

LANDSCAPE & MAINTENANCE ASSESSMENT PLAN

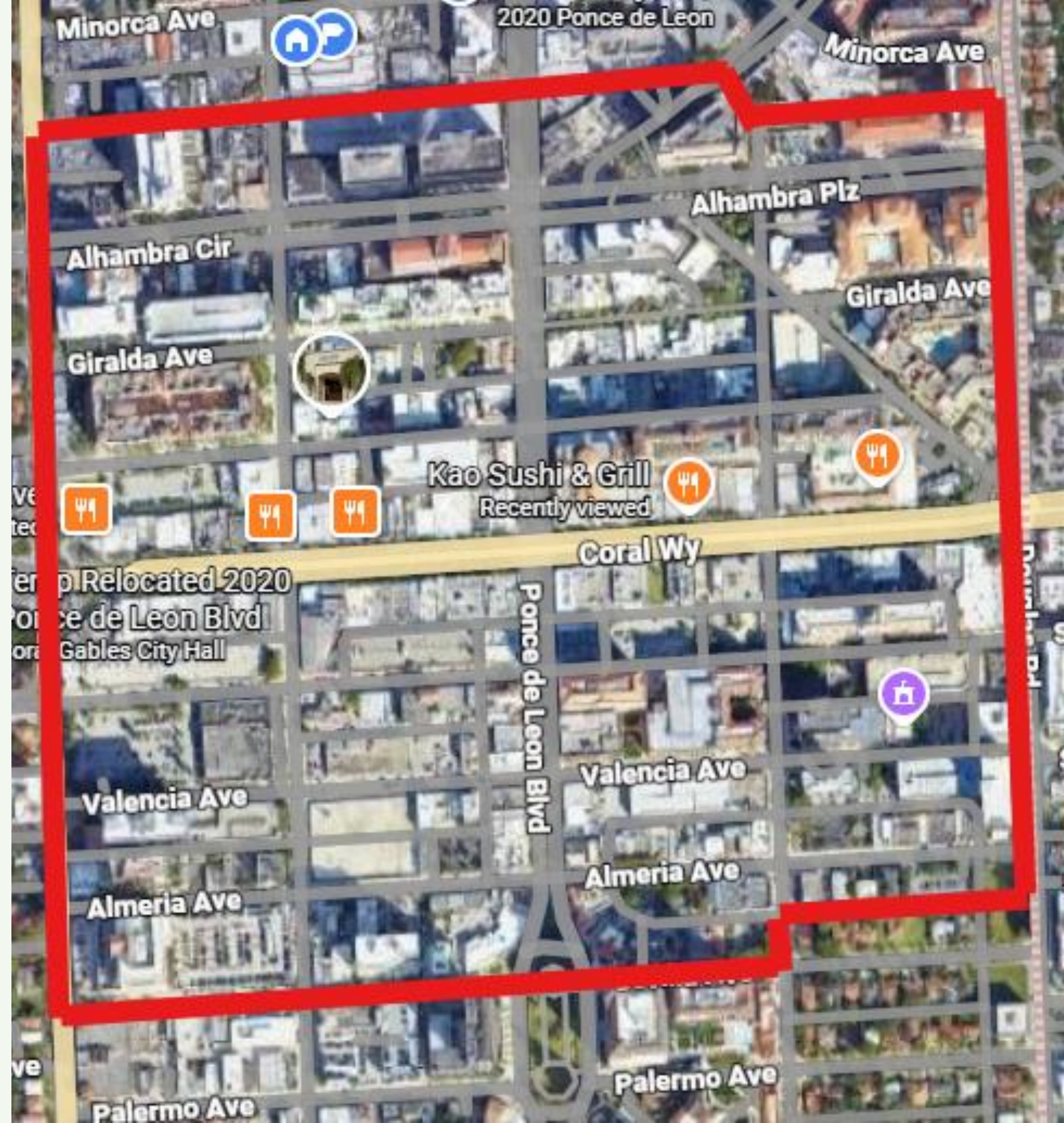
May 5, 2026





Purpose of Program

Provide a consistent, high-quality level of maintenance, cleanliness, and landscape enhancement within the Central Business District and beyond through a centralized service model.



Boundaries

Ponce de Leon Blvd. from SW 8 Street to Sevilla Avenue; and the area encompassing Alcazar Avenue (north), Sevilla Avenue (south), LeJeune Road (west), and Douglas Road (east).

Baseline Services

Work area not the same as proposed boundaries

6 City staff & 1 SFM crew = \$575,879.

Work area: Ponce de Leon corridor from SW 8 Street to Bird Road as well as Miracle Mile between LeJeune and Douglas Road.

01

Center landscaped medians: work on landscaping, irrigation repair and litter control daily (M-F).

02

Sidewalk planters: Inspect and maintain all planters (Per Code, currently, businesses are responsible for maintaining the sidewalk planting.)

03

Litter control: SFM conducts one pass per day in landscaped planters in the sidewalk. (Per Code, litter control is the responsibility of the property owner.)

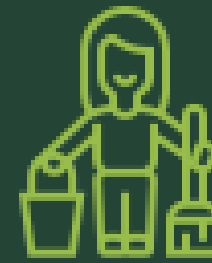
Block by Block has a daily presence on Miracle Mile & Giralda Plaza at a current annual cost of \$535,000.





Proposed Scope

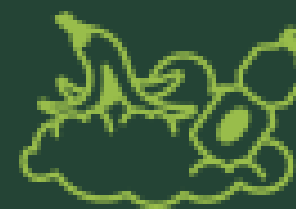
General Maintenance



Perform routine maintenance of public spaces: sidewalks and alleyways



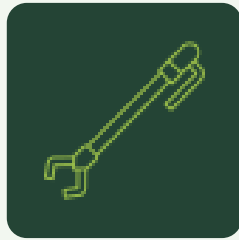
Provide scheduled pressure cleaning of sidewalks and curbs, to maintain a clean and uniform appearance (twice a year)



Remove debris, stains and buildup affecting public areas (i.e. stickers)

Proposed Scope

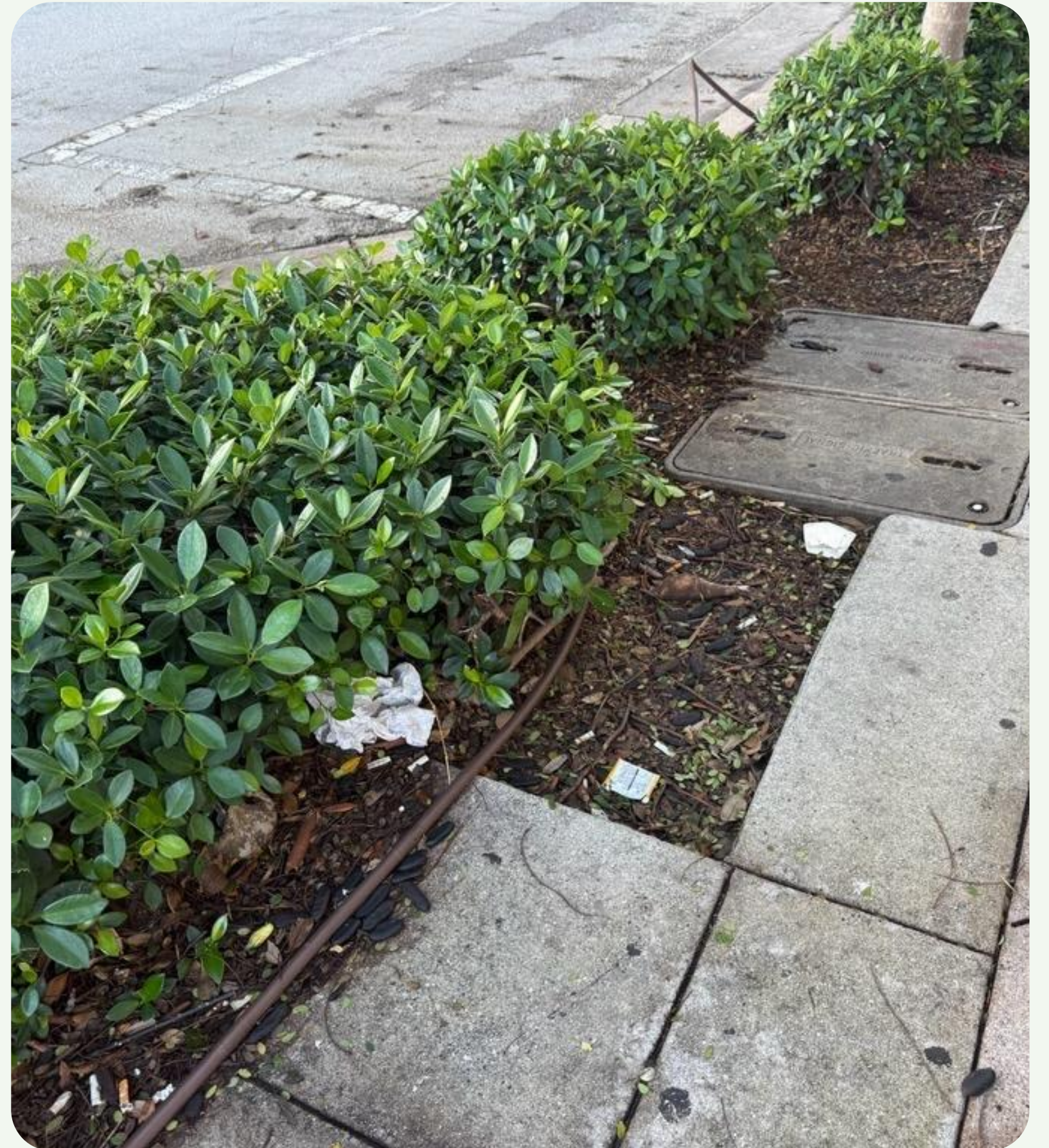
Enhanced Cleaning & Litter Control



Provide enhanced trash and litter collection services above baseline City services.



Maintain alleyways in a clean, orderly, and sanitary condition, including removal of litter.



Landscape Installation & Maintenance



Design and install initial landscaping within the sidewalks



Maintain all installed landscaping and replacement of plant material as necessary



Plant selection will be drought-tolerant, resilient and appropriate for urban conditions



Public Works Landscaping div. will create a minimum of 3 to 4 templates. Deviation approved by Staff



Proposed Scope

Lifecycle & Replacement



Implement a landscape refresh cycle of approximately every five years or as determined by the landscape architect or designee, including replacement of plant materials and updates to design as needed to maintain visual quality



Proposed Scope

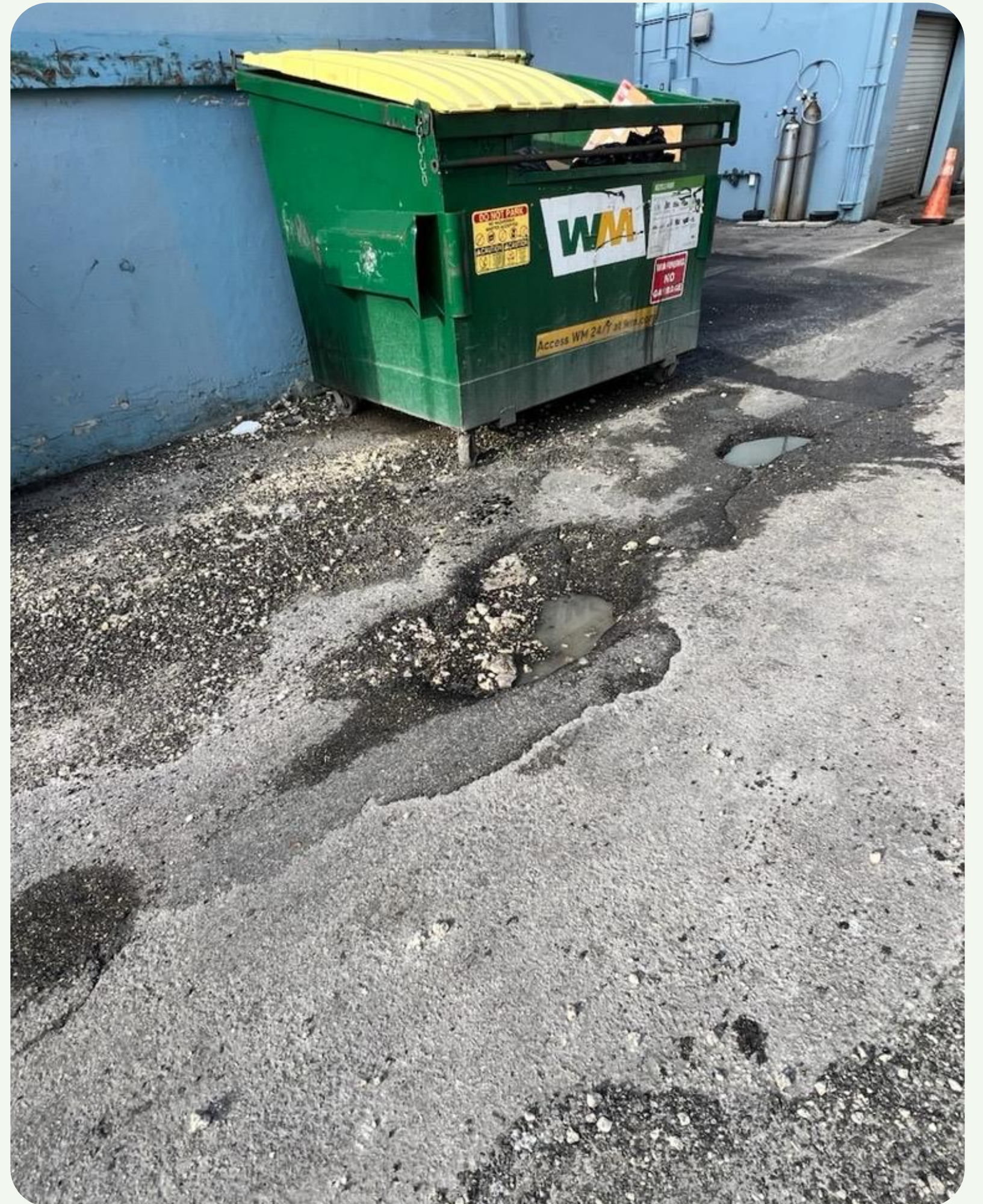
Alley Restoration & Improvements



Removal of weeds and graffiti, litter control and pressure cleaning



Coordinate with Public Works for any necessary repairs beyond routine maintenance , i.e., asphalt or concrete work



Program Oversight & Maintenance



Provide dedicated supervisor responsible for daily oversight, quality control, and coordination with City staff.

Will check for issues that require escalation to other city departments: broken signs, illegal dumping, etc.



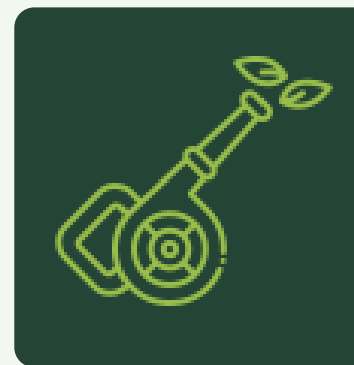
Establish performance standards and inspection protocols to ensure consistent service delivery





Proposed Scope

Coordination with Property Owners



Program supplements, but does not replace, the responsibility of businesses and property owners to maintain their property/storefronts as required by City Code.



Coordinate efforts to ensure seamless service delivery without duplication



Next Steps

- ✓ • IT to use mapping system data to track linear frontage and alleyway
- Provide digital mapping system data to consultant for assessment calculations
- May 19 Commission meeting for bid waiver to use existing consultant
- Assessment methodology recommendation provided by consultant
- City Attorney's office to review feasibility and compliance with applicable law
- City approval of concept and assessment methodology
- RFP for selected services