

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: June 21, 2016

Agenda Item 2

**REQUESTED CRA BOARD ACTION:**

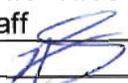
Resolution(s)    Consideration    Approval    Other

SHORT TITLE OR MOTION: CONSIDER ACCEPTING AN UNSOLICITED PROPOSAL FROM SET FREE COALITION OUTREACH PROGRAM, INC. TO CONSTRUCT ONE SINGLE FAMILY HOME ON A BUILDABLE LOT OWNED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, LOCATED AT 412 NW 10 AVENUE, POMPANO BEACH, FLORIDA AND AUTHORIZE NEGOTIATIONS ON A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT.

**Summary of Purpose and Why:**

The Pompano Beach CRA received an unsolicited development proposal from Set Free Coalition Outreach Program, Inc. to construct one single-family home on a buildable lot owned by the Pompano Beach CRA. The buildable lot is vacant and is comprised of a 2,500 sq. ft. parcel abutting NW 10 Avenue and a 4,800 sq. ft. land locked parcel to the rear. Both parcels combined represent a 50' wide by approximately 146' deep vacant single family zoned parcel. Set Free Coalition is requesting that the parcels be donated and in return, a 3-bedroom, 2-bath home, 1,400 sq. ft. concrete block home with a 2-car garage would be constructed. Set Free Coalition will utilize the proceeds from the sale of an affordable home that they have just completed with the City's OHUI Department to fund the new construction of this proposed home. The Northwest CRA Advisory Committee considered the development proposal at their regularly scheduled meeting of June 6, 2016 and recommended approval. CRA Staff recommends the acceptance of the proposal and authorization to start negotiating a Property Disposition and Development Agreement between the Pompano Beach Community Redevelopment Agency and Set Free Coalition Outreach Program, Inc.

**QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:**

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Nguyen Tran  Ext. 7769
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER
<input checked="" type="checkbox"/> CRA Executive Director			
<input checked="" type="checkbox"/> CRA Attorney			<u>Claudia M. McKenna</u>
<input checked="" type="checkbox"/> Finance Director			

**ACTION PREVIOUSLY TAKEN BY CRA BOARD:**

Resolution Results:	Consideration Results:	Other Results:



P. O. Drawer 1300  
Pompano Beach, FL 33061

Phone: (954) 545-7769  
Fax: (954) 786-7836

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**MEMORANDUM**

**Date:** June 9, 2016  
**To:** CRA Board  
**Through:** Christopher J. Brown, Co-Executive Director  
**From:** Nguyen Tran, Northwest CRA Director   
**Subject:** Development Proposal – Set Free Coalition Outreach Program, Inc.  
412 NW 10 Avenue

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The Pompano Beach CRA received an unsolicited development proposal from Set Free Coalition Outreach Program, Inc. to construct one single-family home on a buildable lot owned by the Pompano Beach CRA. The buildable lot is vacant and is comprised of a 2,500 sq. ft. parcel abutting NW 10 Avenue and a 4,800 sq. ft. land locked parcel to the rear (see attached map). Both parcels combined represent a 50' wide by approximately 146' deep vacant single family zoned parcel. The following is a summary of the lots included in the development proposal:

<b>Property ID:</b>	484235400230	484235400221
<b>Legal Description:</b>	Lot 10, W50 BLK 2, Scotts Park	Lot 10, Less W50 BLK 2, Scotts Park
<b>Property Address:</b>	412 NW 10 Avenue	414 NW 10 Avenue
<b>Property Assessment:</b>	\$6,250	\$12,000

Set Free Coalition Outreach Program Inc. is not new to Pompano Beach and is a registered CHDO (Community Housing Development Organization) with the Office of Housing and Urban Improvement (OHUI). Set Free Coalition will utilize the proceeds from the sale of an affordable home that they have just completed with the City's OHUI Department to fund the new construction of this proposed home. Mr. Kenny Davis of Kenny Davis Contracting (KDC) will assist and guide this organization through the design and construction of this affordable single family home. Set Free Coalition will be utilizing the same model home designed by KDC and has a qualified buyer. CRA Staff has verified with Kenny Davis Contracting that his technical assistance will be provided to Set Free Coalition.

The development proposal is requesting that the two (2) CRA owned lots be donated and in return, Set Free Coalition will construct one 3-bedroom, 2-bath, 1,400 sq. ft. concrete block home with a 2-car garage.



P. O. Drawer 1300  
Pompano Beach, FL 33061

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Attached to this memorandum is the floor plan and elevation for this model home. The targeted sales price will be \$150,863 with an estimated construction cost of \$125,719.

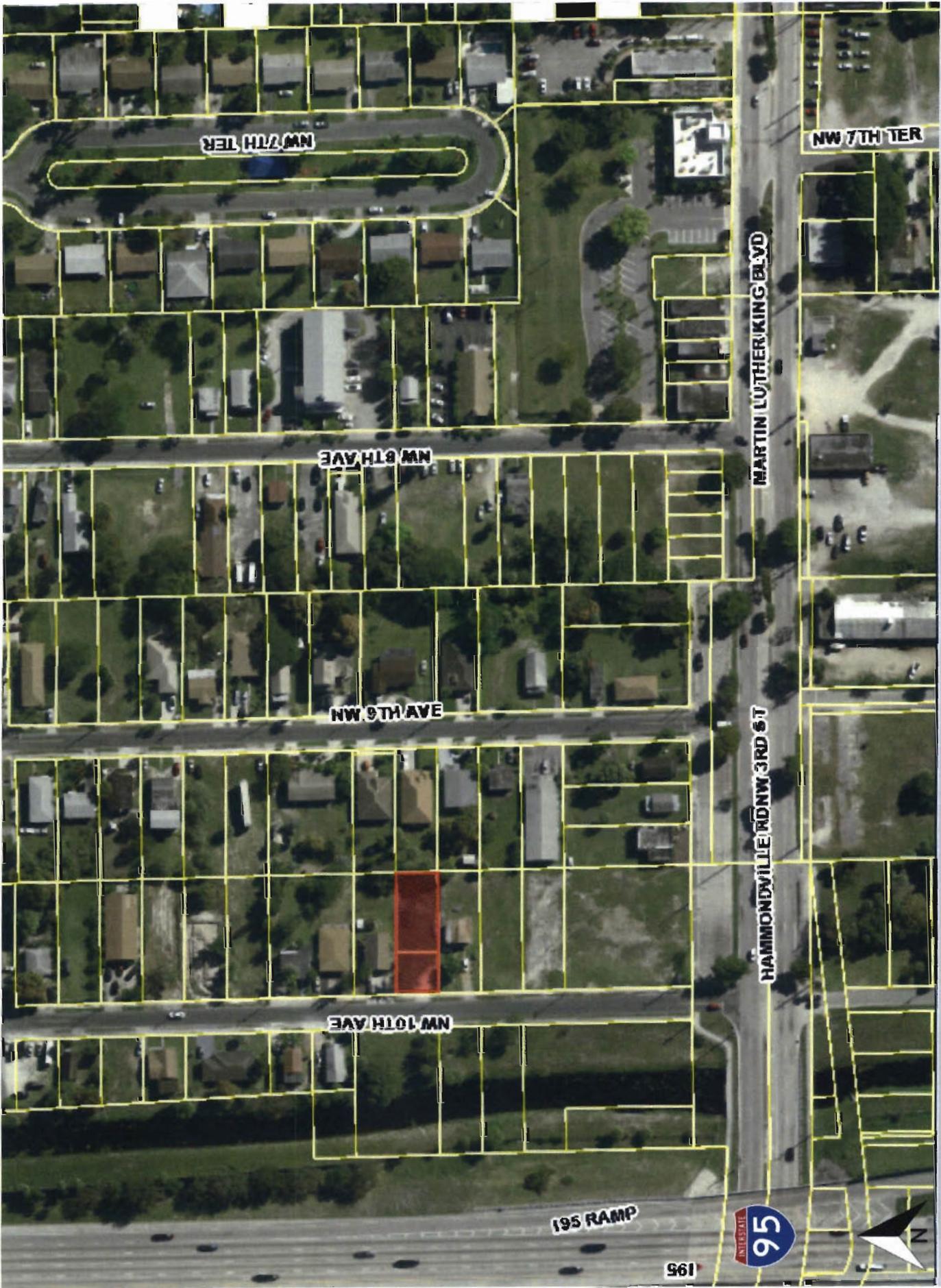
As with the previous CRA agreements pertaining to affordable housing infill development, a Property Disposition and Development Agreement, a Declaration of Restrictions and Covenants and a Re-conveyance Agreement will be executed as part of the process which will ultimately be presented before the CRA Board for approval should their proposals be accepted.

The lots requested are appropriate for the proposed single-family home and the development proposal coincides with the CRA's affordable single-family infill housing goals. The proposed product will enhance the surrounding area and provide a new home that is affordable for a qualified buyer.

The proposal was presented to the NWCRA Advisory Committee at their regularly scheduled meeting of May 2, 2016 and was tabled since the applicant was not present to answer a few committee questions. The proposal was subsequently presented at their regularly scheduled meeting of June 6, 2016 and was recommended for approval with a vote of 5-0 (Forbes, Copeland & Johnson absent; Jackson arrived late).

Recommendation:

Staff recommends acceptance of this development proposal and authority to negotiate a Property Disposition and Development Agreement with Set Free Coalition Outreach Program, Inc.



NW 7TH TER

NW 7TH TER

MARTIN LUTHER KING BLVD

NW 8TH AVE

NW 9TH AVE

HAMMONDVILLE RD NW 3RD ST

NW 10TH AVE

195 RAMP

195





<b>Site Address</b>	NW 10 AVENUE, POMPANO BEACH	<b>ID #</b>	4842 35 40 0221
<b>Property Owner</b>	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	<b>Millage</b>	1512
<b>Mailing Address</b>	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	<b>Use</b>	80
<b>Abbreviated Legal Description</b>	SCOTTS PARK 19-38 B LOT 10 LESS W 50 BLK 2		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$12,000		\$12,000	\$12,000	
2015	\$12,000		\$12,000	\$12,000	
2014	\$12,000		\$12,000	\$12,000	

**IMPORTANT:** The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$12,000	\$12,000	\$12,000	\$12,000
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$12,000	\$12,000	\$12,000	\$12,000
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 15</b>	\$12,000	\$12,000	\$12,000	\$12,000
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
9/14/2004	QC*	\$100	38354 / 253
3/9/2004	QC*		37079 / 338
11/20/2003	TXD		36497 / 1693

Land Calculations		
Price	Factor	Type
\$2.50	4,800	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



<b>Site Address</b>	NW 10 AVENUE, POMPANO BEACH	<b>ID #</b>	4842 35 40 0230
<b>Property Owner</b>	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	<b>Millage</b>	1512
<b>Mailing Address</b>	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	<b>Use</b>	80

<b>Abbreviated Legal Description</b>	SCOTTS PARK 19-38 B LOT 10 W 50 BLK 2
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Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$6,250		\$6,250	\$6,250	
2015	\$6,250		\$6,250	\$6,250	
2014	\$6,250		\$6,250	\$6,250	

**IMPORTANT:** The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

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<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,250	\$6,250	\$6,250	\$6,250
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 15</b>	\$6,250	\$6,250	\$6,250	\$6,250
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
4/23/2002	QC*	\$100	33261 / 270
5/27/1997	QC*		26486 / 17
2/1/1996	TXD		24459 / 943
6/1/1983	TXD	\$1,100	10979 / 180
4/1/1973	QCD	\$300	

Land Calculations		
Price	Factor	Type
\$2.50	2,500	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Set Free Coalition Outreach Programs, Inc.  
500 N. W. 3rd Avenue  
Pompano Beach, Florida 33060

March 31, 2016

City of Pompano Beach  
Community Redevelopment Agency  
Mr. Nguyen, Northwest Director  
100 West Atlantic Blvd. Room #276  
Pompano Beach, Florida 33060  
RE: Available Lots

Received  
Pompano Beach CRA  
2016 APR - 5 AM 10:50

Dear Mr. Tran:

Please except this letter as an unsolicited request to develop two vacant lots currently owned by Pompano Beach CRA. The following prospective homebuyer has authorized me (as their builder) to make this formal request as to whether the vacant infill residential lots noted below is available for development.

**Client:** Johnathan Williams **Property ID #** 4842 35 40 0230

**Legal Description:** SCOTTS PARK 19 – 38 B LOT 10 W 50 BLK 2

**Property Address:** 412 North West 10th Avenue, Pompano Beach, Florida 33060

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**Client :** Johnathan Williams **Property ID #** 4842 35 40 0221

**Legal Description:** SCOTTS PARK 19 – 38 B LOT 10 LESS W 50 BLK 2

**Property Address:** 414 North West 10<sup>th</sup> Avenue, Pompano Beach, Florida 33060

It is our request that the Pompano Beach CRA partner with us **by donating the vacant lots** to the project. We would then develop each lot into an affordable single-family home in which they will purchase from Set Free Coalition Outreach Programs, Inc. and become a tax paying citizen of Pompano Beach. The targeted sale price proposed is \$150,000. Assuming the request noted above is granted.

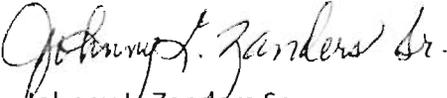
The proposed model to be built is a 3-bedroom 2-bath model with 2-car garage, equipped with hurricane impact windows and doors, cement block construction, a ten year limited structural warranty, and much more. It is approximately 1441 square feet of living space.

Enclosing for your review is the proposed Model Layout, a construction cost breakdown, lot reservation agreements with deposit for each lot and the buyers' Mortgage pre-Approved letter.

Mr. Tran, the prospective buyers and my organization are very excited about this opportunity. It's our sincere hope that after reviewing this request, that you find a way to make this reality. If you and the CRA Administrator find this request workable. **Please inform us how to proceed accordingly.**

Thank you very much for your consideration and we look forward to hearing from you soon in this regards. I can reached at 954-812-8686 or by email at [izanders@comcast.net](mailto:izanders@comcast.net)

Respectfully,

  
Johnny L. Zanders Sr.,  
President/Director

# CREDIT APPROVAL/PREQUALIFICATION

Date 03/25/2016

**PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.** is committed to providing outstanding service throughout the Home Loan Process to Real Estate Professionals and Borrowers alike. Our Team and Systems ensure that The Purchase Transaction Experience will be well communicated from start to finish.

This is to certify that as of 03/25/2016, Johnathan Williams have/has been pre-approved for a secured residential real estate loan with the following parameters:

<b>Borrower(s):</b>	Johnathan Williams	<b>Occupancy Type:</b>	Primary
<b>Sales Price:</b>	\$ 180,000.00	<b>Term:</b>	360
<b>Loan Number:</b>	4254569001	<b>Down Payment:</b>	\$ 6,300.00
<b>Loan Type:</b>	<input checked="" type="checkbox"/> FHA <input type="checkbox"/> CalHFA-FHA	<input type="checkbox"/> CONV	<input type="checkbox"/> VA <input type="checkbox"/> Other

This credit approval is based upon an initial review and verification of information you provided on income, debts and credit. This opinion is non-transferable and non-negotiable and is subject to the pricing and other terms and conditions applicable to the loan type and amount that is finally approved.

The signing of the application form or any related documents in connection with the application for a loan does not constitute a commitment to grant a loan. In order to grant a loan, our underwriter will evaluate factors other than just the application, including employment status, employment history, credit status, credit history, information contained in the documents provided to us, and others matters relating to the condition and valuation of the real property. Further, the granting of a loan may be provided provisionally with conditions concerning payoff of certain other credit obligations.

Each loan application is reviewed on its own merits on a case-by-case basis. This credit approval is valid for 60 days from the date indicated above. If interest rates increase, thereby increasing the monthly payment amount, it is possible you may not qualify for the maximum purchase price and loan amount indicated above. This credit approval is not a guarantee of points, fees, or interest rate. Any adverse material changes to the information you provided may affect final loan approval, causing us to change or void this opinion without further notice.

**Thank you, for the opportunity to assist with this transaction. We look forward to working with you on a speedy loan approval and successful close of escrow. Our current closing time is 21 business days from date of full RPA acceptance.**

**Paramount Residential Mortgage Group, Inc.**

**NMLS# 75243**

Michelle B. Davis

**Mortgage Loan Originator**

**NMLS# 374283**

Phone: (954) 445-4768

Fax: (951) 547-6151

Email Address: [mdavis@prmg.net](mailto:mdavis@prmg.net)

*Making the American Dream of Homeownership Possible... Everyday!*



Note: This is not a loan commitment, guarantee of any financial benefit, or a guarantee of any kind. Loan approval and rate are dependent on borrower credit, collateral, and financial history, and loan programs available at time of preparation. Interest rate and loan terms are subject to change without notice. This is an estimate, actual costs may vary. © 2011 Paramount Residential Mortgage Group, Inc. All Rights Reserved.

Revised 12/6/12



## CONSTRUCTION COSTS BREAKDOWN

1441 Living Area  
420 Garge  
48 Patio  
1909 Square Feet

1) PERMIT COST AND FEES:

a.	Building	\$3,265.85
b.	City Capital Recovery	\$1,498.64
c.	City Impact Fees	\$1,360.25
d.	County Impact Fees	\$1,068.60
e.	School Educational Fees	\$6,484.50
f.	Transit Impact Fees	\$816.15
<b>Total:</b>		<b>\$14,489.99</b>

2) SOFT COSTS:

a.	Architectural and Engineering Fees	\$1,441.00
b.	Project Engineering Fees	\$360.25
c.	Survey(s)	\$1,125.00
d.	Liabilty Insurance	\$432.30
e.	Worker Compersation Insurance	\$360.25
f.	Builder's Risk Insurance	\$879.01
g.	Electric (Temp)	\$450.00
h.	Water (Temp)	\$380.00
i.	Soil Tests	\$500.00
j.	Testing Labs	\$100.00
k.	Trash Hauling	\$1,065.00
l.	Field Office	\$0.00
m.	Marketing	\$576.40
n.	Equipment Rental	\$288.20
<b>Total:</b>		<b>\$7,957.41</b>

3) FINANCING COST AND FEES:

a.	Construction Loan Fees	\$1,296.90
b.	Surety Bond Costs	\$0.00
c.	Appraisal Services	\$350.00
d.	Title Insurance and closing Fees	\$1,729.20
e.	Construction Interest Fees	\$3,000.00
<b>Total:</b>		<b>\$6,376.10</b>

4) SITE WORK:

a.	Ground Prep and Fill	\$1,885.44
b.	Water Supply and Meter	One (1" meter) \$475.00
e.	Tree Removal and Trimming	\$500.00
f.	Tamp and Treat	\$216.15

g.	Finish Grading	\$450.00
h.	In-ground Sprinkler system	\$1,441.00
i.	Driveway - Concrete	\$1,400.00
j.	Walkways - Concrete	\$680.00
k.	Sidewalk - Concrete	\$420.00
l.	Landscaping - Sod, trees & flowers	\$2,865.64
m.	Pavers	
Total:		<b>\$10,333.24</b>

CONCRETE & MASONRY:

5)	a.	Foundation and shell - Rough Carpetary	\$4,646.00
	b.	Slab Finishing	\$2,756.00
	c.	Mason Block work	\$2,701.00
	d.	Masonry-Blocks and Lintel	\$3,204.73
	e.	Lumber and Plywood	\$6,713.05
	f.	Reinforcing Steel	\$1,008.70
	g.	Trusses Bracing only	\$3,782.00
	h.	Concrete Pump	\$340.00
	i.	Crane Rental	\$345.00
	j.	Miscellaneous	
Total:		<b>\$25,496.48</b>	

METALS:

6)	a.	Structural Columns	\$250.00
	b.	Ornamental Detail	
	c.	Miscellaneous	
Total:		<b>\$250.00</b>	

ROOFING AND INSULATION:

7)	a.	Roof Material and labor	\$5,292.47
	b.	Gutters	\$181.50
	c.	Insulation	\$1,801.25
	d.	Miscellaneous	
Total:		<b>\$7,275.22</b>	

DOORS AND WINDOWS:

8)	a.	Exterior Doors	\$489.00
	b.	Interior Doors and Trim	\$2,129.20
	c.	Windows Material and Labor	\$4,059.00
	d.	Fixed Glass	
	e.	Garage Door and Opener	\$1,224.85
	f.	Finish Trim Labor	\$864.60
	g.	Finish Hardware	\$504.35

h. Miscellaneous

Total: **\$8,871.00**

FINISHES:

- 9) a. Drywall Interior  
b. Window Sills  
c. Exterior Stucco  
d. Bathroom Tile  
e. Painting  
f. Floor Tile  
g. Carpeting  
h. Shelving  
i. Mirrors

\$11,991.50  
\$210.00  
\$4,423.50  
\$1,412.18  
\$3,602.50  
\$1,513.75  
\$888.75  
\$600.00  
\$270.00  
Total: **\$23,912.18**

CABINETS:

- 10) a. Kitchen Cabinets and Tops  
b. Vanity Cabinets  
c. Vanity Tops  
d. Miscellaneous

\$3,201.25  
\$360.25  
\$216.15  
Total: **\$2,377.65**

SPECIALTY ITEMS:

- 11) a. Storm Protection  
b. Appliances:  
i. Hood and Range  
ii. Refridgerator  
iii. Washer  
iv. Dryer  
v. Garbage Disposer  
c. Bath Accessories  
d. Tub and Shower Enclosures  
e. Mail Box and Address Numbers  
f. Miscellaneous

\$530.00  
\$525.00  
\$625.00  
\$465.00  
\$55.00  
\$180.00  
\$42.00  
Total: **\$2,422.00**

MECHANICAL:

- 12) a. HVAC System  
b. Plumbing  
c. Plumbing Fixtures  
e. Miscellaneous

\$5,323.00  
\$5,395.05  
\$260.00  
Total: **\$8,978.05**

ELECTRICAL:

13)	a.	Wiring		<u>\$5,072.32</u>
	b.	Fixture		<u>\$360.00</u>
	c.	Ceiling Fans		<u>\$520.00</u>
	d.	Alarm system	wiring only	<u>\$275.00</u>
			Total:	<b>\$6,227.32</b>

OTHER:

14)	a.	DRC Plan Review		<u>\$75.00</u>
	b.	Window Treatments		<u>\$390.00</u>
	c.	Warranty Program		<u>\$288.20</u>
	f.	Homebuyer's Counseling		
			Total:	<b>\$753.20</b>

Total Construction Cost: **\$125,719.84**

Company Overhead \$6,285.99

Contractor Profit \$18,857.98

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Total project Cost: **\$150,863.81**



# SET FREE COALITION OUTREACH PROGRAMS INC.

DR. JOHNNY L. ZANDERS, SR., FOUNDER / DIRECTOR

## Board of Directors

Johnny L. Zanders Sr.  
*President*

Jessie Walker  
*Vice-President*

Deborah Zanders  
*Secretary*

Fred Davenport  
*Treasurer*

Dr. Gregory Mitchell  
*Bookkeeper*

Gary McLamore  
*Board Member*

Willie Green  
*Board Member*

Rose Green  
*Board Member*

April 12, 2016

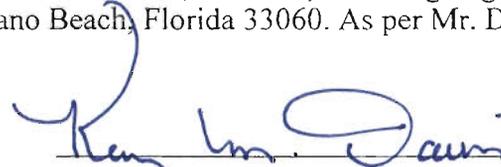
City of Pompano Beach CRA  
Mr. Tran Nguyen, Northwest Director  
100 West Atlantic Blvd. Room #276  
Pompano Beach, Florida 33060

RE: Design, Model and Blueprint

Dear Mr. Tran:

This letter is to certify that Mr. Kenny Davis of Kenny Davis Contracting, LLC is assisting Set Free Coalition Outreach Programs, Inc. as a Consultant and Advisor on this project.

Mr. Davis has also agreed to allow us to use his design and blueprints for the Capri Model house which is a three bedroom, two bath, two car garage at 412 N. W. 10th Avenue Pompano Beach, Florida 33060. As per Mr. Davis's signature.

  
KENNY DAVIS CONTRACTING, LLC

Sincerely,

  
Johnny L. Zanders Sr.  
President/Director

500 NW 3rd Avenue  
Pompano Beach, FL 33060

954-532-0691 - office  
954-532-2276 - fax  
setfreeoutreach@comcast.net  
www.setfreeoutreach.org

Received  
Pompano Beach CRA  
2016 APR 20 PM 4:01

"Setting People Free...One Link at a Time"

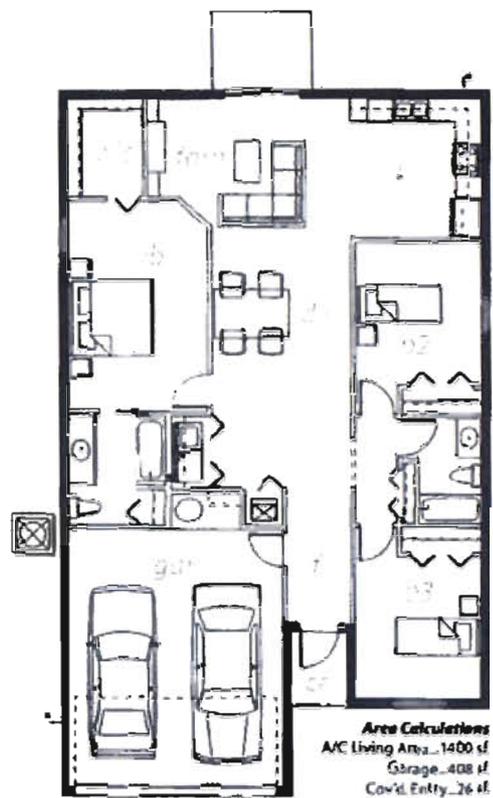
Infill Housing Project  
 "Pompano Beach Community  
 Redevelopment Agency"

Pompano Beach, Florida

*Capri Model*

Features Include:

- Asphalt Shingle roof
- Two-car garage w/opener
- Concrete paver driveway
- 8'-8" high interior ceilings
- Tiled foyer flooring
- Full-size mirror over vanity
- Pre-wired for alarm system
- Colonial interior doors
- Elongated water closets

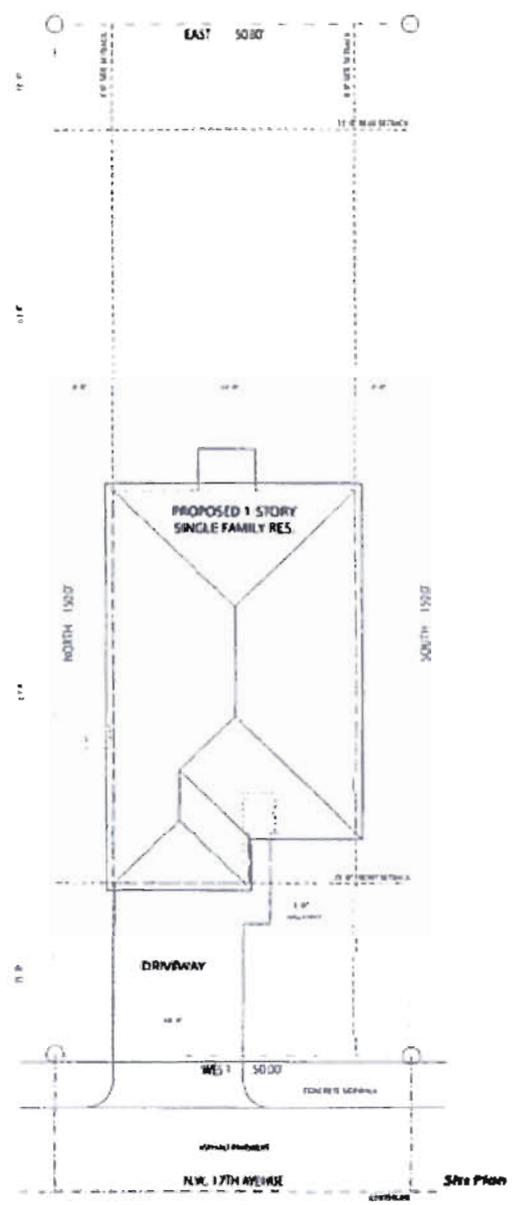


**Area Calculations**  
 A/C Living Area...1400 sf  
 Garage...408 sf  
 Covid Entry...26 sf  
 Pkto...48 sf  
 Total Area...1882sf

Floor Plan



Elevation



call for information  
 Phone: 954-448-3482

