

The City of Aventura



19200 West Country Club Drive Aventura, FL

City Commission Workshop Meeting

January 17, 2013
9 A.M.

Executive Conference Room

AGENDA

1. ***County Library Branch Construction Update***
2. ***Sale of Biscayne Boulevard Property (City Manager)****
Future Action Required: Ordinance
3. ***Community Services Advisory Board Appointments (City Manager)****
Future Action Required: Resolution
4. ***NE 188th St. Property Lease Proposal (City Manager)****
Future Action Required: Resolution
5. ***Legislative Program And Priorities (City Manager)****
Future Action Required: Resolution
6. ***Movie Nights (Commissioner Stern)****
7. ***Commission Email (Commission Cohen)****
8. ***Miami-Dade County League of Cities Installation Dinner – February 9, 2013 (City Manager)****
9. ***Adjournment***

*** Back-up Information Exists**

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 305-466-8901, not later than two days prior to such proceeding.

CITY OF AVENTURA
OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: City Commission

FROM: Eric M. Soroka, ICMA-CM, City Manager 

DATE: January 7, 2013

SUBJECT: **Sale Proposals for City Owned Property Located on Biscayne Boulevard**

As you are aware, the City has attempted to sell City owned property located on Biscayne Boulevard and N.E. 213th Street since 2007. However, the recent economic recession hampered the process. The property was declared surplus in 2002 by the City Commission at that time. The size of the property is 16,490 square feet and is zoned B-2.

Recently, the City has received the following proposals for purchase:

1. Mark J. Gordon - \$1,100,000.
2. Equitysone LLC - \$1,000,000.
3. Chanel Era, LLC - \$700,000.
4. InSite Real Estate Investment Properties, L.L.C. - \$600,000.

It is requested that the City Commission provide direction to authorize the Administration to negotiate a Contract for Sale and Purchase. In accordance with the City Charter, the Contract would require an Ordinance for approval.

EMS/act

CCO1790-13

MARK J. GORDON

2875 Northeast 191st Street
Suite 400
Aventura, Florida 33180

LETTER OF INTENT

December 12, 2012

Eric Soroka, City Manager
City of Aventura
19200 W. Country Club Drive
Aventura, Florida 33180

RE: Letter of Intent concerning the sale and purchase of real property located at 213th Street and Biscayne Boulevard, Aventura, Florida (hereinafter referred to as the "Real Property")

Dear Mr. Soroka:

Please be advised that I am interested in purchasing the above referenced Real Property. I propose to enter into a Contract for Sale and Purchase ("Contract") regarding the Real Property with the City of Aventura (the "City"), which Contract shall include the terms and conditions as outlined in this Letter of Intent.

TERM SHEET

1. Seller: City of Aventura, Florida
2. Buyer: Mark Gordon on behalf of a new entity to be formed.
3. Property Location: The real property located at 213th Street and Biscayne Boulevard, Aventura, Miami-Dade County, Florida
4. Property Description: B-2 zoned property with approximate land size of 16,490 square feet and all rights appurtenant thereto.
5. Legal Description: Attached and incorporated herein as Exhibit "A".
6. Purchase Price: The purchase price shall be \$1,100,000.00 (the "Purchase Price") **cash**, subject to usual and customary prorations and adjustments in connection with the sale of commercial property in Miami-Dade County, Florida including but not limited to adjustments and prorations for utilities, and real estate taxes, if any.
7. Deposit: The Contract shall provide for an initial deposit of \$100,000.00. The deposit shall be held with an escrow agent designated by Buyer. Said deposit shall be held pursuant to the terms and conditions of the Contract to be entered into between the parties.

8. **Payment at Closing:** The balance of the Purchase Price, subject to ordinary and usual prorations and adjustments shall be paid in full at closing, and in accordance with the Contract.
9. **Closing Date:** Thirty (30) days from the Buyer obtaining site plan approval for the Real Property for 10,000 square feet of rentable office space. In the event Buyer is unable to obtain such site plan approval within six (6) months from the Effective Date, Buyer or Seller may terminate the Contract, and full deposit shall be returned to Buyer, and the parties shall have no further obligation to each other in connection with this transaction.
10. **As Is Purchase with Right to Inspect And Due Diligence Period:** The Buyer shall purchase the property in its present "As Is" condition from Seller, subject to Buyer's right to fully inspect and conduct due diligence regarding the Real Property. The inspection/due diligence period ("Due Diligence Period") shall commence in accordance with the terms and conditions of the Contract and shall be for a period of forty-five (45) days thereafter. The Buyer shall be entitled to conduct such inspections and due diligence as it deems necessary in its sole discretion, including but not limited to inspections regarding zoning, use of the property for Buyer's purposes, environmental matters and/or any other inspections the Buyer deems necessary or appropriate in its sole discretion. Seller shall keep and maintain the Real Property, in the same condition from the effective date of the Contract until closing. Buyer shall have the right to terminate the Contract by written notice to Seller within two (2) business days from the end of the Due Diligence Period. Upon such notice, the Contract shall be null and void and Buyer shall be entitled to return of its deposit.
11. **Expenses:** Seller agrees to be responsible for and pay documentary stamps and surtax to be affixed to the Warranty Deed, if any, and for recording of any corrective instruments. Buyer shall pay recording costs of the Warranty Deed and costs and expenses of inspections. Buyer shall obtain at Buyer's cost, an owner's title insurance policy for the Property. Additionally, all fees due the City for obtaining site plan approval shall be included in the Purchase Price, save and except advertising fees.
12. **Prorations and Expenses:** All prorations and expenses shall be prorated as of date of closing.

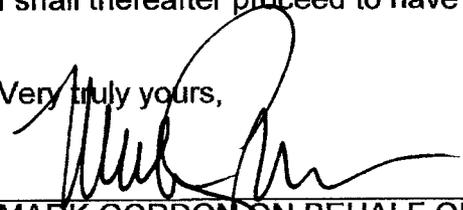
- 13 Title: The parties acknowledge that the Seller shall convey good, marketable and insurable title in connection with the Real Property. Seller represents that it has good marketable and insurable title as of the Effective Date of the Contract. Seller shall provide on the Effective Date, the prior existing title insurance policy or other title base as required by title agent. Buyer shall obtain title insurance commitment and title insurance policy in connection with the purchase of the Real Property. Buyer shall have the right to raise title objections during the Due Diligence Period based upon the title commitment.
14. Brokerage Seller and Buyer warrant and represent to one another that neither party has utilized the services of a real estate broker in connection with this transaction.
15. Other Terms: The Contract for Sale and Purchase to be entered into between the parties shall include the above referenced terms as well as any other terms and conditions which are usual and customary or otherwise specifically agreed to between the parties.

PROVIDED THE ABOVE TERMS CONTAINS THE UNDERSTANDING OF THE PARTIES AS TO A POTENTIAL SALE AND PURCHASE OF THE REAL PROPERTY, I SHALL PROCEED TO HAVE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE PARTIES PREPARED. PLEASE NOTE THE ABOVE REPRESENTS THE PROPOSALS OF BUYER OF SOME OF THE TERMS REGARDING A POTENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE PARTIES AND AS SUCH THIS ONLY A LETTER OF INTENT AND IS NOT INTENDED TO CREATE A LEGALLY BINDING OBLIGATION ON EITHER PARTY. SUCH AN OBLIGATION WILL BE CREATED ONLY WHEN BOTH PARTIES EXECUTE A FORMAL CONTRACT COVERING ALL THE RIGHTS AND OBLIGATIONS OF THE PARTIES. IF A FORMAL CONTRACT IS NOT SIGNED FOR ANY REASON, NEITHER PARTY WILL BE LIABLE TO THE OTHER UNDER THIS DOCUMENT OR AS A RESULT OF ANY PRELIMINARY NEGOTIATIONS.

This Letter may be executed in counterparts, each of which shall be deemed to an original, but all of which together will constitute one and the same instrument.

Please review the terms and conditions of this Letter of Intent, and if they meet with your approval, kindly execute a copy of this letter to acknowledge the parties understanding and I shall thereafter proceed to have prepared a Contract between the parties.

Very truly yours,



MARK GORDON ON BEHALF OF AN
ENTITY TO BE FORMED

Mark Gordon
Purchase of Real Property From City of Aventura
December 12, 2012, Page 4

READ AND AGREED TO BY SELLER:

CITY OF AVENTURA,

By: _____
Printed Name: _____
Title: _____

Eric M. Soroka

From: Bernard feldman <bernie@equitysone.com>
Sent: Thursday, December 06, 2012 3:52 PM
To: Eric M. Soroka
Cc: ram@equitysone.com
Subject: 213 street LOI
Attachments: 213 street.pdf

See attached. Please contact me if you have any questions. Thank you.

Bernie Feldman, Manager
Equitysone, LLC
18851 NE 29 Avenue
Aventura, Florida 33180
Office: 954-922-3355
Toll-free: 888-927-7708
Mobile: 954-873-4052
Facsimile: 954-510-2625
email: bernie@equitysone.com
www.eq1partners.com

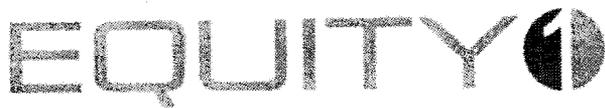
J. D. R. Enterprises

Ivan D. Rothstein
President

Sales/ Marketing/ Finance/ Real Estate
Research And Consulting Services

3800 North 38th Avenue
Hollywood, Florida 33021

Phone: 954-588-9636
E-Mail: idrinc@aol.com



EQUITYSONE, LLC

18851 NE 29th Ave
Aventura FL 33180

260 Madison 2nd Floor
New York, NY 10016

Phone: 888-927-7708
Facsimile: 954-510-2625
www.eqlpartners.com

LETTER OF INTENT

This is a letter of intent ("Letter of Intent") dated the ___ day of _____, 2012 between Equitysone, LLC, a Florida limited liability company, purchaser (EQ1), with its principal place of business located at 18851 NE 29th Avenue, Aventura FL 33180 ("Equitysone") and City of Aventura, seller (CoA) with its principal place of business located at 19200 West Country Club Drive, Aventura, Florida 33180.

The purpose of this Letter of Intent is to outline certain terms and conditions with respect to a proposed agreement between Equitysone, LLC purchaser and the City of Aventura, seller relating to:

The property is located on 213 street in the City of Aventura and is described in the attached documents; and

Subject to the terms and conditions of a yet to be negotiated and mutually agreeable purchase agreement between the parties ("Definitive Agreement"), the non-binding terms and conditions of this Letter of Intent are as follows:

1. Equitysone and the City of Aventura, would enter into a purchase agreement.
2. The price of the property is \$1,000,000.00.
3. Purchaser shall deposit \$50,000.00 with Wharton Escrow and Title, LLC, Hollywood Florida forthwith upon both parties executing this LOI.
4. Purchaser would have a fifteen day ("15 Day Period") due diligence period. The Fifteen Day Period would commence when Seller executes and delivers this Proposal to Purchaser.

5. Closing will take place fifteen days after completion of the due diligence period.
6. Neither party intends this Letter of Intent to be a binding agreement. Any such binding Definitive Agreement shall only take place if each party, executes and delivers to one another such a Definitive Agreement by December 13, 2012. Each party reserves the right to accept or reject such a Definitive Agreement in the exercise of their sole and respective discretion. If the parties do not so execute and deliver such a Definitive Agreement by that date, this Letter of Intent will automatically, and without further notice, terminate and neither party shall have any liability whatsoever to the other.
7. Equitystone agrees to keep this Letter of Intent, the terms contained herein, and all documents or communications arising from or connected to this Letter of Intent strictly confidential. Equitystone shall not disclose this Letter of Intent, drafts thereof, or any Definitive Agreement or drafts thereof nor any aspects of the discussion between the parties or any, or any information or documents relating to the foregoing except to its attorneys or agents provided such attorneys and agents agree, in advance and in writing, to be bound by this confidentiality agreement.

In Witness Whereof, the parties have executed this Letter of Intent on the date first referenced above

Equitystone, LLC

By: _____

Ram Adar, Manager

Date: 12-6-12

The City of Aventura

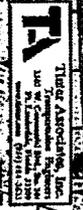
By: _____ Title, _____

Date: _____



*Property I.D.
N.E. 913th Street
Bis. Blvd.*

Aventura Property = 45 AC
Remainder = Approx. 23 AC



Eric M. Soroka

From: Jackie Ortiz <jackie.ortiz@imcpropertymanagement.com>
Sent: Thursday, December 06, 2012 10:58 AM
To: Eric M. Soroka
Cc: Rueben Tako
Subject: Letter of Intent to purchase Real Property
Attachments: Letter of Intent.pdf



Hi Mr. Soroka

Please find attached the above mentioned letter of intent to purchase real property. Please call Jacki Tako if you have any questions or concerns. Her phone number is #305-970-4784.

Have a wonderful day!

Thank you,

Jackie Ortiz

Assistant to Oscar Fiallos

Director of Commercial Leasing and Property Management

IMC Property Management & Maintenance, Inc

696 N.E. 125th Street

North Miami, FL 33161

Office: 305-893-9955 ext. 112

Fax: 305-899-9060

E-mail: jackie.ortiz@imcpropertymanagement.com



LETTER OF INTENT TO PURCHASE REAL PROPERTY

December 6, 2012

Eric M. Soroka, ICMA-CM, City Manager
City of Aventura
Office of the City Manager

Re: Approximately 16,490 SF (net of right of way dedication for new a proposed extension of NE 213 Street) of land located at Intersection of Biscayne Blvd and the theoretical extension of NE 213 Street, City of Aventura, Florida, (Folio #28-1234-001-0150) more particularly described in attached survey.

Dear Eric:

Chanel Era, LLC ("Buyer") is submitting the enclosed terms to City of Aventura ("Seller") to acquire the fee simple interest in the Property (as hereinafter defined). This letter is not a binding commitment or agreement by either Buyer or Seller for the purchase and sale of the Property.

I-Property: Approximately 16,490 SF (net of right of way dedication for new proposed extension of NE 213 Street) of land located at Intersection of Biscayne Blvd and the theoretical 213 Street, City of Aventura, Miami-Dade County, Florida, (Folio #28-1234-001-0150) more particularly described in attached survey.

II-Purchase Price: Seven Hundred Thousand and no cents (\$700,000.00) plus or minus customary pro-rations, in cash by wire transfer of cleared federal funds at closing. Buyer shall require Seller to deliver the Property free and clear of encumbrances, except for existing title exceptions, tenant leases, and any other matters approved by Buyer.

III-Deposit: Within two (2) business day of execution of a Purchase and Sale Agreement, Buyer shall, in accordance with the purchase and sale agreement, make a deposit i/a/o \$50,000 (the "Deposit") with Robert A. Brandt, P.A. ("Escrow Agent"). On or before the end of inspection period, should Buyer elect to

terminate the transaction in its sole discretion, the deposit will be refunded to Buyer upon written demand. At the end of the inspection period, if Buyer elects to proceed to closing, the deposit shall be considered non-refundable unless Seller defaults, fails, or is unable to convey clear and marketable title to Buyer as required pursuant to the provisions of the Purchase and Sale Agreement.

IV-Inspection Period: Buyer shall have until 5:00PM eastern time, on a date that is Sixty (60) days from the date of execution of the Purchase and Sale Agreement and the delivery of the due diligence materials (the inspection period) to review the physical and legal condition of the property and anything regarding the operations of the property that Buyer deems to be reasonable necessary at its sole discretion.

During the inspection period, Buyer may conduct certain tests and studies, and examine title. Buyer and its representatives shall have reasonable rights to inspect the property and its improvements.

V-Exclusivity: It is the mutual understanding of all parties, that the Seller, or its representatives, shall not negotiate with, or, accept any other offers from third parties as it relates to this Property during the inspection period.

VI-Conveyance: Title to the Property shall be conveyed by a Special Warranty Deed in accordance to the terms of the contract. The Leases and all security deposits, and prepaid rents, if any, in Seller's possession, shall be transferred by an Assignment of Leases and Security Deposits, with an assumption thereof by Buyer. Seller will execute a Bill of Sale with warranties as to any personalty owned on site by Seller from claims by, through or under Seller only. Seller will also execute and deliver a no lien affidavit in form acceptable to the title company, and any other documents reasonably required by the title company and Buyer's Lender, if applicable, at no cost to Seller. All rents, taxes, and other costs, shall be pro-rated and calculated pursuant to the terms of local custom and in accordance with the terms of the contract.

The Purchase and Sale Agreement shall contain such other customary terms and conditions as are used in similar real estate transactions of real property located in the county of the subject property, all of which shall be acceptable to both parties and their respective attorneys.

VII-Closing: Consummation of the purchase and sale transaction, including, without limitation, funding to Seller of the Purchase Price (the "Closing") shall take place by courier or escrow, within 45 days after the end of the inspection period.

VIII-Survey: Buyer shall be responsible for the preparation of the Survey for the Property, which Survey shall be certified to Buyer and the Title Company. The cost associated with the Survey (and/or update) shall be paid by Buyer.

IX-Title: Buyer, at Buyer's cost, shall elect the title company and shall be responsible to order and obtain Buyer's title commitment and the owner's policy to be issued thereto, including any endorsements desired by Buyer. Buyer shall be responsible for any and all fees and costs for a mortgagee's policy for Buyer's lender, and any non-customary endorsements if applicable.

X-Other Fees and Costs: Seller shall pay documentary stamp taxes and surtaxes, if any, relating to the transfer of the property. Buyer shall pay all recording costs for the deed transferring title to the property.

XI-Legal Costs and Expenses: Each party shall pay its own legal costs and expenses in connection with the contemplated transaction. The parties shall split any reasonable charges of the escrow agent.

XII-Commissions: The parties shall each represent to the other that there are no Real Estate Broker(s) of record utilized in this transaction.

XIII-Limitations: It is agreed that no party to this proposed transaction will be under any legal obligation with the exception of paragraph V herein, and no offer, commitment, estoppel, undertaking, or obligation, of any nature whatsoever, shall exist or be implied in fact, law or equity, unless a formal written agreement providing for the transaction containing in detailed legal form the terms and conditions of the transaction, which has been executed and delivered by all parties intended to be bound.

Please have the Seller(s) acknowledge and sign below and return an executed copy to me prior to 11AM EST, December 15, 2012.



Buyer: Chanel Era, LLC
Its Manager: Yoram Izhak
Date: December 6, 2012

As to Seller:

Seller's signature

Name

Title

Date

INSITE REAL ESTATE INVESTMENT PROPERTIES, L.L.C. or its nominee (the "**Purchaser**") proposes to purchase certain property from the Seller on the following terms and conditions:

- Seller:** City of Aventura
- Proposal Date:** The date on which the later of the Purchaser and Seller executes this Purchase Proposal.
- Property:** The real property located at 21280 Biscayne Boulevard, Aventura, Florida, consisting of approximately 0.379 acres (the "**Land**"), together with all improvements located on the Land.
- Purchase Price:** \$ 600,000
- Earnest Money Deposit:** Not later than three business days after the Contract Date, Purchaser will deposit into an escrow account with First American Title Insurance Company, cash in the amount of \$ 10,000. If Purchaser does not terminate the Purchaser's Investigation at the end of the Investigation Period, Purchaser will exchange an equal amount of cash for the promissory note. The Earnest Money Deposit will be applied to the Purchase Price at Closing. In the event of a default by Purchaser, the Earnest Money Deposit will be paid to Seller as liquidated damages and no other damages, rights, or remedies will be available to Seller.
- Sellers Deliveries:** Not later than three business days after the Proposal Date, to the extent they are reasonably within Seller's possession or control, Seller will deliver to Purchaser copies of the following materials that pertain to the Property: (1) the most recent survey, (2) the most recent title insurance commitment or policy, (3) all documents relating to the environmental or geotechnical condition of the Property including assessments, reports, notices, test results, and closure letters, (4) all agreements (recorded and unrecorded) affecting the Property including easement, operating, and service agreements, any covenants, conditions, and restrictions. Within three business days after the Contract Date, to the extent they are reasonably within Seller's possession and control, Seller will deliver to Purchaser copies of additional materials to be specified in the Contract.
- Purchaser's Investigation:** Purchaser will have 60 days beginning on the date Seller has made all of Seller's Deliveries (the "**Investigation Period**") to (1) investigate the feasibility of the Property for Purchaser's intended use; and (2) secure all approvals or **entitlements** necessary for Purchaser's intended use. The approvals/entitlements to be achieved during the Investigation Period will be set forth in a schedule to the Contract. Seller will cooperate fully with Purchaser (but at no cost or expense to Seller) to achieve the approvals and entitlements. At any time prior to the end of the Investigation Period, Purchaser may give written notice to Seller to (1) waive the Investigation Period; or (2) terminate the Contract. If Purchaser terminates the Contract, the Earnest Money Deposit will be returned to the Purchaser and Purchaser will be released from all liability under the Contract. Purchaser may extend the Investigation Period for up to four 30-day periods provided Purchaser delivers to escrow agent \$ 5,000 as an additional Earnest Money Deposit at the time such extension goes into effect to be held and disbursed in the same manner as the initial Earnest Money Deposit. The primary reason for the extensions is to receive all required entitlements and access onto Biscayne Blvd from DOT.
- Title Commitment and Survey:** Promptly following the Contract Date, Purchaser will (1) order a commitment for title insurance from First American Title Insurance Company and (2) order an ALTA survey of the Property (the "**Survey**") from a surveyor selected by Purchaser and licensed in the state where the Property is located, both at Seller's sole cost and expense.
- Purchaser's Closing Conditions:** Purchaser will not be obligated to close the purchase of the Property unless the following conditions have been satisfied: (1) there has been no material casualty, condemnation or other material adverse change to the condition of the Property; (2) INTENTIONALLY DELETED; (3) the title company is prepared to issue an owner's policy

of title insurance to Purchaser, in the amount of the Purchase Price, subject only to those matters accepted by Purchaser prior to the end of the Investigation Period; (4) all of Seller's representations and warranties remain true as of the Closing Date; and (5) Purchaser has obtained a building permit and all other entitlements necessary for Purchaser's intended use of the Property.

Closing: Closing will occur on the date that is the later of (1) 30 days after the end of the Investigation Period; and (2) 10 days after the date all of the Purchaser's Closing Conditions have been satisfied or waived by Purchaser (such date, the "**Closing Date**"). Purchaser may extend the Closing Date for one 30-day period provided Purchaser delivers to escrow agent \$ 5,000 as an additional Earnest Money Deposit at the time such extension goes into effect to be held and disbursed in the same manner as the initial Earnest Money Deposit. Seller will give exclusive possession of the Property to Purchaser at Closing. Seller will pay (1) the cost of the title policy; (2) one-half of all closing fees charged by the escrow agent and/or the title company; (3) Seller's legal fees and expenses; and (4) all transfer taxes and documentary stamp taxes. Purchaser will pay (1) the fee for the recording of the deed; (2) one-half of all closing fees charged by the escrow agent and/or the title company; and (3) Purchaser's legal fees and expenses.

Real Estate Brokers: There are no brokers entitled to a commission in connection with the proposed sale of the Property.

Contract: Purchaser will prepare and will forward to Seller for review and comment an initial draft of a purchase and sale agreement (the "**Contract**") promptly following the Proposal Date. Purchaser and Seller shall each use their best efforts to execute the Contract promptly following the Proposal Date. The date on which the Contract is fully executed by Purchaser and Seller is the "**Contract Date**").

Non-Shop: During the period commencing on the Proposal Date and ending 60 days after the Proposal Date, and during any period during which the Contract is in effect, Seller will not market the Property for sale or lease, or negotiate with or enter into any agreements with any party with respect to the Property.

Confidentiality: Purchaser and Seller will disclose any of the terms of this transaction to any third party, except Purchaser may disclose the terms to a prospective lender or investor.

If Seller is in agreement with these terms, please execute and date this purchase proposal in the space provided below and return it to Purchaser on or before December 7, 2012.

THIS PURCHASE PROPOSAL AND ITS EXECUTION BY BOTH PURCHASER AND SELLER (1) WILL NOT BE BINDING ON THE PARTIES; AND (2) DOES NOT CONSTITUTE A CONTRACT NOR CONTAIN ALL NECESSARY OR ESSENTIAL TERMS OF A CONTRACT. NO PARTY WILL BE LEGALLY BOUND TO THE OTHER IN ANY WAY UNTIL A CONTRACT HAS BEEN EXECUTED AND DELIVERED BY BOTH PARTIES.

AGREED AND ACCEPTED:

PURCHASER:

INSITE REAL ESTATE INVESTMENT PROPERTIES, L.L.C.,
an Illinois limited liability company



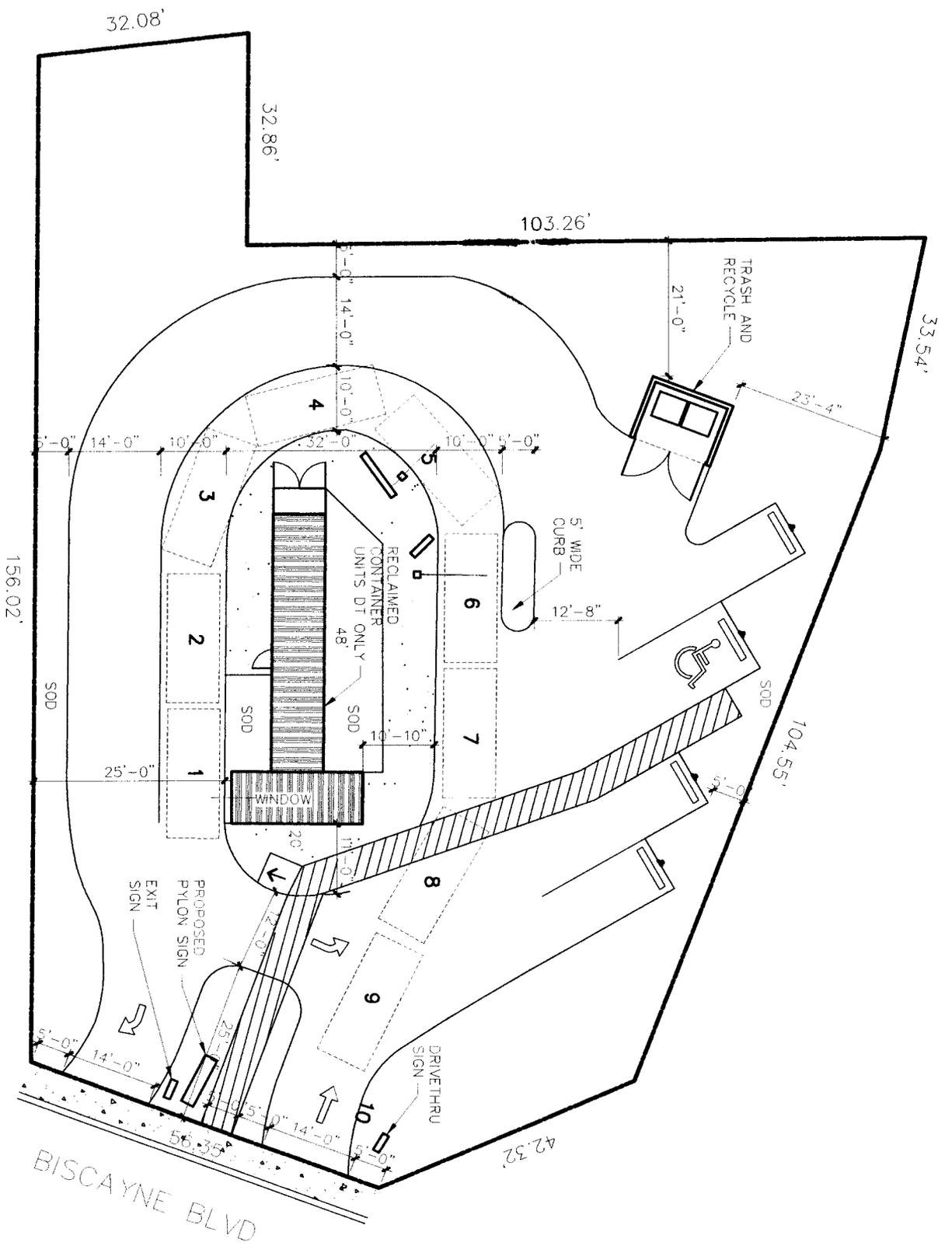
By: _____

Name: Tom Cervenka
Title: Authorized Agent
Address: 1400 16th Street, Suite 300
Oak Brook, IL 60523
Phone: 630-617- 9136
Fax: 630-617-9120
E-mail: tcervenka@insiterealestate.com
Date: December 19, 2012

SELLER:

By: _____

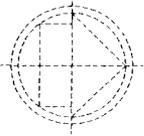
Name: _____
Title: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____
Date: _____



CONCEPTUAL SITE PLAN

SCALE: NTS

BISCAYNE BLVD & NE 213 STREET
 AVENTURA, FL





CITY OF AVENTURA
APPLICATION FOR
COMMUNITY SERVICES ADVISORY BOARD

Potential board members must be registered voters who have resided in the City of Aventura for six (6) months immediately prior to an appointment to the Board. Applicants must have expressed interest and/or experience in landscape design and architecture, beautification projects, youth and/or senior citizen programs, recreation activities, culture and the arts.

Name of Applicant: Denise Potomovsky
(Please Print)

Address: 3640 Yacht Club Drive #508

Home Phone: 305-335-5118 Email Address: dpotomovsky@gmail.com

Business Name: MAT Concessionaire Occupation: Public Information Manager

Business Address: 1040 MacArthur Causeway, Miami FL 33132

Business Phone: 305-929-0571 Fax: 305-929-0568

Qualifications: As a professional in the transportation and infrastructure
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

Industry, I have experience in dealing with stakeholders regarding projects aesthetics/landscaping features and working with the community to improve beautification. As a board member of

List community or civic involvement: Silver Knight Alumni Legacy Network, National Women in Construction, Greater Miami Chamber HYPE Committee (Helping Young Professionals Engage).
Please attach a resume along with your application.

I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.

[Signature]
Signature of Applicant

7/13/12
Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

⊕ the Silver Knight Alumni Legacy Network, I also work w/ high school students all over the county to encourage community service.

DENISE POJOMOVSKY

3640 Yacht Club Dr. #508 · Aventura, FL 33180 · 305-335-5118 · DPojomovsky@gmail.com

PROFILE

Trilingual (English/Spanish/French) prolific Public Relations professional with over five years of experience creating and managing large scale events, social media and corporate responsibility campaigns, community and intergovernmental affairs, crisis management, research and database development, and development of event materials and presentations.

CAREER HIGHLIGHTS

- Booker T. Washington Summer Internship Program – June – July 2012
- Tunnel Vision Exhibit – May 2012
- Girls Scouts of Miami Educational program and Tunnel Boring Machine Naming Contest – July 2011
- Miami-Dade County Public Schools Engineering Week – January 2011
- Miami Intermodal Center Opening Event – July 2010
- Port of Miami Tunnel Groundbreaking – June 2010
- Port of Miami Tunnel Financial Closing Announcement – October 2009
- 95 Express Lanes Opening – December 2008
- Former U.S. Department of Transportation Secretary Peters Press Conference – July 2008

EXPERIENCE

- MAT Concessionaire LLC (Miami Access Tunnel)** 2011 – present
Public Information Manager
- Communikat, Inc.** 2008-2011
Public Affairs Specialist
- Communikat, Inc.** 2008
Internship – Special Projects Coordinator

EDUCATION

- Bachelor of Science in Public Relations** 2008
Bachelor of Arts in Political Science
Minor in French
University of Florida, Gainesville, FL

AWARDS

- 2011 Nominee for the Greater Miami Chamber HYPE Go Getter Award
2004 Miami Herald Silver Knight Winner in Foreign Language from Miami-Dade County

CIVIC INVOLVEMENT

- Silver Knight Alumni Legacy Network Board of Trustees
National Association of Women in Construction (NAWIC)
Greater Miami Chamber HYPE (Helping Young Professionals Engage)
Committee Public Relations Society of America
University of Florida Alumni Association



**CITY OF AVENTURA
APPLICATION FOR
COMMUNITY SERVICES ADVISORY BOARD**

Potential board members must be registered voters who have resided in the City of Aventura for six (6) months immediately prior to an appointment to the Board. Applicants must have expressed interest and/or experience in landscape design and architecture, beautification projects, youth and/or senior citizen programs, recreation activities, culture and the arts.

Name of Applicant: JOAN G. ROBBINS

Address: 2000 ISLAND BLVD #202
(Please Print)

Home Phone: 786-320-5430 Email Address: JOANGROBBINS@aatt.net

Business Name: JOAN ROBBINS MEDIA ESCORT Occupation: BOOK TOUR PLANNER

Business Address: 2000 Island Blvd #202

Business Phone: 786-320-5430 Fax: 305-932-4362

Qualifications: I have been a resident of Dade
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

County for over 50 years and have been
active in many areas that contribute to
improving our community.

List community or civic involvement: my resume of civic
involvement is attached.

Please attach a resume along with your application.

I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.

Joan G. Robbins
Signature of Applicant

OCT. 6, 2012
Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

Joan G. Robbins

2000 Island Blvd., #202
Aventura, FL 33160
Phone: 786-320-5430 Email: joangrobbins@att.net

EDUCATION:

High School: Shaker Heights High School, Shaker Heights, Ohio
College: University Of Miami, Coral Gables, Florida

WORK EXPERIENCE:

1957/59: Commercial Editor - KYW Radio and Television, Cleveland, Ohio
1975/77: Sales - Holiday Art Gallery, Hallandale, FL
1977/80: Sales - The Twenty-Four Collection Gallery, Miami, FL
1989/92: Author Escort - Miami Scene, Miami, FL
1992 to Present: Joan Robbins Media Escort Service, Miami, FL
* Coordinator of Authors' Book Tours
* Assist Authors at The Miami Book Fair

COMMUNITY SERVICE:

1974/75: President, PTA of Highland Oaks Elementary, Miami, FL
1975/76: President, North East Area Gifted Program, Miami, FL
1977/78: Pink Lady Volunteer, Mount Sinai Medical Center, Miami, FL
1977/78: Office Volunteer, WPBT-Channel 2
1978/84: Docent, Vizcaya Museum, Miami, FL
1984/88: Volunteer, Society for Abused Children, Miami, FL
1991/95: Board Member, South Florida Health Council, Miami, FL
1996/99: Big Brothers/Big Sisters of Miami
2000/02: Friends of the Library/Foster Children Reading Program
2005/10: Board Member/WLRN Radio & TV
2006 to Present: Board Member/Brickell Avenue Literary Society

Joan G. Robbins
Resume (Page 2)

MEMBERSHIPS AND ORGANIZATIONS:

1959/68: Member, Temple Israel, Miami, FL
1968 to Present: Member, Temple Beth El, Hollywood, FL
1989 to Present: Member, Taster's Guild, Miami, FL
1991 to Present: Member, Williams Island Yacht and Tennis Club, Miami, FL
1991 to 2000: American Booksellers Association
1995 to Present: Brickell Avenue Literary Society
2010/11: Member, Citizens of the Arts, Miami, FL
2010/11: Member, Funding Arts Network, Miami, FL
2000 to Present: Book Expo America

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Name of Applicant: Marjorie E. Aloni
(Please Print)
Address: 20301 NE 30 Ave #202 Aventura FL 33180
Home Phone: 305 931 3818 Email Address: Marjorie.Aloni@yahoo.com
Business Name: Vi Aventura Occupation: Community Relations
Business Address: 19333 W. Country Club Dr Aventura FL 33180
Business Phone: 305-692-4829 Fax: 305-931-3818

Qualifications: I possess over 25 years of program
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

Administration and community outreach
experience which will allow me to view
and advise on the services the city is providing.

List community or civic involvement: Member Aventura Marketing Council;
Ambassador, Aventura Hospital; board member Villa Dorada Condo;
Chair Health & Wellness Committee of Aventura Sunny Isles Chamber;
Chair Northside Council of Hadassah; Board N. Miami Beach Chamber

Please attach a resume along with your application.
I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.

Marjorie E. Aloni 10/17/12
Signature of Applicant Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

Marjorie Epstein Aloni

Professional Experience

Summary of Qualifications

Marjorie Epstein Aloni has more than 25 years of experience in community and public affairs and business development for both not-for-profit and private sector organizations throughout Miami-Dade and Broward Counties. She is skilled in developing effective outreach, training and participation programs focused on garnering community support for a variety of large programs. Ms. Aloni has worked with diverse communities as well as with local civic leaders and legislators, and has been recognized for her strong leadership, marketing and consensus-building abilities. She is expert in all facets of business affairs. Ms. Aloni has developed relationships with inter-faith leaders, media representatives, health professionals, academia personnel, corporate executives and key elected officials who represent citizens from all municipalities throughout the South Florida area. She has developed business plans, as well as monitoring systems for program goal progress. Ms. Aloni is also accomplished at marketing programs to select industries in order to secure funding. She is a proven organizer and collaborative team builder, able to address the divergent needs of multiple stakeholders effectively, coordinate multi-phase activities, schedule complex work flows, identify problems, and provide practical, cost-efficient solutions. Ms. Aloni has extensive experience speaking before varied size audiences on behalf of agency and officially representing agencies in coalition meetings.

Education

B.A., Sociology
Boston University
Boston, MA

Additional Professional Qualifications

More than 25 years experience developing and managing comprehensive community relations, outreach and special event programs

Extensive experience working with public agencies, private enterprises, local communities and businesses

Skilled in consensus building, community and management training programs, strategic planning and working with diverse community populations

Strong collaborative team player with excellent written and verbal communications skills and experience building organization visibility

Relevant Experience

Marketing and Community Relations Director, Vi Aventura (formerly Classic Residence by Hyatt in Aventura)

Develop and manage business plan for all community relations and marketing programs for this upscale continuing life care retirement property. Arrange seminars, educational programs and other marketing outreach efforts to help the public become informed as to the services offered by this award winning community. Handle all professional networking and represent the property in various chambers, health care networks and elderly coalitions. Speak extensively in the community and help develop numerous community outreach sponsorship events. Maintain close contact with an extensive number of resource referral sources including: physicians and medical professionals, social workers and discharge planners, clergy, elder affairs and estate planning attorneys, financial planners, among others to ensure constant referral of prospects to the community. Major accomplishments to date:

- Through extensive and effective marketing efforts, have consistently held national record in producing qualified sale leads for community
- Increase by 54% network of resource referral sources for property helping to increase occupancy rates

Marjorie Epstein Aloni

Professional Experience

- Develop and place media stories that have exceeded goal set by corporate for Vi Aventura by 40%
- Design new and innovative outreach and marketing programs which have been replicated in other So Florida communities

Executive Director, South Florida Breast Cancer Network of Strength

Direct agency providing support groups, referral hot line, and training programs dealing with breast cancer. Develop business plan to grow organization and all of its programs through marketing and effective networking with physicians, medical centers and hospital discharge planners. Represent agency in various cancer coalitions and take leadership role in same. Recruit physicians and other medical professionals to serve on board and committees of agency. Design new tools to assess program value/effectiveness to clients.

Coordinate and handle all community and public relations, including development all collateral materials as part of responsibilities. Write and secure grants for programming. Design and execute programs geared at hard to reach communities, while accomplishing the following objectives:

- Develop and expand by 30% use of agency programs by increasing resource referrals sources within medical and social service arenas.
- Successfully wrote grants to initiate a program of breast cancer education for hard to reach populations in African American, Haitian, Hispanic and Asian neighborhoods with high breast cancer mortality rates
- Develop effective staff education programs.

Note: left due to national organization closing all regional offices

Executive Director, Florida Breast Cancer Coalition Research Foundation

Direct agency involved in research, educational programs and advocacy around breast cancer. Develop annual marketing initiatives and advocacy programs. Serve as Team Leader for the state of Florida at national lobby day in DC

Accomplishments include:

- Apply for and obtain specialty license plate for agency by lobbying state legislature. Develop marketing strategy for distribution of specialty license plate resulting in revenues exceeding \$500,000 annually.
- Design Faith in Education initiative, an advocacy program involving the training of faith based volunteers to serve as breast cancer advocates within their congregations. Secure grants to cover the cost of the program. Program was then replicated in other parts of the country.
- Create, manage and expand volunteer and staff education programs.

Marjorie Epstein Aloni

Professional Experience

Consultant for Development, Membership and Programming Aventura Turnberry Jewish Center/Tauber Academy Day School (Note: One Year Funded Position)

Reverse staggering three year membership decline by organizing marketing membership recruitment program and designing more effective communication vehicles for membership. Supervise placement and budget of all advertising. Highlights of accomplishments:

- Conceptualize and establish the ATJC Foundation, Inc. Develop all public relations/marketing materials relating to foundation, including menu of giving opportunities and vehicles for giving. Design public relations roll out campaign to announce Foundation to the congregation. Segment markets for specific outreach, and cultivate potential prospects for planned gifts.
- Develop plans, campaign organizational structure and all publicity to launch \$3.5 million dollar capital campaign for day school expansion. Design all collateral material for campaign and obtain pledges of \$1.2 million within first six months.
- Strengthen ties between synagogue and day school through development of joint marketing efforts which resulted in greater retention of membership for synagogue and increased enrollment for school.

Executive Director of Broward County, Take Stock in Children

Supervise the management of a state wide mentor scholarship program for low income "at risk" children. Develop business plan to increase marketing and publicity efforts. Coordinate fundraising efforts to raise the necessary funds to supply educational scholarships through corporate sponsorships, special events and grant writing. Manage corporate relations and develop strategic partnerships with other non-profits. Initiate community/public relations strategies resulting in increased awareness of agency program. Achievements include:

- Successful recruitment of prestigious board of directors comprised of Political Officials, Corporate and Business Leaders and University Presidents
- Significant expansion of grants program, including obtaining three year Federal grant of \$100,000 per year.
- Due to increase publicity and community events, able to raise sufficient funds to add 100 new students to program – largest increase in the history of the Broward program.

South Florida Chapter Director, American ORT

Develop and coordinate all public relations and marketing campaigns for the organization. Major accomplishments include:

- Design public relations campaign to increase organizational visibility. Secure airing of special program on ORT on Florida PBS television show.
- Developing the first direct mail campaign producing close to \$200,000 in new revenue in first six months.

Note: Organization closed due to merger with another non profit

Marjorie Epstein Aloni

Professional Experience

Director of Community Relations, Jewish Federation of Broward County

Create and supervise all aspects of country's third largest Jewish community relations program. Recruit and train hundreds of volunteers for social action projects. Conduct annual leadership training series in political advocacy. Interact extensively with elected officials, interfaith and ethnic group leaders and media. Create and staff interfaith and inter-group coalitions dealing with social justice issues including; immigration, hunger, homelessness, affordable housing, illiteracy and domestic violence issues.

Major accomplishments:

- Grow community relations program from start to become the third largest program of its kind in the nation
- Receive numerous awards for outstanding community relations programming. Launch a humanitarian aid program to benefit elderly in the Former Soviet Union. Project recognized as exemplary by Vice President Al Gore at Jewish Federation General Assembly.

Director of Planning and Administration, Overseas Affairs Division; and Program Consultant

Manage relationship to overseas beneficiary agencies, including planning and overseeing the collateral materials for fund raising campaigns for programs in Israel and countries of distress averaging ten million dollars per year. Design collateral materials for projects of the Capital Campaign and supervise marketing and all publicity for Project Renewal. Initiate new training programs to educate leadership in overseas agenda and campaign needs, and develop division's administrative and capital budget. Accomplishments within overseas responsibilities included:

- Create stewardship program for donors at \$100,000 level and higher in division
- Successfully develop new initiatives in people to people programs and market to top leadership
- Receive Kessler Fellowship by United Israel Appeal

Also responsible for administering special funded programs for refugee resettlement. Conduct site visits to beneficiary agencies to monitor and evaluate all programs. Research and write specialized reports on immigrant service program. Accomplishments:

- Represent agency with leadership responsibilities on New York Immigrant Coalition
- Publish guide to college scholarships for immigrants which received wide distribution and use by federation agencies throughout all boroughs.

Executive Director, National Tay Sachs and Allied Diseases Association

- Manage non-profit health agency with an annual half million dollar campaign, and direct all fundraising, public relations, social service and educational programming efforts. In conjunction with medical advisory board, prepare national public information articles, press releases, appear on radio and television.

Marjorie Epstein Aloni

Professional Experience

Director of Public and Community Affairs, Jewish Community Relations Council of Greater Boston

Analyze public policy issues and recommend policy positions to board. Write and provide testimony before State Legislature. Develop public advocacy efforts and successfully involve area synagogues, college youth, and Jewish communal organizations in those activities. Serve in leadership capacity on city/state coalitions dealing with issues of civil rights, and interact extensively with media representatives and elected officials. Accomplishments include:

- Recruit, design national and state award winning social justice programs
- Receive award from Social Action Ministries for establishment of separate non profit agency dealing with homelessness and hunger issues
- Chosen by Governor to serve on State Commission on Energy and Environment.
- Appointed by Mayor to serve on City's Homelessness Task Force
- Elected for unprecedented term to Board of Civil Rights Coalition

Director of Community Relations and Jewish Family Service, Jewish Federation of New Bedford, MA

- Direct the community relations and outreach programs for small size federation. Responsible for all public relations including writing of newsletters, press releases, appearances on local radio and television shows and developing policy position papers for agency. On a regular monthly organize meetings with elected officials to discuss issues of concern to the Jewish community. Design all collateral materials for major fundraising events.

AWARDS

Kessler Fellowship, United Israel Appeal
David Keating Interfaith Award, Interfaith Council of Greater Hollywood
Broward County Women's History Coalition Leadership Award
DAR Community Service Award (for development of citizenship project)
Interfaith Community Service Award, Al Hikmat Services
Social Action Ministries, Community Service Award

LICENSES

Social Work, LSW, Commonwealth of Massachusetts
Certified Paralegal, Commonwealth of Massachusetts

APPOINTMENTS/AFFILIATIONS

Ambassador, Aventura Hospital
President, North Dade Council, Hadassah
Chair, Health and Wellness Committee, Aventura Sunny Isles Chamber
Member, Aventura Marketing Council
Board Member, Miami International Piano Festival
Board Member, Patrons of Young Exceptional Artists
Board Member, North Miami Beach Chamber of Commerce
Chair, Health and Wellness Committee, North Miami Beach Chamber of Commerce
Co-chair, Patient Family Advisory Council, Memorial Regional Hospital

Marjorie Epstein Aloni

Professional Experience

Board Member, Hallandale Beach Chamber of Commerce
Chair, Health and Wellness Committee, Hallandale Beach Chamber of Commerce
Public Policy and Communications Chair, Florida Social Workers in Healthcare
Board Member, UM Clinical Research Community Experts Board
Board Member, No More Tears
Past President, Turnberry Chapter Hadassah
Past Vice President Programming, Gr. Miami Region, Hadassah District Ten, Florida Human Rights Advocacy Council – Governor's Appointment
Immediate Past President, Turnberry Chapter of Hadassah
Past President, Interfaith Council of Greater Hollywood
Past Chair, Public Policy Committee, Miami Dade Coalition for Vulnerable Adults
Past Vice Chair, FEMA, Broward County
Past President, Greater Hollywood Task Force on Homeless and Hunger

EDUCATION

Boston University - BA Sociology and Political Science, Magna cum Laude
Boston State College – Paralegal Certificate Program
Successfully completed Core Training for Assisted Living Facilities

Marjorie Epstein Aloni

E-mail: marjorie.aloni@yahoo.com

Phone: 305-931-3818 (h); 305-692-4829 (work)

Address: 20301 NE 30 Avenue, Building 5, Unit 202, Aventura, FL 33180

ALBERTO MILIAN
4000 Ponce de Leon, Suite 470
Coral Gables, FL 33146
Phone: (305) 777-0337

CURRENT POSITION: Attorney specializing in Criminal Law and Labor Relations

LEGAL EXPERIENCE:

Commencing in 1988, I worked as a prosecutor with the Broward County State Attorney's Office. In 1994, I became a member of the Career Criminal Unit. My main responsibility was to prosecute habitual offenders and violent career criminals. I have tried over 300 jury trials as a prosecutor including murder, robbery, burglary, and other violent crimes directed against persons.

During my assignment to the Career Criminal Unit, I attained an 80% conviction rate during jury trials. In addition, I handled special assignments in the area of public corruption.

From 1992 through 1994, I was assigned to the Drug Trafficking Unit with responsibility for prosecuting major narcotics cases. My duties included supervising the preparation of drug trafficking cases for trial. In addition, I oversaw the use of informants in long-term derivative investigations that led to the filing of major narcotics cases.

I was a candidate for the State Attorney's Office, 11th Judicial Circuit. During 2001 through 2004, I served as in-house counsel to the Dade County Police Benevolent Association (PBA). The PBA is the largest law enforcement union in the State of Florida and represents nearly 30,000 law enforcement officers.

EDUCATIONAL/MILITARY SERVICE:

Florida State University College of Law, Tallahassee, Florida, Juris Doctor - 1987

Florida International University, Miami, Florida, B.A. Public Administration – 1983

Resume, Alberto Milian, page 2

Captain, Military Intelligence, U.S. Army Reserve 1980-1998

I am a graduate of the U.S. Army Parachutist and Officer Candidate School (1981). Assigned to the Infantry Branch and subsequently transferred to Military Intelligence and completed the basic and advanced courses. In addition, I graduated from the Strategic Interrogator and Counterintelligence Officer's Course at the U.S. Army Intelligence Center and School. Training and wartime experience in the disciplines of strategic and tactical intelligence collection and analysis.

Assignments have included application of counterintelligence methodology in support of Department of the Army missions in peacetime and during times of hostilities. Personally worked for the U.S. Army Chief of Counterintelligence during the invasion of Panama and the first Gulf War.

Veteran of two wars--Operation Just Cause (Panama) and Operation Desert Storm (Persian Gulf War).

Military decorations include the Bronze Star, Meritorious Service Medal, National Defense Service Medal, Army Achievement Medal, Armed Forces Expeditionary Medal, Southwest Asia Service Medal, Saudi Arabia Liberation Medal, Kuwait Liberation Medal, Parachutist and M-16 Expert Qualification Badge.

PROFESSIONAL CITATIONS, AWARDS AND BOARD MEMBERSHIPS:

Central Intelligence Agency (C.I.A.) citation for meritorious service during a time of hostilities

Commendation by the Minister of Defense, Republic of Panama, for service rendered in the aftermath of Operation Just Cause

Selected Best AM Radio Personality, 2002 Best of Miami, *Miami New Times*

City of Miami Citizen's Select Review Panel on Police-Community Relations

City of Miami Police Department, Internal Affairs and Public Corruption Unit, Citation for services rendered in public corruption investigations

Drug Enforcement Administration citation for investigation and prosecution of high profile narcotics cases

Resume, Alberto Milian, page 3

Cited by *The Miami Herald* as "Forty to Watch: Special People who will make South Florida's next Century as exciting and unpredictable as the last one." Sunday, December 12, 1999.

City of Aventura Community Services Advisory Board

Member of Miami-Dade County Unsafe Structures Board

MEDIA PROFILES:

The St. Petersburg Times, "His Father's Voice" by David Adams, December 2, 2002.

The Miami Herald, "Kid Dynamite: In Little Havana, people know where prosecutor Alberto Milian's explosive passion comes from. But in Broward, his temper brings him nothing but trouble" by Eleanor Brecher Sunday, February 6, 2000 .

Broward New Times, "A Pugilist in Pinstripes" by Paul Demko, May 20, 1999.

Media work, guest appearances and consulting:

Military and Political Analyst: Univision Television Network, Telemundo Television Network, Radio Unica Radio Network 1360-AM, guest host and military analyst on WIOD 610-AM, BBC London, The Michael Putney Show (WPLG, Channel 10) and Issues (WPBT, Channel 2). Staff legal and political analyst for national news show *Maria Elvira Live!* Legal consultant for national law show *Veredicto Final*.

Radio Talk-show host, WKAT-AM, Radio Uno, *Habla el Pueblo*, 2001-2002

Radio Talk-show host, WWFE-AM, *Habla el Pueblo* and *Que Opina Usted?*, 2000-2001

Op-Eds and essays published in *El Nuevo Herald*, *The Miami Herald*, *The Sun-Sentinel*, *Diario Las Americas*, *The Heat*, *Manoa Pacific Journal of International Writing*, as well as various law enforcement publications. Subjects covered included international affairs, domestic politics, terrorism, juvenile justice reform, public corruption, criminal interviews and interrogations, trial advocacy techniques, healthcare issues and labor matters.



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APPLICATION FOR
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Name of Applicant: Sandra L. Kaplan

Address: 20335 W. Country Club Dr. #2409, Aventura, FL 33180

Home Phone: 305-466-0637 Email Address: dido@atlanticbb.net

Business Name: Retired Occupation: _____

Business Address: _____

Business Phone: Cell 305-494-0637 Fax: 305-466-0637

Qualifications: Over 35 years Purchasing/Procurement
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

Management experience in government contracting, manufacturing & distribution.

Secretary - Board of Directors - Coronado Condominium - Aventura.

List community or civic involvement: Board of Directors - Joint Council of Aventura. Aventura 101 class

Please attach a resume along with your application. -attached

I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.

Sandra L. Kaplan
Signature of Applicant

11/13/2012
Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

SANDRA L. KAPLAN
20335 W. Country Club Drive, #2409
Aventura, Florida 33180
Telephone/Fax: 305-466-0637, Cellular: 305-494-0637
E-mail: dido@atlanticbb.net

OBJECTIVE: Aventura Community Services Advisory Board

I would very much like to participate as a member of the Aventura Community Services Advisory Board. I have been a resident of Aventura and a unit owner at Coronado since 1996 when I moved to Aventura from Cherry Hill, New Jersey. I have been in Purchasing/Procurement Management for over 35 years in the manufacturing, distribution, and government contracting sectors. Since retiring in mid-2009, I now have the time and desire to serve my community, Coronado Condominium and the City of Aventura in which I am so proud to live.

PROFESSIONAL EXPERIENCE:

CORONADO CONDOMINIUM ASSOCIATION, Aventura, FL – Secretary - January 2012 to Present

G. A. BRAUN, INC., Ft. Lauderdale, FL
Purchasing Agent. March 2006-May 2009.

Responsible for purchasing and managing \$5,000,000 inventory of mechanical, electrical, hydraulic and pneumatic parts used in the manufacture of industrial laundry equipment. Negotiated large volume purchases, blanket orders and contracts to reduce costs and contain price increases.

CARFEL INC./SPX FILTRAN/PARKER HANNIFIN CORPORATION, Miami, FL.

Purchasing Manager and Manager of Product Development. July 1996-March 2006.

Responsible for purchasing and managing \$13,000,000 inventory of automatic transmission parts from domestic and foreign suppliers. Located and developed new sources of supply. Selected, qualified and negotiated costs, tooling and contracts with suppliers. Directed and coordinated research and development of new products.

RMS Technologies Inc., Marlton, NJ. Purchasing Manager. December 1991 – March 1996.

Responsible for management and administration of procurement systems and procedures for \$100,000,000 prime government contractor. Assured compliance with Federal Acquisition Regulations. Achieved and maintained Government approval of purchasing system. Selected, qualified and evaluated suppliers; negotiated pricing and terms, and awarded contracts.

Ludlow Technical Products, Cherry Hill, NJ. Account Representative. 1988 - 1991.

Account Representative to Original Equipment Manufacturers and distributors of medical and industrial monitoring equipment in 20 States, \$2,000,000 territory. Developed strong pattern of repeat sales and customer trust and loyalty. Researched and opened potential new markets for medical and industrial chart papers.

Graphco Company, Pennsauken, NJ. Purchasing / Customer Service Manager. 1974 – 1988.

Responsible for purchasing, customer service, inside sales, costing, pricing and scheduling functions for \$5,000,000 company. Purchased and managed \$2,000,000 materials inventory. Analyzed sales forecasts to determine material requirements. Coordinated work flow from initial customer inquiry and quotation through order processing, production and shipment.

EDUCATION:

Rutgers University, Camden, NJ. Major: Business Management

The University of Maryland, College Park, MD. Major: Elementary Education

Aventura 101, May-June 2012



CITY OF AVENTURA APPLICATION FOR COMMUNITY SERVICES ADVISORY BOARD

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Name of Applicant: GARY PYOT

Address: 20505 EAST COUNTRY CLUB DR. #136 AVENTURA FL 33180 (Please Print)

Home Phone: 31933-8356 Email Address: GPYOT@TCGMGT.COM

Business Name: CONTINENTAL GROUP Occupation: PREZ.

Business Address: 2950 N. 29TH TERRACE HOLLYWOOD FL 33020

Business Phone: 91925-8200 Fax: _____

Qualifications: PAST MEMBER FOR LAST 7 YRS.
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

List community or civic involvement: on file

Please attach a resume along with your application.

I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.

[Signature] _____ Date: 11/28/12

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
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Name of Applicant: Julie Shapiro
Address: 3035 NE 183^(Please Print) Lane, Aventura 33160
Home Phone: (305) 453-3418 Email Address: JulieShapiro@aol.com
Business Name: _____ Occupation: Housewife
Business Address: _____

Business Phone: _____ Fax: _____

Qualifications: I've served on this board. I've also served
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)
on the ACES School advisory board since 2002. I've
lived in Aventura since 1998

List community or civic involvement: see above

Please attach a resume along with your application.

I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.

Signature of Applicant

Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

Julie Greenberg Shapiro
3035 NE 183 Lane, Aventura, FL 33160
JulieShapiro@aol.com

Experience

- 2003-present: ***Chairperson, Aventura City of Excellence School Advisory Council***
- 2005-2011 ***Owner The Bead Factory***
Retail fashion jewelry kiosks located at Aventura Mall and Miami International Airport
- 2009-present: ***Member, City of Aventura Community Services Board***
- 1992-2000 ***Attorney, Gaebe, Mullen, Antonelli, et al***
Handled hundreds of files from pre-suit through appeals. Clients included major insurance and Fortune 500 companies.
My practice specialized in employment discrimination, construction defect, and premises liability cases.
- 1992-1993 ***Certified Legal Intern, Miami Dade State Attorney Janet Reno***
Assisted in prosecuting D.U. I. cases.

Education

- 1993 ***St. Thomas University School of Law, Miami, FL***
Juris Doctor, cum laude. Class Rank: Top 5%
Executive Editor, *The St. Thomas Law Review*
Recipient of numerous AmJur Book Awards and merit scholarships.
- 1989 ***University of Florida, Gainesville, FL***
Bachelor of Arts, English Major

Personal

Married to Craig Shapiro for 18 years. Mother to Jake Shapiro(14) and Sam Shapiro(12)

**CITY OF AVENTURA
APPLICATION FOR
COMMUNITY SERVICES ADVISORY BOARD**

Potential board members must be registered voters who have resided in the City of Aventura for six (6) Months immediately prior to an appointment to the Board. Applicants must have expressed interest And/or experience in landscape design and architecture, beautification projects, youth and/or senior Citizen programs, recreation activities, culture and the arts.

Name of Applicant: ERIC A. BERGER

Address: 20825 NORTHEAST 30TH PLACE, AVENTURA, FLORIDA 33180

Home Phone: 305-525-8244 Email Address: aactioninv@bellsouth.net

Business Name: A ACTION INV & SEC INC. Occupation: P.I. / PARALEGAL

Business Address: 2647-A N.E. 186TH TERRACE, NO. MIAMI BEACH, FL 33180

Business Phone: 305-933-9576 FAX: 305-933-9086

Qualifications: PAST PRESIDENT AND BOD MEMBER, AVENTURA LAKES HOA
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board)

30 YEARS OE EXPERIENCE IN ALL TYPES OF INVESTIGATIONS. SAT ON 2

HOA / BOD AS PRESIDENT IN PAST 18 YEARS CALIFORNIA CLUB AND AVENTURA

LAKES. WAS ON TRAFFIC ADVISORY BOARD FOR CITY OF AVENTURA WHERE

WE SUCCESSFULLY COMPLETED THE NEW INTERSECTIONS TO REDUCE TRAFFIC.

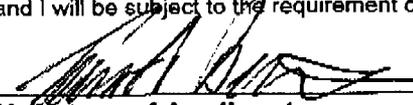
List community or civic involvement: MEMBER OF DADE ASSOCIATES CHIEF OF POLICE

DADE COUNTY MEMBER CLEAR RETAIL THEFT. TRAINING INSTRUCTOR FOR HOMELAND

SECURITY MIAMI-DADE AND BROWARD SHERIFF'S OFFICES.

Please attach a resume along with your application.

I understand that in accordance with the State of Florida Government in the Sunrise Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirement of the State of Florida Financial Disclosure Requirements.


Signature of Applicant

11-23-12
Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

A ACTION INVESTIGATIONS & SECURITY, INC. AND ERIC A. BERGER & ASSOCIATES

2647-A Northeast 186th Terrace
North Miami Beach
Florida 33180

Telephone: (305) 933-9576
(305) 933-9596
Facsimile: (305) 933-9086
Web: www.aactioninv.com

PROFESSIONAL EXPERIENCE - President of A Action Investigations & Security, Inc. and Eric A. Berger & Associates, 1985 to the present date. Legal Assistant services for several law offices in Dade County 1988 to the present date.

EDUCATION - Bachelor of Science in Criminology and Minor in Business at Florida State University, 1981. Internship at Dade State Attorneys Office, 1981. Internship at Metro Dade Police Department Homicide Division, 1981. Legal Assistant, Barry University 1984. Member of South Florida Investigators Association, 1989 to present date. Member of Fraternal Order of Police Miami Lodge No. 20, 1992. Board Member and Past Treasurer of IACC (International Association Coalition Anti-Counterfeiting). Member of C Force and Member of the International Association of Property Crimes. Member Dade Chiefs Police Association.

BACKGROUND - Have traveled extensively throughout the United States as well as the State of Florida. Have extensive experience in Law Enforcement and Private Investigative work. Have expertise in Anti-Counterfeit work. Director of Investigations Orange County Choppers, WMS Gaming and Nokia of the Americas. Presenter for Trademark Identification and Lecturer at U.S. Custom's and Law Enforcement Trainings USA. Board of Director Southern District for Florida Association Licensed Investigators.

CREDENTIALS - Placement office at Bryan Hall, Florida State University (Tallahassee, FL) Dade State Attorneys Office (Miami, FL) and Barry University (Miami, FL). IACC, FALL.

CLIENTELE - Anti-Counterfeit Trademark Holders/ Warner Bros. Consumer Products, Walt Disney Company, Marvel Comics, Nike, Inc., Timberland USA, Tommy Hilfiger, Nautica, Donna Karan, Polo Ralph Lauren, MLB, NFL, NBA, Adidas, USA, Micro Software Alliance USA, Ed Hardy, Calvin Klein Inc, Harley-Davidson Motor Co., Orange County Choppers, Procter & Gamble, Abercrombie & Fitch, Caterpillar Industries, Shell Oil Company, Panasonic, Hard Rock Café, Tiffany & Co, Chanel, Inc., Coach Leatherware, Louis Vuitton, Gucci, Kate Spade, Hermes, Prada, Christian Dior, Burberry Limited, Mark Jacobs, Dolce & Gabbana Handbags, Acushnet Golf, Taylor Made, Cleveland Golf, Rolex, Tag Heuer, Bulgari, Breitling, Swatch, Citizen, Omega, Hamilton, Jacob & Co, Seiko, Technomarine Watches. Nokia, Inc., Motorola Co. MPAA, RIAA, 7 Jeans Of All Mankind, Diesel Jeans, Apple Bottom, True Religion Jeans, bebe, Affliction Jeans, LRG, Jeanswear. Altadis U.S.A. Cigar Co., Gillette Co., Oakley, Ray Ban, Giorgio Armani, Nike Sunglasses, Underwriters Laboratory, Nintendo, Apple, Bose, Inc. Electronics, Altria/Philip Morris.

TRADEMARK LAW FIRMS - Gibney, Anthony, & Flaherty; Michael Holihan P.A.; Kenny Nuchwalter P.A.; Baker and Hostetler LLC. Kluger, Lardner & Foley, LLC, Darby & Darby; Keats, McFarland & Wilson LLP. Ruden & McClosky, P.A. Grimes & Battersby LLP, Andy Coombs & Associates, Hunton & Williams.



CITY OF AVENTURA APPLICATION FOR COMMUNITY SERVICES ADVISORY BOARD

Potential board members must be registered voters who have resided in the City of Aventura for six (6) months immediately prior to an appointment to the Board. Applicants must have expressed interest and/or experience in landscape design and architecture, beautification projects, youth and/or senior citizen programs, recreation activities, culture and the arts.

Name of Applicant: JONATHAN P. EVANS
(Please Print)

Address: 7000 ISLAND BLVD, UNIT 2002

Home Phone: 305 792 7045 Email Address: snavepj@aol.com

Business Name: _____ Occupation: FULL TIME VOLUNTEER

Business Address: _____

Business Phone: _____ Fax: _____

Qualifications: I HAVE BEEN ACTIVELY INVOLVED IN THE
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

CITY FOR 12 YEARS AND AT WILLIAM ISLAND FOR 14 YEARS

PRESIDENTS OF THE POA, PRESIDENT OF 7000 ISLAND BLVD

CONDOMINIUM, PRESIDENT OF THE LUNCH BUNCH OF AVENTURA

List community or civic involvement: CURRENT CHAIRPERSON OF THE

AVENTURA COMMUNITY SERVICES ADVISORY BOARD

Please attach a resume along with your application.

I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.


Signature of Applicant

11/15/12
Date

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Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

**CITY OF AVENTURA
APPLICATION FOR
COMMUNITY SERVICES ADVISORY BOARD**



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Name of Applicant: ADAM POLLOCK
 Address: 20865 NE 30TH PLACE AVENTURA, FL 33180
 Home Phone: 305-933-5911 Email Address: APOLLOCK@BISCAYNEATLANTIC.COM
 Business Name: BISCAYNE ATLANTIC Occupation: INVESTOR
 Business Address: 20900 NE 30TH AVE SUITE 318 33180
 Business Phone: 305-986-2442 Fax: _____
 Qualifications: GRADUATE OF 2012 CLASS CITIZENS ACADEMY -
 (Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

GOVERNMENT 101; 8 year Resident; Residential/Business
 Property Owner; REAL ESTATE ATTORNEY; GOVERNMENT
 AFFAIRS SPECIALIST IN PITTSBURGH, PA; FATHER OF 2;

List community or civic involvement: FOUNDER - AVENTURA SHUL; MEMBER
 JCC; ACTIVE IN PITTSBURGH, SAN FRANCISCO AND BOWARD UTF; VP of

Please attach a resume along with your application.

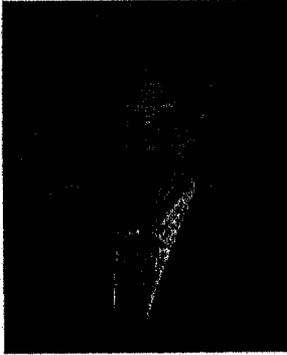
See ATTACHED AVENTURA LAKES

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[Signature]
 Signature of Applicant

11/26/12
 Date

Fax or Mail completed application & resume to:
 Office of the City Manager
 Government Center
 19200 West Country Club Drive, Aventura, FL 33180
 (305) 466-8910 (305) 466-8919 fax



Adam N. Pollock, Esq.

Managing Member/Chief Legal Officer

305.415.8466

apollock@biscayneatlantic.com

Adam is a founding member of Biscayne Atlantic and serves as Chief Legal Officer. Adam provides in-depth transactional experience in commercial real estate and corporate matters. Prior to forming Biscayne Atlantic, he served as Senior Counsel of luxury high-rise condominiums for The Related Group. Adam is a Founder of the Pittsburgh Urban Magnet Project and a former Board Member of One Family Fund, Crimestoppers, Hillel, First Freedom Fund, Artists in Action, and the UJF-Community Relations Committee. Adam is a graduate of the University of Pittsburgh School of Law with honors and a graduate of the George Washington University. He is a licensed attorney in Pennsylvania and the U.S. Virgin Islands

Vivendi, San Francisco, CA

Vice President, Business Development (1996-1999)

Project Manager for largest company in France/largest water company in the U.S. responsible for successfully privatizing municipal water and waste water systems in major cities throughout the U.S.; Responsible for marketing, public relations, political strategies, selecting consultants and partners, setting budgets and managing campaigns involving many team members in each city;

Simultaneously built and managed partnership teams in different cities each vying for the opportunity to acquire municipally owned water and waste water systems;

Responsible for leading Vivendi alliance in the bidding for the operating contract for Atlanta, the then largest water privatization ever in the U.S;

Pollock Reidbord Krasnow, Pittsburgh, PA

Founding/Managing Partner (1993-1996)

Established boutique real estate law firm representing blue chip clients such as Mellon Bank, Pittsburgh National Bank, The City of Pittsburgh, CBS, and The Money Store;

Firm established real estate development subsidiary that was foundation of, and merged into Pittsburgh's preeminent residential developer/manager (Walnut Capital); Personally represented Vivendi, US Filter Bally Partners in all of their regional legal and governmental affair matters.

Westinghouse Credit Corporation/CBS, Pittsburgh, PA

Senior Legal Counsel – Commercial Lending (1989 - 1993)

Represented Westinghouse/CBS in commercial loans, business workouts and sale of \$8 billion real estate portfolio; Supervised complex international hotel and shopping center transactions for Latin America; Personally managed legal activities pertaining to \$1.5 billion in real estate divestitures (1994 valuation).

Resourse Investments, Inc., Pittsburgh, PA

Associate General Counsel-Real Estate (1987-1989)

Oversaw legal and business activities concerning a \$1 billion mixed-use portfolio of real estate syndicated properties, including development, syndication, finance, tax and property management issues; Responsible for orchestrating closings, restructuring and executing workouts, leasing, security and investor relations.

Education

University Of Pittsburgh School Of Law, Pittsburgh, PA (1981-1984)

Juris Doctor Degree

The George Washington University, Washington, D.C. (1977-1981)

Bachelor of Arts (Psychology)

Community Activities

Vice President: Aventura Lakes HOA

Co-Founder: Pittsburgh Urban Magnet Project

Former Board Member: One Family, Aventura, FL

Former Board Member: Crimestoppers; Pittsburgh, Pa

Former Board Member: Hillel-San Francisco, CA

Former Founding Board Member: First Freedom Fund, Pittsburgh, PA.

Former Board Member: Artists in Action; Pittsburgh, Pa

Former Board Member: Community Relations Committee (CRC) (Pittsburgh and San Francisco)

Board Member/Allocations Committee: UJF Young Leadership (Pittsburgh and San Francisco)

**CITY OF AVENTURA
APPLICATION FOR
COMMUNITY SERVICES ADVISORY BOARD**



Potential board members must be registered voters who have resided in the City of Aventura for six (6) months immediately prior to an appointment to the Board. Applicants must have expressed interest and/or experience in landscape design and architecture, beautification projects, youth and/or senior citizen programs, recreation activities, culture and the arts.

Name of Applicant: AMIT BLOOM
(Please Print)

Address: 20454 NE 34 COURT, AVENTURA 33180

Home Phone: 305-933-2215 Email Address: amit@sternbloom.com

Business Name: Stern Bloom Media Occupation: Publisher

Business Address: 425 NW 10 Terr., Hallandale Beach, FL 33009

Business Phone: 305-932-2400 Fax: _____

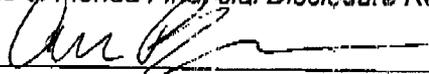
Qualifications: I have been a resident of The City
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

since 1991, and am an active member of The Community
servicing on the AACB board and on The Community
Services Advisory Board in 2005-2010.

List community or civic involvement: Please see attached resumé.

Please attach a resume along with your application.

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Signature of Applicant

11/26/2012
Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura FL 33180
(305) 466-8910 (305) 466-8919 fax

AMIT BLOOM

20454 NE 34 Court | Aventura, FL 33180 | 786-395-6263 | amit@sternbloom.com

professional

STERN BLOOM MEDIA, Aventura, FL - PARTNER

1998 - Present

Founder and Partner of AVENTURA MAGAZINE, the area's premiere lifestyle publication (9 issues annually); SOUTH FLORIDA CITY GUIDE a publication distributed 3 times per year for residents, visitors, and businesses; and our Creative Services Studio which includes graphic design, photography, and custom publishing services for other companies.

AMIT GRAPHIC DESIGN, Aventura, FL - OWNER

1997 - 2003

Owner and Art Director of a graphic design company specializing in magazine and newsletter layout and design. Clients included The City of Aventura, *Business in Broward* magazine, *ArtSpirit* magazine, *Weston First* magazine, Lewis International catalogues and more.

INBLOOM DESKTOP & GRAPHIC DESIGN, Miami Beach, FL - ASSIST. ART DIRECTOR

1996

Assistant Art Director for a full-service graphic design company. Clients included *Dancer* magazine, Café Cola, Inc., South Beach Cigars, Inc., Paninoteca Café and more.

PACE THEATRICAL GROUP, INC., Miami, FL - PUBLIC RELATIONS

1991-1995

Public Relations Representative for PTG-Florida, a subsidiary of PACE Entertainment Corp. (currently Live Nation Entertainment), one of the largest producers and presenters of live entertainment in the United States. Responsibilities for Broadway national touring productions in the Miami, Fort Lauderdale, Palm Beach and Tampa markets included: writing and distributing press releases; pitching stories to local media; accompany artists on interviews; organizing opening night/cast parties; assisting in press conferences; assisting in building ads, brochures and other promotional materials; implementation of special promotions.

ALAN WASSER ASSOCIATES, New York, NY - PRODUCTION ASSISTANT

1990

Production Assistant in general management office of Cameron Macintosh, Inc., producer of the Broadway productions LES MISERABLES, THE PHANTOM OF THE OPERA, and MISS SAIGON.

RING THEATRE, Coral Gables, FL - ASSISTANT MANAGING DIRECTOR

1989-90

Assistant Managing Director for the Ring Theatre (currently the Jerry Herman Theatre) responsible for supervising House Management and Box Office activities; assigning season subscriptions; hiring College Work Study students; CWS payroll; assist in advertising; assist in hardwood reports, audience problems; and daily upkeep of box office activities.

HIRSCHFELD THEATRE, Miami Beach, FL - PRODUCTION ASSISTANT

1989

Production Assistant responsible for follow-up calls to agents and unions; calculation of union dues; and assist visiting guest directors and actors.

Hochberg Preparatory School Board (2012-present)

Hochberg Preparatory Parent Teacher Organization (2011-present)

Aventura Arts & Cultural Center Advisory Board (2010-present)

Governors Level member Aventura Marketing Council (2001-Present)

City of Aventura Community Services Advisory Board (2005-2010)

Delvista Townhomes Homeowner Association Board (2007-2008)

UNIVERSITY OF MIAMI, Coral Gables, FL - BACHELOR OF FINE ARTS
in Theatre Management/Business Administration, 1981

Omicron Delta Kappa National Leadership Honor Society

Phi Kappa Phi National Honor Society

Golden Key National Honor Society

Sigma Delta Tau Fraternity, Alpha Mu Chapter

International Thespians Society

community involvement

education

honors



**CITY OF AVENTURA
APPLICATION FOR
COMMUNITY SERVICES ADVISORY BOARD**

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Name of Applicant: JULIE R. ISRAEL
(Please Print)

Address: 20291 N.E. 30 AVE. #116 AVENTURA, FL 33180

Home Phone: 305 931-0359 Email Address: JRISRAEL@bellsouth.net

Business Name: RETIRED Occupation: _____

Business Address: _____

Business Phone: N/A Fax: 305 931-7753

Qualifications: MEMBER, MANHATTAN PLANNING BOARD II / MEMBER,
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

MAYOR BEAME
EDUCATIONAL TASK FORCE / COMPTROLLER, MANAGER, BUSINESS
AFFAIRS, BOARD OF EDUCATION, CITY OF NEW YORK / UNIVERSITY
OF PENNSYLVANIA OFFICE OF ADMISSIONS REPRESENTATIVE

List community or civic involvement: PRESIDENT (16 YEARS) VILLA DORADA CONDOMINIUM

MEMBER, SECRETARY JOINT COUNCIL OF AVENTURA, PRESIDENT, MARINA
CONDOMINIUM ASSOCIATION.

Please attach a resume along with your application. ✓

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Julie R. Israel
Signature of Applicant

12/5/12
Date

**Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax**

JULIE R. ISRAEL

20291 N.E. 30TH AVENUE: APT.116: AVENTURA, FL. (305) 931-0359

Objective: Community Services Advisory Board

Experience:

N.Y.C Board of Education: Manager, Business Affairs & Administration, Comptroller

University of Pennsylvania: Office of Admissions Representative

Klock: Real Estate Agent

Amusement Devices, Inc.: Comptroller

Manhattan Planning Board 11: Member

Manhattan: Mayor Beame Educational Task Force: Member

Joint Council of Aventura: Secretary-Member

Sophisticated Saw, Inc. & Skin The Wire: President/Treasurer

City of Aventura : Member Community Services Advisory Board

Villa Dorada Condominium Association: President 16 years, Secretary/Treasurer 4 years

Villa Dorada Condominium Association: Committee Membership: Landscaping, Library, Screening, Budget, Social, Senior Citizen, Security, Water, Youth, Parking.

I LIKE CONTRIBUTING MY TIME AND ENERGY TO MY COMMUNITY

Julie R. Israel
12/5/2012



**CITY OF AVENTURA
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Name of Applicant: PETER STEIN

Address: 3615 NE 20TH STREET # 3212 AVENTURA (Please Print)

Home Phone: 305 788 1000 Email Address: PETER@ENERGYSAVINGINDUSTRY.COM

Business Name: ENERGY SAVING SOLUTIONS USA, LLC (AVENTURA) Occupation: LED LIGHTING MANUFACTURER

Business Address: 20900 NE 50TH AV #800 33180 LED/

Business Phone: (305) 735 2878 X6000 Fax: 800 418-7078 ENERGY SAVING

Qualifications: STRONG BUSINESS BORDER, CIVIC-MINDED
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

Community Advocate, Energy/Carbon Emissions Reduction Advocate, Dealings with Dozens of Cities and School Districts Across US & Canada (410 Sales Reps)

List community or civic involvement: (See Above.)
(Online) Resume/Bio @ EnergySavingIndustry.com

Please attach a resume along with your application.

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[Signature]
Signature of Applicant

12/11/12
Date

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Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

PETER J. STEIN

3615 NE 207th Street #3212 • Aventura, Florida 33180 • (305) 788-1000 • peter@energysavingindustry.com

CEO / EXECUTIVE SALES DIRECTOR PROFILE

CEO / Managing Director

Respected and seasoned entrepreneurial sales executive with extensive experience leading business development and marketing activities for startup and fast growth organizations, driving regional, national, and global product marketing, sales, and account management activities to consistently meet and exceed sales targets. Possess keen eye for identifying key buying influences in multi-level accounts and developing strategic sales plans to nurture long-term business relationships. Lead organizational efforts to develop CRM strategies and leverage innovative technology and business solutions in support of the sales and account management processes.

Core competencies include:

- Negotiating with Cities / Municipalities
- Strategic Business Development
- Region / Territory Management
- Financial & Contract Negotiations
- Sales Forecasting & Projection
- E-Commerce Initiatives
- Profit & Loss (P&L) Management
- Sales Force Development
- Marketing & Advertising Strategies
- Account Relationship Management
- Budgeting & Business Planning

PROFESSIONAL EXPERIENCE

MANAGING DIRECTOR, 2010- Present

Energy Saving Solutions USA, LLC Aventura, FL

Leading a team of 410 Sales People, Energy Saving Solutions Provides Energy Saving LED and Induction Lighting to Commercial Businesses, Cities and School Districts in an effort to help reduce Energy and Operation Costs, and reduce carbon emissions.

PRESIDENT, 2007- Present

STEIN DIGITAL MEDIA, Miami, FL

Building on success of Condo.com and Web Genius, built and holds full operational and P&L accountability for Search Engine Optimization (SEO) and Social Media company management of 20+ clients serves in sales / service capacity for top clients.

VICE PRESIDENT, SALES, 2006 – 2007

CONDO.COM, Coconut Grove, FL

Spearheaded strategic and tactical sales and marketing plan development for the world's largest online condominium marketplace, listing \$150B worth of condos in 15+ countries. Liaised with key clients and built strategic relationships with worldwide condo developers, advertising directors, and media buyers. Analyzed and built pricing models for products and services. Implemented sales processes reflecting best-practices in lead generation / prospecting and account acquisition, development, and retention.

Selected accomplishments:

- Led evaluation, selection, implementation, and utilization of customer relationship management (CRM) application to support sales force and processes.
- Consistently achieved top sales, holding responsibility for **63% of each quarter's direct sales revenues.**

REGIONAL SALES DIRECTOR, 2005 – 2006

DIGITAL MAP PRODUCTS, Costa Mesa, CA

...continued...

Professional Experience Continued

Oversaw sales of GIS mapping product suite for Southeast US region to real estate and land development organizations. Aggressively prospected and generated leads; conducted executive-level presentations to potential clients in the local, state, and federal government sector, as well as large-scale community and land developers. Performed end-to-end management of sales lifecycle for high-ticket product.

Selected accomplishment:

- Delivered the **company's biggest sale in history** within the shortest sales cycle.

SALES ASSOCIATE, COMMERCIAL REAL ESTATE, 2004 – 2005
MARCUS & MILLICHAP / VIKOR GROUP, LLC, Ft. Lauderdale, FL

Built impressive record of achievement through service in commercial land acquisition and sales roles; leveraged technology to manage property ownership data and to identify and compile properties of interest. Specialized in multi-family properties and apartment buildings. • Utilized GIS technology to in support of property acquisition objectives.

Selected accomplishments:

- Represented seller in exclusive listing of \$89M land deal in downtown Miami, **the largest land listing in the Ft. Lauderdale office.**
- Played key role in disposition of 191-apartment portfolio.
- **Developed software and relational database** designed to capture satellite images and combine with parcel / owner data, enabling high level market intelligence and prospecting

CEO, 2002 – 2004
CANADA PRESCRIPTIONS DIRECT, Miami, FL

Launched an online business offering discount prescriptions, compiling a database of 30K+ customers within two years. Built network of sales and affiliates spanning North America. Pioneered design, development, and implementation of software platform to drive sales by matching best-priced Canadian pharmaceuticals for US buyers.

Selected accomplishments:

- Facilitated an annual total of **\$31M in prescription sales.**
- Successfully sold business to a Canadian pharmacy organization.

CEO, 1999 – 2004
WEB GENIUS CORPORATION, Miami, FL

Conceptualized, built, and held full operational and P&L accountability for Search Engine Optimization (SEO) company serving an array of high profile clients such as eBay, ING, AT&T Wireless, Prudential Worldwide Real Estate, Polo, Hotels.com; acquired 500+ clients. Served in sales / service capacity for top clients. Recruited experienced sales reps and managers, growing team to 70+.

Selected accomplishments:

- Implemented and leveraged call center technology to increase sales production.
- **Invited guest speaker** to numerous Search Engine Placement Strategies conferences, and business events
- Sold business to competitor as part of closely planned exit strategy.

INVESTMENT ADVISOR / RETAIL BROKER, 1995 – 1998
JW GENESIS SECURITIES (now WACHOVIA SECURITIES), Miami, FL
BILTMORE SECURITIES, Ft. Lauderdale, FL

...continued...

Managed stock, bond, and mutual fund trading activities, as well as sold investment banking opportunities. Generated funds for clients through registered private placements and obtained debt financing for companies. Opened the Miami / Brickell Avenue office of JW Genesis.

Selected accomplishments:

- **Broke sales record for Biltmore Securities** by opening 30 new investment accounts within the first 30 days; consistently held monthly top producer status.
- Provided cold calling, lead generation, and closing technique training to new brokers to ensure continued high level sales and customer service.
- Facilitated daily morning meeting oriented toward providing high-caliber sales training with a focus on phone sales techniques across lead generation and closing.

DIVISIONAL VICE PRESIDENT, 1992 – 1995

GEPETTO, INC., Miami, FL

Established a department store distribution channel for clothing manufacturer, acquiring major retail accounts with Sears, JC Penney, Burdines, Kids R Us, and Mervyn's.

Selected accomplishments:

- Drove **sales from zero to \$7M** inside of three years.
- Achieved and retained the highest margin of sales profits for any division for entire tenure, leveraging highly-developed relationships with discount retailers.

ACCOUNT EXECUTIVE, 1990 – 1992

CROSS INDUSTRY MARKETING, INC., Boston, MA

Joined startup affinity marketing organization as second employee, rapidly achieving and maintaining top sales status. Developed business for the nation's first toll-free directory sponsored by AT&T. Marketed cooperative relationships between airlines and restaurants for media campaigns.

Selected accomplishments:

- **Generated more than \$10M in revenue** and held position as **top sales producer** every year of tenure.
- Instrumental contributor to sale of business to Donnelley Publishing Company.

PRESIDENT, 1987 – 1990

GOURMET GRUB, INC., Boston, MA

Launched restaurant delivery service while pursuing undergraduate degree. Partnered with 53 local restaurants to offer home / office meal delivery.

Selected accomplishments:

- Grew business to more than **\$1M in gross annual revenues from an \$1800 initial investment**.
- Recruited, hired, and managed delivery and dispatch staff of 23.

EDUCATION & CREDENTIALS

Bachelor of Arts in Marketing & Communications

BOSTON UNIVERSITY, Boston, MA

President, Entrepreneur Association

Top Fundraiser, Alumni Fund; held record of most funds generated, promoted to "large donor" contact

...continued...

Professional Experience Continued

Professional Licensure & Certification

Series 7, General Securities • Series 63, Uniform Securities (State) • Real Estate & Mortgage Broker Licenses

Technical Proficiency

Windows Platforms • MS Office Suite • Goldmine • ACT! • Salesforce.com • REA
Familiarity with prevailing programming technologies

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APPLICATION FOR
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Name of Applicant: ROSA NACCARATO
(Please Print)

Address: 2801 NE 183 ST. #1217 AVENTURA 33160

Home Phone: 305-935-5726 Email Address: nosie0057@ATT.NET

Business Name: GOLDMAN NACCARATO VELA Occupation: COURT REPORTER +

Business Address: 66 W. FLAGLER ST. 7TH FLOOR, MIAMI 33130
CONSULTANT

Business Phone: 305-545-8434 Fax: 305-325-8991

Qualifications: MULTIPLE BOARD EXPERIENCE (SEE RESUME)
(Briefly describe the specific expertise and/or abilities you can contribute as a member of this Board.)

MANAGED OFFICE PROPERTY + GROUNDS 15 YEARS
8+ YEARS ON CONDO BOARD, DUTIES INCLUDING
BUDGET, LANDSCAPING, GROUNDS MANAGEMENT

List community or civic involvement: SPEAR-HEADED FPL YARD IMPROVEMENTS
WORKING \bar{c} CITY ON PEDESTRIAN CROSSWALK IMPROVEMENTS
ON WBT; RAN FOR COMMISSIONER, SEAT 3

Please attach a resume along with your application.

I understand that in accordance with the State of Florida Government in the Sunshine Law, this information may be made public. I understand that all board appointments are for voluntary, uncompensated services and I will be subject to the requirements of the State of Florida Financial Disclosure Requirements.


Signature of Applicant

12/12/12
Date

Fax or Mail completed application & resume to:
Office of the City Manager
Government Center
19200 West Country Club Drive, Aventura, FL 33180
(305) 466-8910 (305) 466-8919 fax

RESUME

ROSA NACCARATO

2801 NE 183 ST, Unit 1217
Aventura, FL 33160

BIRTHDATE & PLACE

August 29, 1963, Calabria, Italy

BUSINESS NAME & ADDRESS

Goldman, Naccarato, Vela & Associates LLC
66 West Flagler Street, 7th Floor
Miami, Florida 33130
(305) 545-8434 - office
(305) 325-8991 - fax

PROFESSION

Stenographic Court Reporter, reporting trials, arbitrations, hearings, depositions and sworn statements in matters involving civil, family, criminal, medical and commercial litigation; conference reporting; utilizing Catalyst Catalyst software; Florida Notary Public.

EXPERIENCE

January 2011 to present - Court Reporter and Consultant , Goldman, Naccarato, Vela & Associates LLC.
October 1995 to December 2010 - Partner/Shareholder and Court Reporter, Goldman, Naccarato, Patterson, Vela & Associates, Inc.
March 1994 to September 1995 - Partner/Shareholder and Court Reporter, Goldman & Naccarato, Inc.
June 1992 to February 1994 - Partner/Shareholder and Court Reporter, Gazzo, Goldman & Naccarato, Inc.
October 1985 to May 1992 - Owner and Court Reporter, Rosa Naccarato Court Reporting Services.
June 1982 to September 1985 - Court Reporter, Elaine Zakarin & Associates, Inc.

EDUCATION

September 1980 to May 1982 – Coursework, Court and Conference Reporting, Broward Community College, Davie, Florida, including Machine Stenography 1 through 5, Business Law, Medical and Clinical Terminology, Business Communications and Office Procedures. Received Office Careers Scholarship spring semester, 1982;
February 1980 - GED, Lindsey Hopkins Technical Center, Miami, Florida
High School - Miami-Norland Senior High, Miami, Florida

SKILLS

Machine Stenography; Case Catalyst Operator; consultant; business management; advanced typing; fundraising; event planning.

AFFILIATIONS & POSITIONS HELD

Florida Court Reporters Association, Board Member, September 2011 to present.

Women's Breast Health Initiative, Florida Chapter, Board Member August 2011 to present.

Appointee to the Miami-Dade County Commission for Women, October 2000 to present, appointed by Miami-Dade County Commission Chairman Joe A. Martinez, District 11; served as Vice Chair and Chairwoman, currently on Executive Committee as Immediate Past Chair.

Non-lawyer member of Florida Bar Grievance Committee Group 11P, February 2009 to April 2012.

Director of Admirals Port Condominium Association, February 2008 to present; Association President 2010-2011.

Member of Ruth's List October 2011 to present.

Member of Zonta International, Greater Miami Club 1989 to 2000 and Miami Lakes Club 2010 to present; club President 1992-1994 and 1998-2000, Area 3 Director and member of District 11 Board 1994 to 1996.

Member of Broward Community College Advisory Committee on Court and Conference Reporting, 1989 to 1999.

Founding member of Freelance Court Reporters Association of Dade County, 1992 to 1996, served as President 1993-1996.

HOBBIES & INTERESTS

Politics, World Travel, Cooking, Oenology, Religion, Arts & Crafts.

REFERENCES

(Available upon request.)

CITY OF AVENTURA
OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: City Commission

FROM: Eric M. Soroka, ICMA-CM, City Manager 

DATE: December 17, 2012

SUBJECT: **License to Use Real Property With PMG Aventura, LLC**

As part of the Conditional Use Approval for the Echo Condominium Project to be located at 3250 N.E. 188th Street, the developer, PMG Aventura, LLC dedicated 1.5 acres to the City.

The developer has requested to use the 1.5 acre parcel during construction of the project for the parking of construction vehicles and a sales office. In return, they have agreed to pay a fee of \$125,000 to the City. The term of the Agreement is for 18 months with an option to extend the term by six months at a cost of \$6,000 a month.

It is recommended that the City Commission consider the approval of the License to Use Real Property document for the following reasons:

1. During the construction of the Echo project it would be unwise for safety reasons to utilize the 1.5 acres as a park site.
2. The license fee of \$125,000 could be utilized to offset the cost of constructing the improvements to the 1.5 acres as a park site.
3. This arrangement would reduce construction parking traffic on the street.

This item has been placed on the Workshop Agenda for review and discussion.

EMS/act

CCO1789-012

**CITY OF AVENTURA
LEGISLATIVE PROGRAM AND PRIORITIES**



2013

**Mayor Susan Gottlieb
Commissioner Enbar Cohen
Commissioner Teri Holzberg
Commissioner Billy Joel
Commissioner Michael Stern
Commissioner Howard Weinberg
Commissioner Luz Urbacz Weinberg
City Manager Eric M. Soroka
City Clerk Teresa M. Soroka
City Attorney Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.**

**CITY OF AVENTURA
LEGISLATIVE PROGRAMS AND PRIORITIES
2013**

This document is intended to provide direction to the City Manager, City Attorney and Legislative Lobbyist as to the official City position regarding issues and pending legislation which would affect the operation of local government. This document further provides priorities for the acquisition of supplemental funding (grants) for various programs.

The City of Aventura will endorse and support legislation that will:

1. Provide a dedicated revenue source for Charter School capital improvements at the same levels provided to the local school boards.
2. Increase or maintain educational funding levels for Miami-Dade County public schools.
3. Amend State law allowing a more economical method of advertising for a public hearing relating to Comprehensive Plan adoption and/ or amendments.
4. Adopt the 2013 Policy Statement of the Florida League of Cities.
5. Enact a law that would prohibit an individual from writing, sending or receiving text messages while operating a motor vehicle.
6. Enact a law enabling cities to prohibit smoking at city sponsored events or activities and/ or at city parks and facilities.
7. On a state-wide level, ban the use of handheld phones by persons operating motor vehicles, but allowing hands free phone devices.
8. Provide a dedicated revenue source to cities that are located within 1 mile of a facility that houses legalized gambling to offset police and road impact costs to the community.
9. Preserve municipal authority for red light camera safety programs.
10. Amend Safe Harbor provisions (Fla. Stat. 718.116(1)(b) condos and 720.3085(2)(c) HOAs) to increase the liability of qualified lending institutions to the lesser of twenty four months of past due assessments or two percent of the original mortgage in the event of a foreclosure.

Eric M. Soroka

From: Howard S. Weinberg <howard@howardweinberg.com>
Sent: Monday, December 10, 2012 11:33 PM
To: Eric M. Soroka
Subject: RE: Legislative Program and Priorities

As a City in which virtually every resident lives in a condominium, we should proactively support and encourage legislation that offers relief to financially challenged community associations (and likewise vehemently oppose any legislation that does the opposite). The current Safe Harbor provision (Fla Stat. 718.116(1)(b)) is exacerbating hardships for community associations vis a vis foreclosures. Often taking two or three years to take back a unit, banks are only required to pay the lesser of twelve months of past due assessments or one percent of the original mortgage. Thus, the remaining unit owners in the association are unfairly left to fund the resulting shortage. The law is hurting our constituents, they deserve relief and we should advocate on their behalf in the 2013 Legislative Session. Certainly an increase in the Safe Harbor limitation to the lesser of twenty four months of past due assessments/two percent of the original mortgage is warranted.

From: Eric M. Soroka [mailto:sorokae@cityofaventura.com]
Sent: Wednesday, December 05, 2012 1:52 PM
To: Howard S. Weinberg
Subject: Legislative Program and Priorities

As discussed attached is the document that was approved this year. Please let me know your thoughts on adding items. Thanks.

Eric M. Soroka
City Manager
City of Aventura
19200 West Country Club Drive
Aventura, Florida 33180
sorokae@cityofaventura.com
www.cityofaventura.com
Office: 305-466-8910
Fax: 305-466-8919

Please consider the environment before printing this e-mail.



CITY OF AVENTURA

OFFICE OF THE CITY COMMISSION

MEMORANDUM

TO: City Commission
FROM: Commissioner Michael Stern
DATE: November 26, 2012
SUBJECT: **Movie Night in the City**

Please place on the City Commission Workshop Agenda for January 2013 a discussion on establishing a Movie Night outdoors at the one of our park sites. Please be prepared to discuss estimated costs.

Thank you.

MS/tms

CITY OF AVENTURA
OFFICE OF THE CITY COMMISSION

MEMORANDUM

TO: City Commission

FROM: Commissioner Enbar Cohen

DATE: January 7, 2013

SUBJECT: Amendment to Commission Email Policy

I would request that the current policy of the City Clerk's office transmitting City Commission email be revised to allow Commissioners to receive their emails directly to their private cell phones.

Please place this item on the next Workshop Agenda.

Thank you.

EC/tms

A handwritten signature in black ink, appearing to be 'Enbar Cohen', written in a cursive style.

Eric M. Soroka

From: Miami-Dade County League of Cities <mdclc@bellsouth.net>
Sent: Thursday, November 29, 2012 9:23 AM
To: Miami-Dade County League of Cities
Subject: Save the Date: 59th Annual Installation Gala
Attachments: SPONSORSHIP PACKAGES 2013.doc



Miami Dade County League of Cities

26 East Flagler Street | Suite 200 | Miami, Florida 33131 | T 305-416-4155 | F 305-416-4157

Save the Date

59th Annual Installation Gala

Saturday, February 9, 2013

*Jungle Island 1111 Parrot Jungle Trail Miami, FL
33132*

6:30 p.m. Cocktail Reception

7:30 p.m. Award Ceremony

Installation and Dinner to follow