

Grant Agreement Documentation Order: Property Improvement Program (PIP)

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**CITY OF HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY**

**PROPERTY IMPROVEMENT PROGRAM (PIP)
GRANT AGREEMENT**

THIS AGREEMENT is made and entered into this _____ day of _____, 20____ by and between the Hollywood, Florida, Community Redevelopment Agency, a Florida body corporate and politic (“CRA”) and **BH BEACH HOUSE LLC** the owner of the property located at **320 MISSOURI STREET, HOLLYWOOD, FL 33019** whose Federal I.D. No. is _____ (“Recipient”).

RECITALS

WHEREAS, the CRA is desirous of encouraging activities which contribute to the enhancement of redevelopment activities in Hollywood, Florida; and

WHEREAS, in 2005, the CRA Board approved and adopted the PROPERTY IMPROVEMENT PROGRAM (“PIP”) to leverage private investment for general exterior and interior property improvements to structures and/or to eliminate slum and blighting influences within the Hollywood Beach and Downtown Districts of the Community Redevelopment Agency (CRA); and

WHEREAS, in 2011, the CRA Board approved and adopted amendments to the PROPERTY IMPROVEMENT PROGRAM; and

WHEREAS, pursuant to Resolution R-CRA-2011-64, the CRA Board has authorized the CRA Executive Director to approve PIP grants below \$25,000 in accordance with the PIP requirements; and

WHEREAS, pursuant to the PROPERTY IMPROVEMENT PROGRAM, **Nir Zeer**, as a duly authorized representative of Recipient, has applied for a Grant to assist it in making comprehensive exterior property improvements to the property located at **320 MISSOURI STREET, HOLLYWOOD, FL 33019**; and

WHEREAS, after reviewing the application submitted by Recipient, the CRA Board has found and determined that it would be beneficial to Redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

I) CRA Obligations and Responsibilities:

- (A) Upon Recipient completing the comprehensive exterior and/or interior improvements acceptable to the CRA's Executive Director and after construction is completed and upon receipt of all documentation relating to the projects improvement costs, the CRA shall reimburse Recipient for one-half of the construction cost up to a maximum grant of **\$75,000.00** In the event that Recipient fails to complete the comprehensive exterior improvements and other improvements by the completion date, CRA shall not be liable for reimbursement for any construction costs unless the CRA Executive Director agrees in writing.
- (B) The CRA shall not be liable for payments for services beyond the scope of the CRA authorized improvements, nor shall the CRA be liable for improvements which are made after the comprehensive exterior property improvement project is completed or after the CRA has authorized reimbursement to the Recipient.
- (C) The CRA shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

II) Recipient Obligations and Responsibilities:

- (A) Recipient agrees to accept grant funds in an amount not to exceed **\$75,000.00** Such grant funds shall be done on a reimbursement basis and shall only be for one-half of the construction cost up to a maximum grant amount of **\$75,000.00**; and
- (B) Recipient acknowledges and agrees that the grant funds are to be used solely for property improvements approved by the CRA on the property located at: **320 MISSOURI STREET, HOLLYWOOD, FL 33019.**
- (C) Recipient acknowledges that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (shown in Exhibit "A" which is attached hereto and incorporated by reference) and as such it is authorized to contract for exterior and/or interior property improvements; and

- (D) Recipient shall submit a final design sketch of the exterior property improvements along with a contractor's bid for the improvements (which are attached hereto as Exhibit "B" and are incorporated herein by reference") to the City of Hollywood's Department of Planning and Development Services for review by applicable boards and/or City staff. All general exterior property improvements shall be consistent with all applicable City of Hollywood codes and design regulations; and
- (E) Recipient agrees that all exterior property improvements as set forth in Exhibit "B" shall be completed by February 25, 2025 (the completion date) and no grant fund reimbursement payments shall be made prior to completion; and
- (F) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to façade improvements, sufficiently and properly reflect all expenditures of funds provided by the CRA under this Agreement; and
- (H) Recipient shall make all books pertaining to the business and exterior and/or interior property improvements project available to the CRA for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (I) The Recipient shall submit to the CRA not more than sixty (60) days after the comprehensive exterior property improvement project is completed, all supporting documentation, including but not limited to paid receipts, two (2) 8 x 10 photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the exterior property improvements project on the subject property; and
- (J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the CRA as an additional insured; and shall provide that the CRA will receive notice of any cancellation or change in coverage. Recipient shall furnish CRA with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the CRA.

(III) Representations

As a material consideration in granting the funds which are the subject of this agreement, the CRA has relied upon the following representatives of the Recipient:

1. Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
2. To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, morale turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.

3. The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
4. The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

(IV) Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to commence the project within thirty (30) days from the date of execution of this Agreement, CRA reserves the right to terminate this Agreement upon twenty-four (24) hours notice to Recipient.

(V) Designated Representatives

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

AS TO AGENCY: **Executive Director**
Hollywood, Florida Community Redevelopment Agency
1948 Harrison Street
Hollywood, FL 33020

WITH A COPY TO: **General Counsel**
Hollywood, Florida Community Redevelopment Agency
2600 Hollywood Boulevard, Room 407
Hollywood, FL 33020

AS TO RECIPIENT: **BH BEACH HOUSE LLC**
Nir Zeer
4100 N 34TH AVE
Hollywood, FL 33021

WITH A COPY TO: **BH BEACH HOUSE LLC**
Doron Ben-Hanan
4900 Sheridan St
Hollywood, FL 33021

- (A) Recipient acknowledges that the CRA is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, Recipient hereby indemnifies and holds harmless the CRA for any actions, suits, or proceedings arising out of the subject matter of this Agreement. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the CRA relating to such loss or damage and shall include all costs, expenses and liabilities incurred by the CRA in connection with any such claim, suit, action proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof.
- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the CRA and the

Recipient as an agent, representative or employee of the CRA for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.

- (C) Recipient may not assign any rights under this Agreement without the prior written consent of the CRA, which may be withheld in its sole discretion.
- (D) The name and address of the official payee to whom payments hereunder will be made is:

BH BEACH HOUSE LLC
Nir Zeer
4100 N 34TH AVE
Hollywood, FL 33021

- (E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Broward County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.
- (F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.
- (G) The Recipient acknowledges and agrees that the CRA may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the CRA shall not be liable to any contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).
- (H) Recipient agrees that if the Recipient sells the property, changes the use of the business or goes out of business prior to receiving the grant funds or anytime within five years of receiving grant funds, all or a portion of the funds will be reimbursed to the CRA. If it is determined that reimbursement is based on a portion of the funds, Recipient shall reimburse the CRA in the following manner: 80% if the property is sold, the business use is changed or the business goes out of business within one year of the final disbursement; If said conditions occur within two years of the final disbursement, Recipient shall reimburse 60% of the funds; if said conditions occur within three years, then Recipient shall reimburse 40%, and if within four years, then Recipient shall reimburse 20% of the funds disbursed. Reimbursement requirements shall not be applicable to exterior-only improvement projects.
- (I) Recipient shall be required to provide sufficient security for grants awarded by the CRA Board. Such security shall be approved by the Executive Director and CRA General Counsel to sufficiently cover the repayment provision and may include a mortgage, personal guarantee, security agreement and/or any other acceptable form of security. Security requirements shall not be applicable to exterior-only improvement projects. Nothing in this paragraph shall be construed to prohibit the CRA Board from awarding a grant without security, if the Board determines that such grant is in the best interest of the CRA.

PROPERTY IMPROVEMENT PROGRAM (PIP) GRANT AGREEMENT (BH BEACH HOUSE LLC)

IN WITNESS WHEREOF, the HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY and BH BEACH HOUSE LLC, have caused this Agreement to be executed, the day and year first above written.

ATTEST:

HOLLYWOOD, FLORIDA COMMUNITY
REDEVELOPMENT AGENCY

PHYLLIS LEWIS
SECRETARY

JOSH LEVY, CHAIR

Approved as to Form:

DOUGLAS R. GONZALES, GENERAL COUNSEL

AS TO RECIPIENT

ATTEST:

BH BEACH HOUSE LLC

ATTN: Nir Zeer

By: _____

Signature

Print Name: _____

CORPORATE SECRETARY

Title: _____

W-9

Property Improvement Program (PIP) Application

Name:	Nir Zeer
Name of Business/Property to be Renovated:	BH Beach House LLC
Address:	320 Missouri St Hollywood, FL
Telephone Number:	19173061337
Are you the Property Owner or Business Owner?	Property Owner
Type of Improvement(s) Planned:	new driveway, new roof, new lights, new glass railing on balcony, new fence around front of house, new landscaping, decor tiles on the front of the house, paint front of house.
Incentive Amount: \$	75,000
Total Cost of Project: \$	151,000

I hereby submit the attached plans, specification and color samples for the proposed project and understand that these must be approved by the Hollywood, Florida Community Redevelopment Agency ("CRA"). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approved by the CRA Board, funding will not be paid until the project is complete.

Nir Zeer

Digitally signed by Nir Zeer
Date: 2023.08.01 13:54:37
+04'00'

Signature of Applicant

8/1/2023

Date

Nir Zeer

Print Name

**BH Beach House, LLC
320 Missouri St
Hollywood, FL 33020**

Aug 1st, 2023

Hollywood, CRA
1948 Harrison St
Hollywood, FL 33020

Re: Letter of Intent for Submission of Application for Property Improvement Program (PIP)

Dear esteemed members of the Hollywood CRA,

We, the members at BH Beach House LLC, proudly situated at 320 Missouri St, Hollywood FL, are delighted to introduce ourselves as dedicated residents of Hollywood for over a decade, and equally enthusiastic participants in the ongoing endeavor to enhance and elevate our remarkable property.

Having been constructed in 1977 and recently undergoing interior renovations in 2020, our building stands as a prominent structure just a few feet from the renowned Hollywood Beach Boardwalk, significantly contributing to the overall allure of the area.

With great anticipation, we now embark on the final phase of our renovation project, aimed at improving the exterior facade facing Missouri St. Our experienced designer has advised us to engage the services of a qualified contractor to enhance the visual appeal of the building. Precisely, our focus lies on upgrading the parking area with new pavers, adorning the first-floor wall with elegant tiles, enhancing the fencing, installing a new metal roof, and upgrading the railings to elegant glass variants.

Moreover, in harmony with our exterior renovation, we intend to remodel the landscaping around the parking area and the western side of the house, strategically concealing the garbage bins from public view. Complementing these improvements, we plan to incorporate turtle-sensitive lighting in the

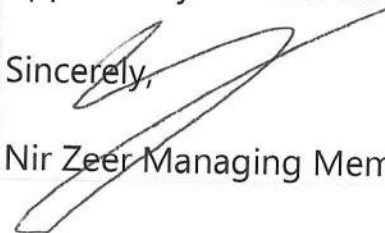
parking area and above the main front door, contributing to the preservation of the local environment.

In line with our commitment to transparency and due diligence, in July of this year, our contractor and partner had the privilege of meeting with Christopher Crocitto from your esteemed office. The discussion centered on familiarizing ourselves with the Property Improvement Program (PIP) and meticulously reviewing our innovative plans to enhance the property. Mr. Crocitto graciously offered his time and expertise, and we are grateful for his valuable insights.

We are now excited to formally submit our application for the PIP, eager to collaborate with the CRA staff to realize our vision and elevate the aesthetic appeal of our cherished building.

Thank you for considering our proposal, and we eagerly anticipate the opportunity to work alongside you in beautifying the BH Beach House.

Sincerely,



Nir Zeer Managing Member, BH Beach House LLC



CERTIFICATE OF LIABILITY INSURANCE

BH BEACH 01 INDEL K01 SK
DATE (MM/DD/YYYY)
9/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Riemer Insurance Group, Inc. P O Box 250 Hallandale, FL 33008	CONTACT NAME: Risa Schiff PHONE (A/C, No, Ext): (754) 202-0908 FAX (A/C, No): E-MAIL ADDRESS: rschiff@riemerinsurance.com
	INSURER(S) AFFORDING COVERAGE INSURER A : Lloyds of London INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED BH Beach House, LLC 4100 N 34th Avenue Hollywood, FL 33021	NAIC # A1122

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		PIV207908	5/12/2023	5/12/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Hollywood - Community Redevelopment Agency (CRA) is included as Additional Insured with respects to General Liability as required by written contract, subject to policy terms, conditions and exclusions with regards to the Named Insured's operations.

CERTIFICATE HOLDER

CANCELLATION

Hollywood - Community Redevelopment Agency (CRA) 1948 Harrison St Hollywood, FL 33020	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.



Property Search

Search Results

Parcel Result



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



AsktMarty



Print

Copy Link

New Search

< Prev Parcel

Tax Year 2023 ▼

Next Parcel >

Property Summary

Property ID: 514212020780

Property Owner(s): BH BEACH HOUSE LLC

4100 N 34 AVE HOLLYWOOD, FL 33021

Mailing Address: [click here to update mailing address](#)

Physical Address: 320 MISSOURI STREET # 1-2 HOLLYWOOD, 33019-3635

Neighborhood: Hollywood Central Beach

Property Use: 08-02 Multi-family 2 units - Duplex

Millage Code: 0513

Adj. Bldg. S.F.: 2292 Card/Permits

**Bldg Under Air
S.F.:**

Effective Year: 1978

Year Built: 1977

Units/Beds/Baths: 2 / 5 / 4

BACK-UP I



[Previous](#) [Next](#)

**Deputy
Appraiser:** Commercial Department

**Appraiser's
Number:** 954-357-6835

Email: commercialtrim@bcpa.net

**Abbr. Legal
Des.:** HOLLYWOOD BEACH SECOND ADD 4-6 B LOT 16 BLK 5

Owner Alert: If you are the owner of this property, protect your property from scams or fraud by subscribing to BCPA's free Owner Alert Notification service. [Please click here to subscribe.](#)



Important:

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).

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2023	\$148,870	\$709,640	\$858,510	\$858,510	
2022	\$148,870	\$700,020	\$848,890	\$848,890	\$18,243.86
2021	\$148,870	\$700,020	\$848,890	\$848,890	\$18,340.82

Exemptions And Taxing Authority Information

	County	School Board	Municipal	Independent
Just Value	\$858,510	\$858,510	\$858,510	\$858,510
Portability	0	0	0	0
Assessed / SOH	\$858,510	\$858,510	\$858,510	\$858,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$858,510	\$858,510	\$858,510	\$858,510

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
05/11/2021	Warranty Deed	Qualified Sale	\$960,000	117318521
05/16/2016	Warranty Deed	Qualified Sale	\$800,000	113698048
03/26/1998	Warranty Deed		\$100	27958 / 337
12/01/1990	Quit Claim Deed		\$100	17983 / 507
03/01/1986	Warranty Deed		\$80,000	

Recent Sales In This Subdivision ⓘ

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page/CIN	Property Address
514212020500	08/31/2022	Warranty Deed	Qualified Sale	\$3,000,000	118389557	2710 N OCEAN DR HOLLYWOOD, FL 33019
514212020750	07/17/2022	Warranty Deed	Qualified Sale	\$1,350,000	118275381	328 MISSOURI ST HOLLYWOOD, FL 33019
514212020460	04/25/2022	Cooperative Property Transfer		\$380,000	118113771	N SURF RD HOLLYWOOD, FL 33019
514212020740	03/24/2022	Warranty Deed	Qualified Sale	\$1,200,000	118038925	2911 N OCEAN DR HOLLYWOOD, FL 33019
514212020640	03/01/2022	Warranty Deed	Qualified Sale	\$2,750,000	117977158	326 COOLIDGE ST HOLLYWOOD, FL 33019

Land Calculation

More Sales ↗

Type	Unit Price	Units	Zoning
Square Foot	\$45.07	3,303 SqFt	BRT-25-R - BEACH RESORT RESIDENTIAL DISTRICT

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Residential (R)								
2								

School ⓘ

School Grade

Dania Elementary	A
Olsen Middle	I
South Broward High	B

Elected Officials

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassell	37	Jason W. B. Pizzo	Daniel P. Foganholi

Broward County Property Appraiser	About BCPA	Search	Resources	Online Tools	Exemptions & Classifications
115 South Andrews Avenue Room 111 Fort Lauderdale, Florida 33301 954-357-6830 martykiar@bcpa.net	About Marty Kiar Contact Us Tax Roll Information Business Careers Ask Marty	Property Search Tangible Search Sales Search Subdivision Search Time Share Search Commercial Search Land Search	FAQ Download Forms Related Links Market Reports Video Gallery Newsletters	Maps & Aerials Exemption Status Data Request Tax Estimator Portability Estimator Owner Alert	All Exemptions Agricultural Classification Appeals & Petitions Report Exemption Fraud



Having trouble viewing our website? Please contact our accessibility hotline for assistance at accessibility@bcpa.net or 954-357-6830.

Source: Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm. **Legal Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BH BEACH HOUSE LLC

Filing Information

Document Number L21000161624
FEI/EIN Number 86-3098313
Date Filed 04/07/2021
State FL
Status ACTIVE

Principal Address

320 MISSOURI ST
HOLLYWOOD, FL 33019

Mailing Address

4100 N 34TH AVE
HOLLYWOOD, FL 33021

Registered Agent Name & Address

BEN-HANAN, DORON
4900 SHERIDAN ST
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title P

ZEER, NIR
4100 N 34TH AVE
HOLLYWOOD, FL 33021

Title VP

BEN-HANAN, DORON
4900 SHERIDAN ST
HOLLYWOOD, FL 33021

Title VP

BUNN, KENNETH
4100 N 34TH AVE
HOLLYWOOD, FL 33021

BACK-UP I

Annual Reports

Report Year	Filed Date
2022	02/02/2022
2023	04/10/2023

Document Images

[04/10/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/02/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/07/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

BACK-UP I



BACK-UP I



BACK-UP I



BACK-UP I



BACK-UP I



Resolution of Member(S) of LLC of BH Beach House, LLC 320 Missouri St Hollywood, FL 33020

Whereas, BH Beach House, a Florida LLC (BH) wishes to make improvements to the building and common elements and

Whereas, BH is to enter into an agreement with the City Of Hollywood concerning the Property Improvement Project (PIP);

Be it Resolved, that the members of the LLC of BH hereby approve the PIP application documentation received from the City of Hollywood as presented by Nir Zeer, Member;

Be it Further Resolved that Nir Zeer, member of BH hereby take responsibility for making the planned improvements, as required by PIP;

Be it Further Resolved that Nir Zeer, member of BH is authorized, empowered and directed to execute all other documents and to take whatever other action he deems necessary to carry out the intent of the foregoing as it relates to the PIP.

Be it Further Resolved that neither the articles of organization nor Bylaws of the LLC prohibit the proposed execution of all document's security in connection therewith.

The undersigned hereby certifies that he the managing member of BH, that the forgoing is a true record of a resolution duly adopted at a meeting of BH and that said meeting was held in accordance with the State Law and the By-laws of BH on August 1st, 2023 and that said resolution is now in full force and effect.

In witness whereof, we have a hereunto affixed my name as member, and have witnessed to be hereunto affixed this 1st day of August 2023

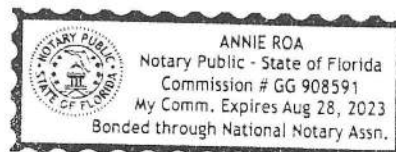
• Date: 8/1/2023

Signed

Nir Zeer as managing member

Notary Public

My commission expires :





HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: BH Beach House LLC

Property Address: 320 Missouri St, Hollywood, FL 33019

PIP

WORK DISCIPLINE: Pavers (4'x4' Pavers with Turf In Between)

Contractor .001 A to Z G.C. Home Improvement	\$21,250.00	SELECTED
----------------------------------------------	-------------	----------

Contractor .002 A1 Premiere Construction \$19,870.00

Contractor .003 MC Enterprises of South Florida \$21,000.00

WORK DISCIPLINE: Exterior Tile

Contractor .001 A to Z G.C. Home Improvement	\$11,000.00	SELECTED
----------------------------------------------	-------------	----------

Contractor .002 A1 Premiere Construction \$12,530.00

Contractor .003 MC Enterprises of South Florida \$11,000.00

WORK DISCIPLINE: Porch Railings (Glass Bottom-Fill Railing)

Contractor .001 A to Z G.C. Home Improvement	\$23,750.00	SELECTED
----------------------------------------------	-------------	----------

Contractor .002 A1 Premiere Construction \$24,120.00

Contractor .003 MC Enterprises of South Florida \$24,500.00

WORK DISCIPLINE: Garden Planters (Right)

Contractor .001 A to Z G.C. Home Improvement	\$9,230.00	SELECTED
----------------------------------------------	------------	----------

Contractor .002 A1 Premiere Construction \$10,990.00

Bid Right & Left Planters on Same Line Item

Contractor .003 MC Enterprises of South Florida \$9,500.00

Bid Right & Left Planters on Same Line Item

Bid Summary Continues on Next Page

**HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY**Business or Condo Name: BH Beach House LLCProperty Address: 320 Missouri St, Hollywood, FL 33019

PIP

WORK DISCIPLINE: Garden Planters (Left)

Contractor .001 A to Z G.C. Home Improvement	\$9,355.00	SELECTED
----------------------------------------------	------------	----------

Contractor .002 A1 Premiere Construction \$0.00 *

Bid Right & Left Planters on Same Line Item

Contractor .003 MC Enterprises of South Florida \$0.00 *

Bid Right & Left Planters on Same Line Item

WORK DISCIPLINE: Dumpster Enclosure

Contractor .001 A to Z G.C. Home Improvement	\$9,355.00	SELECTED
----------------------------------------------	------------	----------

Contractor .002 A1 Premiere Construction \$10,150.00

Contractor .003 MC Enterprises of South Florida \$8,500.00

WORK DISCIPLINE: Roof (New Metal Roof With 10 year Warranty)

Contractor .001 A to Z G.C. Home Improvement	\$38,600.00	SELECTED
----------------------------------------------	-------------	----------

Contractor .002 A1 Premiere Construction \$41,530.00

Contractor .003 MC Enterprises of South Florida \$43,600.00

WORK DISCIPLINE: Wood Detailing on Soffit (1st & 2nd Floor)

Contractor .001 A to Z G.C. Home Improvement	\$11,100.00	SELECTED
----------------------------------------------	-------------	----------

Contractor .002 A1 Premiere Construction \$12,480.00

Contractor .003 MC Enterprises of South Florida \$11,500.00

Bid Summary Continues on Next Page

**HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY**Business or Condo Name: BH Beach House LLCProperty Address: 320 Missouri St, Hollywood, FL 33019

PIP

WORK DISCIPLINE: Exterior Lighting

Contractor .001 A to Z G.C. Home Improvement	\$2,950.00	SELECTED
----------------------------------------------	------------	----------

Contractor .002 A1 Premiere Construction \$3,950.00

Contractor .003 MC Enterprises of South Florida \$3,200.00

WORK DISCIPLINE: Balcony Railings (Glass Bottom-Fill Railing)

Contractor .001 A to Z G.C. Home Improvement	\$13,250.00	SELECTED
----------------------------------------------	-------------	----------

Contractor .002 A1 Premiere Construction \$12,260.00

Contractor .003 MC Enterprises of South Florida \$12,300.00

WORK DISCIPLINE: Painting

Contractor .001 A to Z G.C. Home Improvement	\$3,100.00	SELECTED
----------------------------------------------	------------	----------

Contractor .002 A1 Premiere Construction \$3,250.00

Contractor .003 MC Enterprises of South Florida \$3,100.00

Contractor's Totals

Contractor .001 A to Z G.C. Home Improvement	\$152,940.00	SELECTED
----------------------------------------------	--------------	----------

Contractor .002 A1 Premiere Construction \$151,130.00 *

Contractor .003 MC Enterprises of South Florida \$148,200.00 *

TOTAL PROJECT COST**\$152,940.00***Out of Pocket***\$2,940.00****TOTAL INCENTIVE AMOUNT****49%****\$75,000.00***(Up To 50% Of Total Project Cost With A \$75,000 Max)***NOTES: *A1 & MC Bid Left & Right Planter Boxes Together***End of Bid Summary*

Bh Beach house llc
 320 Missouri Street
 Hollywood , Florida 33019

**A To Z - GC Home Improvement**

5933 Ravenswood Road Suite BB3
 Fort Lauderdale, FL 33312
 Phone: (754) 249-0177
 Email: marcia@atoz-gc.com
 Web: Atoz-gc.com

Estimate # 14

Date 06/28/2023

Description	Total
FLOOR	\$21,250.00
Install concrete as 4' by 4' tile.	
Install artificial grass in between.	
Labor and materials.	
PORCELAIN INSTALLATION	\$11,000.00
Install porcelain tile on 2 main walls .	
Materials and labor .	
Materials and labor	
GLASS RAIL ON PORCH	\$23,750.00
Exterior balcony glass railing 9/16 clear tempered laminated sentri 90.	
Basehehoe system	
Chrome or brush nickel.	

FENCING & GARDEN
PLANTS HOLDER

(right side) space for plants.

EXHIBIT "B"

FENCING & GARDEN

\$9,355.00

PLANTS HOLDER

(left side) for plants.

Wood or concrete
Garbage Enclosure

\$9,355.00

Build bamboo fence around garbage container.

Build a door.

ROOF

\$38,600.00

Remove existing roof .

Install metal roof with 10 year warrenty

WOOD ON CEILING

\$11,100.00

Install tongue and groove wood over ceiling at

front door and around second floor porch roof.

Materials and labor .

ELECTRIC LIGHTS

\$2950.00

Install exterior light spot fixtures on front wall .

Labor and materials

GLASS N EXTERIOR WALLS

\$13,250.00

Install clear glass 3/8" o. Top of walls at second

floor around sliding doors .

Materials and labor .

Paint front of house, columns, and 15 feet on each side Both floors

\$3,100.00

Subtotal

\$152,810.00

Total

\$152,810.00

Notes:

All price's including materials and labor .

Not included any architectural or engineering.

The owner and the contractor will decide about

The quality and the colors and f the products

Before work started.

Any other work will be discussed for planning

And prices.

EXHIBIT "B"

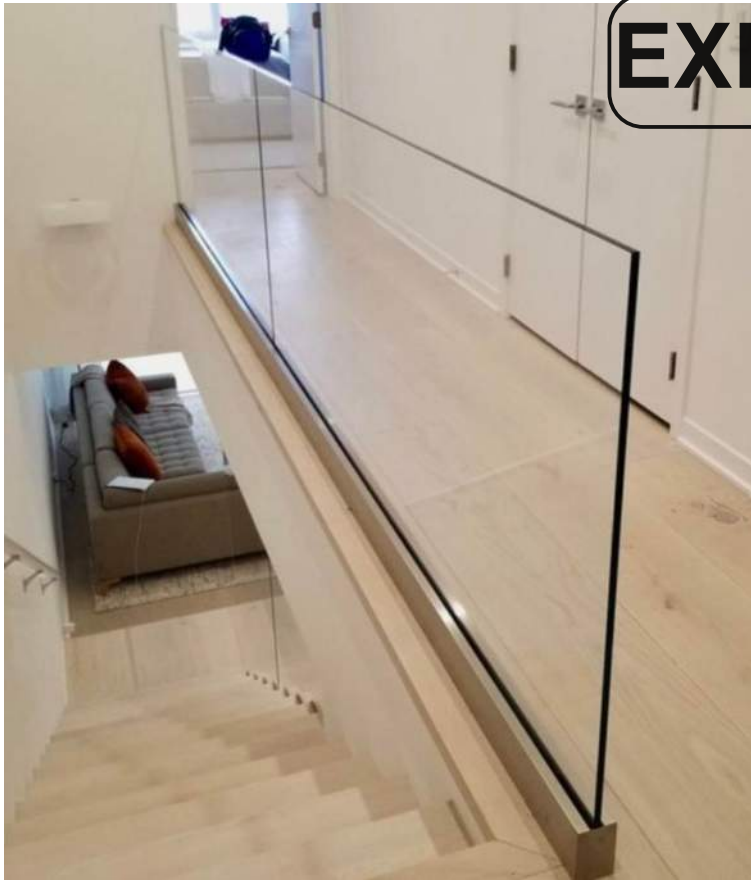


EXHIBIT "B"



By signing this document, the customer agrees to the services and conditions outlined in this document.

EXHIBIT "B"

Bh Beach house llc



Ron DeSantis, Governor

EXHIBIT "B"

Melanie S. Griffin, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GILBERT, ELASAF

A TO Z - G.C. LLC
5945 RAVENSWOOD RD
UNIT 5
FT LAUDERDALE FL 33312

LICENSE NUMBER: CGC1526745

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



EXHIBIT "B"

JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 10/29/2021

EXPIRATION DATE: 10/29/2023

PERSON: ELASAF GILBERT

EMAIL: WENDDY@ATOZ-GC.COM

FEIN: 812076290

BUSINESS NAME AND ADDRESS:

A TO Z - G.C. LLC

5933 RAVENSWOOD RD #BB3

FORT LAUDERDALE, FL 33312

SCOPE OF BUSINESS OR TRADE:

Roofing - All Kinds and
Drivers

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 08-13

E01437057

QUESTIONS? (850) 413-1609



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/18/20**EXHIBIT "B"**

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Simply Business 1 Beacon Street 15th Floor Boston, MA 02108	CONTACT NAME:	Simply Business		
		PHONE (A/C, No, Ext):	(844) 654-7272	FAX (A/C, No):	
		E-MAIL ADDRESS:	contactus@simplybusiness.com		
		INSURER(S) AFFORDING COVERAGE		NAIC #	
		INSURER A:		Accredited Surety And Casualty Company	
		INSURER B:			
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

INSURED	A to Z GC LLC 5933 Ravenswood Rd Fort Lauderdale, Florida 33312	INSURER A:		26379	
		INSURER B:			
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	X	COMMERCIAL GENERAL LIABILITY	X		TSGL3576830XB	06/08/2023	06/08/2024	EACH OCCURRENCE	\$1,000,000		
		CLAIMS-MADE						X	OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
										MED EXP (Any one person)	\$5,000
										PERSONAL & ADV INJURY	\$1,000,000
										GENERAL AGGREGATE	\$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:										
	X	POLICY		PRO-JECT		LOC		PRODUCTS - COMP/OP AGG	\$2,000,000		
		OTHER:									
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)			
		ANY AUTO						BODILY INJURY (Per person)			
		OWNED AUTOS ONLY						BODILY INJURY (Per accident)			
		HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)			
		SCHEDULED AUTOS									
		NON-OWNED AUTOS ONLY									
	UMBRELLA LIAB							EACH OCCURRENCE			
	EXCESS LIAB							AGGREGATE			
		OCCUR									
		CLAIMS-MADE									
		DED									
		RETENTION									
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER STATUTE	OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDENT			
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)							E.L. DISEASE - EA EMPLOYEE			
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT			
	PROFESSIONAL LIABILITY							EACH CLAIM			
								AGGREGATE			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CGC 1526745

CERTIFICATE HOLDER	Hollywood CRA, 1948 Harrison St Hollywood, FL 33020	CANCELLATION	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
		AUTHORIZED REPRESENTATIVE	

EXHIBIT "B"



EXHIBIT "B"



EXHIBIT "B"



EXHIBIT "B"



EXHIBIT "B"





5445 NW 106th Dr
Coral Springs, FL 33076
954 825 1206

BACK-UP II

Prepared For
BH Beach House LLC
320 Missouri St
Hollywood, FL 33019

Proposal Date
07/28/2023

Proposal address
320 Missouri St
Hollywood, FL
Lic # CBC1264283

Description	Total
Flooring Install concrete using 4' by 4' tile Install artificial grass in between tiles Includes labor and material	\$19,870.00
Porcelain Installation Install porcelain tile on 2 main walls Includes labor and material	\$12,530.00
Glass Railing Exterior balcony glass railing 9/16 clear tempered laminated sentry 90. Basehoe system Crome or brush nickel.	\$24,120.00
Garden Planters and fencing both sides as per rendering	\$10,990.00
Garbage Enclosure Build bamboo fence around garbage container. Build a door as needed.	\$10,150.00
Roof Remove existing roof Install metal roof, includes 10 sheets of plywood and a 10 year guarantee	\$41,530.00
Woodwork Install tongue and groove wood over ceiling at front door and around second floor porch roof. Includes labor and material	\$12,480.00
Electrical - Install 3 exterior light spot fixtures on front wall	\$3,950.00

Exterior Glass
- Install clear glass 3/8" on top of walls at second floor around sliding doors

\$12,260.00

BACK-UP II

Paint front of house, columns, and 15 feet on each side Both floors

\$3,250.00

Subtotal	151,130.00
Tax	0.00

Proposal Total (USD)	\$151,130.00
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Terms

25% due prior to starting and progress payment thereafter
Please make all checks payable to MC Enterprises of South Florida Inc.

BH Beach House LLC



MC Enterprises of South Florida

MC Enterprises of South Florida Inc.
BACK-UP II
954-408-8806
3389 Sheridan Street
127
Hollywood, FL 33021

Prepared For
BH Beach House LLC
320 Missouri St
Hollywood, FL 33019

Proposal Date
06/28/2023

Proposal Number
13336

Reference
Remodel

Pricing

Description	Rate	Qty	Line Total
Flooring Install concrete using 4' by 4' tile Install artificial grass in between tiles Includes labor and material	\$21,000.00	1	\$21,000.00
Porcelain Installation Install porcelain tile on 2 main walls Includes labor and material	\$11,00.00	1	\$11,00.00
Glass Railing Exterior balcony glass railing 9/16 clear tempered laminated sentry 90. Basehehoe system Crome or brush nickel.	\$24,500.00	1	\$24,500.00
Garden Planters And Fencing per drawing Wood or concrete	\$9,500.00	1	\$9,500.00
Garbage Enclosure Build bamboo fence around garbage container. Build a door as needed.	\$8,500.00	1	\$8,500.00
Roof Remove existing roof Install metal roof	\$43,600.00	1	\$43,600.00
Woodwork Install tongue and groove wood over ceiling at front door and around second floor porch roof. Includes labor and material	\$11,500.00	1	\$11,500.00
Electrical - Install 3 exterior light spot fixtures on front wall	\$3,200.00	1	\$3,200.00

Exterior Glass	\$12,300.00	1	\$12,300.00
- Install clear glass 3/8" on top of walls at second floor around sliding doors			
Paint front of building (1st and 2nd FL)	\$3,100.00	1	\$3,100.00
	Subtotal		\$148,200.00
	Tax		0.00
	Proposal Total (USD)		\$148,200.00

Terms

50% due prior to starting, 50% due upon completion.
Please make all checks payable to MC Enterprises of South Florida Inc.

BH Beach House LLC