

PEOPLE'S CHOICE PRESSURE CLEANING, INC.

**4341 SW 73rd TERRACE
DAVIE, FL 33314
OFFICE: 954-445-8033**

Email: h2opressure@bellsouth.net
Website: <https://allpeopleschoice.com/>

**CITY OF COCONUT CREEK
RFP NO. 08-27-25-11
PRESSURE CLEANING SERVICES**

**DUE DATE/TIME
Wednesday, August 27, 2025
at 11:00 AM ET**

**CITY OF COCONUT CREEK
PRESSURE CLEANING SERVICES
RFP NO. 08-27-25-11**

SCHEDULE OF PROPOSAL PRICES

**PROPOSER SHALL SUBMIT PRICES ELECTRONICALLY
THROUGH THE EBID SYSTEM “LINE ITEMS” TAB**

<https://coconutcreek.ionwave.net/>

Item	Description	Estimated Quantities	Unit	Price per Unit	Estimated Total
1	Curbs	400,000	LF	0.07	28,000.00
2	Medians (includes concrete/paver surfaces)	170,000	SF	0.10	17,000.00
3	Sidewalks / Concrete Walkways	300,000	SF	0.05	15,000.00
4	Pavers	100,000	SF	0.06	6,000.00
5	Wheel Stops	1,000	EA	1.00	1,000.00
6	Paver Sealing	400,000	SF	0.35	140,000.00
7	Ceramic/Concrete Roof Tile	280,000	SF	0.09	25,200.00
8	Boardwalks	10,800	SF	0.10	1,080.00
9	Building Walls	335,000	SF	0.08	26,800.00
Grand Total (Items 1 through 9)					\$260,080.00



4341 S.W. 73rd Terr.
Davie, Florida 33314
(954) 445-8033

<http://www.thebluebook.com/iProView/269044/>
<http://www.allpeopleschoice.com>



People's Choice Pressure
Cleaning & Painting, Inc.



Find us on TheBlueBook.com!

ProView
Qualifications Brochure

Powered by **BLUE BOOK NETWORK**



Our Story

We are South Florida's Pressure Cleaning, Painting & Window Cleaning Experts for over 25 years!

People's Choice, located in Fort Lauderdale, FL, provides pressure cleaning, window cleaning high quality painting services to businesses, residential communities, and municipalities in South Florida.

Some of our work includes:

- **High rise buildings, parking garages, public spaces, parks, schools, Police Department buildings, City Halls, Waste Services, Corrections Buildings, sidewalks, curbs, medians, etc.**

We have an Aerial Work Platform Safety Certificate, a MOT Work Zone Advanced Traffic Control Certificate, license in painting, to provide our services safely and legally. People's Choice is your best option for clean, reliable cleaning and painting of your business.

Our experienced office staff prepares bids, billing, certificates of insurance, and required forms to meet your needs.

We are A+ rated with the Better Business Bureau (BBB)

What We Do

Painting Contractors

- | | | |
|-----------------------------------|--------------------------------|------------------------------------|
| ▶ Painting Commercial/Residential | ▶ Pressure Cleaning Commercial | ▶ Window Washing Commercial |
| ▶ Sealing | ▶ Graffiti Removal | ▶ Interior/Exterior Painting |
| ▶ Residential Pressure Cleaning | ▶ Residential Window Washing | ▶ Pressure Washing-Roofs & Garages |

Building Cleaning Contractors--Exterior

- | | | |
|------------------------------|------------------------------------|---------------------------------|
| ▶ Sealing | ▶ Graffiti Removal | ▶ Residential Pressure Cleaning |
| ▶ Residential Window Washing | ▶ Pressure Washing-Roofs & Garages | ▶ Pressure Washing-Sidewalks |

Project Experience

- | | |
|------------------------|-------------------------|
| Service Sector: | ☑ Public ☑ Private |
| Project Size: | From \$500 to \$250,000 |

Commercial

- | | | |
|---------------------------------|---------------------------|---------------------------------|
| ▶ School / College / University | ▶ Hospital / Nursing Home | ▶ Misc Project |
| ▶ Retail Store | ▶ Airport Runway | ▶ Apartments & Condominiums |
| ▶ Athletic Field | ▶ Bank | ▶ Bridge |
| ▶ Church / Synagogue | ▶ City / Town Hall | ▶ Club House / Community Center |
| ▶ Court House | ▶ Education (K-12) | ▶ Fire / Police Station |
| ▶ Gas Station | ▶ Government | ▶ Grocery Stores |
| ▶ Hotel / Motel | ▶ House | |

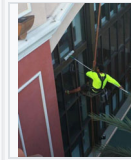
Featured Projects



City of Weston monuments
Weston, FL



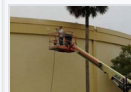
City of Hollywood Broadwalk
Hollywood, FL



Galleria Mall
Fort Lauderdale, FL



Mizner Park
Boca Raton, FL



Solid Waste Authority of Palm Beach
West Palm Beach, FL

Company Information

- | | |
|--------------------------|-------------------------|
| Year Established: | 1999 |
| Bondable: | ☑ |
| Annual Volume: | \$500,000 - \$1 million |

Key Contacts

- 📞 **Steve Landis - President** (954) 445-8033

Licenses

- ▶ **039-18-00003414 - BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT:** County of Broward
- ▶ **200119594 - PALM BEACH COUNTY LOCAL BUSINESS TAX:** PALM BEACH COUNTY


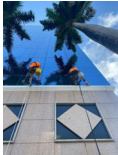
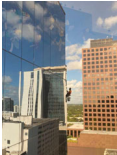

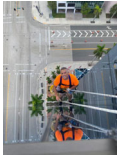




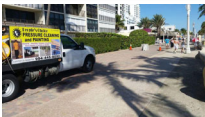






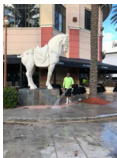
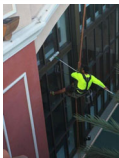


Insurance Coverage

- ▶ **Alan B. Edwards: Angie Rodriguez**
- | | |
|---|--------------------|
| Auto Liability: | \$1,000,000 |
| ▶ Auto Ins Plus Inc dba: Florida JUA | |
| Worker's Compensation: | \$1,000,000 |
| ▶ Joseph D. Walters: Joan Neu | |
| General Liability: | \$1,000,000 |

Service Areas



Image Gallery

 <p>Broward County School</p>	 <p>Broward County School</p>	 <p>Broward County School</p>	 <p>Broward County School</p>	 <p>Broward County School</p>	 <p>City of Hallandale residential painting</p>
 <p>Mixed Use: City of Hollywood Broadwalk</p>	 <p>Mixed Use: City of Hollywood Broadwalk</p>	 <p>Mixed Use: City of Hollywood Broadwalk</p>	 <p>Mixed Use: City of Hollywood Broadwalk</p>	 <p>City of Weston</p>	 <p>City of Weston</p>
 <p>City of Weston</p>	 <p>City of Weston</p>	 <p>City of Weston</p>	 <p>City of Weston</p>	 <p>Galleria Mall Fort Lauderdale: Galleria Mall</p>	 <p>Galleria Mall Fort Lauderdale: Galleria Mall</p>
 <p>Mizner Park, Boca Raton</p>	 <p>Mizner Park, Boca Raton: Galleria Mall</p>				

RESOURCES AND AVAILABILITY

Management Plan & Staffing Configuration

People's Choice Pressure Cleaning is structured for efficiency, responsiveness, and safety. Our leadership team brings hands-on experience in municipal and commercial pressure cleaning, ensuring that every project is executed with precision and professionalism. Operations are managed from our Davie, FL headquarters, where scheduling, compliance tracking, and client coordination are handled by dedicated project leads.

Field crews are composed of certified technicians trained in high-rise and ground-level pressure cleaning, as well as window washing. We maintain a scalable workforce that allows us to respond quickly to urgent requests, seasonal demands, and multi-location service needs throughout South Florida. This flexible staffing model ensures consistent quality and timely delivery across all contract types.

Safety Protocols

Safety is central to our operations. All staff are OSHA-conscious and follow strict safety protocols tailored to each site. All field staff adhere to site-specific safety plans, including PPE usage, traffic and pedestrian control, ladder and lift protocols, and chemical handling procedures. We conduct regular safety briefings and equipment inspections, and our teams are trained in fall protection, confined space awareness, and environmental compliance. Our commitment to safety has earned us repeat contracts with municipalities such as City of Hollywood, Delray Beach, and Miami Gardens.

Owned Equipment and Major Tools

People's Choice maintains a robust inventory of commercial-grade equipment and tools, including:

- High-pressure hot and cold-water systems (truck-mounted and portable). Our pumps provide both low and high PSI, up to 4000 at 8 gallons per minute
- Soft wash systems for delicate surfaces
- Industrial-grade lifts and scaffolding for hi-rise access
- Surface cleaners for sidewalks, pool decks, and driveways
- Owned Arrow board
- Owned Traffic cones
- Safety gear, signage, and traffic control kits

All equipment is owned, maintained in-house, and deployed by trained personnel. Our readiness and capacity allow us to mobilize quickly and meet the demands of large-scale municipal contracts.

REFERENCES WITHIN THE LAST FIVE (5) YEARS:

1. Miami Gardens

18605 NW 27th Ave, Miami Gardens, FL

Contact: Brandon Morris

PHONE: 786-707-0029

EMAIL: bmorris@miamigardens-fl.gov

Years of Service: 2014 to present

Pressure cleaning exterior building public works buildings, parks and city areas.

2. Galleria Mall, Fort Lauderdale

Galleria Mall at Fort Lauderdale - 2414 E. Sunrise Blvd., Ft. Lauderdale, FL 33304

Contact: Erich Pike, Property Manager

PHONE: 954-564-1036

EMAIL: erich.pike@am.jll.com

Years of Service: 2008 to present

Pressure cleaning exterior building, parking garages and entrance way paver.

3. Cartman Commercial Services

11763 SW 92nd Lane, MIAMI, FL, 33186

Contact: Chad Bethel, Director

PHONE: 305-389-5794

EMAIL: chad@powersweeping.us

Years of Service: 2010 to present

Pressure cleaning garages throughout city areas.

4. Federal Realty Property Management

7015 Beracasa Way Suite 206 Boca Raton, FL 33433

Contact: Debbie Herman, Property Manager

PHONE: 561-347-5521

EMAIL: dherman@federalrealty.com

Years of Service: 2019 to present

Pressure cleaning multiple office locations and shopping centers- roofs, sidewalks, curbs and swales, parking lots

5. Professional Building Services

7027 W. Broward Blvd., 303, Plantation, FL 33317

Contact: Craig Saxner, President

PHONE: 954- 473- 0025

EMAIL: craigsaxner@gmail.com

Years of Service: 2011 to present

Pressure cleaning exterior curbs, medians, sidewalks, gutters, roofs to assigned community properties.

6. Stiles Property Management

3700 Lakeside Drive, Suite 104, Miramar, FL 33027

Contact: Megan Purdue (Sawgrass Corp. Plaza)

PHONE: 954-846-0883

EMAIL: megan.purdue@stiles.com

Years of Service: 2014 to present

Pressure clean multiple office location and shopping centers- roofs, sidewalks, curbs and swales, parking lots, dumpster and compactor areas on monthly, quarterly and annual schedule.

Proposer Information

Communications concerning this proposal shall be addressed to:

Company Name: Peoples Choice Pressure Cleaning, Inc.
 Social Security/Federal Tax I.D. No.: 65-0959200
 Proposer's Name (Print): Steven Landis Title: President
 Address: 4341 SW 73rd Ter
 City/State/Zip: Davie, FL 33314
 Phone: 954-445-8033 Fax: _____
 Email: h2opressure@bellsouth.net

ACKNOWLEDGEMENT OF ADDENDA

Instructions: Complete Part I or Part II, Whichever Applies

Part I:


Proposer has examined copies of all the Contract Documents and of the following Addenda (receipt of all which is hereby acknowledged).

Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____

Part II:

☒ No Addendum was received in connection with this RFP.

It is understood and agreed by Proposer that the City reserves the right to reject any and all proposals, to make awards on all items or any items according to the best interest of the City, and to waive any irregularities in the proposal or in the proposals received as a result of the RFP. It is also understood and agreed by the Proposer that by submitting a proposal, Proposer shall be deemed to understand and agree that no property interest or legal right of any kind shall be created at any point during the aforesaid evaluation/selection process until and unless a contract has been agreed to and signed by both parties.



 Proposer's Authorized Signature

08/25/2025

 Date

Steven Landis, Presiden

 Proposer's Printed Name

Proposal Confirmation

In accordance with the requirements to provide Pressure Cleaning Services pursuant to RFP No. 08-27-25-11, the undersigned submits the attached proposal.

Proposer accepts and hereby incorporates by reference in this proposal all of the terms and conditions of the scope of work, including EPA Standards, Motor Vehicle Safety Standards and required warranty and guarantee certificates.

Proposer is fully aware of the scope of work based on these requirements, the legal requirements (federal, state, county and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the work and has made such independent investigation as Proposer deems necessary.

This proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham proposal; Proposer has not solicited or induced any person; firm or a corporation to refrain from proposing and Proposer has not sought by collusion to obtain for himself any advantage over any other Proposer or over City.

The Proposer shall acknowledge this Proposal by signing and completing the spaces provided. I hereby submit this Proposal Package for Pressure Cleaning Services, RFP No. 08-27-25-11 to the City of Coconut Creek with the full understanding of the Request for Proposal, General Terms and Conditions, Special Terms and Conditions, Detailed Requirements, and the entire Proposal Package.

Peoples Choice Pressure Cleaning, Inc.
Proposer's Name

Signature

08/18/2025
Date

State of: Florida

County of: Broward

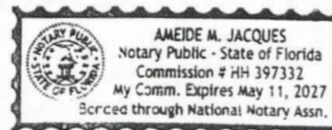
The foregoing instrument was acknowledged before me this 18 day of August, 2025,
by Steven Landis, who is (who are) personally known to me or who
has produced _____ as identification and who did (did not) take an oath.

Notary Public Signature

Notary Name, Printed, Typed or Stamped

Commission Number: HH 397332

My Commission Expires: May 11, 2027



Indemnification Clause

(Page 1 of 1)

The parties agree that one percent (1%) of the total compensation paid to Contractor for the work of the contract shall constitute specific consideration to Contractor for the indemnification to be provided under the Contract. The Contractor shall indemnify and hold harmless the City Commission, the City of Coconut Creek, and its agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the work provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

In any and all claims against the City, or any of their agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in any way by any limitation on this amount or type of damages compensation or benefits payable by or for the Contractor or any subcontractor under Workers' Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. Nothing in this section shall affect the immunities of the City pursuant to Chapter 768, Florida Statutes, as amended from time to time, nor shall it constitute an agreement by the City to indemnify Contractor, its officers, employers, subcontractors or agents against any claim or cause of action. This section shall not be construed as consent to be sued by any third parties in any matter arising out of this Agreement. The foregoing indemnification and release shall survive the termination of this Agreement.

Peoples Choice Pressure Cleaning, Inc.
Contractor's Name

Signature

08/18/2025
Date

State of: Florida

County of: Broward

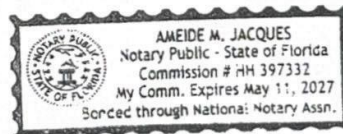
The foregoing instrument was acknowledged before me this 18 day of August, 2025, by Steven Landis, who is (who are) personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public Signature

Ameide M. Jacques
Notary Name, Printed, Typed or Stamped

Commission Number: HH 397 332

My Commission Expires: May 11, 2027



Non-Collusive AffidavitState of Florida)

)ss.

County of Broward)Steven Landis

being first duly sworn, deposes and says that:

- (1) He/she is the President
(Owner, Partner, Officer, Representative or Agent)
of Peoples Choice Pressure Cleaning, Inc. the Proposer that has submitted the attached proposal;
- (2) He/she is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
- (3) Such proposal is genuine and is not a collusive or sham proposal;
- (4) Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham proposal in connection with the work for which the attached proposal has been submitted; or to refrain from bidding in connection with such work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Proposer, firm or person to fix the price or prices in the attached proposal of any other Proposer, or to fix an overhead, profit, or cost elements of the proposal price or the proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed work;
- (5) The price or prices quoted in the attached proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any other of its agents, representatives, owners, employees or parties in interest, including this affiant.

Signed, sealed and delivered
in the presence of:

Shelia Cook

Remai

By: [Signature]

Steven Landis
(Printed Name)

President
(Title)

ACKNOWLEDGEMENT

State of Florida

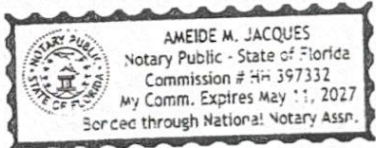
County of Broward

The foregoing instrument was acknowledged before me this 18 day of August, 2025,
by Steven Landis, who is personally known to me or who has produced
as identification and who did (did not) take an oath.

WITNESS my hand and official seal

[Signature]
NOTARY PUBLIC

Ameide M. Jacques
(Name of Notary Public: Print, Stamp, or
Type as Commissioned.)



Proposer's Qualification Statement

In order to properly evaluate the proposal submittals, Proposers are expected to complete the questionnaire and include the following documentation. By attesting to this submittal, Proposer guarantees the truth and accuracy of all statements and answers herein contained.

SUBMITTED TO: City of Coconut Creek
Procurement Division
4800 West Copans Road
Coconut Creek, FL 33063

Submitted By: Peoples Choice Pressure Cleaning, Inc.
Name: Steven Landis
Address: 4341 SW 73rd Ter
City, State, Zip Davie, FL 33314
Telephone No. 954-445-8033
Fax No. _____

Check One

- ☒ Corporation
☐ Partnership
☐ Individual
☐ Other

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

The correct name of the Proposer is: Peoples Choice Pressure Cleaning, Inc.

The address of the principal place of business is: 4341 SW 73rd Ter, Davie FL 33314

2. If Proposer is a corporation, answer the following:

- a. Date of Incorporation: 1999
b. State of Incorporation: Florida
c. President's Name: Steven Landis
d. Vice President's Name: _____
e. Secretary's Name: Sheila Clark
f. Treasurer's Name: _____
g. Name and Address of Resident Agent: Steven Landis 4341 SW 73rd Ter, Davie, FL 33314

3. If Proposer is an individual or a partnership, answer the following:

- a. Date of Organization: _____
b. Name, Address and Ownership Units of all Partners: _____
c. State whether general or limited partnership: _____

4. If Proposer is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

5. If Proposer is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.
6. How many years has your organization been in business under its present business name? 26
7. Under what other former name has your organization operated?
n/a

8. Indicate registration, license numbers or certificate numbers for the businesses or professions, which are the subject of this proposal. Please attach certificate of competency and/or state registration.
SunBiz Document P99000098701; Broward County Business License Receipt # 325-17029

9. **Litigation/Judgments/Settlements/Debarments/Suspensions:**
Submit information on any pending litigation and any judgments and settlements of court cases relative to providing Pressure Cleaning Services that have occurred within the last three (3) years. Also indicate if your firm has been debarred or suspended from bidding or proposing on a procurement project by any government during the last five (5) years.
n/a

10. Have you ever failed to complete any work awarded to you? If so, state when, where and why?
No

11. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary).
Steven Landis, President: Overall company and project management ; Greg Terwilliger-MOT
Sheila Clark, Office Manager: Handles all estimates, invoicing and certification of insurance
Cory Chaples: Lead pressure cleaning; Ensures job site safety, equipment maintenance, and client satisfaction through clear communication and quality control.

12. State the name of the individual(s) and titles who will personally supervise the work:
Steven Landis, President and Cory Chaples, Lead pressure washer

13. State the name and address of the attorney, if any, for the business of the Proposer:
 Klauber Goldman, PA
 8751 West Broward Boulevard, Suite 410
 Plantation, FL 33324
14. State the names and addresses of all businesses and/or individuals who own an interest of more than five percent (5%) of the Proposer's business and indicate the percentage owned of each such business and/or individual:
 n/a
15. State the names, addresses and the type of business of all firms that are partially or wholly owned by Proposer:
 Peoples Choice Painting, LLC
 4341 SW 73rd Ter., Davie FL 33314
 Painting company
16. State the name of Surety Company which will be providing the bond, and the name and address of agent:
 n/a
17. List the following information concerning all Proposer's contracts in progress as of the date of submission and completed projects over the last five (5) years. (In case of any co-venture, list the information for all co-ventures.)
- | <u>Name of Project</u> | <u>Owner</u> | <u>Total Contract Value</u> | <u>Contracted Date of Completion</u> | <u>% of Completion to Date</u> |
|-----------------------------------|--------------|-----------------------------|--------------------------------------|--------------------------------|
| Monterra CDD | Castle Group | \$70,000 | Annual Renewal | In progress |
| Cartman Commercial Services, Inc. | | \$21,600 | Annual Renewal | In progress |
| Galleria Mall, Ft Lauderdale | JLL | \$21,600 | Annual Renewal | In progress |
18. Have you personally inspected the site of the proposed work?
 Yes ☒ No ☐

19. Do you have a complete set of documents, including drawings and addenda, if applicable?

Yes ☒ No ☐

20. Did you attend the pre-proposal conference if any such conference was held?

Yes ☒ No ☐ No Conference Held ☐

21. Bank References:

Bank	Address/City/State/Zip	Telephone
TD bank	5943 Stirling Road, Davie, FL 33314	(954) 791-1533

The Proposer acknowledges and understands that the information contained in response to this Qualification Statement shall be relied upon by City in awarding the contract and such information is warranted by Proposer to be true. The discovery of any omission or misstatement that materially affects the Proposer's qualifications to perform under the contract shall cause the City to reject the proposal, and if after the award, to cancel and terminate the award and /or contract.

Proposer's Signature

08/18/2025
Date

Drug-Free Workplace Form

The undersigned vendor in accordance with Section 287.087, Florida Statutes as may be amended from time to time, hereby certifies that Peoples Choice Pressure Cleaning, Inc. does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Florida Statutes, Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Proposer's Signature

Peoples Choice Pressure Cleaning, Inc.

Company Name

08/18/2025

Date

**Sworn Statement On Public Entity Crimes Under Florida Status
Chapter 287.133(3)(a).**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with RFP No. 08-27-25-11 for Pressure Cleaning Services.
2. This sworn statement is submitted by Peoples Choice Pressure Cleaning, Inc. (name of entity submitting sworn statement) whose business address is 4341 SW 73rd Ter, Davie, FL 33314 and (if applicable) its Federal Employer Identification Number (FEIN) is 65-0959200. (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is Steven Landis and my
(Please print name of individual signing)
relationship to the entity named above is President.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that a "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, includes but is not limited to:
 1. A predecessor or successor of a person convicted of a public entity crime: or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The Ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.
7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact

business with a public entity. The term "person" includes those officers, who are active, or who have been active, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity within the last five (5) years of this sworn statement.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **Please check all statements that are applicable.**

- ☒ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)
- ☐ There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)
- ☐ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

9. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **Please check if statement is applicable.**

- ☐ The person or affiliate has not been placed on the convicted vendor list.
(If the box is not checked, please describe any action taken by or pending with the Department of General Services.)

10. The herein sworn statement shall be subject to and incorporate all the terms and conditions contained in Section 287.133 of the Florida Statutes.

11. Conviction of a public entity crime shall be cause for disqualification.

Peoples Choice Pressure Cleaning, Inc.

Proposer's Name

Signature

Date: 08/18/2025

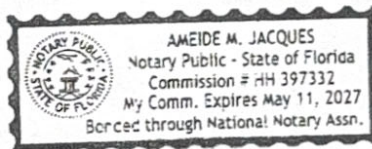
State of: Florida

County of: Broward

The foregoing instrument was acknowledged before me this 18th day of August, 2025, by Steven Landis, who is (who are) personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public Signature

Ameide M Jacques
Notary Name, Printed, Typed or Stamped

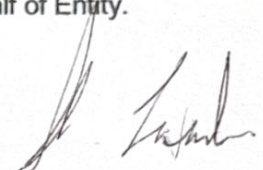
Commission Number: HH 397332My Commission Expires: May 11, 2027

**Affidavit of Compliance with Foreign Countries of Concern Pursuant
to Section 287.138, Florida Statutes (2023)**

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source: § 287.138(2)(a), Florida Statutes.)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source: § 287.138(2)(b), Florida Statutes.)
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes.)
4. The undersigned is authorized to execute this affidavit on behalf of Entity.
5. The undersigned further sayeth naught.

Date: 08/18, 2025.

Signed: 

Entity: Peoples Choice Pressure Cleaning, Inc.

Name: Steven Landis

Title: President

STATE OF Florida

COUNTY OF Broward

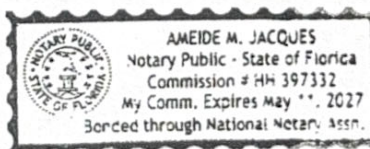
Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this 18 day of August, 2025, by Steven Landis, as President for Peoples Choice Pressure Cleaning, Inc., who is personally known to me or who has produced _____ as identification.

Notary Public Signature: 

State of FL at Large (Seal)

Print Name: Ameide M. Jacques

My commission expires: May 11, 2027



**Scrutinized Companies and Countries of Concern per Sections
287.135, 215.473, and 287.138, Florida Statutes**

Contractor hereby certifies that it: a) has not been placed on the Scrutinized Companies that Boycott Israel List, nor is engaged in a boycott of Israel; b) has not been placed on the Scrutinized Companies with Activities in Sudan List nor the Scrutinized Companies with Activities in the Iran Terrorism Sectors List (formerly the Iran Petroleum Energy Sector List); and c) has not been engaged in business operations in Cuba or Syria. If City determines that Contractor has falsely certified facts under this paragraph, or if Contractor is found to have been placed on a list created pursuant to Section 215.473, Florida Statutes, as amended, or is engaged in a boycott of Israel after the execution of this Agreement, City will have all rights and remedies to terminate this Agreement consistent with Section 287.135, Florida Statutes, as amended. The City reserves all rights to waive certain requirements of this paragraph on a case-by-case exception basis pursuant to Section 287.135, Florida Statutes, as amended. Beginning January 1, 2024, the City must not enter into a contract that grants access to an individual's personal identifying information to any Foreign Country of Concern such as: People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, unless the Contractor provides the City with an affidavit signed by an authorized representative of the Contractor, under penalty of perjury, attesting that the Contractor does not meet any of the criteria in subparagraphs (2)(a)-(c) of Section 287.138, Florida Statutes, as may be amended. Beginning January 1, 2025, the City must not extend or renew any contract that grants access to an individual's personal identifying information unless the Contractor provides the City with an affidavit signed by an authorized representative of the Contractor, under penalty of perjury, attesting that the Contractor does not meet any of the criteria in subparagraphs (2)(a)-(c) of Section 287.138, Florida Statutes, as may be amended. Violations of this Section will result in termination of this Agreement and may result in administrative sanctions and penalties by the Office of the Attorney General of the State of Florida.

Peoples Choice Pressure Cleaning, Inc

_____ is not owned by the government of a Foreign Country of concern, is not organized under the laws of nor has its Principal Place of Business in a Foreign Country of Concern, and the government of a Foreign Country of Concern does not have a Controlling Interest in the entity.

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Printed Name: Title: Steven Landis, President

Signature: _____

Date: 08/18/2025

Human Trafficking

When an agreement is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

Peoples Choice Pressure Cleaning, Inc. does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking".

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Printed Name: Steven Landis

Title: President

Signature:  Date: 08/18/2025

E-Verify Form

Project Name:	Pressure Cleaning Services
Project No.:	RFP No. 08-27-25-11

ACKNOWLEDGEMENT

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- (a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- (b) All persons (including subvendors / subconsultants / subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Coconut Creek; and

Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

COMPANY CONTACT INFORMATION

Company Name: Peoples Choice Pressure Cleaning, Inc.

Authorized Signature: 

Print Name: Steven Landis

Title: President

Date: 08/25/2025

Phone: 954-445-8033

Email: h2opressure@bellsouth.net

Website: <https://allpeopleschoice.com/>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/9/2024

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 Plymouth Insurance Agency 2739 US Hwy 19 North Holiday, FL 34691	CONTACT NAME: Plymouth Insurance Agency PHONE (A/C. No. Ext): 727-682-4040 FAX (A/C. No): 877-491-7980 E-MAIL ADDRESS: CERTS@PLYMOUTHINSURANCEAGENCY.COM														
INSURED People's Choice Pressure Cleaning, Inc 4341 SW 73rd Terrace Davie, FL 33314	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Kinsale Insurance Company</td><td>38920</td></tr><tr><td>INSURER B : Kinsale Insurance Company</td><td>38920</td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Kinsale Insurance Company	38920	INSURER B : Kinsale Insurance Company	38920	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

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
B	<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 checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		0100332128-0	11/5/2024	11/5/2025	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ EXCLUDED						
	PERSONAL & ADV INJURY \$ 1,000,000						
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			0100334802-0	11/14/2024	11/5/2025	COMBINED SINGLE LIMIT (Ea accident) \$
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
	\$						
	\$						
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			0100334802-0	11/14/2024	11/5/2025	EACH OCCURRENCE \$ 1,000,000
	AGGREGATE \$ 1,000,000						
	\$						
	\$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A					PER STATUTE OTH-ER
	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)

CERTIFICATE HOLDER**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

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Date
12/8/2024

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

NAIC #

11075

Insurer C:

Insurer D:

Insurer E:

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. Aggregate limits shown may have been reduced by paid claims.

Other	Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616
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Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s), while working in: FL.

Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.

A list of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com.

Project Name:

Begin Date: 7/20/2020

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

David L. Langer




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/02/2025

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.

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PRODUCER  Alan Edwards 4705 SW 148 Avenue Suite 103 Davie FL 333302129	CONTACT NAME: Alan Edwards PHONE (A/C, No, Ext): 954-434-8255 E-MAIL ADDRESS: alan.edwards.bxsv@statefarm.com INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company NAIC # 25178
INSURED PEOPLES CHOICE PRESSURE CLEANING INC 4341 SW 73RD TER DAVIE FL 333143030	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

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	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG \$ \$ \$ \$ \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	G56 4462-B19-59L P71 4144-E25-59 J50 9646-A19-59L	02/19/2025 05/25/2025 01/19/2025	08/19/2025 11/25/2025 07/19/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) \$ \$ 1,000,000 \$ 1,000,000 \$ 1,000,000 \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <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? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE OTH-ER \$ 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)

CERTIFICATE HOLDER**CANCELLATION**

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AUTHORIZED REPRESENTATIVE



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ACORD 25 (2016/03)

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1001486 2005 155279 205 01-19-2023




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/02/2025

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INSURED PEOPLES CHOICE PRESSURE CLEANING INC 4341 SW 73RD TER DAVIE FL 333143030			

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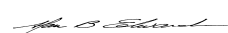
INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY Y Y			J24 7484-B27-59E	02/27/2025	08/27/2025	EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PER STATUTE \$ OTH-ER \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				

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

CERTIFICATE HOLDER**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



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BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Business Name: PEOPLE'S CHOICE PRESSURE CLEANING
INC

Receipt #: 325-17029
Business Type: CLEANING/JANITORIAL (PRESSURE
CLEANING)

Owner Name: STEVE LANDIS

Business Opened: 07/14/2005

Business Location: 4341 SW 73 TERRACE
DAVIE

State/County/Cert/Reg:

Exemption Code:

Business Phone: 954-445-8033

Rooms

Seats

Employees

6

Machines

Professionals

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
81.00	0.00	0.00	0.00	0.00	0.00	81.00

Receipt Fee 81.00
Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

STEVE LANDIS
4341 SW 73 TERR
DAVIE, FL 33314

Receipt # WWW-23-00279306
Paid 08/09/2024 81.00

2024 - 2025

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Business Name: PEOPLE'S CHOICE PRESSURE CLEANING
INC

Receipt #: 325-17029
Business Type: CLEANING/JANITORIAL (PRESSURE
CLEANING)

Owner Name: STEVE LANDIS

Business Opened: 07/14/2005

Business Location: 4341 SW 73 TERRACE
DAVIE

State/County/Cert/Reg:

Exemption Code:

Business Phone: 954-445-8033

Rooms

Seats

Employees

6

Machines

Professionals

Signature	For Vending Business Only					
	Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
81.00	0.00	0.00	0.00	0.00	0.00	81.00

Receipt # WWW-23-00279306
Paid 08/09/2024 81.00

CERTIFICATE OF COMPLETION

GREGORY TERWILLIGER

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced Course

Training Provider:



Metro Florida Safety Council
Tri-County
Dade, Broward, Palm Beach FL 33441
Phone: 954-603-1900

Verify this Certificate by visiting www.motadmin.com

09/10/2024

Issue Date

09/06/2028

Expiration Date

JM

Instructor

629921

Certificate No.



State of Florida

Department of State

I certify from the records of this office that PEOPLE'S CHOICE PRESSURE CLEANING, INC. is a corporation organized under the laws of the State of Florida, filed on November 8, 1999.


The document number of this corporation is P99000098701.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 31, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-seventh day of
February, 2025*




Secretary of State

Tracking Number: 6898051312CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



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

Detail by Entity Name

Florida Profit Corporation

PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Filing Information

Document Number P99000098701

FEI/EIN Number 65-0959200

Date Filed 11/08/1999

State FL

Status ACTIVE

Principal Address

4341 SW 73 TERRACE
DAVIE, FL 33314

Changed: 03/05/2002

Mailing Address

4341 SW 73 TERRACE
DAVIE, FL 33314

Changed: 01/22/2008

Registered Agent Name & Address

LANDIS, STEVE
4341 SW 73 TERRACE
DAVIE, FL 33314

Address Changed: 03/05/2002

Officer/Director Detail

Name & Address

Title P

LANDIS, STEVE
4341 SW 73 TERRACE
DAVIE, FL 33314

Annual Reports

Report Year	Filed Date
2023	01/23/2023

2024 02/03/2024
2025 01/31/2025

Document Images

01/31/2025 -- ANNUAL REPORT	View image in PDF format
02/03/2024 -- ANNUAL REPORT	View image in PDF format
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02/15/2019 -- ANNUAL REPORT	View image in PDF format
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01/12/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
02/19/2015 -- ANNUAL REPORT	View image in PDF format
03/11/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
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04/06/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
01/22/2008 -- ANNUAL REPORT	View image in PDF format
01/08/2007 -- ANNUAL REPORT	View image in PDF format
01/06/2006 -- ANNUAL REPORT	View image in PDF format
01/31/2005 -- ANNUAL REPORT	View image in PDF format
02/05/2004 -- ANNUAL REPORT	View image in PDF format
01/08/2003 -- ANNUAL REPORT	View image in PDF format
03/05/2002 -- ANNUAL REPORT	View image in PDF format
02/05/2001 -- ANNUAL REPORT	View image in PDF format
05/31/2000 -- ANNUAL REPORT	View image in PDF format
11/08/1999 -- Domestic Profit	View image in PDF format

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P99000098701

Entity Name: PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Current Principal Place of Business:

4341 SW 73 TERRACE
DAVIE, FL 33314

Current Mailing Address:

4341 SW 73 TERRACE
DAVIE, FL 33314 US

FEI Number: 65-0959200

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

LANDIS, STEVE
4341 SW 73 TERRACE
DAVIE, FL 33314 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name LANDIS, STEVE
Address 4341 SW 73 TERRACE
City-State-Zip: DAVIE FL 33314

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEVE LANDIS

PRESIDENT

01/31/2025

Electronic Signature of Signing Officer/Director Detail

Date