (CEDS) for a region including 21 cities and towns in North Central Massachusetts.

# Licenses



## Credential Verification

Certification ID search 'FL-10034A' returned 1 records

[Back to Search](#)

First Name	Last Name	City	State / Province	Country	Credentials
Sarah	Landucci	Pompano Beach	FL	UNITED STATES	ISA Certified Arborist®



### ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.

PRODUCER	INSURER	INSURER A	INSURER B	INSURER C	INSURER D	INSURER E	INSURER F
Boone & Boone Insurance Services, Inc. 1201 W Cypress Creek Rd Suite 130 Fort Lauderdale FL 33309	KEITH & Associates, Inc. 301 East Atlantic Blvd. Pompano Beach FL 33060	The Charter Oak Fire Insurance Company 25615	St. Paul Protective Insurance Company 19254	Travelers Property Casualty Company of America 19038	Travelers Casualty and Surety Company 19038	Lexington Insurance Company 19437	

**COVERAGES**      **CERTIFICATE NUMBER:** 25-26 CLBANC/LIMITS      **REVISION NUMBER:**

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 MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADD. COVER	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		P660A6411735COF25	02/19/2025	02/19/2026	EACH OCCURRENCE \$ 1,000,000 PERMITS TO RENTED PREMISES (EA/ACCIDENT) \$ 300,000 MED EXP (Per Occurrence) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP/ADG \$ 2,000,000
<input type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		810A64129892543G	02/19/2025	02/19/2026	COMBINED SINGLE LIMIT (EA/ACCIDENT) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> RETENTION \$ 10,000	CUPA643843A2543	02/19/2025	02/19/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY POLICY FOR PARTNER/EXECUTIVE OFFICERS/MEMBERS EXCLUDED (Mandatory in NY) Free description under DESCRIPTION OF OPERATIONS below	Y/N N/A	LIBA6435132543G	02/19/2025	02/19/2026	<input checked="" type="checkbox"/> PER \$ 1,000,000 <input type="checkbox"/> SGLT \$ 20K E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 Per Occurrence \$2,000,000 Aggregate \$6,000,000
Professional Liability		015136483	02/19/2025	02/19/2026	Aggregate \$6,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER:** Sample      **CANCELLATION:** SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: *[Signature]*

ACORD 25 (2016/03)

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**CLIENT**

City of Miami

**CLIENT**

City of Miami

**PROJECT DURATION**

2021 - 2025

**REFERENCE**

Joshua Gloster, JD, AICP  
Planner II  
Planning Department  
444 SW 2nd Avenue,  
Miami, FL 33130  
305.416.1095  
jgloster@miamigov.com

**KEITH PRACTICE LINE**

Life

**FEE**

\$500,000 annually - CCNA limits

**KEY PERSONNEL**

Paul Weinberg, PLA, ASLA  
Michael Vonder Meulen, AICP  
Kelli Schueler, PLA, LEED AP

**KEITH ROLE**

Prime



KEITH was selected by the City of Miami to provide community planning and urban design services on an as-needed basis. Some projects under this contract include:

**DRR/SEOPW DO Buildout Calculations:** KEITH is providing strategic planning and analytical support for the Miami Downtown and Southeast Overtown Park West Developments of Regional Impact (DRI). This project involves developing comprehensive spreadsheet models and methodologies to calculate key development thresholds—33%, 66%, and 100% for Miami Downtown, and 73% for Southeast Overtown Park West—based on net new development across various land use categories. These calculations will help the City determine when financial payouts to external agencies are triggered under the respective development orders. In addition to threshold analysis, KEITH is identifying unused carryover credits and projecting future payout dates, while also documenting procedures to guide similar evaluations in future development phases.

## OWNER

Miami-Dade County

## CLIENT

Miami-Dade County Parks,  
Recreation and Open Spaces  
Department

## PROJECT DURATION

2021 - 2024

## REFERENCE

Sandy Suarez  
Construction Manager II  
305-755-6157  
sandy.suarez@miamidade.gov

## KEITH PRACTICE LINE

Play

## FEE

\$640,184.64

## KEY PERSONNEL

Michael Vonder Meulen, AICP  
Mike Amodio, AICP  
Kelli Schueler, PLA, LEED AP  
Sarah Landucci, ISA  
Greg Chavarria, PMP, CISSP  
Tom Green, PE

## KEITH ROLE

Prime



KEITH assisted the Client in developing a series of KEITH Play projects. KEITH provided civil engineering, landscape architecture, survey, and construction management services to the Client. The parks include:

- Miami-Dade EDP Caribbean Park Playground
- Miami-Dade EDP Olinda Park Playground
- Miami-Dade EDP Southern Estates Park Playground
- Miami-Dade EDP Tropical Estates Park
- Miami-Dade EDP Millers Pond Park
- Miami-Dade EDP Country Village Park
- Miami-Dade EDP Arcola Lakes Park
- Miami-Dade EDP Ruben Dario Park
- Miami-Dade EDP Gwen Cherry Park
- Miami-Dade EDP Sargent Joseph Delancy Park
- Miami-Dade EDP West Perrine Park

**OWNER**

Jackson Health System

**CLIENT**

Jackson Health System

**PROJECT DURATION**

2016 - 2022

**REFERENCE**

Jorge Garciga  
Director Facilities Design and  
Construction  
305-282-7969  
jorge.garciga@jhsmiami.org

**KEITH PRACTICE LINE**

Campus

**FEE**

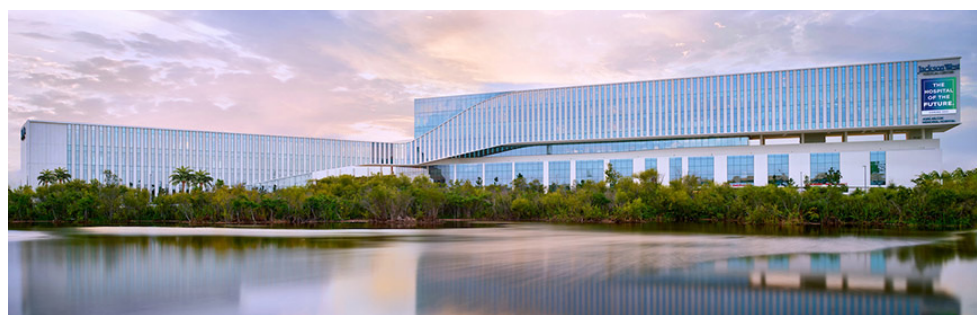
\$1,027,597.94

**KEY PERSONNELL**

Michael Vonder Meulen, AICP  
Mike Amodio, AICP  
Kelli Schueler, PLA, LEED AP  
Sarah Landucci, ISA

**KEITH ROLE**

Subconsultant



KEITH assisted the Client in the development of this KEITH Campus project including a new multi-phased 27-acre world-class regional medical campus encompassing a preserved and enhanced 8+ acre lake with wetlands. KEITH provided full services to the Client including survey, civil engineering, landscape architecture, and construction completion. The KEITH Team assisted the Client from the initial development phase including a 100-bed hospital totaling 215,000-GSF, a 500-car garage, and a 60,000-SF medical office building with ambulatory clinic. KEITH provided complete site development, paving, grading and drainage system, potable water/sanitary sewer system (including design of a new gravity collection and 12" water main extension exceeding 2,500-LF), pavement marking/signage, and off-site improvements which included new turn lanes and coordination of traffic signalization. The project was constructed to meet LEED Silver requirements and is considered by the community to be a most-valued asset.

## OWNER

City of Sunny Isles Beach

## CLIENT

City of Sunny Isles Beach

## PROJECT DURATION

2021 - 2026

## REFERENCE

Rick Labinsky  
City Engineering  
18070 Collins Avenue, 4th Floor,  
Sunny Isles Beach, FL 33160  
(305) 792-1769  
rlabinsky@sibfl.net

## KEITH PRACTICE LINE

Play  
Water  
Access

## FEE

\$500,000 annually - CCNA limits

## KEY PERSONNELL

Michale Vonder Meulen, AICP  
Mike Amodio, AICP  
Greg Chavarria, PMP, CISSP  
Andrea Harper  
JP Chapa  
Joselyn Aldas  
Kelli Scheueler, PLA, LEED AP  
Sarah Landucci, ISA  
Tom Green, PE  
Daniel Gurfel

## KEITH ROLE

Prime



KEITH was selected to provide on-going geospatial engineering, planning, civil engineering, landscape architectural, construction management services on an as-needed basis for the City of Sunny Isles Beach. Projects under this contract include:

- Bella Vista Park
- Town Center Park
- A New Park at Ritz Carlton Center Site
- Skate Park
- Vulnerability Assessment Grant Application
- SR 826 / Sunny Isles Beach Blvd. Service Road Parking Lot
- Government Center Office Trailer
- Intracoastal Park

**OWNER**

Town of Surfside

**CLIENT**

Town of Surfside

**PROJECT DURATION**

2021 - 2026

**REFERENCE**

Andre Eugent  
CIP Director  
305-861-4863  
aeugent@townofsurfsidefl.gov

**KEITH PRACTICE LINE**

Water

**FEE**

\$500,000 annually - CCNA limits

**KEY PERSONNEL**

Michael Vonder Meulen, AICP  
Greg Chavarria, PMP, CISSP  
Sarah Landucci, ISA  
Kelli Schueler, PLA, LEED AP  
Tom Green, PE

**KEITH ROLE**

Prime



As part of the Town of Surfside's General Engineering Contract, KEITH provides the Town with civil services to support the development of various projects related to the Town's infrastructure. Projects under this contract include:

**NPDES MS-4 Monitoring and Reporting:** KEITH is responsible for providing professional engineering services for National Pollutant Discharge Elimination Systems (NPDES) and Stormwater Regulatory Monitoring and Compliance Reporting to the Florida Department of Environmental Protection (FDEP) on behalf of the Town. KEITH is responsible for processing the required annual reporting of the Town's current NPDES MS-4 Permit to FDEP.

**Abbott Avenue Phase 1 and Phase 2 Drainage Improvements:** KEITH assisted with drainage improvements on Abbott Avenue between 90th Street and 96th Street. KEITH provided services including civil engineering and utility coordination. The KEITH Team evaluated and assessed the existing stormwater drainage conditions, prepared reports and cost estimates from ICPR models and calculations for seven improvement options, and presented the conclusions for the selection of the best and most cost-effective solution. KEITH also evaluated existing land use development codes, stormwater ordinances, and MS-4 reporting with recommendations and ordinance revisions for compliance and exceedance of federal, state, and local requirements. Sea level rise projections in accordance with Southeast Florida Regional Climate Change Compact were considered in assessments. Phase II proceeded with the development of construction documents and permit processing. KEITH assisted in securing a 2022 FDEP Flooding and Sea Level Resiliency Grant to cover most of the estimated construction costs.

**MD-RER Sanitary Sewer Certification:** KEITH provided civil engineering services for the 5-Year Update certification required by Miami-Dade County. KEITH conducted reviews of the existing sanitary sewer and transmission model and supplied information regarding upgrades and modifications to the Town.

## OWNER

City of Homestead

## CLIENT

City of Homestead

## PROJECT DURATION

2025 - Ongoing

## REFERENCE

Zerry Ihekwaba  
City Manager  
305-224-4401  
nihekwaba@homesteadfl.gov

## KEITH PRACTICE LINE

Life

## FEE

\$500,000 annually - CCNA limits

## KEY PERSONNEL

Michael Vonder Meulen, AICP  
Mike Amodio, AICP  
Andrea Harper  
JP Chapa  
Joselyn Aldas  
Kris Mory  
Tom Green, PE  
Kelli Schueler, PLA, LEED AP

## KEITH ROLE

Prime



KEITH, as prime consultant under this continuing services contract, assists the City of Homestead with professional, multi-disciplinary planning services on an as-needed basis. KEITH assists the Client with comprehensive planning services to advance current and long-range planning initiatives, review development applications, prepare planning studies and reports, conduct public outreach, and assist with zoning, land use, and comprehensive planning initiatives.

**OWNER**

City of Oakland Park

**CLIENT**

City of Oakland Park

**PROJECT DURATION**

2018 - 2025

**REFERENCE**

Rick Buckeye, AICP  
City of Oakland Park  
954-630-4345  
rickb@oaklandparkfl.gov

**KEITH PRACTICE LINE**

Life

**FEE**

\$500,000 annually - CCNA limits

**KEY PERSONNEL**

Michael Voner Meulen, AICP  
Mike Amodio, AICP  
Andrea Harper  
JP Chapa  
Joselyn Aldas

**KEITH ROLE**

Prime



KEITH, as prime consultant under this continuing services contract, assists the Client with professional, multi-disciplinary planning services on an as-needed basis to proactively engage stakeholders in the City's decision-making process. KEITH assists the Client with comprehensive planning services including land use planning, project implementation, land development regulations, environmental planning, transportation planning, and economic analysis. KEITH has the proven availability and technical capabilities to successfully manage the scope in-house coordinating meetings with other municipalities, regulatory agencies, developers, and local and state governments; preparing communication strategies and/or protocols; and assist the City's staff coordinating events, project meetings, and formal presentations. Projects have included historic preservation consulting, monthly on-call planning services, and Mai Kai historic restaurant redevelopment, right of way dedications for the Sky Building, and miscellaneous plan review.

## OWNER

Town of Pembroke Park

## CLIENT

Town of Pembroke Park

## PROJECT DURATION

2023 - Ongoing

## REFERENCE

Jeffrey Louis  
Building & Facilities Manager  
954-966-4600 ext 300  
jlouis@tppl.gov

## KEITH PRACTICE LINE

Life

## FEE

\$500,000 annually - CCNA limits

## KEY PERSONNEL

Michael Voner Meulen, AICP  
Mike Amodio, AICP  
Andrea Harper  
Joselyn Aldas

## KEITH ROLE

Prime



KEITH is proudly serving the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects under this contract include:

### Various Zoning Text Amendments:

- Mixed-Use/Entertainment District
- Quasi-Judicial Proceedings
- Signage
- Off-Street Parking Accessory Structures

### Site Plan Review of Major Developments:

- Seneca Town Center (Wawa, Hospital & Extra Storage)
- Magnolia Townhomes
- Prologis
- Pembroke Oakes
- Public Storage
- Pembroke Villas
- Home Depot
- Ekos Pembroke

### Comprehensive Plan Amendments:

- SW 30th Avenue Mixed-Use/Entertainment District
- Property Right Element

## OWNER

Broward Health

## CLIENT

HKS Architects, Inc.

## PROJECT DURATION

2024 - 2025

## REFERENCE

Arthur Brito  
 Studio Practice Leader, Health  
 305-967-6028  
 abrito@hksinc.com

## KEITH PRACTICE LINE

Campus

## FEE

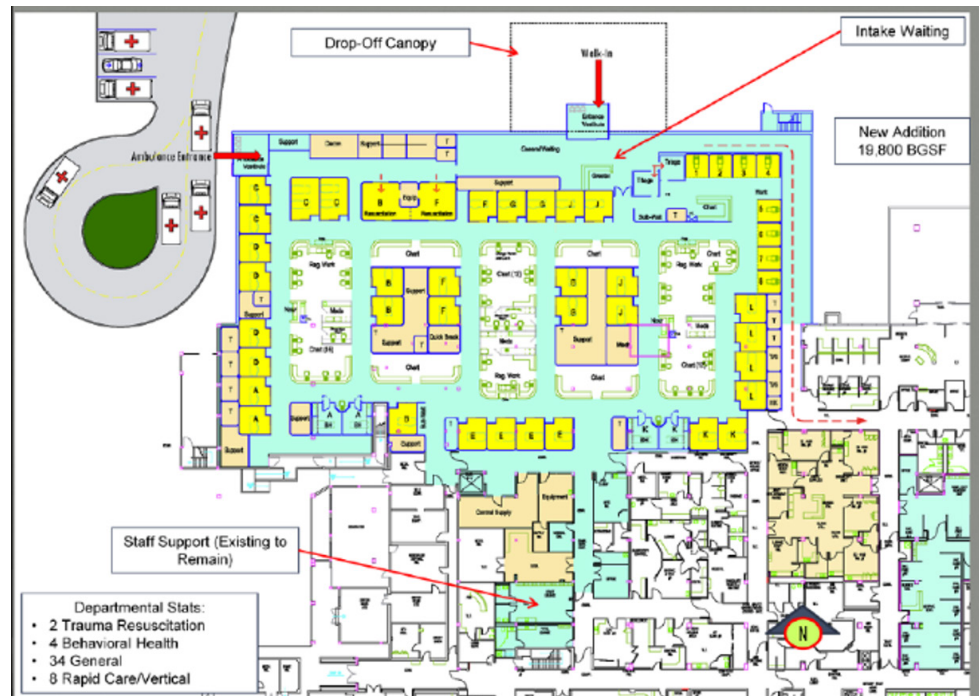
\$500,000 annually - CCNA limits

## KEY PERSONNEL

Michael Vonder Meulen, AICP  
 Mike Amodio, AICP  
 Andrea Harper  
 Joselyn Aldas  
 Tom Green, PE

## KEITH ROLE

Subconsultant



KEITH, under this continuing services contract, as subconsultant, assists the Client with professional, multi-disciplinary planning services for the development and expansion of the North Campus. KEITH assists the Client with comprehensive planning services to advance the review and analysis of Land Use, Planning and Design Criteria, Stormwater Permitting Feasibility, Existing Conditions Analysis, Utility Providers and Service Availability, Land Development Costs, Platting and Zoning considerations, and Transportation Access Issues including access for large construction equipment. KEITH also provided review and analysis of all existing plat, permits and licenses for the site and how development of the site is impacted by the existing permits and licenses.

**OWNER**

City of Miramar

**CLIENT**

City of Miramar

**PROJECT DURATION**

2023 - 2025

**REFERENCE**

Nixon Lebrun, AICP, EMBA,  
MPA, CFM  
Director, Building, Planning &  
Zoning Department  
954-602-3281  
nlebrun@miramarfl.gov

**KEITH PRACTICE LINE**

Life

**FEE**

\$500,000 annually - CCNA limits

**KEITH KEY PERSONNEL**

Mike Vonder Meulen, AICP  
Mike Amodio, AICP  
Andrea Harper  
Joselyn Aldas  
Greg Chavarria, PMP, CISSP

**KEITH ROLE**

Prime



KEITH was selected by the City of Miramar to provide professional services on an as-needed basis. KEITH is providing planning, civil engineering, landscape architecture, surveying, and subsurface utility engineering. Some projects under this contract include:

**Parcview Townhomes:** KEITH is assisting the City (Owner) and developer in developing a KEITH Life project that includes a 46-home residential property located at 6801 SW 34th Street, Miramar, FL. KEITH is providing survey/SUE and planning services to the Client. The KEITH Team provided a plat and process survey, permitting, post-plat recordation and processing with jurisdictional agencies, processing of off-site engineering cost estimates, in accordance with Broward County Land Development Code.

**Comprehensive Plan EAR-Based Amendments:** KEITH is assisting the Client with planning services to prepare an EAR-based Amendment to its Comprehensive Plan. This amendment established a refreshed vision for future development, with planning horizons of 10 and 25 years. It reflected updated state requirements and addressed local changes such as population growth, limited undeveloped land, affordable housing needs, redevelopment opportunities in Historic Miramar and key corridors, economic diversification, infrastructure demands, multimodal transportation, and climate resilience. The project included two main stages. In Stage 1, KEITH collaborated with City staff and stakeholders to identify key land use issues, review existing documents, and develop a public involvement plan. A project advisory committee was formed with representatives from relevant City departments. Stage 2 produced a policy blueprint and integrated findings from related planning efforts. Public engagement included outreach meetings with the Planning and Zoning Board, City Commission, and three neighborhood sessions.

**OWNER**

City of Fort Lauderdale

**CLIENT**

City of Fort Lauderdale

**PROJECT DURATION**

2018 - 2025

**REFERENCE**

Carl Williams  
Parks and Recreation Director  
954-828-7275  
cwilliams@fortlauderdale.gov

**KEITH PRACTICE LINE**

Play

**FEE**

\$735,190.95

**KEY PERSONNEL**

Alex Lazowick, PE, PMP, ENV SP  
Michael Vonder Meulen, AICP  
Kelli Schueler, PLA, LEED AP  
Sarah Landucci, ISA  
Tom Green, PE

**KEITH ROLE**

Prime



KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale’s beachfront near the Fort Lauderdale Aquatic Center and International Swimming Hall of Fame. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted the Client with public engagement, turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community. This award-winning project through its context - historic and present, its users, and the needs of the community - balances ‘design for people’ and ‘design with nature’ and is a testament to the value of comprehensive research, exploration, and analysis phases.



# 3.3

# ORGANIZATIONAL CHART





### **PRINCIPAL-IN-CHARGE**

**ALEX LAZOWICK, PE, PMP, ENV SP**

President/CEO

Industry: 16 Years - KEITH 16 Years

### **QA/QC OFFICER**

**GREG CHAVARRIA, PMP, CISSP**

Vice President

Industry: 26 Years - KEITH 2 years

### **CIVIL ENGINEER/MUNICIPAL SERVICES**

**TOM GREEN, PE**

Director of Municipal Services

Industry: 23 Years - KEITH 4 Years

### **LANDSCAPE ARCHITECTURE/RESILIENCE**

**KELLI SCHUELER, PLA, LEED**

Director of Landscape Architecture

Industry: 22 Years - KEITH 8 Years

**SARAH LANDUCCI, ISA**

Project Manager/Certified Arborist

Industry: 11 Years - KEITH 10 years

### **COMMUNITY REDEVELOPMENT**

**KRIS MORY, CEc.D**

Director of Community Development

Industry: 30 Years - KEITH 1 Year

### **SENIOR MUNICIPAL RELATIONS**

**VICTOR H. HERRERA, PE**

Executive Vice President

Industry: 22 Years - KEITH 1 Year

### **PROJECT MANAGER**

**MICHAEL VONDER MEULEN, AICP**

Vice President of Planning

Industry: 39 Years - KEITH 12 years

### **DEPUTY PROJECT MANAGER**

**ANDREA HARPER**

Director of Planning

Industry: 36 Years - KEITH 6 years

### **PLANNERS**

**MIKE AMODIO, AICP**

Principal Planner

Industry: 15 Years - KEITH 14 years

**JOSELYN ALDAS, AICP CANDIDATE**

Planner III

Industry: 3 Years - KEITH 3 years

**JP CHAPA**

Planner III

Industry: 3 Years - KEITH 3 years

**DANIEL GURFEL**

Planning Technician

Industry: .5 Years - KEITH .5 Years

# 3.4

# SUMMARY OF PROJECTS COMPLETED





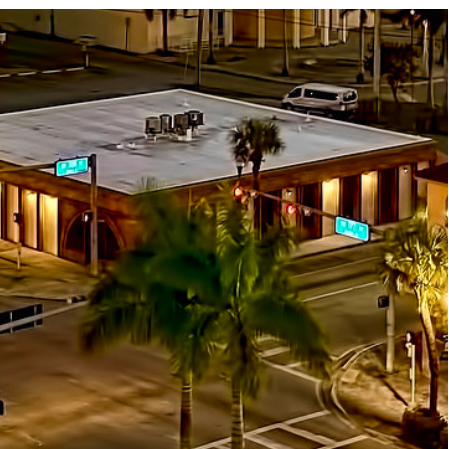
Similar continuing services contracts to this pursuit include City of Homestead General Planning Services, City of Miramar AE Consulting Services, and City of Miami Planning and Urban Design and Town of Pembroke Park AE consulting Services. Consultant Service Authorizations performed under each of the continuing service agreements have been consistently achieved within budget parameters and ahead of schedule.



City of Homestead General Planning Services projects where KEITH performed numerous development review/entitlement application reviews on time and under budget include: Baaama & Penco III, LLC, Sandero Landing Final Plat, HG Redevelopment Final Plat, Homestead Commerce Center Traffic Analysis, Hiram Landing, and Graceland Estates.



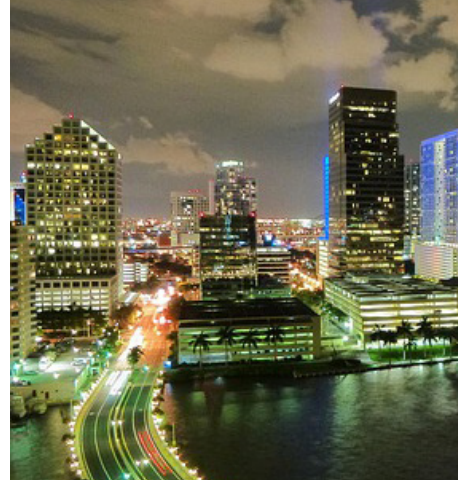
City of Miramar AE Consulting Services projects on time and under budget include: Parcview Townhomes Plat, Comprehensive Plan EAR-based Amendments, Updated Comprehensive Plan Data/Analysis, and Lift Station 44.



City of Miami Planning and Urban Design Services projects on time and under budget include updated data analysis for Miami Downtown and Southeast Overtown Park West Developments of Regional Impact Studies and Coastal High Hazard Area Amendment Technical Assistance.

Town of Pembroke Park AE Consulting Services include four years as the Consultant Town Planner handling all Town Planning services including but not limited to development review/entitlement applications, all zoning inquiries, permit review and inspections and processing of numerous text amendments including the Town's Mixed-Use Entertainment District, Sign code, Accessory Structures, Self-storage Facilities, and Data Centers regulations.

**KEITH is committed to meeting the requirements identified under this agreement.**



3.5

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# AVAILABILITY

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KEITH has historically completed projects ahead of schedule and within budget parameters. Our hands on project approach and dedicated team, as described in previous sections, has proven their ability to control the design process, expedite the permitting process and move quickly into construction. Our budgets are based on historical costs for similar projects and estimated levels of effort anticipated for each individual project. We are confident these projects can be completed within the time and budget allotted. Yes, the KEITH Team is willing and confident we can meet anticipated project completion dates for the entire duration of this contract and will provide design and CA services to keep total project cost below the project budget ceilings. We will work with City staff to ensure individual work order schedules and budgets are properly identified and expectations are understood to deliver on-time projects while being good stewards of the City's funds.



**3.6**

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# ADDITIONAL REQUIREMENTS

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### 3.6.1 - Litigation Statement

In 2023, KEITH was named as a third-party defendant in a case.  
No. CACE23012494  
Circuit of the 17<sup>th</sup> Judicial Court in and for Broward County, Florida  
Case between a client of ours and a local resident.  
This case is dismissed.

In 2021, KEITH was named as a third-party defendant in a case.  
No. CACE21007979  
Circuit of the 17<sup>th</sup> Judicial Court in and for Broward County, Florida  
Case between a client of ours and a group of residents.  
This case is dismissed.

### 3.6.2 - Certification

**State of Florida  
Department of State**


I certify from the records of this office that KEITH AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on January 20, 1998, effective January 16, 1998.

The document number of this corporation is P9800006011.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 19, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Nineteenth day of January,  
2026*



*[Signature]*  
Secretary of State

Tracking Number: 8307191719CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.  
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

### 3.6.3 - Occupational License

05543

**Local Business Tax Receipt**  
Miami-Dade County, State of Florida  
-THIS IS NOT A BILL - DO NOT PAY



6673660

BUSINESS NAME/LOCATION  
KEITH AND ASSOCIATES INC  
5805 BLUE LAGOON DR STE 218  
MIAMI FL 33126-2053

RECEIPT NO.  
RENEWAL  
6945894

**EXPIRES  
SEPTEMBER 30, 2026**  
Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10

OWNER  
KEITH AND ASSOCIATES INC

SEC. TYPE OF BUSINESS  
212 P.A./CORP/PARTNERSHIP/FIRM  
LC26000467

PAYMENT RECEIVED  
BY TAX COLLECTOR  
\$75.00 07/03/2025  
PTBTC-25-110954

Employee(s) 3

**LBT**

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.  
The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-27b.  
For more information, visit [mdctaxcollector.gov](http://mdctaxcollector.gov)

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# FORMS

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# N/A

## LIST OF PROPOSED SUBCONTRACTORS (IF APPLICABLE)

<input type="checkbox"/>	Subcontractors are allowed for this Contract.
<input type="checkbox"/>	Subcontractors are NOT allowed for this Contract.

The Respondent must list all Proposed Subcontractors to be used on this project if they are awarded the contract.

SCOPE OF USE	SUBCONTRACTOR NAME, ADDRESS, & LICENSE NUMBER

If, prior to Notice of the Award, the City or the Contractor has a reasonable objection to and refuses to accept any Subcontractor, Supplier, person, or organization listed, the Contractor may, prior to Notice of Award, submit an acceptable substitute without an increase in their bid price.

# BUSINESS ENTITY AFFIDAVIT

## (VENDOR / BIDDER DISCLOSURE)

I, Alex Lazowick, PE, PMP, ENV SP, being first duly sworn state:

The full legal name and business address of the person(s) or entity contracting or transacting business with the City of Doral ("City") are (Post Office addresses are not acceptable), as follows:

65-0806421

FEDERAL EMPLOYER IDENTIFICATION NUMBER (IF NONE, SOCIAL SECURITY NUMBER)

Keith and Associates, Inc.

Name of Entity, Individual, Partners, or Corporation

KEITH

Doing business as, if same as above, leave blank

5805 Blue Lagoon Drive                      Suite 218                      Miami                      FL                      33126

STREET ADDRESS                                              SUITE                                              CITY                                              STATE                      ZIP CODE

### OWNERSHIP DISCLOSURE AFFIDAVIT

1. If the contact or business transaction is with a corporation, the full legal name and business address shall be provided for each officer and director and each stockholder who holds directly or indirectly five percent (5%) or more of the corporation's stock. If the contract or business transaction is with a trust, the full legal name and address shall be provided for each trustee and each beneficiary. All such names and addresses are (Post Office addresses are not acceptable), as follows:

<u>Full Legal Name</u>	<u>Address</u>	<u>Ownership</u>
Dodie Keith-Lazowick, PSM	5805 Blue Lagoon Drive, Miami, FL 33126	51 %
Alex Lazowick, PE, PMP, ENV SP	5805 Blue Lagoon Drive, Miami, FL 33126	49 %
		%

2. The full legal names and business address of any other individual (other than subcontractors, material men, suppliers, laborers, or lenders) who have, or will have, any

interest (legal, equitable, beneficial or otherwise) in the contract or business transaction with the City are (Post Office addresses are not acceptable), as follows:

N/A

*Alex Lazowick*

March 5, 2026

Signature of Affiant

Date

Alex Lazowick, PE, PMP, ENV SP - President/CEO

Printed Name of Affiant

Sworn to and subscribed before me this 5<sup>th</sup> day of March, 2026.

Personally known X

OR

Produced identification \_\_\_\_\_

Notary Public-State of Florida

In Person

My commission expires: 12/5/2026

Type of Identification

Shekinah Weber

*Shekinah Weber*

Printed, typed, or stamped commissioned name of Notary Public



**SHEKINAH WEBER**  
Notary Public  
State of Florida  
Comm# HH338288  
Expires 12/5/2026

# CONFLICT OF INTEREST DISCLOSURE

**Business Name:** Keith and Associates, Inc.  
**D.B.A.:** KEITH **Federal I.D. No.:** 65-0806421  
**Business Address:** 5805 Blue Lagoon Drive  
**City:** Miami **State:** Florida **Zip:** 33126

Please note that all business entities interested in or conducting business with the City are subject to comply with the City of Doral’s conflict of interest policies as stated within the certification section below. If a vendor has a relationship with a City of Doral official or employee, an immediate family member of a City of Doral official or employee, the vendor shall disclose the information required below.

1. No City official or employee or City employee’s immediate family member has an ownership interest in vendor’s company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor’s Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.

<b>Conflict of Interest Disclosure*</b>	
Name of City of Doral employees, elected officials, or immediate family members with whom there may be a potential conflict of interest:  _____  _____  _____	<input type="checkbox"/> Relationship to employee <input type="checkbox"/> Interest in vendor’s company <input type="checkbox"/> Other (please describe below)  _____  _____  <input checked="" type="checkbox"/> No Conflict of Interest

*\*Disclosing a potential conflict of interest does not automatically disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City, vendor will be exempt from doing business with the City.*

<b>I certify that this Conflict-of-Interest Disclosure has been examined by me and that its contents are true and correct to my knowledge and belief and I have the authority to so certify on behalf of the Vendor by my signature below:</b>		
	March 5, 2026	Alex Lazowick, PE, PMP, ENV SP
Signature of Authorized Representative	Date	Printed Name of Authorized Representative

**CERTIFICATE OF AUTHORITY**

STATE OF Florida

SS: COUNTY OF Miami-Dade

**(IF CORPORATION):** I HEREBY CERTIFY that at a meeting of the Board of Directors of Keith and Associates, Inc., dba KEITH, a corporation existing under the laws of the State of Florida, held on March 2nd, 2026, the following resolution was duly passed and adopted: Yes

RESOLVED, that Alex Lazowick, PE, PMP, ENV SP, as President of the Corporation, be and is hereby authorized to execute the bid dated March 11th, 2026, to the City of Doral on behalf of this Corporation, and that such execution, attested by the Secretary of the Corporation and with the corporate seal affixed, shall be the official act and deed of this Corporation.

**(IF PARTNERSHIP):** I HEREBY CERTIFY that at a meeting of the Partners of \_\_\_\_\_, a partnership existing under the laws of the State of \_\_\_\_\_, held on \_\_\_\_\_, 2026, the following resolution was duly passed and adopted:

RESOLVED, that \_\_\_\_\_, as \_\_\_\_\_ of the Partnership, be and is hereby authorized to execute the bid dated \_\_\_\_\_, 2026, to the City of Doral on behalf of this Partnership, and that such execution, attested by \_\_\_\_\_, shall be the official act and deed of this Partnership.

**(IF JOINT VENTURE):** I HEREBY CERTIFY that at a meeting of the principals of \_\_\_\_\_, a corporation existing under the laws of the State of \_\_\_\_\_, held on \_\_\_\_\_, 2026, the following resolution was duly passed and adopted:

RESOLVED, that \_\_\_\_\_ is hereby authorized to execute the proposal of the Joint Venture, dated \_\_\_\_\_, 2026, to the City of Doral, and to do all acts and deeds necessary on behalf of this Joint Venture in connection therewith.

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of March, 2026.

Secretary: *[Signature]* (SEAL)



**AFFIDAVIT REGARDING UNAUTHORIZED ALIENS UNDER 448.095,  
FLORIDA STATUTES**

In compliance with section 2(b)(1) of 448.095, Florida Statutes,  
Keith and Associates Inc., dba KEITH

hereby affirms that it does not employ, contract  
with, or subcontract with an unauthorized alien.

Alex Lazowick, PE, PMP, ENV SP	President/CEO	
Printed Name of Affiant	Printed Title of Affiant	Signature of Affiant
Keith and Associates Inc., dba KEITH		March 5, 2026

Name of Entity	Date	
5805 Blue Lagoon Drive, Miami	Florida	33126
Address of Entity	State	Zip Code

**Notary Public Information**

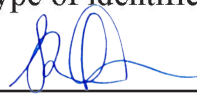
Notary Public State of Florida County of Miami-Dade

Subscribed and sworn to (or affirmed) before me this March 5th day of 2026

By Alex Lazowick, PE, PMP, ENV SP President/CEO

He or she is personally known to me  or has produced identification

Type of identification produced

	HH338288
Signature of Notary Public	Serial Number

Shekinah Weber	12/5/2026	
Print or Stamp of Notary Public	Expiration Date	Notary Public Seal



**SHEKINAH WEBER**  
Notary Public  
State of Florida  
Comm# HH338288  
Expires 12/5/2026

**REQUIRED AFFIDAVIT REGARDING THE USE OF COERCION FOR  
LABOR AND SERVICES**

Contractor Name: Keith and Associates Inc., dba KEITH  
Contractor FEIN: 65-0806421  
Contractor's Authorized Representative Name and Title: Alex Lazowick, PE, PMP, ENV SP President/CEO  
Address: 5805 Blue Lagoon Drive  
City: Miami State: Florida Zip: 33126  
Phone Number: 305-667-5474  
Email Address: ALazowick@KEITHteam.com

Section 787.06(13), Florida Statutes requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. The City of Doral, is a governmental entity for purposes of this statute.

As the person authorized to sign on behalf of the Contractor, I certify that the Contractor identified does not:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose.

Under penalties of perjury, I declare that I have read the foregoing document and the facts stated in it are true.

By:   
Authorized Signature

Print Name and Title: Alex Lazowick, PE, PMP, ENV SP President/CEO

Date: March 5, 2026

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Doral  
by Alex Lazowick, PE, PMP, ENV SP - President/CEO  
[Print individual's name and title]  
for Keith and Associates, Inc., dba KEITH  
[Print name of submitting sworn statement]  
whose business address is 5805 Blue Lagoon Drive, Miami, FL 33126  
and (if applicable) its Federal Employer Identification Number (FEIN) is  
65-0806421.  
If the entity has no FEIN, include the Social Security Number of the individual signing this  
sworn statement: \_\_\_\_\_.  
[Social Security Number]

2. I understand that a "public entity crime" as defined in Paragraph Section 287.133 (1)(g),  
Florida Statutes, means  
5805 Blue Lagoon Drive, Miami, FL 33126  
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 of 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 antitrust, fraud, theft, bribery,  
collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133 (1)(b),  
Florida Statutes, means a finding of guilt or 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.
4. I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), Florida Statutes,  
means:

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

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.

5. I understand that a "person" as defined in Paragraph 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 bids or applies to bid 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 the management of an entity.
6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. [Initial next to statement which applies.]

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

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the 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.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the 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. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [Attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

*Alex Lazawick*  
\_\_\_\_\_  
[Signature]

Sworn to and subscribed before me this 5th day of March, 2026 personally known OR produced identification \_\_\_\_\_.

Notary Public – State of Florida

My commission expires 12/5/2026

(Type of Identification) In Person

Shekinah Weber  
(Printed typed or stamped commission name of notary public.)

*[Signature]*



**SHEKINAH WEBER**  
Notary Public  
State of Florida  
Comm# HH338288  
Expires 12/5/2026



**Alex Lazowick, PE, PMP, ENV SP  
President/CEO**

**5805 Blue Lagoon Drive  
Miami, FL 33126**

**305-667-5474  
ALazowick@KEITHteam.com**

**KEITHteam.com**