

420 Years MIAMI TODAY

WEEK OF THURSDAY, APRIL 30, 2026

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MIAMI OK'S LEGAL ACTION TO GET FIRE STATION BUILT AT MERCEDES-BENZ CONDOS, PG. 3



BOND SHIFT SAVINGS: Miami-Dade's Aviation Department will save about \$82 million by issuing \$725 million in new bonds to replace older, more expensive bonds that the airport issued earlier. County commissioners approved the new bond issue last week. By replacing those older bonds now, the present value of the savings to the county is about \$59 million, a memo to commissioners from county Chief Administrative Officer **Carladenise**

Edwards said. The new bonds will replace \$9.8 million in bonds issued in 2012, \$410.6 million in one bond issue from 2015 and \$35.1 million in other bonds issued that same year, as well as \$279 million in bonds issued in 2016. Aviation bonds are repaid from airport revenues, not the county's general fund.

ELEVATORS RISING: Two new elevators being added to the parking garage in the Dadeland North Metrorail station are scheduled to be in use by 2028, the Citizens' Independent Transportation Trust was told last week. "The existing elevators will not be refurbished until the new elevators are placed into service," **Alex Barrios**, assistant director for construction for the Department of Transportation and Public Works, told the trust. "We're building new elevators within the parking garage at Dadeland North to handle the additional traffic flow. Once those come online, then the existing elevators will be taken offline for refurbishment."

RAPID RESPONSE: The chairman of the Freight Transportation Advisory Committee, **John Dohm**, had a plea that the Miami-Dade Transportation Planning Organization board quickly answered last week: "We need more members." The advisory group, created 21 years ago by the planning organization, advises on freight movement and truck traffic needs that might impact safety and efficiency. "That includes truck parking and inland port work," Mr. Dohm said, both of which are active projects in the county. But as to members, "we only have five now," he said. "We could really use somebody from MIA, we could use somebody from PortMiami, we could use somebody from Hialeah, City of Miami, Miami Gardens, Homestead, Miami Beach." He had lots of qualified candidates, he said, who could be appointed. By the meeting's end, the planning organization had appointed two more and he had seven members.

WILSON LIBRARY: County commissioners last week suspend two rules and named the North Dade Regional Library for U.S. Rep. **Frederica Wilson**. Rep. Wilson, 83, earlier served as both a Florida senator and a Florida representative, as well as a member of the county school board.

THE ACHIEVER



Carol Faber

Akerman partner set to greet International Women's Forum

The profile is on Page 4

Turbulent trip to new MIA hotel

Miami-Dade has slapped a new requirement on a delayed and troubled hotel that's to be developed on Miami International Airport land by Miami Dolphins principal owner Stephen Ross and Fontainebleau hotel owner Jeffrey Soffer.

A unanimous county vote last week called for commission approval of any new design for the hotel. New designs have yet to be created but are required by a belated discovery that a 2023 design the commission signed off on can't rise at the airport under federal aviation rules.

After a contentious battle for the development deal, the Soffer-Ross team's FDR Miami Hotel LLC won a county OK for a minimum 451-room hotel plan that is unworkable because it would block some radar signals at the airport that are crucial for safe aviation. While looking for a solution, construction hasn't begun and the number of rooms is in flux and shrinking.

The developers are "working through some design issues related to an FAA finding regarding a radar blind spot that came up last year," Aviation Director Ralph Cutié told commissioners. "We're working through those issues with the current developer."

"Let me suggest that radar blind spots don't come up," replied Commissioner Oliver Gilbert. "Those are things that you can actually check beforehand."

Mr. Gilbert recalled that in the battle for the hotel award "one of the arguments by the team that was number 2 was that the hotel they're proposing couldn't be built. And we're now four years later and it hasn't even been started."

The federal aviation finding "required redesigning of the current hotel, high number of rooms," Mr. Cutié said. "So that's what we're working through right now."

"My response is absolutely not," said Mr. Gilbert. "We need to have more conversation about that because in the real world the basis of our design has changed now.... This board should really be agreeing to any redesigns of a hotel that we made our decision on."

Decision day passes with no waste site picked

Miami-Dade keeps digging for answers in a crisis sparked when a 2023 fire destroyed the plant that since 1985 had handled its solid waste. It still has no chosen site, no estimated cost, and no clarity what a new plant would process.

Last week, commissioners tried to track progress in getting a joint bid from two firms that earlier had vied to build and run a new waste-to-energy facility, and Chairman Anthony Rodriguez talked of mounting frustration, including his own.

They learned that no site had yet been picked for a plant, a flashpoint of contention for three years as cities jockey to keep a solid waste plant far from their residents.

"This may very well be the largest project that this body ever votes on in our tenure as commissioners – monetarily, that is," Mr. Rodriguez said.

He pointed out that last week was to be a decision date for county plans, yet he had none to look at. He asked Mayor Daniella Levine Cava if the administration would be presenting a firm plan in May.

Roy Coley, county chief utilities and regulatory services officer, responded that even June is in doubt.

"I don't know how we can move forward

until we select a property," Mr. Coley replied. "We don't have a property selected and we weren't recommended one by the proposer, and so we continue to say we need to make a decision on that before we can have any idea what we're doing."

FCC Environmental Services and Florida Power & Light Co. had separately offered to build a waste center for the county. The commission on Dec. 16 told them to try to create a consortium.

"Discussions are well under way and are looking very positive," Mr. Rodriguez told commissioners in January. At that point, the joint proposal was to be due this month.

He told commissioners last week that given information from the administration two weeks earlier "it was our understanding that the negotiations weren't nearly where it needed to be to make an April 21 agenda." So he held a meeting in his office "with all interested parties" and left thinking "we had accomplished a very, very large amount of progress and what was missing was some information that they had to get over to the mayor's office ... and signed off by the lawyers."

"I think it was extremely helpful clarifying on both sides expectations and what was

needed to move forward," Mayor Levine Cava said, adding that after the meeting she got some needed information.

Unfortunately, as Mr. Coley subsequently made clear, not enough information.

"We had our first proposed submission from them April 6, and that submission was short some very material information. For example, there was no property selected, no property cost," Mr. Coley pointed out. The commission, he noted, had asked for both property cost and the absence of any royalty payments in the deal and "the proposal we received in April was silent on both things," and others.

The county, Mr. Coley noted, finally received a financial model April 17 and was still reviewing the numbers.

Two sites are under consideration, Mr. Rodriguez said, and "I'm sure that there will be a recommendation on the property as well."

Both sites would need remediation before construction, said Commissioner Raquel Regalado, so a consultant already being paid by the county should start now to estimate that cost at each site. A report last year that looked at six possible sites estimated it would take eight years to 11 years to get each ready for full use.

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THE INSIDER

GAS PRICES DIP, THEN RISE: Average gas prices in Miami fell 7.5 cents per gallon last week to \$3.97, according to GasBuddy. That's 1.6 cents higher than a month ago and 98.9 cents higher than a year ago. The national average price rose 7 cents in the week to \$4.04, up 5.7 cents from a month ago and 94.3 cents from a year ago, but then on Tuesday of this week prices rose 1.6%.

SOCCER RAIL TRIPS: Tri-Rail on April 25 recorded its second-highest Saturday passenger total, 9,854 riders, with a boost from the fans of Inter Miami CF soccer games at Miami Freedom Park. More than 1,200 people rode the special train service after the game. Tri-Rail has scheduled a dedicated train to again depart about 45 minutes after the May 2 Saturday match at the stadium. The Tri-Rail record for a Saturday was set in 2024.

REINING IN LOCAL GOVERNMENT: Soon Florida cities and counties will be banned from promoting diversity, equity and inclusion (DEI) and enacting net zero policies to reduce greenhouse gases. Gov. **Ron DeSantis** signed bills barring governments from supporting those policies last week. One prohibits municipalities from funding or supporting programs deemed diverse or inclusive. It also bars cities and counties from having a DEI office or an inclusion officer and gives the governor the power to remove officials who violate the law. The other bill takes aim at net zero emission policies. Mr. DeSantis dubbed it an "anti-carbon tax" bill. Broward, Miami-Dade, Monroe and Palm Beach counties formed a compact in 2009 to address climate concerns. The resulting Southeast Florida Climate Change Compact in 2022 called for a 50% reduction in greenhouse gas emissions by 2030 and net-zero carbon emissions by 2050.

RESILIENCE SUMMIT: The Greater Miami Chamber of Commerce plans its 2026 Resilient Solutions Summit from 8 a.m. to 1:30 p.m. Tuesday, May 6, at Jungle Island featuring speakers including Miami-Dade Mayor **Daniella Levine Cava**, Florida State Sen. **Ana Maria Rodriguez** and Miami Dade College President and chamber Chair **Madeline Pumariega**.



M. Pumariega

UNEMPLOYMENT CLAIMS STEADY: New unemployment claims have fallen slightly in Florida but continue at a steady pace indicating little change in hiring or layoffs. The U.S. Department of Labor estimated 5,483 claims were filed in Florida the week of April 18, down from 6,387 for the week ending April 11. Over the past four weeks, the state has averaged 5,641 claims a week. Since the start of the year, the weekly average is now 5,767.

BUS ROUTES CUT: One Miami-Dade bus system route was eliminated and three others cut back by county commissioners last week. The county stands to save more than \$2 million by making the cuts on July 20. Other changes to the system that will be of lesser magnitude have not yet been announced.

SPLITTING THE CIRCLE: Miami-Dade County will construct a traffic circle at Coral Way and Anderson Road in Coral Gables, with the county paying the \$38,300 cost of decorative pavers and irrigation conduits at the circle and the city paying to maintain the decorative pavers under an agreement that county commission approved last week. The City of Coral Gables had approved its side of the deal in 2024.

MORE FILM PERMITTING: Four communities are letting Miami-Dade County handle their permitting for filming. Commissioners last week added to film permitting areas Cutler Bay, El Portal, Miami Lakes and Miami Springs. They join a one-stop office issuing permits for filming and still photography on public property to get a seamless permit from the county.

PLATE CLARITY: A measure to clarify a 2025 law regarding frames placed around license plates was signed into law by Gov. **Ron DeSantis** last week. The 2025 law was directed at people who try to obscure plates. But the law raised questions about how much the frame could obscure the state name or registration sticker before violating the law. This year's legislation followed a Florida Department of Highway Safety and Motor Vehicles memo issued in December that sought to clarify that the frames are fine as long as they don't cover the primary features of the license plate – essentially the letters and numbers, or the registration.

RELIGIOUS EXEMPTIONS: A new proposal from the Florida Department of Education would require all school districts to adopt religious exemption policies for students. The change will be heard at the next Board of Education meeting at Miami Dade College on May 14. Districts would be required to create "a policy that authorizes a parent to request and be granted permission for the absence of a student from school for religious instruction or religious holidays." Under the current rule, districts have the discretion to accept or reject religious exemptions for students to miss class. Also, parents will no longer need to show a notarized statement as proof that the student observes or practices a religion that requires attendance exemption.

DATA CENTER RULES: Gov. **Ron DeSantis** said he will sign a measure imposing restrictions on construction of massive data centers to power the rapidly growing field of artificial intelligence. He said the bill may not have been "as strong as I had hoped. It did get watered down a little bit. But it will prevent any increase in power cost from being passed down to consumers" and is "a pretty strong first step." The bill, in part, requires the Florida Public Service Commission, which regulates electric utilities, to develop what are known as "tariffs" and service requirements to "reasonably ensure that each large load customer bears its own full cost of service and that such cost is not shifted to the general body of ratepayers." But the measure allows local governments to keep confidential initial tech company plans for the centers for up to 12 months.

NO CULTIVATED MEAT: Florida's ban on cultivated meat will remain after a federal appeals court upheld the law. Upside Foods, a California-based company that grows and sells cultivated chicken, sued after the law prohibiting the manufacture, sale and distribution of lab-grown meat took effect in July 2024. A three-judge panel on the 11th Circuit Court of Appeals found Florida's ban on lab-grown meat doesn't conflict with existing federal laws regulating poultry that is raised for human consumption. Agriculture Commissioner **Wilton Simpson**, who owns a farm in Trilby, pushed for the legislation, arguing it was necessary to protect farmers producing real meat from an influx of manufactured meat. "Another win for Real Food – another loss for Frankenmeat," he said in a released statement.



The drop-off site provides an educational component describing the impact of organic waste conversion.

Coral Gables, working with library, begins first community composting

By ABRAHAM GALVAN

The City of Coral Gables marked Earth Month with the launch of its first community composting program, introducing a new initiative designed to reduce waste and make sustainable practices more accessible to residents.

Located at the Coral Gables Branch Library at 3443 Segovia St., the program provides a convenient drop-off where residents can bring food scraps and other organic materials to be composted rather than sent to a landfill. The effort is part of the city's broader commitment to environmental stewardship and long-term resiliency.

The program is intended to simplify participation in sustainability efforts by removing barriers and offering a centralized, easy-to-use location in the heart of the community, according to city officials.

In partnership with the Miami-Dade County Public Library System and Renüable, officials emphasized that collaboration was key in bringing the program from concept to reality. Vice Mayor Rhonda Anderson, who has long advocated for



'By launching this program, we are giving residents a simple, practical way to be part of the solution.'

Vince Lago

expanded environmental programming, was also recognized during the launch for her role in advancing the initiative.

City leaders noted that the composting program builds on a series of sustainability efforts already un-

derway in Coral Gables, including achieving LEED Gold certification, expanding energy efficiency measures across municipal facilities, and diverting significant amounts of waste through recycling programs.

The new composting site is intended to serve as both a practical resource and an educational tool, helping residents better understand the impact of organic waste diversion and the role individuals can play in environmental conservation.

Officials are encouraging residents to participate and help grow the program, saying that its long-term success will depend on community engagement. The launch comes as cities across South Florida continue to explore localized solutions to reduce landfill dependency and promote more sustainable waste management practices.

"Composting is one of the most effective ways to reduce waste and lower our environmental impact," said Mayor Vince Lago. "By launching this program, we are giving residents a simple, practical way to be part of the solution. This is about making sustainability part of everyday life in Coral Gables."

Illegal loading loaded with new fines

By KELLY SANCHEZ

Penalties for illegal freight and commercial loading will increase in Miami Beach under an ordinance passed at the April 22 city



'It is a daily frustration, as we discussed ad nauseum, ... for residents and business alike.'

Alex Fernandez

commission meeting.

Violators will be fined \$1,000 for a first offense and \$5,000 for a second or subsequent offense occurring within one year of the first offense and \$15,000 for any violation if the special magistrate finds the violation to be irreparable or irreversible. The special magistrate may determine an irreparable or irreversible violation based on whether a violator obstructed a travel lane, disrupting traffic flow, not including momentary obstructions from entering or exiting a curb loading space.

Miami Beach Commissioner Alex Fernandez sponsored the item, saying that traffic operations, pedestrian safety and local businesses throughout the city are being impacted by illegal freight and commercial loading.

"This is building upon a conversation that we had back in March, and it actually builds upon the very substantive conversation we had this morning about commercial loading zones and people just parking on our streets, trucks stopping wherever they

want, blocking lanes, disrupting traffic and creating safety risks," he said. "It is a daily frustration, as we discussed ad nauseum this morning, for residents and for business alike."

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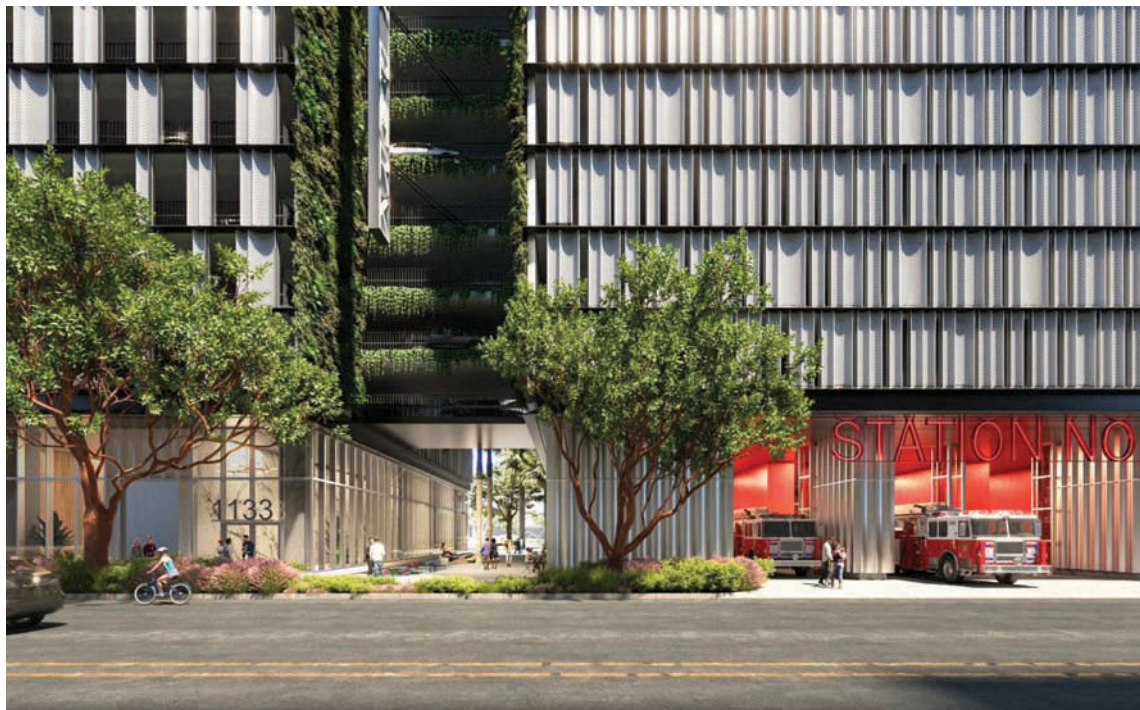
City OK's suit to get fire station at Mercedes-Benz condo

BY GENEVIEVE BOWEN

The City of Miami is moving toward legal action against the developer of Mercedes-Benz Places at One Southside Park after it failed to deliver a new Fire Station No. 4 required under a 2023 public benefits agreement tied to the high-profile Brickell project.

The Miami City Commission voted unanimously April 23 to authorize the city attorney to take all legal action needed to enforce the agreement with developer 191 SW 12 Owner LLC, an affiliate of JDS Development Group led by Michael Stern. The move comes after the city's three-year deadline for completion expired March 15 without a finished station, followed by a notice of default issued April 3 and no permanent facility in place.

In February 2020, JDS Development Group bought downtown city-owned property along Southwest Second Avenue for \$23 million to develop One Southside Park, a 67-story mixed-use tower planned to include condominiums, a boutique hotel, office space and public amenities as part of a broader redevelopment of Southside Park, including a modernized two-acre public green space. In early 2024, JDS Development announced a part-



A March 2023 depiction of the City of Miami fire station within the 67-story Brickell area megaproject.

nership with Mercedes-Benz to brand 791 condominium units within the tower.

The property included the site of City of Miami Fire Station No. 4 at 1111 SW Second Ave., which became part of a broader public benefits agreement between the city and the developer tied to the project's approval.

Under that agreement, the developer was required to finance and construct a replacement Fire Station No. 4 at an estimated cost of \$8 million, along with \$2.2 million for fire

trucks and other public benefits, in exchange for development rights at the site. The agreement called for the new station to occupy about 32,000 square feet within the ground level of the development and be transferred to the city upon completion, while the city would convey the existing fire station parcel for redevelopment.

A 2023 amendment to the agreement later allowed the developer to demolish the existing station and proceed with construction of its replacement,

based on assurances it would be completed expeditiously. Fire-rescue personnel were relocated to a temporary station at Southside Park during construction.

Construction on the replacement station began around March 15, 2023, triggering a 36-month completion deadline that expired last month. In the interim, the developer also secured additional development rights through a covenant and easement agreement allowing work on portions of the site.

City officials now say the

developer failed to complete the station and has also fallen behind on other required public benefit payments. The resolution says the temporary fire station currently housing fire-rescue personnel is deteriorating as hurricane season approaches, raising public safety concerns.

"The developer's failure to construct and deliver the new fire station ... and the ongoing conditions of the construction occurring on Southside Park and the temporary fire station poses an immediate threat to the health, safety, and welfare of the public," the item states.

The action comes amid broader financial pressure on the project. Court filings from April 1 show CWRE SSF Flamingo Capital, an affiliate of the Cottonwood Group that acquired the debt, filed a foreclosure lawsuit against 191 SW 12 Owner LLC over an \$86 million bridge loan originally provided by Maxim Capital Group. The lender alleges the borrower defaulted on the loan, which has grown to roughly \$100 million including interest.

With the commission's authorization, the city attorney can now pursue legal avenues to enforce the agreement and protect city-owned land and public safety facilities tied to the project.

Elevator and escalator breakdowns perplex transit passengers



"This is just something, honestly, every day we hear about this."

Javier Betancourt

Broken elevators and escalators at county transit stations continue to bedevil passengers, both because of frequent breakdowns and because passengers can't easily find other ways into and out of stations.

The Citizens' Independent Transportation Trust last week pleaded with transportation officials to at least make it crystal clear to the public when elevators and escalators are out of service and to post signs about where to easily find other ways to travel up and down.

Trust member Harry Hoffman described multiple times when he himself had difficulty finding alternatives to broken station elevators and escalators, asking directions from station guards who had no more idea than he did.

"And then there was this poor lady - I'll never forget it - who was in tears that was trying to get to the platform," Mr. Hoffman recounted. "And, again, the security guard wasn't too sure where we should go."

Broken Metromover and Metrorail station elevators and escalators have been a thorn in the side of transit riders for years.

In October 2023, the county talked of assembling an eight-member in-house team to maintain a sampling of 180 of the county's elevators and escalators as part of a broader effort to keep elevators and escalators running more frequently.

A memo from Mayor Daniella Levine Cava said at the time that more than 5% of the 86 escalators at transit stations were out

of service on any given day. The problem persists. "This is just something, honestly, every day we hear about this," said trust Executive Director Javier Betancourt.

In January of this year, escalators at four Metromover stations that hadn't worked since 2022 were due an emergency contract for replacement for \$5.72 million. The county in June 2023 had declared an emergency to expedite the full removal and replacement of the four escalators determined to be beyond repair at the Eleventh Street, Adrienne Arsht Center, Financial District and School Board Metromover stations.

Asked by the transportation trust last week how the department notifies passengers that elevators and escalators aren't working at some stations, Josiel Ferrer-Diaz of the county's Department of Transportation and Public Works said the information is conveyed in announcements on trains and at the stations whenever an elevator or escalator goes down.

Also, Mr. Ferrer-Diaz said, the department has a website that lists all the out-of-service elevators and escalators and their estimated dates for repair.

But while that information does exist, trust officials and members responded, that might not help many passengers when they arrive at a station unaware of the problem.

"I think the bigger issue is once you're at a station, more signage and pointing to an alternative at that very station," said Mr. Betancourt. "I think

people just are confused. They may know something is down, but they don't know what other options there may be. So I don't know if there is a reason why there isn't more signage at the actual station just providing clear guidance."

"People need to know what's going on," Mr. Hoffman said. "Not everybody has the great ability to use a website to be able to find the information that that will help them navigate.... The

signage really needs to be improved.... And the security that you have need to be updated with information.... I've had some really horrendous experiences, and I've been using Metrorail since you folks started it." The system entered service in May 1984.

Alex Barrios, the transportation department's assistant director for construction, said he would relay trust concerns about lack of signage to the department's public information office.

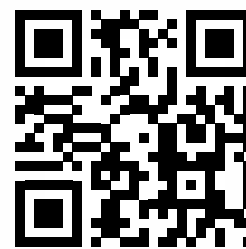


"There was this poor lady - I'll never forget it - who was in tears that was trying to get to the platform... the security guard wasn't too sure where we should go."

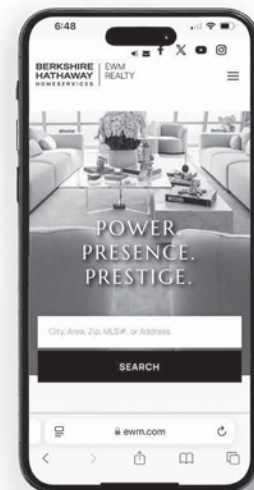
Harry Hoffman

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Real estate attorney Carol Faber heads the Florida chapter...

When Carol Faber looks at Miami's evolving skyline, it reflects a legal and real estate career that has unfolded alongside the city's transformation over more than four decades. That experience now anchors her role as president of the Florida chapter of the International Women's Forum, where she leads one of the region's most prominent networks of senior women leaders.

Ms. Faber is a long-time Miami real estate attorney and partner at Akerman LLP. When the firm opened its Miami office in 1982, Ms. Faber joined during its early growth as one of its first local hires, when it primarily served banking and lending clients. Today, the firm is a national AmLaw 100 practice headquartered in Miami, with its flagship office at Brickell City Centre since 2016. She now serves as co-chair of its national distressed property practice and leads its Miami real estate group.

Originally from New York, Ms. Faber grew up in Brooklyn and spent part of her childhood in Florida before earning a degree in anthropology from the University of Florida. She later attended the University of Miami School of Law on a full scholarship, a decision that anchored her long-term career in South Florida.

She began her career at Akerman handling commercial lending and real estate finance matters for institutions such as Sun Bank during a period of rapid growth in Miami's banking and development sectors. She later left to co-found Perlman & Faber, representing international investors in U.S. real estate and business transactions, before returning to Akerman in 1998 as the firm expanded nationally.

Over her career, Ms. Faber has worked on major transactions across Miami and beyond, including financing large-scale condominium developments, landmark acquisitions and syndicated loan transactions reaching hundreds of millions of dollars. Her practice also includes distressed property work, restructurings and loan workouts through multiple economic cycles, including the 2009 financial crisis.

Beyond her legal work, she founded and led Akerman's Women's Initiative Network for more than a decade, building one of the firm's key platforms for women attorneys.

Today, as president of the International Women's Forum Florida chapter, she oversees a network of senior women leaders across law, business, finance and education and helps guide programming focused on mentorship and leadership development. The organization, which will host its World Leadership Conference in Miami in 2027, connects more than 8,000 women leaders worldwide.

Through both her legal career and her leadership with IWF, Ms. Faber has become part of a generation of Miami professionals whose careers have paralleled the city's rise as a global hub for business, development and leadership.

Ms. Faber spoke with Miami Today reporter Genevieve Bowen.

Q: After graduating from UM, how did you get your start at Akerman and begin building your career in Miami?



Carol Faber leads the Miami real estate group of Akerman, which she first joined in 1982.

The Achiever

Carol Faber

Partner
Akerman LLP
carol.faber@akerman.com
Born: Brooklyn, NY
Education: Juris Doctor, University of Miami School of Law; Bachelor of Arts in Anthropology, University of Florida
Personal Philosophy: "I take my work very seriously and strive to provide the best legal, practical and commercially sound advice to help clients achieve their goals. When challenges arise along the way, failure is not an option. If one way doesn't work, I work with all parties until we get the deal done."

A: I went to UM thinking I would leave after graduation. I was planning to take a job in New York, but my husband, who I met in law school, and both of our families were in Miami, so we ultimately decided to stay and build our careers here.

At that point, I had to look for a job in Miami. It was past the time when most law firms had already made offers to graduating law students, so I took out my electric typewriter and my Martindale-Hubbell book and started with "A." I ultimately got a job with Akerman, which at the time was a local Orlando firm just opening its Miami office.

I was one of the first hires in the Miami office. Today, there is no one who goes back further than I do. The office was opened largely to service one of the firm's biggest clients at the time, Sun Bank, which later became SunTrust and is now Truist. Much of my early work involved representing Sun Bank and other financial institutions in Miami in lending work, primarily commercial real estate loans, but other types of transactions as well.

I always knew I wanted to be a transactional business lawyer, but I didn't know exactly in what area. I was fortunate that, because the office was so small, I was

able to do a wide range of transactional work early in my career across real estate and other areas.

I stayed at Akerman for about seven years and then, for a variety of personal and professional reasons, left to open my own practice with a partner. Our firm was called Perlman & Faber on Brickell Avenue. We had a successful practice for eight years, representing primarily high-net-worth foreign individuals investing in the U.S., and I handled all of their U.S. business transactions.

It was an amazing experience. I learned a great deal about running a business and practicing across multiple areas of law. Combined with my early years at Akerman, it really made me the real estate lawyer I am today, because I understand a wide range of legal and business issues and can apply concepts from different situations that may not always be obvious to people who stay in one niche.

When I left Akerman, I left on good terms and always had many friends there. I was frequently asked to return, and I did in 1998. By then, the firm had grown and developed departments, and I joined the commercial real estate group.

It was probably one of the best decisions of my career. I have now been with Akerman as it has grown from a Florida firm into an Am Law 100 firm with over 700 attorneys nationwide. I have an active, wide-ranging commercial real estate practice, primarily in finance, but also including commercial real estate acquisitions and other work.

Q: How has your work evolved over the years, and what are some defining moments or standout deals?

A: When we moved our Miami offices to Brickell City Centre in 2016, we had to get rid of all the paper that was in our file cabinets. In doing that, and going back through everything, I'd have to say I was pretty amazed at the wide variety of things I've done over my career, even within commercial real estate, which covers a lot from acquisitions and sales, distressed properties, corporate law and structure.

I've spent a large part of my career in virtually every kind of commercial real estate finance transaction. I've represented

lenders and I've represented borrowers.

Working on distressed transactions is very valuable because when a project is in trouble, that's when you really see and come to understand the importance of how a deal is structured, and the actual provisions in the real estate documents, and how they can help or hinder your position when things go wrong.

Each experience enhances the other. When you're working on deals generally and you've also worked on distressed deals, you understand how important structure is. And when you're working on distressed situations, you understand how to assess them and where the pressure points are.

I got into this practice early in my career during one of the cyclical downturns. And the world is cyclical, the economy is cyclical, so we go through ups and downs. I was lucky that in the good times I was representing lenders making loans, and in the tougher times, including the Great Recession in 2009, I was doing distressed work. It can be contentious, but it's also a creative practice area, and it can have great outcomes if the parties are able to work together toward a mutually beneficial result.

There have been so many deals over the years that I'm proud of. To list a few, I worked on the financing for the Magic City Innovation District and Eighteen Sunset on Miami Beach, both transformative projects for the city. I was part of the team on the purchase of the Southeast Financial Center and the purchase of a parcel on Lincoln Road, both of which were among the largest transactions at the time. I also did the financing for the U.S. Sugar facility, which was also one of the biggest projects at the time.

In terms of roles at Akerman, I've had many. I've done everything from interviewing and hiring, to training and mentoring younger attorneys, to coordinating continuing legal education and organizing both internal and external legal industry and professional community events.

Now I co-chair our national distressed property practice group, and I head up our real estate group here in Miami. But I'm most proud of founding and running our Women's Network for over 10 years. I'm especially proud that Akerman has such an amazing, robust group of women attorneys, leaders and partners at all levels.

Q: Throughout your work, mentoring and advancing women has been a consistent focus. Why is that work so important to you, and how did it begin to take shape professionally?

A: I have always been focused on women advancing in the workplace. It has always been a passion of mine to support women in law, business and the wider community. It's interesting, because when I graduated in 1983 and started practicing, even though that was a long time ago, my law school class was about 40% women. It wasn't like we were a small minority. I had many women colleagues in law school and in my early career.

But over time, as I moved up the ladder and attended more meetings and worked

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...of International Women's Forum, which will convene here

on more transactions, I noticed there were fewer and fewer women at the table, especially at the higher leadership and C-suite levels. I saw a need to be more intentional about creating opportunities for women in those spaces. That's why I've always thought it was important.

The Women's Initiative started informally, just a group of us getting together from time to time to talk about issues relevant to us. Then it grew, included more offices, and eventually became a formally recognized firm-wide group.

In addition to that, I served on and chaired the advisory board for Babson College's WIN Lab, which stands for Women Innovating Now, a startup accelerator for women-owned businesses. I also served on the advisory board for CWEL, the Center for Women's Entrepreneurial Leadership. Women founders still receive only a small percentage of funding, something like 2% to 4% of startup capital, although that has improved somewhat over time.

In everything I do, I try to promote women in leadership, create opportunities, have them as speakers, make introductions and referrals. And of course, not to the exclusion of men, but I want to see a variety of people and perspectives at the table. I think that benefits everyone.

It all comes full circle for me, from how I was raised and what I learned studying anthropology. I'm gratified to see more women in leadership today, especially through my involvement with IWF. There's still a lot of room for improvement, but it's exciting to see how much has changed.

Q: Speaking to that, you were recently named president of the International Women's Forum. What did that appointment mean to you, and what role does IWF play locally and globally?

A: I was so honored and excited when I was invited to join IWF, the International Women's Forum. At the time, I thought I was so well connected and that I knew everyone in Miami. I joined in 2017 or 2018, and I found out there was this wide

world of amazing, accomplished, prominent women outside of my circles who I was then so fortunate to get to know.

From the outset, I knew I wanted to be involved in this organization, and as I got more involved, I got more out of it. I was so honored to be elected president, to follow in very large shoes, and to have the support and guidance of my IWF sisters, especially our board and our past leadership, including immediate past President Lucy Morillo and Danet Linares, who served as president from 2021 to 2023.

IWF at the global level is an invitation-only organization of women leaders of the highest levels of accomplishment across all fields, from business, law, academia, science, arts, culture, everything. We've been in existence for over 50 years. We are 8,500 women across 78 forums, meaning chapters, in 35 countries. Our members include CEOs, heads of state, Nobel Prize laureates, astronauts and more.

At the first conference I went to, within a month of joining, I went to one dinner and sat next to a prime minister from Australia. At another dinner the next night, I sat next to an astronaut from France. I thought, how would I ever have had the opportunity to meet these people otherwise? It's just amazing.

The vision of IWF is equal opportunity and representation for women at every level of leadership. Our global mission is to unite our global community of women leaders to advance women's leadership today and tomorrow.

We host global and local conferences with top leaders in business, government and other fields on the most pressing issues of the day, promoting networking and thought leadership. We showcase inspirational role models and promote leadership, and we mentor the leaders of tomorrow, including through our year-long Fellows Program, in which our Florida forum is particularly active.

Q: As president, what are your main priorities?

A: The secret sauce of IWF is the con-

nections you make, and how you use those connections to help elevate yourself, your business, and your community, and how you use them to do the same for others.

Our forum has grown in the last few years, so one of my primary goals is to enhance our forum's connections and opportunities for engagement and interaction, both educational and social, promote ways for members to get to know each other and also to engage with the broader community.

Many of our members are actively involved in the community as business leaders and with charitable organizations, and we want to leverage that for the benefit of the whole community. We also have an active IWF global Fellows Program. This year, we were really grateful to have three fellows we nominated accepted into the program, and who we hope will become future leaders.

Q: For young women entering law, business, or other leadership fields today, what advice would you offer based on your own experience?

A: I think the most important thing is relationships and connections. There are a lot of other things you can say and read about, like be confident, you can do it, it will all work out, give yourself grace, and all of that is good advice.

But truly, it is the relationships and connections you make, personally and professionally, that will give you the most support, value and genuine satisfaction over the arc of your career. And hopefully, they will also help you succeed and help you through times when you don't feel as successful as you want to be.

Q: From your perspective, how has the Miami real estate and development landscape changed over the course of your career?

A: Dramatically, in capital letters. It's amazing how the city, and especially the real estate and development landscape, has changed. And even more so since covid. We have always attracted people here from the Northeast, Latin America and Europe, and frankly, always to our

benefit. It has always seemed to me that when there would be a downturn or recession, Miami was somewhat shielded from the worst of it, in large part because people have always wanted to come here.

More recently, that has increased significantly, both in volume and in where people are coming from. They're coming not just from the Northeast but all over the United States, and not just from Latin America and Europe but from everywhere. It's not just retirees or snowbirds with second homes. It's businesspeople and companies, many of which are quite large.

That results in a lot of real estate development, from housing to office space. We are one of the few areas in the country where the office sector is thriving, along with hospitality and retail. We went from a smaller city to really being a superstar and an amazing, vibrant, multicultural city.

Q: Zooming out, as Miami continues to grow as a global hub for business and leadership, what makes the city such an important place for women leaders right now?

A: Miami is the place to be right now. We're growing in every way. We have many new, large, successful businesses coming to Miami, and we also have many businesses growing here. It's important for women to be here and to be part of that. We have two amazing women mayors right now, Miami-Dade County Mayor Daniella Levine Cava and City of Miami Mayor Eileen Higgins, both of whom I am proud to say are IWF members.

I'm looking forward to many of the women who are coming to Miami and becoming leaders here becoming members of our IWF Florida forum, especially as our forum will be hosting the IWF World Leadership Conference here in Miami in November 2027. We are all very excited about that. I will still be president at that time, since I have a two-year term. We expect over 700 women from all over the world to attend, and it will be a great moment for our forum and for our city.

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Decades late and dollars short, port-to-port transit pushed

Planners last week pushed forward direct transit between Port-Miami and Miami International Airport. It should have been running decades ago to everyone's benefit, reducing traffic that clogs downtown.



Michael Lewis

The glaring need for port-to-port transit was spotlighted three decades ago. With public support, it then was written into plans that led to a voter-approved transportation surtax in 2002. But it disappeared – until now.

Last week, the Miami-Dade Transportation Planning Organization picked three likely routes that, if one falls into place, could offer direct one-seat trips between the air and sea ports by 2045. Planners approved a request by county Commissioner Danielle Cohen Higgins to adopt feasibility study concepts and direct the planning organization to get the corridor into the long-range transportation plan.

That's far from approval, and even farther from operating. There's no money. No route was chosen. No transit mode is selected. No easement for a transit line exists.

As planning organization Executive Director Aileen Bouclé explained, "This is the initiation of the federal planning process by entering this project as a concept in the outer years unfunded and allows us to start refining the project so I can bring back to the board a viable project for adoption."

Why it took so long to get this vital transit to the starting line is without a simple answer, but we've got some hints.

The city called the cruise capital of the world has a ready market for this transit. Most cruise passengers arrive by air, people who need to get to a port that had a record 8,564,225 boardings and departures in fiscal 2025, up 4.02% from 2024 and adding capacity and travelers yearly.

That's 8.5 million 10-mile trips yearly between the ports, far more than half the 15 million rider total on the entire 25-mile



In one port-to-port rail configuration, the Orange Line to the airport would be extended.

Metrorail during 2025. Metrorail ridership per system mile was 600,000. Capturing airport-seaport visitor traffic could yield 850,000 per system mile and make port-to-port trips Miami-Dade's most travel-efficient transit.

It makes transportation sense. Unfortunately, getting cars off the road via port-to-port transit collided in the past with an economic reality: powerful interests would lose.

Taxis a few decades ago had little competition carrying people between the airport and cruise ships. Otherwise, cruise passengers could rent cars or ride a cruise line bus back and forth and pay the cruise company \$11 each way at 2004 rates. Those were the options.

Before Uber, county permits to operate one cab were resold for well over \$200,000, taxi companies were big political powers, and they had their drivers' votes as political tools. They didn't want a \$2.50 transit ride to uproot their business.

In 2004, both PortMiami and Carnival Cruise Lines told Miami Today they had not discussed a Metrorail line with the county in many years. Carnival said it was satisfied with its shuttle buses.

Fast forward 20 years. In 2024, Ms. Cohen Higgins brought to the Transportation Planning Organization a request for the feasibility study that the group used last week. She hit opposition because major

users of the transit would be tourists.

"Our job today is to move our workers and our residents—particularly low-income folks – to jobs and schools and health centers ... so I have great issues for using our public money to basically get tourists from one spot to another, particularly when they're not spending money in our county, right, when they're landing at the airport" and going directly to cruise ships, Eileen Higgins, then a county commissioner and now Miami mayor, told the planning organization when Ms. Cohen Higgins (no relation) was trying to get port-to-port transit studied.

In the end, Eileen Higgins allowed the study only if the airport and seaport and not the overall county funded it. No one mentioned the 40,000 people who work at the ports who daily could use that corridor to reach jobs via other transit connecting to the line downtown – that could be millions of rides a year – or the cars that would leave downtown, traffic that Mayor Eileen Higgins now contends with.

Always pivotal for port-to-port rail are state and federal funds. The largest share of mass transit money comes from Washington. Availability fluctuates by administration, by year and by economic cycle. Last week's vote just gets this transit to the federal starting line, putting it into the hopper for action by 2050 with no funds yet attached. But without that step,

no federal funds would ever follow and the transit could never be built.

The recommended routes are sketchy. "This is an initiation of the project concept and not the setting of an alignment or the selection of a technology," Ms. Bouclé explained. This "allows us time to sit down and have these conversations not just for the alternatives we looked at today but also any other right-of-way that might be available and any newer or emerging technologies that might be presented to us over the time horizon in that long-range plan" – possibly decades.

The study recommended two operating modes and routes.

One would be similar to Metromover with five stations: one or more at Port-Miami, one downtown near the Metrorail Overtown/Lyric Theater Station and MiamiCentral Station, and one at the Miami Intermodal Center near Miami International Airport. That nine-mile route could cost \$600 million to \$700 million to build.

The second route would extend Metrorail from the airport to the Overtown/Lyric Theater Metrorail station, and a new 1.9-mile segment would go east, either over the Florida East Coast Railway Corridor or along Northeast Sixth Street, rising above Metromover and staying elevated over U.S. 1, taking a new bridge to Port Boulevard and entering a station on the seaport. It could cost \$700 million to \$800 million.

Not in the written study but added was Commissioner Raquel Regalado's concept to use the corridor of the Florida East Coast Railway, which enters the seaport, and the right-of-way of Tri-Rail to the Miami Intermodal Center beside the airport. "The most expensive part of transit right now is buying these easements," she said, "and in this case we already have access to the rail lines."

The next step is up to Ms. Bouclé, to "hopefully bring back to this board a concept that's financially feasible that we can move forward with funding partners at the table, federal and state, and right now it's a concept with preliminary recommendations based on today's technologies."

Don't buy tickets yet – trips are decades away. But at least a plan is now on the tracks with everybody seemingly aboard. That's progress.

Congressional district lines come ahead of state budget dollars

BY GRAY ROHRER
THE NEWS SERVICE OF FLORIDA

More than one month after ending the regular session without passing a budget, legislative leaders said last week they have a deal on top-line spending levels.

The breakthrough means the House and Senate can enter formal negotiations on the final details of the spending plan for the fiscal year that begins July 1. But they won't start right away.

This week the Legislature has a special session to consider redrawing congressional districts, installing regulations on artificial intelligence and expanding exemptions to vaccine requirements for children attending public K-12 schools.

In separate memos to members, House Speaker Daniel Perez of Miami and Senate President Ben Albritton stated the special session to hammer out the budget will run May 12-29, although the formal proclamation for the session hasn't been issued.

During the regular session the Senate passed a \$115 billion budget and the House passed a \$113.6 billion spending plan. Mr. Perez, though, insisted on a budget that was less than the current year level of \$115.1 billion.

The agreement reached last week involves top-line numbers, known as allocations, which is the amount of money in general revenue that will be spent in each area of the budget. The allocations don't include money from state trust funds or federal funding.

The total allocations add up to nearly \$52 billion, about \$2.02 billion more than the current year. Once other state and federal funds are taken into account, however, Mr. Perez and Mr. Albritton stated the new budget will be less than the current spending plan.

"I am pleased to announce that, for the second consecutive year, our budget will reduce overall government spending while responsibly directing taxpayer

dollars toward essential priorities," Mr. Perez wrote in his memo.

The initial breakthrough is just the first step for budget talks between the chambers, which remain at odds on major issues.

When the House and Senate passed their budgets during the regular session, they were \$300 million apart on K-12 schools funding and disagreed over whether to include the \$4.5 billion for the state's universal voucher program in the main school funding formula.

The Senate wanted more money for raises for state workers than the House, which also wanted to address a \$362.2 million projected shortfall in the fund that pays for state employees' health insurance.

There are also wide gaps between the chambers on land conservation programs, affordable housing programs and an emergency fund used by Gov. Ron DeSantis for spending related to states of

emergency declared by him that aren't natural disasters, including imprisoning undocumented immigrants and rescuing Floridians from global hotspots like Israel and Haiti.

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Looming property tax remake could shut down small cities

As Miami-Dade scrambles preparing for potential loss of a large chunk of its property tax revenues as the result of a special state legislative session, it has a compounded fear: would smaller cities, towns and villages disappear with those revenues?

Commissioners voiced those fears last week, but at a distinct handicap: all eight competing property tax plans offered in the Florida House this year died when the session ended without the Senate joining in. Now, the spotlight shifts to a legislative session to rework property taxes – but that session has yet to be called, with no idea what would be considered.

Nonetheless, the county was urged to be ready for drastic changes in tax revenues that most likely could get legislative support.

The county, Commissioner Vicki Lopez recommended, should “start to make some move to estimate or investigate, research, some proposal.”

One lurking danger, she said, is that a bill could pass to eliminate property taxes on people who hold homestead exemptions. That could have life-threatening implications in the smaller cities in the county that have no commercial base to tax and derive a large percentage of their revenues from property taxes from homesteaded residents.

Of the county’s 34 municipalities, she said, “some of them have no commercial base.” As a state senator she had represented the Village of Key Biscayne. “At 30% reduction [in homesteaded tax revenue] – they’ve run their numbers – they would have to fold back into the county.”

Losses of such smaller communities, she said, would have implications for the larger county as well. “That’s going to mean more services we have to provide for people, people we currently don’t provide services for. There is a ripple effect across the board for municipalities, particularly the smaller ones that would be most impacted because most of their revenue comes from homesteaded properties. You have to start looking at places where we will have to pick up the slack ... if municipalities have to roll back into the county.”

Small communities across Florida see peril in property tax changes. Indialantic in Brevard County is looking at dropping its



‘You have to start looking at places where we will have to pick up the slack ... if municipalities have to roll back into the county.’

Vicki Lopez

police call center and merging services with the county. Miami Springs officials talk with concern about their dependence for 70% of their property tax revenues

on homesteaded properties and what that loss could mean. Some property tax proponents during the legislative session acknowledged that proposed changes would kill off smaller cities.

The discussion last week focused on what property tax changes being showcased as reforms would do to the county government itself.

“I’ve been channeling my inner Teddy Roosevelt,” said Commissioner Juan Carlos Bermudez. “How are we going to pay for things in a democracy if we do not have taxes?... There are no free lunches in a democracy.”

Ms. Lopez suggested that the county focus on the property tax change proposals most likely to pass in the legislature and then with the voters in a constitutional amendment. She said that in current polling, proposals receiving 80% favorable ratings are those offering relief from property taxes for people 65 and older, “which, quite frankly, are the people that need the relief the most.”



‘We have services to comply with, which are responsibilities that we have, not necessarily our choices The list goes on and on.’

Anthony Rodriguez

Ms. Lopez suggested the commission direct Mayor Daniella Levine Cava to estimate the impact to the county’s general operating revenues if the legislature were

to move to eliminate taxes on homesteaded properties owned by persons 65 and older. She suggested two separate analyses: “one that secures school taxes and one that does not.”

In looking at the impact on the county, Chairman Anthony Rodriguez noted that the administration already has make some analyses. “We have services to comply with, which are responsibilities that we have, not necessarily our choices.” He cited cutting the grass, paving roads, public and low-income housing – “the list goes on and on.”

The mayor said the county has been studying “these different proposals and we’ve looked through various scenarios.”

“I think we’re in a little bit of a guessing game, and I’m hoping to read the tea leaves – what’s polling, what’s not – but in essence there is no way to predict what will happen,” Ms. Lopez said. “I think the next step is to find out what the governor’s thinking when he calls the special session – if he calls it. But it will significantly impact us.”

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‘How are we going to pay for things in a democracy if we have no taxes? There are no free lunches in a democracy.’

Juan Carlos Bermudez

Calls for aid to free water taxi service spring funding leak

A new Miami Beach water taxi line set sail seeking funds to expand to other communities but sprang a leak as the city's mayor called for keeping trips free but transportation planners said there'd be no outside support without a revenue stream from passengers.

"It needs to be free so people will use it," Mayor Steven Meiner told the county Transportation Planning Organization's governing board last week as he said that the water taxi service started just this year is so popular that it now turns away about 10% of would-be passengers.

He and his family recently arrived 12 minutes before departure, he recounted, but didn't make the 55-passenger cut to board a taxi for his trip.

"I picture this as a countywide network that can interconnect so much of our county and our cities together," said Mayor Meiner. Miami Beach is currently funding the water taxi between the City of Miami and Miami Beach at a cost of \$1.2 million but wants help to grow. The planning organization's chairman, Anthony Rodriguez, quickly threw cold water on the hope for aid. "We don't have funds for this right now," he told Mr. Meiner.

"I've actually ridden the water taxi. It's spectacular!" said county Commissioner Raquel Regalado. "My only concern with this current model is we cannot afford free transit.... On the county's side as it is we can't afford the transit that we subsidize at 80%. So when we subsidize it at 100%, it becomes untenable, and now we're not able to pay for maintenance."

Miami Beach Commissioner David Suarez, a planning organization member who brought a resolution seeking funds for the water taxi network from the Florida Department of Transportation, got the drift of the conversation and changed course.

"The idea of having it free initially is to garner the attention and engagement of both Miami Beach and the City of Miami to let them know that there is a water taxi," Mr. Suarez explained. "The idea here is to expand upon this to a greater scope, and if that involves a supplemental funding or payment for ridership, that's something we're definitely willing to explore.... We're more than willing to get to the point where we charge a fee to cover maintenance and all the other costs associated with boats. Look, I'm a boater. Boats are very expensive.... That's certainly in the realm."

But another county commissioner who represents Miami Beach and also has ridden the new water taxis weighed in with her own concern about fares. Vicki Lopez said she had asked passengers on her water taxi excursions about paying for trips, and Miami Beach residents said they were riding the new taxi line because it's free.

"If there were to be a charge, I think you would see significant drop-off" in passenger numbers, Ms. Lopez said. "I don't know that tourists and visitors would expect it to be free. We might be able to get away with charging them a nominal amount to subsidize the cost."

The planning organization did not discuss how a free local service that also charges visitors might be created, but Miami-Dade transit operations already have a series of



'We cannot afford free transit On the county's side as it is we can't afford the transit that we subsidize at 80%.'

Raquel Regalado

fare-free and discount options for such categories of riders as over age 65, military veterans and students.

It is far easier to ask the Florida Department of Transportation for

funding if a fare of some sort is being charged to produce a revenue stream, Ms. Regalado said. The state, she said, is not interested in transportation projects without revenues attached.

Commissioner Suarez in his resolution pointed to a 2023 feasibility study fueled by the planning organization that targeted six preliminary routes "that could provide significant benefits."

"Since the completion of these studies, Miami-Dade County has experienced increased growth, especially in terms of residents and visitors," says a memo from planning organization Executive Director Aileen Bouclé to board members.

Hopes for a Miami-Dade boat network for commuter traffic to beat roadway congestion have long existed.

In 2016, Miami-Dade began considering a water transit fleet to lessen roadway gridlock. That probe extended from transit via the water with a fixed schedule to water taxis. The county examined



'If that involves a supplemental funding or payment for ridership, that's something we're definitely willing to explore.'

David Suarez

all aspects of water transportation, from the size of vessels to fares to projected ridership.

Beyond the Transportation Planning Organization's work, in

2024, after a year of investigation, Miami-Dade County's Waterborne Transportation Feasibility Project Working Group, operating under the Office of the Mayor, reported progress on a potential waterborne transit network along the coastline as an added mobility option to accommodate the range of water routes in Miami-Dade — 470 miles of waterways, 45 miles of coastline, and 220 square miles of water in Biscayne Bay.

The Miami Beach free water taxis currently ply Biscayne Bay Monday through Friday from Miami Beach at Maurice Gibb Memorial Park to Miami at Venetian Marina & Yacht Club, sailing hourly from 7 a.m. to 4:30 p.m. and every 30 minutes from 4:30 to 7:30 p.m. Each vessel is about 40 feet long and designed to carry up to 55 passengers. As Mayor Meiner's experience shows, there are no advance reservations.

"This can be expanded in a big way," the mayor told the planning organization, "and obviously for much cheaper than most transit options."

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Health Update

Radiation therapy adapted into individualized treatments

BY ABRAHAM GALVAN

UHealth's Sylvester Comprehensive Cancer Center has adapted radiation therapy into precise individualized treatment.

UHealth's radiation oncologists have spent more than six years adapting radiation treatment from a verification step into an active treatment tool.

By using daily imaging, and clinicians recalibrate plans, each dose reflects the patient's anatomy at that moment. This capability, known as adaptive radiation therapy, or ART, is now a routine part of care across UHealth's radiation oncology network, said Dr. Markus Bredel, chairman and Sylvester professor of radiation oncology at the University of Miami Miller School of Medicine.

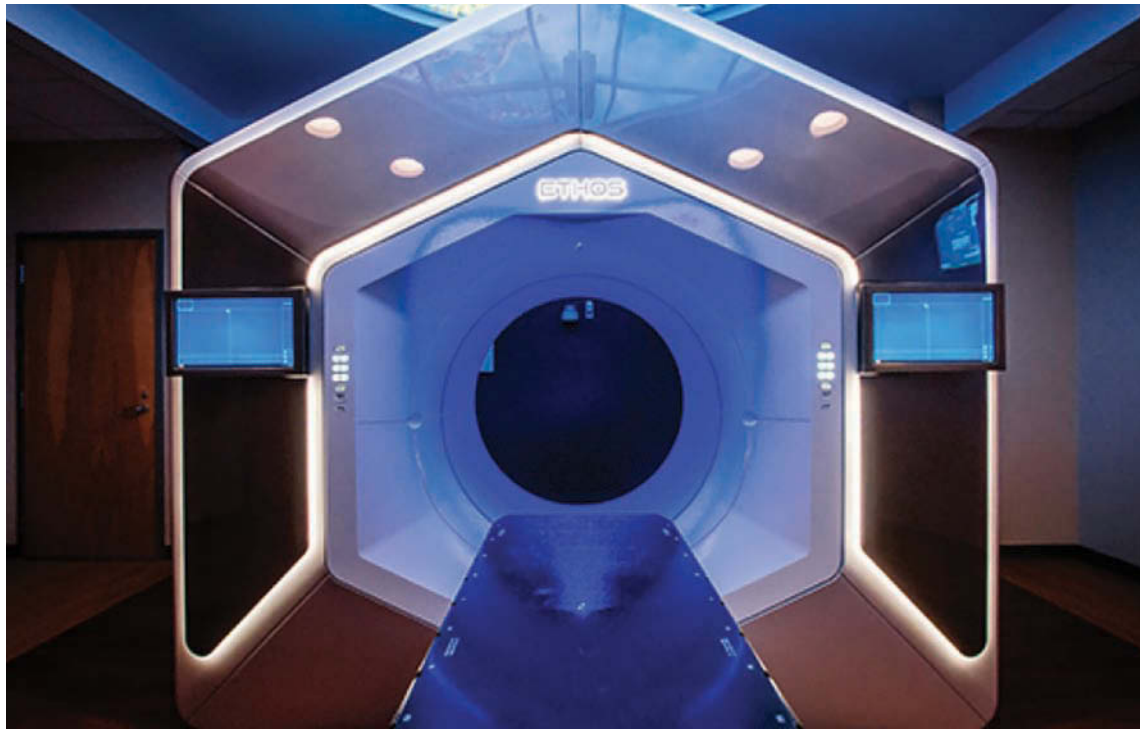
"Adaptive radiation is about responding to what we see today, not what we assumed weeks ago," Dr. Bredel said. "The goal is always the same: deliver the best dose to the target while respecting what's around it."

Dr. Bredel says ART allows UHealth radiation oncologists to deliver medicine precisely.

"While ART is gaining momentum, it is not yet mainstream in cancer care," he added. "Only a minority of institutions have adopted the precision-based approach, with some academic and National Cancer Institute-designated cancer centers, such as Sylvester, are serving as early adopters."

At Sylvester, each treatment session begins with imaging that captures the patient's anatomy as it exists that day.

"When changes are clinically



Each radiation treatment session at Sylvester begins with imaging that captures the patient's anatomy.

meaningful, the plan is adjusted before treatment proceeds," Dr. Bredel said. "The result is an iterative, patient-specific plan because adaptive therapy treats motion and change as part of the design, not a problem to work around."

Sylvester radiation oncologists can now adapt radiation in real time and target tumors previously considered inaccessible, added Dr. Brandon Mahal, an associate professor and vice chair of radiation oncology at Sylvester.

"Standardization is the difference between having an advanced technology and actually mastering it," he said. "When platforms, workflows and teams are aligned, precision isn't dependent on where a patient is treated, it be-

comes the standard everywhere." Dr. Mahal said that all Sylvester locations are equipped with leading-edge machines capable of delivering advanced treatments such as ART.

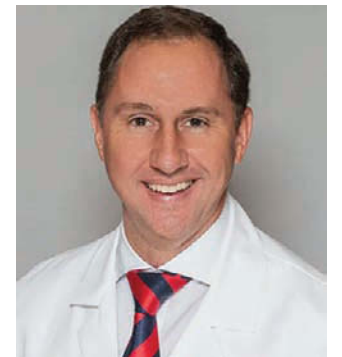
"Our ability to adapt radiation in real time allows us to treat tumors previously considered inoperable or too high risk," he explained. "It also reduces toxicity, lowers complication rates, produces fewer unplanned admissions and improves local control. The result is better safety metrics, stronger survival performance and better care for complex gastrointestinal, genitourinary and pancreatic cancers."

Investigators at Sylvester have spent years pairing advanced

imaging with biologic markers to refine prostate cancer treatment decisions. Researchers have developed models that use MRI techniques and liquid biopsy markers to help guide treatment intensity over time.

Dr. Benjamin Spieler, an associate professor of radiation oncology at Miller School and clinical director of UHealth's adaptive radiotherapy program, leads clinical trial work in prostate cancer.

These trials represent novel advances in adaptive radiation, fusing AI-optimized adaptive planning with diagnostic-quality day-of-treatment imaging to deliver the highest-quality and most technologically advanced radiotherapy available in the



'Adaptive radiation is about responding to what we see today, not what we assumed weeks ago.'

Dr. Markus Bredel

world, he said.

Dr. Spieler is also leading multiple clinical trials studying precision-and-adjustment radiation techniques and a study that combines high-dose, multisite stereotactic radiotherapy with dual immunotherapy in the treatment of metastatic pancreatic cancer.

"Our cancer center and department leadership have empowered this adaptive program to become a national leader in cancer care, and Sylvester is at the forefront of a revolution in radiation therapy," Dr. Spieler said. "Our mission is to deliver the highest quality care for our patients, and adaptive radiotherapy represents the best of personalized, precision oncology."

Florida's nursing supply and demand aren't fully aligned

BY GENEVIEVE BOWEN

Florida's nursing shortage has eased from its pandemic peak, but structural gaps remain in the state's health care workforce as new projections show supply and demand still aren't fully aligned across key nursing roles.

While registered nurse staffing is nearing equilibrium statewide, Florida Center for Nursing data and hospital workforce reports indicate persistent shortages in licensed practical nurses and nursing assistants, along with long-term pressure from population growth, an aging population and ongoing retention challenges across the health system. The issue persists as the Florida Hospital Association projects the state could need nearly 60,000 more nurses by 2035 to meet rising demand and offset continued workforce turnover.

Immediately following the pandemic, Florida's hospital staffing markedly improved as vacancy and turnover rates declined from crisis-era highs. A 2023 Florida Hospital Association survey of about 200 hospitals found nurse turnover and vacancy rates down 38%, while statewide nurse

vacancy levels fell to about 13%, down from 21% in 2022 and below the national average at the time. Earlier Florida Center for Nursing projections also suggested the gap between nursing supply and demand would continue narrowing toward 2030, reinforcing expectations that the shortage was steadily easing.

However, a 2025 Florida Center for Nursing workforce projection shows a more uneven long-term outlook within that broader shortage. While the Florida Hospital Association projects the state could need nearly 60,000 more nurses by 2035 across the profession, the Center for Nursing found that about 23,500 of that projected gap by 2037 is expected to come from registered nurses alone, even as overall RN supply reaches about 93% of statewide demand.

While statewide numbers suggest the supply of registered nurses is close to meeting overall demand, the report notes that deficits remain uneven across regions, with more pronounced shortages in high-growth areas such as South and Southeast Florida.

The most severe structural pressure is now concentrated in lower-wage and sup-

port nursing roles. According to the same projections, licensed practical nurses face a sustained supply decline of about 0.9% annually while demand rises by roughly 2.3%, pushing workforce adequacy down from about 85% in 2022 to roughly 55% by 2037. Certified nursing assistants, which were previously in surplus, are also projected to shift into shortage conditions beginning as early as 2026 as demand increases and supply tightens.

Those workforce pressures are compounded by constraints in Florida's nursing education pipeline. A 2025 Florida Center for Nursing education report found faculty vacancy rates of about 12.8% in associate degree programs and 8.3% in bachelor of science in nursing programs, limiting the state's ability to expand enrollment capacity.

State lawmakers have invested more than \$500 million since 2022 in nursing education expansion programs, but workforce analysts say faculty shortages and clinical placement limits continue to slow overall growth in supply.

Beyond projections and pipeline constraints, the Florida Center for Nursing's

November 2025 Community Engagement Tour Report highlights continued strain within the profession itself. About 65% of nurses reported high levels of stress or burnout, and only about 60% said they would choose nursing again.

At the same time, 82% of nursing students said they remain excited to enter the profession, even as most expressed concern about future workload demands. The report identifies burnout, staffing shortages, leadership support and pay concerns as key drivers of retention challenges, particularly in rapidly growing regions of the state.

Taken together, hospital and workforce reports suggest Florida's nursing shortage has moved beyond the acute vacancy crisis of the pandemic years into a longer-term structural challenge. While registered nurse supply is projected to remain near equilibrium statewide in the coming decades, persistent shortages in other roles, continued burnout and uneven regional distribution mean the state's health care system remains under sustained staffing pressure even as headline vacancy rates have improved from their peak.

1,792 measles cases outpace 2025 rate, with 131 in Florida

BY KELLY SANCHEZ

As of April 18, there have been 131 confirmed cases of measles in Florida, with one confirmed case in Miami-Dade County, according to the latest available data from the Florida Department of Health.

The airborne virus is considered highly contagious; symptoms include a high fever, cough, runny nose, red eyes and rash. The Centers for Disease Control and Prevention recommends the MMR vaccine to protect against measles, mumps and rubella. Two doses of the MMR vaccine are 97% effective against measles and 86% effective against mumps, according to the CDC.

Of the confirmed measles cases in the state this year, a frequency report from the Florida Department of Health shows 93 were reported in Collier County, where an outbreak was linked to Ave Maria University.

The CDC reported that as of April 23, 1,792 measles cases had been confirmed nationwide—more than half the 2,288 cases reported in 2025, the highest annual total since the disease was declared eliminated in the U.S. in 2000.

Dr. Gordon Dickinson, an infectious disease specialist who works as a without compensation physician at Miami Veterans Affairs Healthcare System, said a contributing factor is changing attitudes

toward vaccines.

“Then, over the last decade, several things have happened,” he said. “One, the vaccine has been successful; it really works. It’s 90-plus percent effective in preventing the infection, so measles basically disappeared in the United States, occurring only occasionally when a child from an area where there still is measles travels to the United States, and then it’s occurred here, but there’s been growing concern about the safety and the need for the vaccine.”

Community immunity, also known as herd immunity, for measles requires 95% of a population to be inoculated. Florida’s kindergarten population was reported to be

88.8% inoculated during the 2024-2025 school year, according to the CDC.

“And by the way, measles becomes contagious about four days before the rash appears, so you just know your kid’s got a cold or something, and you have a little cough and little red eyes, maybe, and fever,” Mr. Dickinson said. “That’s basically what all upper respiratory tract infections give you, so you may not realize that you’ve got measles, but you’re highly contagious during that stage, and then after you develop the rash, contagion goes way down after about four days, and your body kicks in and really tamps it down for the healthy people.”

Fall start for Miami Beach’s strategic plan to be Blue Zone

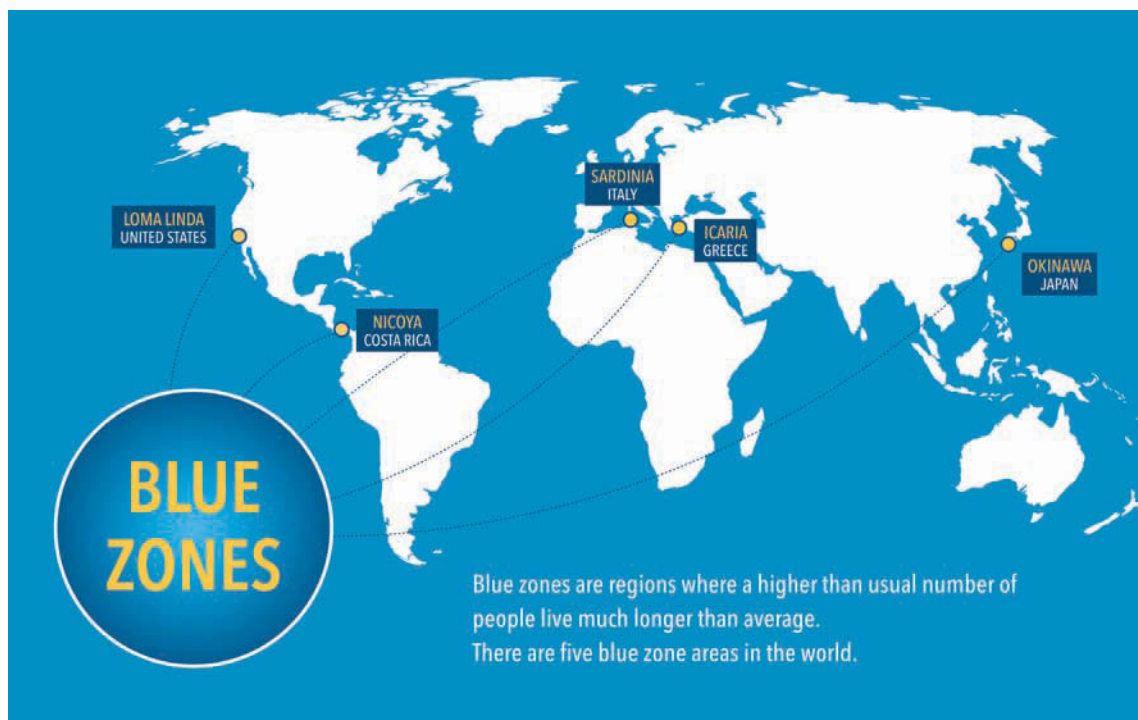
BY KELLY SANCHEZ

Miami Beach leaders continue to talk with potential sponsors to make the city a Blue Zone region where people live longer and healthier, with a strategy plan to officially kick off in November.

As previously reported by Miami Today, Miami Beach Commissioner Tanya Katzoff Bhatt has been leading the initiative and says the city is looking to expand beyond its eminent nightlife and entertainment scene.

“It’s so exciting to me because this has become so much bigger than Blue Zones,” she said. “You’ve seen the city of Miami Beach working to transition from a party only city to an arts and culture city with [architecture] and tourism that goes beyond the party scene, and we’ve been doing that successfully.”

“And now our current evolution that is being embraced by my colleagues on the dais and by our city staff and by our residents and by our visitors is this notion that Miami Beach will be the epicenter of health and wellbeing in a way that is unique and can only be in Miami Beach because of our setting and what we’ve already committed to valuing and elevating in the city of Miami Beach. The thing that’s been so thrilling about the



Blue Zones process is that when you talk about it, people’s eyes light up.”

“But the thing that ... I didn’t anticipate is that pushing play is one thing, pushing play means we’ve got our advisory board, we’ve got our executive director, we take a few months to put together our strategic plan about what we’re going to prioritize, what we can do quickly and easily, that is sort of low-hanging fruit that people would be able

to experience and benefit from immediately and what is going to be heavier lifting – policy, funding, infrastructure – that’s going to take a little bit longer, and we’re planning on that,” Ms. Bhatt said.

“That’ll be happening by November of this year, but in the meanwhile, and here’s the magic, in the meanwhile, just by having been talking about the tenets of the Blue Zone and the tenets of health and wellbeing, and how

Miami Beach is becoming the epicenter of this, we are seeing that happen almost organically in a way that transcends Blue Zones, in a way that is bringing businesses to Miami Beach who are building office space that reflects wellness principles.”

While strategy work has been happening unofficially, she said, it will officially begin in November when an advisory committee will be convened, an executive director will be hired and the group will

develop a plan.

Ms. Bhatt said it’s not just about living a long life but “it’s about living the life you have in a way that’s meaningful to you and that you’re healthy enough to do it.”

She also said she’s been in talks with high-end hotels and businesses focused solely on helping people “understand what makes them feel better and therefore be able to live a healthier, happier, more connected life.”

“And so as I talk to people about it, whether it’s a casual conversation or it’s a planned business meeting, most people are super-excited about it and offer up to me their relevant experiences in their own lives, in their own professional experience, before we even talk in a serious way about strategy, about how meaningful it is to them and how they understand like down in their core, about what a brilliant fit this is to make this happen here in Miami Beach for a million different reasons.

“It’s really exciting to be a part of this kind of visceral, generational change that will have a lasting impact for people’s wellbeing,” Ms. Bhatt said. “And I know I’ve said that word about eight million times, but I mean, I can’t imagine anything more important than being able to help people live a better life, and that’s what this is about.”

Nicklaus team performs Florida’s first partial heart transplant

BY ABRAHAM GALVAN

The cardiovascular surgery team at Nicklaus Children’s Hospital’s Heart Institute has successfully performed the first partial heart transplant in Florida.

With an implanted living valve, the procedure is designed to prevent the need for future open-heart surgeries as the valve grows while the child ages.

This is an alternative to prosthetic valves that do not have the capability to grow as the patient matures. Traditionally used animal-derived and mechanical prosthetic valves deteriorate over time or require the daily use of blood thinners, said Dr. David Kalfa, chief of cardiovascular surgery and co-director of the Nicklaus Children’s Heart Institute.

These non-living valves also need to be replaced over time, leading to additional open-heart surgeries, and are associated with a decreased survival rate after implantation, he said.

“Partial heart transplants are redefining what’s possible in pediatric heart surgery,” Dr. Kalfa said. “By transplanting a living valve, we are not just repairing a defect. We are restoring function in a way that allows the heart to grow naturally.”

Congenital heart defects are the most common birth defects, affecting nearly 1% of newborns in the US, or about 40,000 infants. Of those infants born with congenital heart defects, half will need an operation to fix or replace a valve.

Dr. Kalfa’s breakthrough procedure is supported in part by grants from the National Institutes of Health in collaboration with the Florida International University’s Herbert Wertheim College of Medicine, where he is a professor and researcher.

“Our goal is to move beyond temporary solutions like prosthetic materials and provide children with long-lasting, life-changing outcomes,” Dr. Kalfa said.



Discharge at Nicklaus of 11-year-old Greyson Archila, among the first to undergo the heart procedure.



Public Notice

NOTICE TO QUALIFIED CONTRACTORS

Miami-Dade County is soliciting interested contractors to register to participate and perform in Miscellaneous Construction Contract (MCC) Bids under the MCC 7040 & 7360 Plan projects. Contractual Opportunities are continuously available for all businesses located in Miami-Dade who are interested in doing business with the County. REGISTERING WITH MIAMI-DADE COUNTY MUST BE DONE VIA MIAMI-DADE COUNTY'S AUTOMATED WEB-BASED VENDOR REGISTRATION PORTAL. Please visit the STRATEGIC PROCUREMENT DEPARTMENT (SPD) Vendor Services page at <http://supplier.miamidade.gov>, to enroll as a vendor. If you have any vendor registration questions, please contact Vendor Assistance at (305) 375-5773 extension #1. The types of contracts available under the MCC Program are construction projects, facility repairs, neighborhood improvements, emergency repairs and maintenance work with a maximum value of \$5.0M; ORD 09-101. All capital departments are participating.

Additional opportunities are available through Weatherization Assistance Program (WAP) which enables low-income families to reduce their energy bills by making their homes more energy efficient. Funds are used to improve the energy performance of dwellings by families in need, using the most advanced technologies and testing procedures available in the housing industry. Measures to make homes more energy efficient include: replacement or installation of key components, installation of energy recovery ventilation systems including bathroom and kitchen exhaust fans and installation of whole mechanical exhaust systems to provide better indoor air quality, install attic insulation, install window solar films, repair or replace inefficient cooling units, repair or replace water heaters and address air infiltration with weather stripping, caulking thresholds, minor wall repairs, ceiling and floors, windows and doors.

All solicitations are available online at: <https://www8.miamidade.gov/Apps/ISD/DPMWW/SolicitationList.aspx>

For Miami-Dade County Legal Ads online: <https://www.miamidade.gov/global/navigation/legal-ad-index.page>

License Requirements - At the time of Bid and pursuant to the requirements of Section 10-3 of the Code of Miami-Dade County, Florida and Request for Price Quotation (RPQ) and Contract Documents, the Bidder and all its subcontractor must hold a valid, current, and active State and/or Miami-Dade County contractor's license consistent with the requirements of the Scope of Work.

1) Aviation Department – James P. Ferreira – (305) 876-7322

RPQ No: DA004A - Elections - MIC Canopy for Elevators and Escalators 5 and 6

ESTIMATED COST: \$945,000.00

LICENSE REQUIREMENT: General Building Contractor, General Engineering

SCOPE OF WORK:

Scope of Work shall include, but not be limited to: Provide all labor, equipment and materials for repair/rehabilitation at Miami Intermodal Center (MIC) Canopy for Elevators and Escalators 5 and 6. A routine biennial bridge inspection was performed in April 2023 on the MIC North and South Pedestrian Bridges. This inspection noted several areas where repair/rehabilitation was required. These areas included steel bolts and screws, steel cladding, and concrete deck. The scope of this project is to complete these repairs on the two bridges. Steel items exhibit corrosion in multiple places. All bolts and screws that exhibit corrosion will be replaced with stainless steel. All cladding that exhibits corrosion will be abrasively cleaned and have their surfaces coated with corrosion inhibiting paint. The concrete slab has multiple areas of cracking and allows for standing water. The topping slab will be removed and replaced. The new topping slab will have a jointing pattern to reduce cracking and a slope to reduce standing water. CONTRACTOR shall review all documents and scope of work provided by Miami-Dade Aviation Department (MDAD) for work to be completed. Please refer to the Plans & Specs for further description of the scope of work.

LICENSE:

Note: Pursuant to the requirements of Section 10-3 of the Code of Miami-Dade County, selected Contractors must possess a valid, current, and active State of Florida and/or Miami-Dade County contractor's license issued by the County's Construction Trades Qualifying Board and which is consistent with the requirements of their respective trade and the scope of work.

REQUEST FOR INFORMATION:

All requests for information (RFIs) shall comply with the Cone of Silence, Administrative Order 3-27 and shall be directed in writing to the MDAD project manager with a copy to the Clerk of the Board (clerkbcc@miamidade.gov). The deadline to submit RFIs is no later than five (5) working days before the bid opening date and time specified on the RPQ and Invitation to Bid. MDAD will issue all changes and/or clarifications to the RPQ in writing via an Addendum. Verbal statements made by the County or the Owner's Representative that are not contained in the RPQ or Addendum are not binding on the County and do not form any basis for a bidder's response to a RPQ.

MINIMUM QUALIFICATIONS AND EXPERIENCE:

- Contractors must hold a valid license required to perform work in the following trade: General Contractor License.
- As per Resolution No. R-1122-21, Contractors must have a minimum of 5 years' experience performing work in their specific trade. In the event a new firm is established by executives, supervisors and other senior field staff (key employees) that would have met these minimum experience requirements with a prior firm, MDAD reserves the right to qualify the new firm, based on MDAD's sole determination and evaluation of the knowledge and prior experience of these key employees employed by the new firm.

MANDATORY PRE-BID MEETING & SITE VISIT:

Since a conference call does not require a physical presence, social distancing practices for COVID-19 are being adhered to. Bidders are still required/responsible for participating in the MANDATORY conference call. Failure to participate in the MANDATORY conference call shall result in the corresponding contractor/company being considered non-responsive. Contractors are extremely encouraged to call 5 minutes before the scheduled meeting time for a roll call. Late arrivals to the conference call shall result in the contractor/company being considered non-responsive. The conference call will be recorded. The dial-in instructions for the conference call are described below:

- Dial in: 305-876-8333
- Meeting ID: 5762555
- Passcode/Pin: 5869

The agenda for the pre-bid conference call meeting will be sent to you via email to be used during the meeting. Make sure you receive it, if not, please check your junk email or contact our office.

Bidders are responsible for attending the mandatory pre-bid meeting conference call and site visit.

BID BOX:

The bid box is located in the hallway between Rooms B-205 and B-209 in MIA Bldg. 3030, B-Wing, 2nd Floor. If the time clock adjacent to the bid box is unable to stamp the bid envelope due to its thickness, please see Ms. Silvia Perez, Mr. James P. Ferreira or any MDAD representative at MIA Building 3030 to have bid envelopes signed, dated and timed prior to dropping them in the box.

BID SUBMITTAL:

All potential bidders are hereby notified that bids for this project must reflect a lump sum amount. The lump sum amount shall be indicated on the MCC-7360 Attachment 5A Bid Form. All quantities provided with the bid documents are estimated quantities based on the project scope of work. It is the bidder's responsibility to confirm any and all estimated quantities or amounts reflected on the bid documents to generate a "responsive and responsible" bid. Errors, omissions and/or discrepancies in quantities shall be brought-up to the attention of the MDAD team via the request for information (RFI) process during the bidding phase. Failure to confirm estimated quantities shall not constitute grounds for subsequent change orders. The lump sum bid amount shall be all inclusive to complete the work scope reflected on the construction bid documents. Bidders are responsible for all costs related to permitting, preparation of required shop drawings, special inspections, preparation of as-built drawings, close-out documentation and/or any engineering certificates required.

Contractor must refer to the Request for Price Quotation (RPQ) and associated project documents for the detail Scope of Work.

RPQ BID DUE DATE: June 3rd, 2026 @ 02:00 PM – Mandatory Pre-Bid Meeting: May 19th, 2026 @ 10:00 AM – Virtual – Mandatory Site Meeting: May 21st, 2026 @ 10:00 AM – 4331 NW 22nd Street, Bldg. 3030 (2nd Floor Lobby), Miami, FL 33159 – Contact Person: James P. Ferreira – Contact E-mail: jferreira@flymia.com

2) Parks, Recreation and Open Spaces – Monique Perez – (305) 755-7949

RPQ No: C2026CCMIR - Country Club of Miami- Interior Renovations

ESTIMATED COST: \$1,804,503.00

SBE MEASURE: The project has an SBE/Goods & Service Subcontractor goal of 3.0% in the following recommended commodities/services:

- (NIGP 97773) Toilets and Showers, Portable, Rental.
- (NIGP 33055) Fencing, Temporary (For Construction and Other Industrial or Safety Uses)
- (NIGP 97537) Garbage/Refuse Equipment, Dumpsters, etc. Rental or Lease.
- (NIGP 96239) HAULING SERVICES

LICENSE REQUIREMENT: General Building Contractor, Building Contractor

SCOPE OF WORK:

1. Document Review

The CONTRACTOR shall review all documents, specifications, plans, shop drawings, and the scope of work provided by the Miami Dade County Parks, Recreation and Open Spaces Construction & Maintenance Division Project Manager. (Contractor must obtain and submit all permits prior to performing any work.)

1.1 The CONTRACTOR shall provide all labor, materials, tools, equipment, supervision, and services necessary for the Complete Renovation of the Country Club of Miami Golf Clubhouse Renovation.

Continued from the previous page



1.2 Prior to bidding, the contractor shall perform a site visit to become familiar with existing conditions, verify measurements, and review all areas in accordance with RPQ documents, drawings, and provided submittals.

1.3 The project scope includes comprehensive renovations throughout the facility, with a primary focus on upgrading all Restrooms, completing interior renovations in the Pro-Shop, Office, Lobby, Bar Lounge, Kitchen, and Banquet, and replacing floor tile, drywall, and paint across the building to modernize finishes and improve functionality. The work also includes coordinated electrical and plumbing improvements to support the layouts, new fixtures, and building systems. Overall, these renovations aim to enhance operational efficiency, improve user experience, and update the facility's interior appearance while maintaining full compliance with current building standards (Ref. Material Selection).

1.4 General Requirements include Temp ADA Restrooms, Temp Fencing, Full Time Superintendent on-site. Contractor is fully responsible for temporary restroom utilities, connections, pump outs, safety, and security until all restrooms are operational. Contractor shall provide and maintain temporary fencing around all project areas to ensure safety and security. Contractor shall provide a full time, on site superintendent for the duration of the project. This individual shall oversee daily operations, scheduling, safety, coordination, and communication with Miami Dade Parks.

1.5 Project schedule is to be provided at Pre-Construction Meeting. Project duration to be (1) Year from NTP Date. Project phasing will take place, with the "Pro-Shop" area is to be turned over to Operations within 90 days.

1.6 Work under this contract referenced below shall include, but is not limited to:

- Provide Submittals for all products used to include, but not limited to: Plumbing and Electrical Fixtures, Doors, Floor Tile, Ceiling Tile, Restroom Hardware and Accessories, Paint
- 002-Demolition
- 003-Slab Pourbacks for Underground Plumbing
- 005-Aluminum Rear Terrace; Interior Partitions
- 007-Insulation and Fire Stopping
- 008-Interior Wood Doors, Metal Doors and Glass Doors
- 009-Gypsum Board, Interior DW Finishes, New Tile, New Acoustical Ceiling, Hard Ceilings, Painting and Sealant
- 015-New Underground Plumbing, Rough and Fixtures
- 016-New Exterior and Interior Lighting, Switches and Outlets, Fire Alarm System and Devices Tie-In

1.7 Contractor to submit drawings, submittals etc. at Pre-Construction meeting. Once submittals are approved materials are to be ordered immediately. Contractor is fully aware of deadline established and is responsible for any necessary expedited delivery charges.

Contractor must refer to the Request for Price Quotation (RPQ) and associated project documents for the detail Scope of Work.

RPQ BID DUE DATE: June 1st, 2026 @ 02:00 PM – Mandatory Pre-Bid Meeting: May 6th, 2026 @ 10:00 AM – 6801 NW 186th Street, Miami FL 33015 – Mandatory Site Meeting: May 6th, 2026 @ 10:00 AM – 6801 NW 186th Street, Miami FL 33015 – Contact Person: Monique Perez – Contact E-mail: monique.perez@miamidade.gov

3) Water and Sewer Department – Alvaro Rosario – (786) 552-8211

RPQ No: P16370 - Pump Station No. 0348 Emergency Generator Relocation

ESTIMATED COST: \$1,348,873.00

LICENSE REQUIREMENT: General Building Contractor, General Engineering

SCOPE OF WORK:

The project consists of furnishing all materials, labor and equipment necessary to remove existing generator from interior of building at Sewage Pump Station No. 348 and install a new self-enclosed generator outside of the building on the north side, the work includes but it is not limited to, excavation, demolition and modification work; removal of existing generator and auxiliary systems, fuel piping and fittings; removal of existing louver and infill of opening; removal, transport, salvage and legal disposal of demolition material and equipment; transportation and handling costs, including removal of salvaged equipment to a location designated by the Engineer; furnish and install new generator and generator auxiliary systems, furnish and install new aluminum fence; furnish and install new generator concrete slab; temporary and permanent replacement of any sod, sidewalk, pavement and/or driveway damaged by construction; site restoration; and other appurtenant and miscellaneous items and work for a complete, satisfactory and functional installation. Sewage Pump Station No. 348 located at 5700 E 8th AVE, Hialeah, Florida 33013, Section 32, Township 52, Range 41.

MINIMUM REQUIREMENTS OF THE BIDDER:

A. Qualifications shall be submitted with the Bids. Submit experience history with a minimum of references along with the bid. The work shall have been completed with the Contractor's own forces or key personnel.

B. The Contractor shall submit to WASD at the time of submitting the bid, name of the Manufacturer and the time it takes to create a product and deliver it to the job site, if the Bids submitted without entry the name of Manufacturer and the Lead Time, will be considered non-responsive. (if apply)

License Requirements

1. At the time of Bid and pursuant to the requirements of Section 10-3 of the Code of Miami-Dade County, Florida and these Solicitation and Contract Documents, the Bidder must hold a valid, current, and active:

a. Certificate of Competency from the County's Construction Trades Qualifying Board as a General Engineering Contractor.

Or

b. Certification, as a General Contractor, provided by the State of Florida Construction Industry Licensing Board, pursuant to the provisions of Florida Statutes Chapter 489.115.

2. The Bidder or the Bidder's Subcontractor shall have as a minimum the following licenses: General Engineering Contractor, Electrical Contractor, Mechanical Contractor, and any other license required by Chapter 489 of the Florida Statutes or County Code Chapter 10.

MINIMUM CONSTRUCTION EXPERIENCE OF THE CONTRACTOR

A. With his bid, the successful Bidder shall submit proof that his/her firm has at least the minimum successful contract experience as required below for this Contract being bid. Such proof shall consist of a list of projects, completed prior to the bid date, with the names and telephone numbers of the owners or representatives that the OWNER can contact to confirm the listed experience.

RFI'S:

Cut off for all RFI is on May 26, 2026, COB.

Contractor must refer to the Request for Price Quotation (RPQ) and associated project documents for the detail Scope of Work.

RPQ BID DUE DATE: June 10th, 2026 @ 10:00 AM – Mandatory Pre-Bid Meeting: May 12th, 2026 @ 10:00 AM – 5700 E 8th Avenue, Hialeah, FL 33013 – Mandatory Site Meeting: May 12th, 2026 @ 10:00 AM – 5700 E 8th Avenue, Hialeah, FL 33013 – Contact Person: Alvaro Rosario – Contact E-mail: alvaro.rosario@miamidade.gov

4) Water and Sewer Department – William Diaz – (786) 552-8803

RPQ No: P16147 - NEW PUMP STATION NO 0374 and 700 LF OF FORCE MAIN AND 450 LF OF GRAVITY SEWER

ESTIMATED COST: \$1,813,949.00

LICENSE REQUIREMENT: General Engineering, Pipelines Engineering Contractor, General Building Contractor, Underground Utility/Excavation

SCOPE OF WORK:

The Project, including mobilization and demobilization, consists of all materials, labor, and equipment necessary to construct a fully operational PS No. 0374. The scope includes installation of 103 linear feet of 6-inch, 347 linear feet of 8-inch, and 250 linear feet of 12-inch ductile iron pipe and ductile iron fittings for the sewage force main, and 228 linear feet of 8-inch and 198 linear feet of 10-inch C900 PVC pipe for the gravity sewer system. It also includes verification and soft excavation (soft dig) of underground utilities prior to the commencement of work.

The project involves the removal of one (1) existing plug and connection to an existing 12-inch sewage force main using a 12-inch solid sleeve. It includes furnishing and constructing automatic air release valve assemblies for the sewage force mains and providing mechanical joint restraints. A core drill connection will be made to an existing gravity sewer manhole to tie in the proposed ductile iron gravity sewer. Additionally, four (4) sanitary sewer manholes will be furnished and constructed to connect the 8-inch C900 PVC gravity sewer along NW 199th Terrace and the 10-inch C900 PVC gravity sewer along NW 27th Court. An existing 6-foot wet well will be converted into a manhole with a concrete protective coating.

The project includes furnishing and installing two new submersible FLYGT NP 3153.095 pumps, each with 253 mm impellers, 15 HP, and operating at 1755 rpm, along with all related equipment. All pipes, fittings, and appurtenances for the proposed PS will be furnished and installed, including emergency pump-out piping connections and a water line with a backflow preventer. A new valve vault, including check valves and all necessary connections, will be installed over a 6-inch-thick bedding layer of FDOT No. 57 crushed stone.

Bid submission must be electronic, through the eBuilder Bid Portal, with a hard copy sent to WASD postmarked within one (1) business day of the bid submittal date, mailed to WASD [3071 SW 38th Avenue, Suite 107, Miami, FL 33146]

The original Bid bond Security (in the form of a bid bond or cashier's check) MUST be delivered to WASD, at the address above, BEFORE the bids are opened. Failure to deliver the original will result in the bid submission being rejected as non-responsive.

Invited bidders should have received an Invitation to Bid with an Invitation Key linked to the Invitee's email address. Upon request, an invitation can be sent to multiple email addresses within the same company. However, if multiple bids are submitted by the same company, ALL submitted bids will be rejected.

The bid set includes electronic bid instructions. Training on electronic bid submission is available every Monday from 9 – 10 and every Wednesday from 1 – 2. Email the Contracting Officer or paul.adams@miamidade.gov for further information or to schedule training on alternative dates.

The RFI cut-off date is five (5) business days prior to the bid due date.

Liquidated Damages - \$1,000.00 per day.

Contractor must refer to the Request for Price Quotation (RPQ) and associated project documents for the detail Scope of Work.

RPQ BID DUE DATE: June 9th, 2026 @ 10:00 AM – Mandatory Pre-Bid Meeting: May 12th, 2026 @ 10:00 AM – 19920 NW 27th Court, Miami Gardens, FL 33056 – Mandatory Site Meeting: May 12th, 2026 @ 10:00 AM – 19920 NW 27th Court, Miami Gardens, FL 33056 – Contact Person: William Diaz – Contact E-mail: william.diaz@miamidade.gov

Continued from the previous page



Public Notice

5) Water and Sewer Department – Mike Hernandez – (786) 552-8803

RPQ No: P16140 - UPGRADE SEWAGE PUMP STATION No. 0382

ESTIMATED COST: \$1,807,580.00

SBE MEASURE:

The project has an SBE/Goods & Service Subcontractor goal of 1.0% in the following recommended commodities/services:

- NIGP 79050 Sodding
- NIGP 98852 Landscaping (covers installing plants and foliage)

LICENSE REQUIREMENT: General Engineering, Pipelines Engineering Contractor, General Building Contractor, Underground Utility/Excavation, Pipe Lines

SCOPE OF WORK:

The project consists of furnishing all materials (except those listed in Section 4.00 "Materials and Equipment Furnished by The Department"), labor, equipment, tools and other facilities and services necessary for proper execution, testing, and completion of the work required to Upgrade Sewage Pump Station No. 0382 and place the upgraded pump station at its new approved location. This includes, but is not limited to, site preparation, demolition work, installation of new structures, installation of mechanical and electrical equipment, and restoration of impacted areas. Site preparation may require clearing and grubbing prior to demolition and construction work. The Contractor shall provide uninterrupted by-pass pumping capabilities and by-pass for electrical service for the existing pump station flows and power during all construction time and until the new pump station is completely operational; the bypass system shall have a flow and head capacity equal to or greater than the proposed pumps; tested and accepted by the Owner and regulatory agencies (see by-pass requirements on Section 8.00 "Measurement and Payment"). The Contractor shall also be required to design, obtain approval, implement, and maintain a Maintenance of Traffic Plan (MOT) during construction activities, as required. Additionally, the Contractor shall comply with the best management practices for stormwater pollution prevention, including control of erosion and sedimentation during construction activities, such as installing silt traps in all stormwater drainage inlets close to the project site.

Pumping Station 0382 is located at 17060 NW 84 Court, Miami, FL 33015.

MINIMUM REQUIREMENTS OF THE BIDDER

A. License Requirements

1. At the time of Bid and pursuant to the requirements of Section 10-3 of the Code of Miami-Dade County, Florida and these Solicitation and Contract Documents, the Bidder must hold a valid, current, and active:

a. Certificate of Competency from the County's Construction Trades Qualifying Board as a General Engineering Contractor or as a Pipeline Engineering Contractor. The Pipeline Engineering Contractor shall subcontract with a qualified contractor any work which is incidental to the pipeline specialty but is specified in the aforementioned Code as being the work of other than that of the Engineering Specialty for which certified;

or

b. Certification, as a General Contractor or as an Underground Utility and Excavation Contractor, provided by the State of Florida Construction Industry Licensing Board, pursuant to the provisions of Florida Statutes Chapter 489.115.

B. Experience

1. In addition to the license requirements in Section 1.01, A above, the Bidder must have a minimum of three (3) years of experience, under its current business name (which can include the experience of key supervisory employees that would man the project), in the construction of roadway / horizontal projects of similar scope and scale involving public right-of-way construction / installation / repair / replacement of main water distribution systems and/or main sanitary sewer collection systems, and maintenance of vehicular traffic, supported by references for three (3) projects completed within the past five (5) years. Submitted reference Projects must demonstrate that the Bidder served as the Prime Contractor for the referenced Projects provided.

a. Experience constructing sanitary sewage pump stations.

b. Confined space experience

RFI Cutoff Thursday, May 28, 2026

EOR Response to All RFIs Due Thursday, June 4, 2026

Final Addendum Published Friday, June 5, 2026

Contractor must refer to the Request for Price Quotation (RPQ) and associated project documents for the detail Scope of Work.

RPQ BID DUE DATE: June 12th, 2026 @ 10:00 AM – Mandatory Pre-Bid Meeting: May 13th, 2026 @ 10:00 AM – 17060 NW 84 Court, Miami, FL 33015 – Mandatory Site Meeting: May 13th, 2026 @ 10:00 AM – 17060 NW 84 Court, Miami, FL 33015 – Contact Person: Mike Hernandez – Contact E-mail: mighern@miamidade.gov

For legal ads online, go to legalads.miamidade.gov

Miami resolves, for now, big-donor vs. big-needs dilemma

BY GENEVIEVE BOWEN

Miami is divvying up a \$20 million pot of developer-funded public benefits across commission districts after debate over who should get the biggest share and whether the city's system for distributing the money is fair in the first place.

On April 23, city commissioners approved two delayed spending requests from the city's Public Benefits Trust Fund, moving forward with how to divide roughly \$20 million after weeks of debate over whether the system's "first-come, first-served" approach fairly spreads money across the city.

The plan sends most of the funding to a \$13 million affordable housing and park project in District Two and a \$3 million workforce housing and infrastructure project in District Four, while also directing the city manager to design a more equitable distribution system and identify additional funding sources for future projects.

The Public Benefits Trust Fund was created in 2009 under the Miami 21 zoning code and is financed by fees paid by developers who receive zoning exceptions to build at higher densities or intensities than normally permitted. The fund, which has accumulated tens of millions of dollars over time, is intended to offset the impacts of development in affected neighborhoods, but commissioners have recently raised concerns that its first-come, first-served allocation method has produced uneven results across the city.

City data shows District Two has contributed about \$21.1 million to the trust but received only about \$1.1 million in return, making it the city's biggest net

contributor. District One has contributed roughly \$1.3 million and received nothing, while District Four has neither paid into nor drawn from the fund. District Five has contributed about \$2.9 million and received approximately \$5.3 million. District Three was left out of this latest round after already receiving more than \$12 million over time, including projects advanced during former Commissioner Joe Carollo's tenure.

Earlier this year, District Two Commissioner Damian Pardo requested \$15 million from the fund, including \$5 million for affordable housing in Little Bahamas and the West Grove and \$10 million for park and open space improvements. District Four Commissioner Ralph Rosado sought \$4.8 million to support workforce and affordable housing development on a Miami-Dade County Public Schools-owned site at 701 SW Fourth St., along with related infrastructure and mobility improvements tied to the Ludlam Trail corridor.

Both proposals were initially deferred April 9 after commissioners questioned how the remaining balance of roughly \$20 million in the fund should be distributed, with some arguing that districts with more development activity contribute disproportionately to the pot while others contend that lower-income areas face greater need for housing and infrastructure

investment.

When the issue returned April 23, weeks of negotiations had narrowed the requests. The final agreement split the money across four districts, sending \$13 million to District Two, \$3 million to District Four and \$1.5 million each to Districts One and Five.

The debate highlights a larger divide over what "equity" should mean in distributing public benefits dollars. Commissioners noted that downtown Miami and Brickell generate much of the developer money flowing into the trust, while historically underserved neighborhoods argue that need, not just contribution, should drive where those dollars go.

Mr. Pardo defended keeping a significant share of the funding in development-heavy areas, arguing that the contributions are generated to mitigate impacts such as congestion, noise and infrastructure strain where development is concentrated. Other commissioners, however, emphasized the need to ensure that less-developed districts are not excluded from access to the funding source.

Even as they settled the immediate dispute, commissioners directed the administration to return with recommendations for a clearer and more equitable way to divide future trust fund dollars, along with a report of other discretionary funding sources available for neighborhood projects.

PEOPLE



Francisco Zavala



Ali Iftikhar



H. Howard Tandy

Terrabank promotes to senior VP

Terrabank has promoted **Francisco Zavala** to senior vice president, director of international retail banking.

Mr. Zavala will lead Terrabank's international retail banking strategy, overseeing global client relationships, deposit growth and cross-border initiatives. He has more than 15 years in banking. Before joining Terrabank, he was a regional manager for Banpro, part of Grupo Promerica, in Nicaragua.

Weber Gallagher names partner

Weber Gallagher has added **Ali**

Iftikhar as a partner.

Mr. Iftikhar is a civil litigator who defends businesses and insurers in general and business litigation matters.

Shutts & Bowen adds partner

Shutts & Bowen has added **Heidi Howard Tandy** as a partner in the intellectual property practice group.

Ms. Tandy has nearly 30 years of experience in intellectual property law. She advises clients on corporate, licensing and litigation matters involving the internet, social media, privacy and technology.

FILMING IN MIAMI

These film permits were issued last week by the Miami-Dade Office of Film & Entertainment, (305) 375-3288; the Miami Beach Office of Film and Event Production Management, (305) 673-7070; and the City of Miami's Office of Film & Entertainment, (305) 416-1072.

Knox Studio, Del Rey, CA. Commercial for Rhode. Crandon Park Beach.

Go Local Promotions, Coral Gables. Still photography for Chivas. Miami International Airport.

Kreative Kontent, Fort Lauderdale. Still photography for Soccer Jersey Social. City of South Miami.

In new pact, Ultra fest to stay at Bayfront Park through 2046

By GENEVIEVE BOWEN

Ultra Music Festival will continue at Bayfront Park through 2046 under a new deal that includes a series of operating concessions and conditions to address downtown residents' concerns over noise, traffic and other quality-of-life impacts.

Under the agreement approved April 23, the Miami City Commission signed off on a 20-year contract that establishes a five-year review cycle requiring Ultra to submit event reports for commission consideration, with any contract changes during those periods requiring supermajority approval. The city also retains the ability to cancel the license each year within a 305-day window before the festival, subject to approval by four of five commissioners.

The approval followed months of outreach and negotiations between city officials and downtown residents, who raised concerns about long-term noise exposure, traffic congestion, security impacts and loss of access to Bayfront Park during the multi-week Ultra Music Festival period that takes place in Miami each March.

Commissioner Damian Pardo, whose district includes downtown, said his office did extensive outreach in the lead-up to the vote, including public surveys, virtual town halls, meetings with building managers, Miami Police coordination sessions and post-event debriefs with residents. He said the goal was to directly address concerns about how sound, traffic and crowd control affect nearby residential buildings.

Under the revised agreement, Ultra will operate under four five-year terms through 2046, replacing the previous structure of longer 10-year terms, with a formal commission review required at the end of each cycle. Mr. Pardo outlined changes negotiated with the festival, including tighter low-frequency sound limits set at 97 decibels with a one-decibel margin of error measured at designated building locations, along with a \$1,000 penalty for violations. The agreement also shortens required post-event park restoration from 38 days to 28 days, subject to weather delays and other permitted park uses.

Additional provisions include requiring Ultra to hold two community meetings each year, organized and sponsored by city officials 45 days before the event, and to provide annual internships for students at the Olympia Downtown Music School. The festival also agreed to install fencing along buildings abutting Biscayne Boulevard, from Northeast Fifth Street to Biscayne Boulevard Way, and to establish a designated dog relief area in the southwest corner of Bayfront Park for use by residents.

The agreement also increases penalties for closing time violations from \$1,000 to \$2,500 per minute and maintains limited flexibility for weather-related delays, allowing the Bayfront Park director and city manager to extend programming by up to one hour in certain circumstances.

Residents at the meeting expressed concern about locking in a long-term agreement for an event that significantly impacts the downtown core, while others said Ultra contributes to Miami's cultural identity and economic activity.

Despite those concerns, Mr.

Pardo said he believes the agreement based on community feedback and reflects meaningful adjustments ongoing engagement between the

city, residents and event organizers. "I think Ultra understands what it means to be a good corporate partner," Mr. Pardo said.

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Legal Advertising

Notice to Creditors

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY FLORIDA

IN RE: ESTATE OF OSCAR EDUARDO CURI Deceased.

PROBATE DIVISION
File Number: 2026-001540-CP-02
Division: PMH 04

The administration of the estate of OSCAR EDUARDO CURI, deceased, File Number: 2026-001540-CP-02, whose date of death was March 12, 2026, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 73 W. Flagler Street, Miami, FL 33130. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is April 30, 2026.

Attorney for Personal Representative
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses: trwalsers@floridaprobatefirm.com
Florida Bar No. 1166596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500

Personal Representative
KATHY GARCIA
7570 Taylor Street
Hollywood, FL 33024

Publication dates: 4/30 & 5/07/26

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF VICTOR CHARLES SCHEIDE, Deceased.

PROBATE DIVISION
CASE NO.: 2026-001648-CP-02

NOTICE TO CREDITORS

The administration of the Victor Charles Scheide, deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 73 W Flagler Street, Miami, FL 33130. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 30, 2026.

Attorneys for Personal Representative:
/s/ Ashton C. Malkin
Seth E. Ellis, Esq.
Florida Bar No.: 60933
Ashton C. Malkin, Esq.
Florida Bar No.: 1030776

Personal Representative:
/s/ Valerie Le Batard
Valerie Le Batard
1330 Ocean Drive, Apt. 8a
Miami Beach, FL 33139

ELLIS LAW GROUP, P.L.
4755 Technology Way, Suite 205
Boca Raton, Florida 33431
Telephone: (561) 910-7500
Fax: (561) 910-7501
E-Mail: Seth@ellis-law.com
Ashton@ellis-law.com
Secondary: Service@ellis-law.com

Publication dates: 4/30 & 5/7/26

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF MARTIN KAKOSYAN Deceased.

PROBATE DIVISION
Section: PMH07
File No. 2026-001202-CP-02

NOTICE TO CREDITORS

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: MARTIN KAKOSYAN, File Number 2026-001202-CP-02. The address of the court where this probate is pending is: Circuit Court for MIAMI-DADE County, Florida, 73 West Flagler St., Miami, FL, 33130.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

Date of death of the decedent is: 09/02/2025.
The date of first publication of this notice is April 30, 2026.
The second week of publication is May 7, 2026.

Attorney for the representative(s):
By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813

Personal Representative(s): Irene V. Kakosyan.

Publication dates: 4/30 & 5/07/26

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

In re FREDERICKA SIMMONS BROWN, Decedent.

PROBATE DIVISION
CASE NO.: 2025-004229-CP-02

NOTICE TO CREDITORS

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of FREDERICKA SIMMONS BROWN, deceased, File Number 2025-004229-CP-02, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 20 NW 1st Avenue, Miami, Florida 33128. The names and addresses of the personal representative and that personal representative's attorney are set forth below.

ALL INTERESTED PERSON ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with the Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is April 23, 2026.

Dated: April 20, 2026.

Respectfully submitted,
/s/ Wendell Locke
Wendell T. Locke, Esq., For the Firm
Florida Bar No. 119260
wendell@lockefirm.com

LOCKE LAW, P.A.
8201 Peters Road
Suite 1000
Plantation, Florida 33324
954.382.8858 telephone
954.827.0998 facsimile
www.lockefirm.com
Attorneys for Marci Covington
and Tayana Gibbs, as Co-Personal
Representatives

Publication dates: 4/23 & 4/30/26

Notice of Action

Miami-Dade

BEFORE THE BOARD OF PHARMACY

IN RE: The license to practice Pharmacy.

Vlades Florida, INC 160 NW 176 St Suite 202-1 Miami Gardens, FL 33169

CASE NO.: 2025-57830

LICENSE NO.: PH35159

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Jonathan Golden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9856.

If no contact has been made by you concerning the above by June 11, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Pharmacy in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Sincerely
/s/ Jonathan Golden
Jonathan Golden
Assistant General Counsel

Publication dates: 4/30, 5/7, 5/14 & 5/21/26

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF JORGE DIAZ DE BEDOYA BIANCHINI, Deceased.

PROBATE DIVISION
CASE NO.: 2026-001335-CP-02
SECTION: PMH 01

NOTICE TO CREDITORS

The administration of the Estate of JORGE DIAZ DE BEDOYA BIANCHINI, deceased ("Decedent"), whose date of death was December 8, 2025, is pending in the Circuit Court of the Eleventh Judicial Circuit, in and for Miami-Dade County, Florida, Probate Division, the address of which is 20 N.W. 1st Avenue, Suite 6.223, Miami, Florida 33128, and the telephone number of which is (786) 767-7326. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES SHALL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Pursuant to Section 733.2121(1) of the Florida Statutes, the Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Sections 732.216 through 732.228 of the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211 of the Florida Statutes.

The date of first publication of this Notice is April 30, 2026.

Attorneys for the Personal Representative:
Horacio Sosa, Esq.
Florida Bar No.: 584029
E-Mail Address: hsosa@sosalegal.com
Aaron Humphrey, Esq.
Florida Bar No.: 91167
E-Mail Address: ahumphrey@sosalegal.com

Personal Representative:
Christian Diaz de Bedoya
2909 Utah Street N.E.
Albuquerque, New Mexico 87110

Horacio Sosa, P.A.
2924 Davie Road, Suite 102
Davie, Florida 33314
Telephone: (954) 532-9447
Facsimile: (954) 337-3819
E-Mail for E-Service: eservice@sosalegal.com
Website: www.sosalegal.com

Publication dates: 4/30 & 5/07/26

Miami-Dade jobless rate keeps ticking up, but best in state

Miami-Dade County's unemployment rate ticked up two more notches in February as most categories of employment showed job losses, but the three largest job sectors all registered gains, newly released data show.

Unemployment hit 2.8% in February, up from 2.6% in January and 2.4% in December, the new figures from the U.S. Bureau of Labor Statistics show. A year earlier, in February 2025, Miami-Dade had 2.5% unemployment.

The county's labor force, which had declined markedly in January, bounced back, adding 21,900 potential workers but increasing by only 18,800 the number of people actually on jobs. As a result, 40,100 people from Miami-Dade were unemployed in February, up from 36,900 in January and 35,400 in December, the bureau's figures show.

The county's rising unemployment rate was still far below the jobless rate for the state as a whole, which was 4.6%, up from

4.5% in January and 4.4% in December. Miami-Dade registered year-over-year gains in the three largest job categories. In the largest, which is trade, transportation and utilities, employment rose 0.2% to 329,700 jobs. In the broad education and health category, the county gained 2.1% in jobs year over year to 233,200. And in professional and business services, jobs rose by 1.6% to 221,500 people at work. The largest percentage job loss was 2.7% in 12 months in the information industry,

which has only 21,900 jobs in Miami-Dade.

In other categories, manufacturing lost 2.3% of its jobs to employ 46,900; the tourism and hospitality sector lost 2% of its jobs in 12 months to 153,600 people; and a cluster of miscellaneous services saw a job loss of 2% to 48,900 workers.

Also losing employees were the financial sector, down 1.8% to 98,400 workers; construction shedding 1.6% jobs to 60,200 workers; and government employment down 1% to 144,700 people.

CLASSIFIED ADVERTISING

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Summons

SUMMONS (CITACION JUDICIAL)

NOTICE TO DEFENDANT: ROSEANN ROBERTS, an Individual; **(AVISUAL DEMANDADO):** KENNETH ROBERTS, an Individual; and DOES I to 10, Inclusive **YOU ARE BEING SUED BY PLAINTIFF:** JOHNNY SEHREMELIS, an **(LO ESTA DEMANDANDO EL DEMANDANTE):** Individual

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/se/help), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (WWW.sucorte.ca.gov), en la biblioteca de /eyes de su con dado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte si que le dli un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sue/do, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de emisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (WWW.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (WWW.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AV/SD: Por ley, la corte tiene derecho a reclamar las cuotas y /os costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.

The name and address of the court is: Assigned for All IPurposes CASE NUMBER: 3:0-2:0:25-0:15:0:0:10:6-C:U-PA-CJ:C
(El nombre y dirección de la corte es): Judge Kimberly A. Knill

Superior Court of California, County of Orange
700 Civic Center Drive West
(Mimero de/ Caso): Santa Ana, California 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: ASHLEY ARCOS, ANDREW L. ELLIS; BORIS BRISKIN;
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

ELLIS LAW CORPORATION
2230 E Maple Ave, El Segundo, CA 90245

DATE: Clerk, by Deputy
(Fecha) 07/28/2025 (Secretario) (Adjunto)

DAVID H. YAMASAKI, Clerk of the Court
For proof of service of this summons, use Proof of Service of Summons (form POS-010.) (310) 641-3335 Publication dates: 4/09, 4/16, 4/23 & 4/30/26

Notice of Action

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF DOMINIC MILITELLO Deceased.

File: No. 2025-001828-CP-02 Division: PMH 04

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO:	DAYNA VALENTI 55 Hallenbach Rd., Glen Spey, NY 12737	GINA GOSS 11813 Moonsail Drive Parrish, Florida 34219	DIANE ZMITREWICZ 162 Angle Rd., West Seneca, NY 14224	ANGELO CATANI 169 Avery Ave Buffalo, New York 14216
	ROBERT MILITELLO 9916 Guidy Lane #101 Pensacola, Florida 32515	JAMES DEANGELO JR. 108 Lake Dr Middletown, Delaware 19709	MICHAEL VALENTI Address Unknown	UNKNOWN DESCENDANTS OF ROSINA PAGANO Address Unknown
	UNKNOWN DESCENDANTS OF THERESA PAGANO Address Unknown	UNKNOWN DESCENDANTS OF VITO PAGANO Address Unknown	UNKNOWN DESCENDANTS OF BARBARA PAGANO Address Unknown	UNKNOWN DESCENDANTS OF JANICE PAGANO Address Unknown

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Eleventh Judicial Circuit, in and for Miami-Dade County, Florida, for the probate of Dominic Militello where you are named as a beneficiary.

You are required to serve a copy of any written response of objection, if any to:

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before May 12, 2026, and file the original with the Clerk of this Court, at the Miami-Dade County Courthouse, 20 North West 1st AVE, Miami, FL 33128, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the petition for Summary Administration.

WITNESS my hand and seal of this Court on April 7, 2026.

As Clerk of the Court
As Deputy Clerk

First Publication on April 30, 2026.

Publication dates: 4/30, 5/7, 5/14 & 5/21/26

Notice of Public Sale

The following personal property of Francisco Borbolla, Francisco Rafael Borbolla, if alive, and if dead, all claimants claiming by, through, under or against said persons, whether as spouses, devisees, heirs, beneficiaries, grantees or other claimants, Curtis Williams, Terrance Gibson, Daniel Borbolla, and/or All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Francisco Rafael Borbolla, with no liens reflected on title, will, on Thursday, May 14, 2026, at 10:00 a.m., at 34835 SW 187th Court, Lot 53, Goldcoaster, Homestead, Miami-Dade County, Florida, be sold for cash to satisfy storage fees in accordance with Section 715.109, Florida Statutes. Any person and/or entity that purchases the subject mobile home described herein may be required to immediately remove said mobile home from the lot in which it sits and from Goldcoaster altogether, or shall be required to go through residency screening if the winning bidder intends to reside in Goldcoaster. The mobile home is described as:

Year/Model: 1996 FLEE single-wide mobile home
VIN #: FLFLS70A23518SB31
Title #: 0069101815
Additional personal property: N/A

PREPARED BY:
Shawn D. Arbeiter, Esq.
Attorney for Sun Gold Coaster, LLC
d/b/a Goldcoaster
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058

Publication dates April 30 and May 7, 2026

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **TuSaludRX**, located 18117 Biscayne Blvd. #1362, in the County of Miami-Dade, in the City of Miami, Florida, 33160 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated Miami, Florida, this 27th day of April, 2026.
HealthblendRX LLC
Owner

Notice of Public Sale

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasuries.com. Auction will close on or after Thursday May 21, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Location 1: US Storage Centers - Hialeah - 16th, located at 3975 W 16th Ave , Hialeah, FL, 33012
00766 - Maria Walewska Rojas Arteaga
00764 - Dairon Antonio Leyva Pena
00802 - Nodel Gonzalez
00728 - Silvia Molina
00105 - Yureidy Hernandez
01038 - Dallanis Orderi
01081 - Jose Tadeo Leon Villegas Rio Events Planer
00229 - Maria Victoria Enriquez
00798 - Maria Elena ortiz
00621 - Anson Octave

Location 2: US Storage Centers - Hialeah - 76th, located at 2771 W. 76 St , Hialeah, FL, 33016
I2307 - Ana Celia Izarrary
I1109 - Luz Stella Villa

Location 3: US Storage Centers - Miami Gardens, located at 2765 NW 207th Street , Miami Gardens, FL, 33056

C0015 - Todriq Coaxum
H3065 - Torreniqua Vantasha Akira Holmes
H3075 - Shamia Michelle Stokes
H3181 - William Harden
H2159 - Eric Dejuan Harris Jr
H2040 - Samuel Carlos Machado
H2145 - Michael Crawford
H1050 - Sarah Francis Fox
H1083 - Travis Brazzel
H3146 - Marlaina Hamby
H2118 - Vilma Nayeli Rivera Morales
H3015 - VONTRELL LA GREG JOHNSON
H1033 - Devon Audley Yap
J2041 - Jerome Artis Baker
H2046 - Oluwapelumi John owotade
H2090 - Leon Ellsworth Hill
H2015 - Casandra Marie Davis
H1094 - Denesia Shepard
H3019 - Xavier Roberto Rios
E0032 - Willie James Jones
H1013 - Thronton Ryon Johnson
L1011 - Thatiana Howard
B0004 - Talisha Anese Cross

Publishing: April 30, 2026 and May 07, 2026

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

IN RE: ESTATE OF CLAUDINA REBECA FARINAS, deceased.

PROBATE DIVISION
CASE NO. 2026-001603-CP-02

NOTICE TO CREDITORS

The administration of the Estate of CLAUDINA REBECA FARINAS, deceased, whose date of death was August 3, 2025. File Number 2026-001603-CP-02, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Miami-Dade County, Probate Division, 73 W. Flagler Street, Room 238, Miami, Florida 33130. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Signed on April 27, 2026.

/s/ Roxana I. Nasco, Esq.
Roxana I. Nasco, Esq.
Florida Bar No. 0167101
Roxana I. Nasco, P.A.
2600 So. Douglas Road, Suite 913
Coral Gables, Florida 33134
Telephone: (305) 858-2615
Facsimile: (305) 448-5541

/s/ Oscar L. Farinas
OSCAR L. FARINAS,
Personal Representative

Publication dates: 4/30 & 5/07/26

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Publishes every Thursday

Employment

Topographic Surveyor

For a Constr. Co. Req. Bachelor's in Eng. or related + 12 mos exp. Mail resume: Quality Construction Performance Inc., 2451 NW 109 Ave, Unit #2, Miami, FL 33174.

Legal Advertising

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **HARBORSTONE POINT CAPITAL**, located 3785 NW 82nd Ave, Ste 304, in the County of Miami-Dade, in the City of Doral, Florida, 33166 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated Doral, Florida, this 21 day of April, 2026.
Divergent Capital Asset Management LLC
Owner

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **EKOS AT ROCKLEDGE PARK**, located 777 Brickell Avenue, Suite 1300, in the County of Miami-Dade, in the City of Miami, Florida, 33131 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated Miami, Florida, this 20 day of April, 2026.
MHP Brevard I, LLC
Owner

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **TRAVELERS OF AMERICA**, located at 9950 NW South River Dr., in the County of Miami-Dade, in the City of Medley, Florida, 33166 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated Medley, Florida, this 23 day of April, 2026.
TRAFFIX INC.
Owner

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **MESH CONSTRUCTION**, located 3101 SW 105th Ave., in the County of Miami-Dade, in the City of Miami, Florida, 33165 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated Miami, Florida, this 24th day of April, 2026.
MH ELITE SOLUTIONS LLC
Owner

Fictitious Name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name **TRUCKS & TRAILERS**, located 7100 NW 77th CT, Suite B, in the County of Miami-Dade, in the City of Miami, Florida, 33166 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated Miami, Florida, this 24th day of April, 2026.
SHIPPING U.S.A. CORP.
Owner

Fictitious Name

NOTICE IS HEREBY GIVEN that Golden Palms Lessee, Inc., 15 Enterprise, Suite 200, Aliso Viejo, CA 92656, desiring to engage in business under the fictitious name of Andaz Miami Beach Resort & Spa, with its principal place of business in the State of Florida at 4041 Collins Ave., in the City of Miami Beach, County of Miami-Dade, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

Legal Advertising

Notice to Creditors

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT, IN AND FOR MIAMI-DADE COUNTY, FLORIDA
IN RE: ESTATE OF RICHARD C. LUNEBURG
a/k/a RICHARD LUNEBURG, Deceased.
PROBATE DIVISION
Case No. 2026-001400-CP
Section 02

NOTICE TO CREDITORS
The administration of the estate of RICHARD C. LUNEBURG a/k/a RICHARD LUNEBURG, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 20 NW 1 st Avenue Miami, Florida 33128. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Right at Death Act (Sections 732.216- 732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in section 732.2211 of the Florida Probate Code.

The date of first publication of this notice is April 23, 2026.
Attorney for Personal Representative: JOSEPH A. STUSEK, ESQ.
E-mail Addresses: jstusek@cl-law.com; dolin@cl-law.com; jmerz@cl-law.com
Florida Bar No. 126378
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Suite 400
Naples, FL 34103
Telephone: (239) 262-8311
Personal Representative: KAREN A. LUNEBURG
c/o Joseph A. Stusek, Esq.
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N Suite 400
Naples, FL 34103
Publication dates: 4/23 & 4/30/26

Notice of Action

NOTICE OF ACTION (Publication - Ch. 49, Fla. Stat.)
IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA
CIVIL DIVISION

EDWIN RAMOS and NORIS NOHEMI GARCIA, CASE NO.: 2026-656 CA 01 Plaintiffs,
v.
ARGENT MORTGAGE COMPANY, LLC, a Delaware limited liability company, and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ARGENT MORTGAGE COMPANY, LLC, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, TRUSTEES OR OTHER CLAIMANTS, Defendants.

NOTICE OF ACTION
TO: ARGENT MORTGAGE COMPANY, LLC, a dissolved or inactive entity, and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ARGENT MORTGAGE COMPANY, LLC, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assigns, creditors, lienors, trustees, or other claimants, whose names and addresses are unknown.
YOU ARE HEREBY NOTIFIED that an action to quiet title to the following property in Miami-Dade County, Florida: **Lot 4, Block 1, KING'S PLACE, according to the Plat thereof, as recorded in Plat Book 160, Page 32, of the Public Records of Miami-Dade County, Florida.** has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on:

EDMAR M. AMAYA, ESQ.
EDAM LAW PLLC
815 Ponce de Leon Blvd., Suite 206
Coral Gables, Florida 33134
Email: edmar@edamlaw.com

on or before May 26, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
This notice shall be published once each week for four (4) consecutive weeks in a newspaper of general circulation in Miami-Dade County, Florida.
WITNESS my hand and the seal of this Court on this 16 day of April, 2026.
CLERK OF THE CIRCUIT COURT
Miami-Dade County, Florida
By: _____
Deputy Clerk
Publication dates: 4/23, 4/30, 5/7 & 5/14/26

Notice of Public Sale

Seller: Alfredo Vasquez
Phone: 305-720-5633
Email: alfredo1013@gmail.com
Former Tenant: Dianne Bisson
Place of Sale: 325 S Biscayne Blvd Unit 219
Date & Time of Sale: 5/1/2026, 11 AM to 2 PM

GOODS TO BE SOLD:
A flat-style floor bed with mattress, a 9' tall armoire, two regular chairs, a hanging egg chair, an L-shaped sofa, a single sofa, a TV stand/table with an integrated electrical fireplace, a DIY workstation with chair, an iPad, phone chargers, kitchen silverware, glassware, cleaning products and utensils, a step-up ladder, two brooms, costume jewelry, shoes, women's clothing, an e-bike, golf clubs, a regular bed with frame and mattress, three chest of drawers, and miscellaneous items.

All items are used except for the e-bike. Interested parties are responsible for parking fees. For heavy items, the elevator must be reserved with management, which may take 2-4 days to be granted once purchases have been made and buyer (s) must provide his (their) own transportation for hauling.
Payment Method: Cash or Cashier's checks are accepted!

Thank You,
Alfredo Vasquez
305-720-5633
Publication dates: 4/23 & 4/30/26

Notice of Public Sale

Megacenter Brickell LLC will sell or otherwise dispose at public auction the contents of following self-storage units listed below: 420 SW 7th St, Miami, FL 33130

Name	Units	Items
Caty Reed	5B01	Household Goods
Jason Procaccini	6A12	Household Goods

Megacenter Brickell LLC will hold an online auction to satisfy the tenant lien on Thursday May 14, 2026 at 1:30 pm by selling personal property belonging to those individuals listed above. The auction will be listed and advertised on www.StorageTreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Megacenter Brickell LLC may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. \$100.00 clean up deposit required.
Publication dates: 4/23 & 4/30/26

Notice to Creditors

IN THE CIRCUIT COURT OF THE 11th JUDICIAL CIRCUIT, IN AND FOR MIAMI-DADE COUNTY, FLORIDA
IN RE: THE ESTATE OF GEULA WATERMAN, Deceased.
PROBATE DIVISION
CASE NUMBER: 2026-001599-CP-02

NOTICE TO CREDITORS
The Administration of the Estate of GEULA WATERMAN, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, File Number 2026-001599-CP-02, the address of which is 73 West Flagler Street, Room 238, Miami, FL 33130. The name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
THE PERSONAL REPRESENTATIVE OR CURATOR(S) HAVE NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS APRIL 23, 2026.

/s/ Laura Bourne Burkhalter
TSIPPORAH CALLOWAY
FLORIDA BAR NO.: 410829
18151 NE 31 Court, #1706
Aventura, FL 33160
Fort Lauderdale, FL 33315
Telephone: (305) 757-3307
Telephone: (954) 530-1043
Facsimile: (954) 573-6499
Primary Email: laura@lbbpa.net
Secondary Email: sierra@lbbpa.net
LAURA BOURNE BURKHALTER, ESQUIRE
Personal Representative
Laura Bourne Burkhalter, PA
403 SW 8th Street
Publication dates: 4/23 & 4/30/26

Notice to Creditors

IN THE CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA
PROBATE DIVISION

IN RE: The Estate of JAMES MATTHEW GROSS, Deceased.
File Number: 2026-001695-CP-02
Division: Probate

NOTICE TO CREDITORS
The administration of the estate of James Matthew Gross, deceased, whose date of death was January 3, 2026; and whose social security number is XXX-XX-8393 is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is: Circuit Court for Miami-Dade County, Florida, the address of which is Dade County Courthouse, Clerk of Court, Probate Division, 73 Flagler Street, Room 238, Miami, Florida 33130. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE. ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: April 23, 2026.

Attorney for Personal Representative: */s/ Odelia Goldberg*
Odelia Goldberg
The Law Offices of Odelia Goldberg
1270 SW 26th Avenue
Fort Lauderdale, Florida 333 12
Florida Bar No. 0089543
Tel: 954-832-0885/Fax: 954-764-23 75
odelia@ogoldberglaw.com
Personal Representative: */s/ Carl J. Gross*
Carl J. Gross
2150 Atlantic St. Apt 424
Melbourne Beach, Florida 32951
Publication dates: 4/23 & 4/30/26

Notice of Publication

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA
FAMILY DIVISION

IN THE INTEREST OF
Martín Emiliano Loaiza Ballestas, Children
and
Andrea Carolina Ballestas Petro, Respondent,
Ruby del Carmen Ballestas Petro, Petitioner,
Juan Pablo Loaiza Maldonado, Respondent.

NOTICE OF PUBLICATION
YOU, Respondent Andrea Carolina Ballestas Petro and Juan Pablo Loaiza Maldonado whose last known address is Calle 1 #119B-36, La Elvira, Edificio Los Rosales, Apt 14-03, Valledupar, Cesar, Colombia. are hereby notified regarding the following child(ren) Martín Emiliano Loaiza Ballestas, May 20, 2026, to file your Answer to the Petition for Temporary Custody with the Clerk of the Court and mail a copy to the Petitioner at Ruby del Carmen Ballestas Petro 1642 NE 1ST AVE APT 2203 Miami, FL 33132 on or before the 15th Day of May, 2026 or this Petition for Temporary Custody filed against you will be taken as confessed.

(Circuit Court Seal)
CLERK OF THE CIRCUIT COURT
By: _____
Deputy Clerk
Publication dates: 4/23, 4/30, 5/7 & 5/14/26

Notice of Public Sale

Notice is hereby given that Sentry Self Storage and BoxVault Self Storage will sell the contents of the units listed below at a public auction to satisfy a landlord's lien (pursuant to Chapter 83 of the Florida Statutes). The sales will be held online at StorageTreasures.com on 05/20/2026 at approx. 9am. Contents will be sold for cash only to the highest bidder; subject to add'l terms noted on the website. The property to be sold is described as "general household items" unless otherwise noted.

3300 NE 2nd Ave Miami Fl, 33137
#3202-Gourmet Catering-inventory, #9537-Ken Banes, #8552-Luis Nunez, #6436-Lorenzo Galdeano, #3240-Roberto Huicochea.
123 SW North River Drive Miami Fl, 33130
#2019-Federico Hausammon, #2067-Daniel M Ardaya, #3005-Jonathan Bezerra, #3038-Ruben Sanchez, #4004-Brayan Martinez, #4082-Daisy Rivas Hernandez, #4105-Michael Rubel, #5069-Jean Pelletier, #6077-Omar Alonzo, #8080-Heidy Chemaly.
Publication dates: 4/30 & 5/07/26