



**CITY OF NORTH MIAMI BEACH
REGISTERED LOBBYIST LIST 2026**

LOBBYIST	DATE REGISTERED	PRINCIPAL
RYAN THOMPSON DEZER DEVELOPMENT LLC 18001 Collins Avenue, 31 st Floor Sunny Isles Beach, FL 33160	12/23/25	DEZER INTERCOASTAL MALL LLC 18001 Collins Avenue, 31 st Floor Sunny Isles Beach, FL 33160 SPECIFIS ISSUE: Overseeing Development of Property owned by the Principal and its Affiliates, including Intercoastal Mall <i>(8/10/23)(12/12/23)(12/12/24)</i>
GIL DEZERTZOV DEZER DEVELOPMENT LLC 18001 Collins Avenue, 31 st Floor Sunny Isles, FL 33160	12/23/25	DEZER INTRACOASTAL MALL, LLC 18001 Collins Avenue, 31 st Floor Sunny Isles Beach, FL 33160 SPECIFIC ISSUE: Redevelopment of Intracoastal Mall <i>(8/30/19)(12/19/19)(1/15/21)(1/13/22)(12/14/22)(12/12/23)(12/12/24)</i>
ARTHUR GALLAGHER DEZER DEVELOPMENT LLC 18001 Collins Avenue, 31 st Floor Sunny Isles, FL 33160	12/23/25	DEZER INTRACOASTAL MALL, LLC 18001 Collins Avenue, 31 st Floor Sunny Isles, FL 33160 SPECIFIC ISSUE: Overseeing Development of Property Owned by the Principal and Its Affiliates, Including Intracoastal Mall <i>(4/5/19)(12/19/19)(1/15/21)(1/13/22)(12/14/22)(12/12/23)(12/12/24)</i>
DAVID H. REIMER DEZER DEVELOPMENT LLC 18001 Collins Avenue Sunny Isles, FL 33160	12/23/25	DEZER INTRACOASTAL MALL, LLC 18001 Collins Avenue Sunny Isles Beach, FL 33160 SPECIFIC ISSUE: Legal Representative of Principal for Broad Scope of Matters Including Intracoastal Mall <i>(10/15/21)(1/13/22)(12/14/22)(12/12/23)(12/12/24)</i>
MANUEL del MONTE STRATUS	12/23/25	DEZER INTRACOASTAL MALL, LLC 18001 Collins Avenue, 31 st Floor

LOBBYIST	DATE REGISTERED	PRINCIPAL
100 BISCAYNE BLVD, 27 th FL MIAMI, FL 33132		Sunny Isles Beach, FL 33160 SPECIFIC ISSUE: Architecture Design and Planning – Uptown Harbor Site Intracoastal Mall
ELINETTE RUIZ-DIAZ de la PORTILLA GUNSTER YOAKLEY & STEWART, P.A. 600 Brickell Ave. Suite 3500 Miami, FL 33131	12/24/25	1990 BH LLC 1390 Brickell Avenue, Suite 200 Miami, FL 33131 SPECIFIC ISSUE: Application for site plan approval for the property located at 1990 NE 163 rd ST, NMB, FL 33162. (6/11/24)(1/16/25)
	3/13/26	YESHIVA TORAS CHAIM OF GREATER MIAMI, INC. 1025 NE Miami Gardens Drive North Miami Beach, FL 33179 SPECIFIC ISSUE: Assist Client with Permitting; TCO and CO Process
MIGUEL DIAZ de la PORTILLA GUNSTER YOAKLEY & STEWART, P.A. 600 Brickell Ave. Suite 3500 Miami, FL 33131	12/24/25	1990 BH LLC 1390 Brickell Avenue, Suite 200 Miami, FL 33131 SPECIFIC ISSUE: Application for site plan approval for the property located at 1990 NE 163 rd ST, NMB, FL 33162. (1/16/25)
	3/13/26	YESHIVA TORAS CHAIM OF GREATER MIAMI, INC. 1025 NE Miami Gardens Drive North Miami Beach, FL 33179 SPECIFIC ISSUE: Assist Client with Permitting; TCO and CO Process
MACKENSON JEANTY WE STRATEGIZE LLC 66 W Flagler Street, Ste. 900, PMB 9781 Miami, FL 33130	12/30/25	PROTRANSPORTATION INC. dba PROKEL MOBILITY 1801 NE 163 Street #314 North Miami Beach, FL 33162

LOBBYIST	DATE REGISTERED	PRINCIPAL
		SPECIFIC ISSUE: Any and all Matters Related to Protransportaion Inc. dba Prokel Mobility <i>(3/22/24)(1/3/25)</i>
ERICA ADAMS HOLLAND & KNIGHT, LLP 701 Brickell Avenue, Suite 3300 Miami, FL 33131	1/5/26	ARCH CREEK EQUITIES, LLC 9655 South Dixie Highway, Suite 300 Miami, FL 33156 SPECIFIC ISSUE: Arch Creek Apartments <i>(5/29/25)</i>
ALESSANDRIA SAN ROMAN HOLLAND & KNIGHT, LLP 701 Brickell Avenue, Suite 3300 Miami, FL 33131	1/5/26	DEZER DEVELOPMENT, LLC 18001 Collins Avenue Sunny Isles, FL 33160 SPECIFIC ISSUE: Redevelopment of Intracoastal Mall <i>(1/7/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i>
	1/5/26	PRESTIGUE BOARDWALK, LLC 14050 NE 6 th Avenue North Miami, FL 33161 SPECIFIC ISSUE: Site Plan Approval of Prestige Boardwalk Property in the City of North Miami Beach <i>(1/2/23)(1/2/24)(1/2/25)</i>
	1/5/26	AHS RESIDENTIAL, LLC 12895 SW 132 Street, Unit 202 Miami, FL 33186 SPECIFIC ISSUE: Development Approvals for Multifamily Residential Buildings in New North Town Center <i>(1/4/23)(1/2/24)(1/2/25)</i>
	1/5/26	ARCH CREEK EQUITIES, LLC 9655 South Dixie Highway, Suite 300 Miami, FL 33156 SPECIFIC ISSUE: Arch Creek Apartments <i>(8/25/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i>
	1/5/26	SPORTS LEADERSHIP AND MANAGEMENT, INC d/b/a SPORTS

LOBBYIST	DATE REGISTERED	PRINCIPAL
		<p>LEADERSHIP ARTS MANAGEMENT CHARTER HIGH SCHOOL (NORTH CAMPUS) 6340 Sunset Drive Miami, FL 33143</p> <p>SPECIFIC ISSUE: Expansion of the SLAM Facilities <i>(4/9/24)(1/2/25)</i></p>
<p>JOSEPH G. GOLDSTEIN HOLLAND & KNIGHT, LLP 701 Brickell Avenue, Suite 3300 Miami, FL 33131</p>	<p>1/5/26</p>	<p>ARCH CREEK EQUITIES, LLC 9655 South Dixie Highway, Suite 300 Miami, FL 33156</p> <p>SPECIFIC ISSUE: Arch Creek Apartments <i>(8/25/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
	<p>1/5/26</p>	<p>AHS RESIDENTIAL, LLC 12895 SW 132 Street, Unit 202 Miami, FL 33186</p> <p>SPECIFIC ISSUE: Development Approvals for Multifamily Residential Buildings in New North Town Center <i>(10/6/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
	<p>1/5/26</p>	<p>TRINSIC ACQUISITION COMPANY LLC 317 Grove Way Delray Beach, FL 33444</p> <p>SPECIFIC ISSUE: Aura North Miami Beach <i>(3/2/21)(1/3/22)(1/4/23) (1/2/24)(1/2/25)</i></p>
	<p>1/5/26</p>	<p>DEZER DEVELOPMENT, LLC 18001 Collins Avenue Sunny Isles, FL 33160</p> <p>SPECIFIC ISSUE: Redevelopment of Intracoastal Mall <i>(1/2/18)(12/31/18) (1/7/21)(1/3/22)(1/4/23) (1/2/24)(1/2/25)</i></p>
<p>MERCY ARCE HOLLAND & KNIGHT, LLP 701 Brickell Avenue, Suite 3300 Miami, FL 33131</p>	<p>1/5/26</p>	<p>TRINSIC ACQUISITION COMPANY LLC 317 Grove Way Delray Beach, FL 33444</p> <p>SPECIFIC ISSUE: Aura North Miami Beach <i>(3/2/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>

LOBBYIST	DATE REGISTERED	PRINCIPAL
	1/5/26	<p>DEZER DEVELOPMENT, LLC 18001 Collins Avenue Sunny Isles, FL 33160</p> <p>SPECIFIC ISSUE: Redevelopment of Intracoastal Mall <i>(12/31/18)(12/31/19)(1/7/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
	1/5/26	<p>ARCH CREEK EQUITIES, LLC 9655 South Dixie Highway, Suite 300 Miami, FL 33156</p> <p>SPECIFIC ISSUE: Arch Creek Apartments <i>(1/3/22)(8/25/21)(1/2/23)(1/2/24)(1/2/25)</i></p>
<p>VANESSA MADRID HOLLAND & KNIGHT, LLP 701 Brickell Avenue, Suite 3300 Miami, FL 33131</p>	1/5/26	<p>ARCH CREEK EQUITIES, LLC 9655 South Dixie Highway, Suite 300 Miami, FL 33156</p> <p>SPECIFIC ISSUE: Arch Creek Apartments <i>(8/25/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
	1/5/26	<p>AHS RESIDENTIAL, LLC 12895 SW 132 Street, Unit 202 Miami, FL 33186</p> <p>SPECIFIC ISSUE: Development Approvals for Multifamily Residential Buildings in New North Town Center <i>(10/6/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
	1/5/26	<p>PRESTIGUE BOARDWALK, LLC 14050 NE 6th Avenue North Miami, FL 33161</p> <p>SPECIFIC ISSUE: Site Plan Approval of Prestige Boardwalk Property in the City of North Miami Beach <i>(3/30/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
	1/5/26	<p>TRINSIC ACQUISITION COMPANY LLC 317 Grove Way Delray Beach, FL 33444</p>

LOBBYIST	DATE REGISTERED	PRINCIPAL
		<p>SPECIFIC ISSUE: Aura North Miami Beach <i>(3/2/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
	1/5/26	<p>DEZER DEVELOPMENT, LLC 18001 Collins Avenue Sunny Isles, FL 33160</p> <p>SPECIFIC ISSUE: Redevelopment of Intracoastal Mall <i>(5/14/19)(12/31/19)(1/7/21)(1/3/22)(1/4/23)(1/2/24)(1/2/25)</i></p>
<p>HUGO P. ARZA HOLLAND & KNIGHT LLP 701 Brickell Ave. Suite 3300 Miami, FL 33131</p>	1/5/26	<p>SPORTS LEADERSHIP AND MANAGEMENT, INC d/b/a SPORTS LEADERSHIP ARTS MANAGEMENT CHARTER HIGH SCHOOL (NORTH CAMPUS) 6340 Sunset Drive Miami, FL 33143</p> <p>SPECIFIC ISSUE: Expansion of the SLAM Facilities. <i>(4/9/24)(1/2/25)</i></p>
<p>PEDRO GASSANT HOLLAND & KNIGHT, LLP 701 Brickell Avenue, Suite 3300 Miami, FL 33131</p>	1/5/26	<p>SPORTS LEADERSHIP AND MANAGEMENT, INC d/b/a SPORTS LEADERSHIP ARTS MANAGEMENT CHARTER HIGH SCHOOL (NORTH CAMPUS) 6340 Sunset Drive Miami, FL 33143</p> <p>SPECIFIC ISSUE: Expansion of the SLAM Facilities <i>(4/9/24)(1/2/25)</i></p>
	1/5/26	<p>PRESTIGUE BOARDWALK, LLC 14050 NE 6th Avenue North Miami, FL 33161</p> <p>SPECIFIC ISSUE: Site Plan Approval of Prestige Boardwalk Property in the City of North Miami Beach <i>(3/30/22)(3/30/22)(1/2/24)(1/2/25)</i></p>
	1/5/26	<p>AHS RESIDENTIAL, LLC 12895 SW 132 Street, Unit 202</p>

LOBBYIST	DATE REGISTERED	PRINCIPAL
		<p>Miami, FL 33186</p> <p>SPECIFIC ISSUE: Development Approvals for Multifamily Residential Buildings in New North Town Center (1/3/22)(10/6/21)(1/4/23) (1/2/24)(1/2/25)</p>
	1/5/26	<p>ARCH CREEK EQUITIES, LLC 9655 South Dixie Highway, Suite 300 Miami, FL 33156</p> <p>SPECIFIC ISSUE: Arch Creek Apartments (1/3/22)(8/25/21)(1/4/23) (1/2/24)(1/2/25)</p>
<p>MISCHAEL CETOUTE HOLLAND & KNIGHT LLP 701 Brickell Ave. Suite 3300 Miami, FL 33131</p>	1/5/26	<p>SPORTS LEADERSHIP AND MANAGEMENT, INC d/b/a SPORTS LEADERSHIP ARTS MANAGEMENT CHARTER HIGH SCHOOL (NORTH CAMPUS) 6340 Sunset Drive Miami, FL 33143</p> <p>SPECIFIC ISSUE: Expansion of the SLAM Facilities. (4/9/24)(1/2/25)</p>
<p>BRIAN S. ADLER BILZIN SUMBERG 1450 Brickell Avenue, Suite 2300 Miami, FL 33131</p>	1/6/26	<p>MIAMI BEACH HEALTHCARE GROUP, LTD. 20900 Biscayne Blvd. Aventura, FL 33180</p> <p>SPECIFIC ISSUE: Zoning and Land Use Issues Involving Property Located 2151 NE 163rd Street, and Adjacent Vacant Land, North Miami Beach, FL 33162-4925; Folio Nos. 07-2216-007-0020 & 0040. (9/2/25)</p>
<p>JEFFREY BERCOU BERCOU RADELL FERNANDEZ & LARKIN, PLL 200 South Biscayne Blvd., Suite 850 Miami, FL 33131</p>	1/12/26	<p>PPG ARK EQUISHARES OWNER, LLC 501 Diplomat Parkway Hallandale Beach, FL 33009</p> <p>SPECIFIC ISSUE: Due Diligence and Development Approvals for 1750 NE 167 ST./1775 NE 167 ST. & 1699 NE 167 ST. (1/4/23)(12/21/23)(1/9/25)</p>

LOBBYIST	DATE REGISTERED	PRINCIPAL
	1/12/26	<p>TORAS EMES DEVELOPMENT COMPANY, INC. 1051 North Miami Beach Blvd. North Miami Beach, FL 33162</p> <p>SPECIFIC ISSUE: Land Use, Zoning and Permitting For 1099 NE 164th Street and 16415 NE 11th Avenue, 1100, 1120, 1136, 1150, 1160 & 1170 NE 165 St. <i>(8/6/19)(1/10/20)(1/22/21)(12/21/21)(1/4/23)(12/21/23) (1/9/25)</i></p>
	1/12/26	<p>ELEVATE 163 NORTH MIAMI BEACH, LLC 240 Crandon Blvd., Suite 234 Key Biscayne, FL 33149</p> <p>SPECIFIC ISSUE: Land use & zoning matters, site plan approval and associated requests for the properties located at 1973, 1981 & 1991 NE 163 Street, North Miami Beach, FL. <i>(3/22/23)(12/21/23) (1/9/25)</i></p>
	1/12/26	<p>DIXIE INVEASTMENTS AND REALTY, LLC AND ROE DIXIE, LLC 571 West 183rd Street New York, NY 10033</p> <p>SPECIFIC ISSUE: Land Use, Zoning and Permitting For 17400 West Dixie Hwy, North Miami Beach <i>(7/25/19)(1/3/20)(1/22/21)(12/27/21)(1/4/23)(12/21/24) (1/9/25)</i></p>
<p>MATTHEW AMSTER BERCOW RADELL FERNANDEZ & LARKIN, PLLC 200 South Biscayne Blvd., Suite 850 Miami, FL 33131</p>	1/12/26	<p>DIXIE INVEASTMENTS AND REALTY, LLC AND ROE DIXIE, LLC 571 West 183rd Street New York, NY 10033</p> <p>SPECIFIC ISSUE: Land Use, Zoning and Permitting For 17400 West Dixie Hwy, North Miami Beach. <i>(1/8/21)(12/27/21)(1/4/23)(12/21/23)(1/9/25)</i></p>
	1/12/26	<p>ELEVATE 163 NORTH MIAMI BEACH, LLC 240 Crandon Blvd., Suite 234 Key Biscayne, FL 33149</p>

LOBBYIST	DATE REGISTERED	PRINCIPAL
		<p>SPECIFIC ISSUE: Land use & zoning matters, site plan approval and associated requests for the properties located at 1973, 1981 & 1991 NE 163 Street, North Miami Beach, FL. <i>(3/22/23)(12/21/23)(1/9/25)</i></p>
	1/12/26	<p>HORIZON AT NOMI LLC 53 Broadway Brooklyn, NY 11249</p> <p>SPECIFIC ISSUE: Development Approvals For 16501 – 16601 NE 15 Avenue. <i>(7/10/25)</i></p>
	1/12/26	<p>PPG ARK EQUISHARES OWNER, LLC 501 Diplomat Parkway Hallandale Beach, FL 33009</p> <p>SPECIFIC ISSUE: Due Diligence and Development Approvals for 1750 NE 167 ST. / 1775 NE 167 ST. & 1699 NE 167 ST. <i>(6/27/23)(12/21/23)(1/9/25)</i></p>
	1/12/26	<p>TORAS EMES DEVELOPMENT COMPANY, INC. 1051 North Miami Beach Blvd. North Miami Beach, FL 33162</p> <p>SPECIFIC ISSUE: Land Use, Zoning and Permitting for 1099 NE 164th Street and 16415 NE 11th Avenue, 1100, 1120, 1136, 1150, 1160, & 1170 NE 165 St. <i>(8/6/19)(1/10/20)(1/8/21)(12/21/21)(6/27/23)(12/21/23) (1/9/25)</i></p>
<p>STEVEN J. WERNICK DAY PINEY LLP 392 Alhambra Circle, 14th Floor Coral Gables, FL 33134</p>	1/15/26	<p>BLUE QUINTA163 ST LLC 1422 Hayes Street, Apt 106 Hollywood, FL 33020</p> <p>SPECIFIC ISSUE: Land Use Development Approvals for 2040 NE 163 ST, North Miami Beach, FL 33162. <i>(1/10/25)</i></p>
<p>MICHELLE M. BILBAO CLEAR CHANNEL OUTDOOR, LLC</p>	1/20/26	<p>CLEAR CHANNEL OUTDOOR, LLC 5800 NW 77th Court</p>

LOBBYIST	DATE REGISTERED	PRINCIPAL
5800 NW 77 th Court Miami, FL 33166		Miami, FL 33166 SPECIFIC ISSUE: All Matters Related to Off-Premises Signage. <i>(9/29/22)(2/2/24)(1/22/25)</i>
MITCHELL MINTZ CPES CONSULTING, LLC 66 W. Flagler Street, Suite 900 #9718 Miami, FL 33130	1/21/26	BETH JACOB HIGH SCHOOL INC. 1110 NE 163 rd Street North Miami Beach, FL 33162 SPECIFIC ISSUE: Site Plan Development for School – Property Located AT 16235 NE 11 th CT. <i>(2/7/25)</i>
JOSE K. FUENTES BECKER & POLIAKOFF, P.A. 2525 Ponce de Leon Blvd, Suite 825 Coral Gables, FL 33134	1/22/26	PROTRANSPORTATION, INC. dba PROKEL MOBILITY 1200 N. Federal Highway, Suite 200 Boca Raton, FL 33432 SPECIFIC ISSUE: Trolley Operations <i>(7/3/23)(1/19/24)(7/21/25)</i>
MAX LOSNER BECKER & POLIAKOFF, P.A. 2525 Ponce de Leon Blvd, Suite 825 Coral Gables, FL 33134	1/22/26	PROTRANSPORTATION, INC. dba PROKEL MOBILITY 1200 N. Federal Highway, Suite 200 Boca Raton, FL 33432 SPECIFIC ISSUE: Trolley Operations <i>(7/3/23)(1/19/24)(7/21/25)</i>
MITCHELL H. EDELSTEIN STRATEGIC CAMPAIGN CONSULTANTS, INC. 7524 Adventure Avenue North Bay Village, FL 33141	1/28/26	DIXIE INVESTMENTS AND REALTY, LLC AND ROE DIXIE, LLC 5712 W 183 rd Street New York, NY 10033 SPECIFIC ISSUE: Land Use, Zoning and Permitting Matters for Property Located at 17400 West Dixie Highway, North Miami Beach, FL. <i>(9/18/24)(2/3/25)</i>
	1/28/26	TORAS EMES DEVELOPMENT COMPANY, INC. 1051 North. Miami Beach Blvd. North Miami Beach, FL 33162

LOBBYIST	DATE REGISTERED	PRINCIPAL
		<p>SPECIFIC ISSUE: Land Use, Zoning and Permitting For 1099 NE 164th Street and 16415 NE 11th Avenue, North Miami Beach, FL. <i>(8/6/19)(1/9/20)(12/29/20)(1/4/22/)(1/13/23)(1/4/24)(2/3/25)</i></p>
	1/28/26	<p>PLATINUM SOUTH 2355 NE 163 Street North Miami Beach, FL 33160</p> <p>SPECIFIC ISSUE: General Representation of Client – After Hours Adult License. <i>(10/8/25)</i></p>
<p>NORMAN C. POWELL LAW OFFICE OF NORMAN C. POWELL 1666 J. F. Kennedy Causeway, Suite 420 North Bay Village, FL 33141</p>	1/29/26	<p>DARVIN E. WILLIAMS 169000 NW 14th Avenue Miami, FL 33169</p> <p>SPECIFIC ISSUE: Employment Agreement Between City of North Miami Beach and Darvin E. Williams.</p>
<p>JEAN MONESTIME 666 NE 125th Street, Suite 232 North Miami, FL 33161</p>	1/29/26	N/A
<p>XAVIER L. SUAREZ LAW OFFICE OF XAVIER SUAREZ 145 SE 25th Road, Suite 1102 Miami, FL 33129</p>	2/20/26	<p>CURTIS LEOPARDO 6314 Kingspointe Parkway, Suite 7 Orlando, FL 32819</p> <p>SPECIFIC ISSUE: Provide Energy and Procurement Efficiency Study.</p>