2025 Form 1 - Statement of Financial Interests

Filed with COE: 07/01/2026

General Information

Name: Mr David Victor Suarez

PID 304888

AGENCY INFORMATION

Organization	Suborganization	Title
Miami Beach	Mayor And City Commission	City Commissioner
Miami Beach	Miami Beach Redevelopment Agency	Member of the Board
Miami Beach	North Beach Community Redevelopment Agency	Board Member
Miami-Dade Transportation Planning Organization (TPO)	Governing Board	TPO Board Member

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2025.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
South Beach Skincare, Inc	701 N Federal Hwy, Unit 401. Hallandale Beach, FL 33009	Cosmetic Sales
ZIM Holdings Family, LP	314 E Dania Beach Blvd. Dania Beach, FL 33004	Investment Income

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Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
LifeCell IP Holdings	Royalty Income	701 N Federal Hwy, Unit 401. Hallandale Beach, FL 33009	Royalty Income

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Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description
421 Meridian Ave, #1. Miami Beach, FL 33139
421 Meridian Ave, #2. Miami Beach, FL 33139
1237 Erhardt Street. Union, NJ 07083
7.442 Acres Tracking Elk Trail. Waynesville, NC 28785
421 Meridian Ave, #CU1. Miami Beach, FL 33139 (50%)
1320 15th Street, #3. Miami Beach, FL 33139 (50%)
826 Euclid Ave, #5. Miami Beach, FL 33139 (50%)
35 SW 12th Ave, #109-3. Dania Beach, FL 33004 (50%)
35 SW 12th Ave, #110-3. Dania Beach, FL 33004 (50%)
120 SW 1st Street. Hallandale Beach, FL 33009 (50%)
138 S Indies Drive. Duck Key, FL 33050 (50%)
155 Locust Drive. Union, NJ 07083 (50%)
700 Lehigh Ave. Union, NJ 07083 (50%)
2519 Doris Ave. Union, NJ 07083 (50%)
2561 Doris Ave. Union, NJ 07083 (50%)
1827 Vauxhall Rd. Union, NJ 07083 (50%)
428 Loomis Street. Union, NJ 07083 (50%)
600 Harbor Blvd, #957. Weehawken, NJ 07086 (50%)
10 51st Street. West New York, NJ 07093 (50%)
102 Brunswick Road. Cedar Grove, NJ 07009 (50%)

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Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates
Bank Account- Chase Bank	Personal- David V Suarez
Bank Account- City National Bank	Various Entities
Bank Account- First Horizon Bank	Various Entities
Bank Account- Wells Fargo Bank	Various Entities
Bank Account- Truist Bank	Various Entities
Bank Account- TD Bank	Various Entities
Bank/Brokerage Account- Merrill Lynch Bank	Various Entities
Bank/Brokerage Account- Edward Jones	Personal- David V Suarez
Bank/Brokerage Account- EFG Bank	Various Entities
Bank/Brokerage Account- Vontobel Bank	Personal- David V Suarez/ The Boots Family Trust
Stocks- Tesla	Personal- David V Suarez
Government Sec- 3% T-Notes	The Boots Family Trust
Trust- 350 Meridian PH Land Trust	350 Meridian PH Land Trust
Trust- The 2015 DVS Support Trust	The 2015 DVS Support Trust
Trust- The 2017 DVS Insurance Trust	The 2017 DVS Insurance Trust
Trust- The DVS Family Revocable Trust	The DVS Family Revocable Trust
Trust- The Boots Family Trust	The Boots Family Trust
Trust- The CS Legacy Trust	The CS Legacy Trust
Loan- Loan to David Suarez Campaign	Personal- David V Suarez

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Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor
Bank OZK Loan	PO Box 196. Ozark, AR 72949-0796
First Horizon Loan	PO Box 613706. Memphis, TN 38101-3706

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1
N/A

Training

This section applies only to an appointed school superintendent, an elected municipal officer, elected local officer of an independent special district or a commissioner of a community redevelopment agency created under Part III, Chapter 163, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

☐ I certify that I have completed the required training under Section 112.3142, F.S.

☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

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Signature of Filer

David Victor Suarez

Digitally signed: **07/01/2026**

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