



THE LAW OFFICE OF EDWARD A. MALDONADO, PA
MALDONADO LAW GROUP
2850 Douglas Road, Suite 303 Coral Gables FL 33134
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Monday, July 21, 2025

By Overnight Deliver: USPO Express Mail with delivery confirmation

To: Florida Public Service Commission
Division of the Commission Clerk
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

REDACTED

COMMISSION
CLERK

2025 JUL 23 PM 3:46

RECEIVED-PPSC

From: Mr. Edward Maldonado, Esq.
Law Offices of Edward A. Maldonado, PA
On Behalf of Smart Building US LLC (FL)

/S/ EAM 7/21/25

In RE: SMART BUILDING US LLC Application for Certificate of Authority pursuant to
Fla. Stat. 364.33 in order to provide telecommunication services within the State of Florida.

Dear Commission Clerk:

On behalf of Smart Building US LLC ("Smart Building"), enclosed you shall find an original and two copies of an Application for Authority to Provide telecommunication services pursuant to Fla. Stat. 364.33. Also enclosed in a check in the amount of \$500.00 USD which is herein submitted as Smart Building's fee for this Application. The following is herein submitted for your review:

1. State of Florida Application for Smart Building
2. Request by Smart Building for confidential treatment of Exhibit C
3. Exhibit A of the Application, proof of corporate standing and status in Florida
4. Exhibit B of the Application, qualifications of Management & Technical Staff
5. Exhibit C of the Application, public & non-confidential version of financial qualifications
6. Confidential version of Financials for in camera review by Commission

COM
AFD
APA
ECO
ENG
GCL
IDM
CLK

Please be advised that Smart Building will provide primarily wholesale and resale data services throughout the State of Florida and shall not provide retail telephone voice services to the public. Qualifications as to managerial staff reflect this line of business and are material for the Commission's review of their qualification(s).

In reference to Exhibit C of the Application, Smart Building requests confidential treatment of the entire Exhibit C in accordance with Rule 25-22.006(4) of the Florida Administrative Code. Pursuant to Rule 25-22.006(4)(a), Smart Building herein submits a public & non-confidential version of financial qualifications under Exhibit C with the attached application.





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Also enclosed is a duplicate copy of this cover letter. Please date-stamp the duplicate copy of this letter and return it in the enclosed, self-addressed and postage paid envelope. Feel free to contact me personally at (305) 477-7580 Ext 214 if you have any questions regarding this filing or Smart Building's qualifications.

Respectfully Submitted,

Date: Monday, July 21, 2025

/s/ Edward A. Maldonado

Edward A. Maldonado, Esq.

FBN: 0128197

Counsel for **Smart Building US LLC** (a Florida company)

Maldonado Law

Tel: (305) 477-7580 Ext. 214

Toll Free: (844) 4-FCC LAW

E-Mail: eam@maldonado-group.com and lawclerk@maldonado-group.com

www.maldonado-group.com



FLORIDA PUBLIC SERVICE COMMISSION

OFFICE OF TELECOMMUNICATIONS

APPLICATION FORM FOR AUTHORITY TO PROVIDE TELECOMMUNICATIONS COMPANY SERVICE WITHIN THE STATE OF FLORIDA

Instructions

- A. This form is used as an application for an original certificate and for approval of transfer of an existing certificate. In the case of a transfer, the information provided shall be for the transferee (See Page 8).
- B. Print or type all responses to each item requested in the application. If an item is not applicable, please explain.
- C. Use a separate sheet for each answer which will not fit the allotted space.
- D. Once completed, submit the original and one copy of this form along with a non-refundable application fee of **\$500.00** to:

**Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850
(850) 413-6770**

- E. A filing fee of **\$500.00** is required for the transfer of an existing certificate to another company.
- F. If you have questions about completing the form, contact:

**Florida Public Service Commission
Office of Telecommunications
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850
(850) 413-6600**

1. This is an application for (check one):

☒ **Original certificate** (new company).

☐ **Approval of transfer of existing certificate:** Example, a non-certificated company purchases an existing company and desires to retain the original certificate of authority rather than apply for a new certificate.

2. Name of company: Smart Building US LLC

3. Name under which applicant will do business (fictitious name, etc.):

Smart Building

4. Official mailing address:

Street/Post Office Box: 5100 NW 33rd Ave. Suite 247

City: Fort Lauderdale

State: Florida

Zip: 33309

5. Florida address:

Street/Post Office Box: 5100 NW 33rd Ave. Suite 247

City: Miami

State: Florida

Zip: 33309

6. Structure of organization:

☐

Individual

☐

Foreign Corporation

☐

General Partnership

☒

Other, please specify:

Florida Limited Liability Company

☐

Corporation

☐

Foreign Partnership

☐

Limited Partnership

If individual, provide:

Name: Jonathan Carriere
Title: Managing Member
Street/Post Office Box: 1414 NW 107th Ave Suite 204
City: Fort Lauderdale
State: Florida
Zip: 33309
Telephone No.:
Fax No.:
E-Mail Address: jonathan_carriere@msn.com
Website Address:

Name: Abdessamad El Youssfi
Title: Managing Member
Street/Post Office Box: 1414 NW 107th Ave Suite 204
City: Fort Lauderdale
State: Florida
Zip: 33309
Telephone No.:
Fax No.:
E-Mail Address: samadi_1@hotmail.com
Website Address:

7. **If incorporated in Florida**, provide proof of authority to operate in Florida. The Florida Secretary of State corporate registration number is: **L25000113376**
8. **If foreign corporation**, provide proof of authority to operate in Florida. The Florida Secretary of State corporate registration number is: **N/A**
9. **If using fictitious name (d/b/a)**, provide proof of compliance with fictitious name statute (Chapter 865.09, FS) to operate in Florida. The Florida Secretary of State fictitious name registration number is: **N/A**
10. **If a limited liability partnership**, please proof of registration to operate in Florida. The Florida Secretary of State registration number is: **N/A**
11. **If a partnership**, provide name, title and address of all partners and a copy of the partnership agreement. **N/A**

12. **If a foreign limited partnership**, provide proof of compliance with the foreign limited partnership statute (Chapter 620.169, FS), if applicable. The Florida registration number is: N/A

13. Provide **F.E.I. Number: 33-4226439**

14. Who will serve as liaison to the Commission in regard to the following?

(a) The application:

Name: Edward Maldonado, Esq.
Title: Legal/Regulatory Counsel
Street Name & Number: 2850 S Douglas Road Suite 303
Post Office Box:
City: Coral Gables
State: Florida
Zip: 33134
Telephone No.: (305) 477-7580 Ext 214
Fax No.: none
E-Mail Address: eam@maldonado-group.com
Website Address: www.maldonado-group.com

(b) Official point of contact for the ongoing operations of the company:

Name: Jonathan Carriere
Title: Managing Member
Street Name & Number: 1414 NW 107th Ave Suite 204
Post Office Box:
City: Fort Lauderdale
State: Florida
Zip: 33309
Telephone No.:
Fax No.:
E-Mail Address: jonathan_carriere@msn.com
Website Address:

(c) Where will you officially designate as your place of publicly publishing your schedule (a/k/a tariffs or price lists)?

☐ Florida Public Service Commission

☒ Website – Website address: www.smartbuildingus.com

☐ Other – Please provide address:

15. List the states in which the applicant:

(a) has operated as a telecommunications company.

N/A – Florida will be first state.

(b) has applications pending to be certificated as a telecommunications company.

No

(c) is certificated to operate as a telecommunications company.

No

(d) has been denied authority to operate as a telecommunications company and the circumstances involved.

No

(e) has had regulatory penalties imposed for violations of telecommunications statutes and the circumstances involved.

None.

(f) has been involved in civil court proceedings with another telecommunications entity, and the circumstances involved.

None.

16. Have any of the officers, directors, or any of the ten largest stockholders previously been:

(a) adjudged bankrupt, mentally incompetent (and not had his or her competency restored), or found guilty of any felony or of any crime, or whether such actions may result from pending proceedings. ☐ Yes ☒ No

If yes, provide explanation.

(b) granted or denied a certificate in the State of Florida (this includes active and canceled certificates). ☐ Yes ☒ No

If yes, provide explanation and list the certificate holder and certificate number.

(c) an officer, director, partner or stockholder in any other Florida certificated or registered telephone company. ☐ Yes ☒ No

If yes, give name of company and relationship. If no longer associated with

company, give reason why not. N/A

17. Submit the following:

(a) **Managerial capability:** resumes of employees/officers of the company that would indicate sufficient managerial experiences of each. Please explain if a resume represents an individual that is not employed with the company and provide proof that the individual authorizes the use of the resume.

See Application Exhibit A.

(b) **Technical capability:** resumes of employees/officers of the company that would indicate sufficient technical experiences or indicate what company has been contracted to conduct technical maintenance. Please explain if a resume represents an individual that is not employed with the company and provide proof that the individual authorizes the use of the resume.

See Application Exhibit B.

(c) **Financial Capability:** applicant's audited financial statements for the most recent three (3) years. If the applicant does not have audited financial statements, it shall so be stated. Unaudited financial statements should be signed by the applicant's chief executive officer and chief financial officer affirming that the financial statements are true and correct and should include:

1. the balance sheet,
2. income statement, and
3. statement of retained earnings.

See Application Exhibit C [in redacted form} and Copy of Request for Confidential Treatment of financial information under Commission Rules

Note: *It is the applicant's burden to demonstrate that it possesses adequate managerial capability, technical capability, and financial capability. Additional supporting information can be supplied at the discretion of the applicant.*

THIS PAGE MUST BE COMPLETED AND SIGNED

REGULATORY ASSESSMENT FEE: I understand that all telephone companies must pay a regulatory assessment fee. Regardless of the gross operating revenue of a company, a minimum annual assessment fee, as defined by the Commission, is required.

RECEIPT AND UNDERSTANDING OF RULES: I acknowledge receipt and understanding of the Florida Public Service Commission's rules and orders relating to the provisioning of telecommunications company service in Florida.

APPLICANT ACKNOWLEDGEMENT: By my signature below, I, the undersigned officer, attest to the accuracy of the information contained in this application and attached documents and that the applicant has the technical expertise, managerial ability, and financial capability to provide telecommunications company service in the State of Florida. I have read the foregoing and declare that, to the best of my knowledge and belief, the information is true and correct. I attest that I have the authority to sign on behalf of my company and agree to comply, now and in the future, with all applicable Commission rules and orders.

Further, I am aware that, pursuant to Chapter 837.06, Florida Statutes, "*Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 and s. 775.083.*"

I understand that any false statements can result in being denied a certificate of authority in Florida.

COMPANY OWNER OR OFFICER

Print Name:	<u>Mr. Jonathan Carriere</u>
Title:	<u>Managing Member</u>
Telephone No.:	<u></u>
E-Mail Address:	<u>jonathan_carriere@msn.com</u>

Signature: /s/ Jonathan Carriere Date: July 21, 2025

Exhibit A of the Application

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000113376
FILED 8:00 AM
March 06, 2025
Sec. Of State
vherring

Article I

The name of the Limited Liability Company is:
SMART BUILDING US LLC

Article II

The street address of the principal office of the Limited Liability Company is:
5100 NW 33RD AVE
SUITE 247
FORT LAUDERDALE, FL. US 33309

The mailing address of the Limited Liability Company is:
5100 NW 33RD AVE
SUITE 247
FORT LAUDERDALE, FL. US 33309

Article III

The name and Florida street address of the registered agent is:
YASSINE ELHOUR
5100 NW 33RD AVE
SUITE 247
FORT LAUDERDALE, FL. 33309

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: YASSINE ELHOUR

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
ABDESSAMAD EL YOUSSEFI
5100 NW 33RD AVE, SUITE 247
FORT LAUDERDALE, FL. 33309 US

Title: AMBR
JONATHAN CARRIERE
5100 NW 33RD AVE, SUITE 247
FORT LAUDERDALE, FL. 33309 US

L25000113376
FILED 8:00 AM
March 06, 2025
Sec. Of State
vherring

Article V

The effective date for this Limited Liability Company shall be:

03/10/2025

Signature of member or an authorized representative

Electronic Signature: ABDESSAMAD EL YOUSSEFI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Exhibit B of the Application

Sections 17 (a.) & (b.) of the Application

Qualifications of **Management & Technical Staff** **Biography and Executive Summary**

Abdessamad El Youssfi,
Managing Member of **Smart Building US LLC**

Abdessamad El Youssfi is an experienced **IT and telecom** professional with over 27 years of experience, blending exceptional **technical expertise** with strong managerial leadership. He has demonstrated excellence in overseeing **large-scale** telecommunications and cybersecurity projects, managing multi-million-dollar **budgets**, and leading cross-functional teams to achieve organizational success.

Currently a Senior Cyber Security Advisor and Analyst at Hydro Québec, Abdessamad plays a crucial role in the Telecoms and **IT Cyber Security** Integration Tower, where he is responsible for security governance, **risk management**, and infrastructure protection for critical telecom systems. His duties **include** managing cybersecurity risk assessments, integrating security controls across **IT and telecom** environments, and developing strategic incident response frameworks.

Prior to his role at Hydro Québec, **Abdessamad** served as IT Director and Senior Cyber Security Advisor at Trevi Inc., where **he directed** the company's IT and telecommunications strategy for over a decade. His accomplishments include:

- Implementation and management of **fiber-optic MPLS** networks.
- Migration to **AWS cloud infrastructure and Nutanix** hyper-converged systems.
- Deployment of IP telephony **systems (Mitel)** and overseeing corporate-wide SaaS and IaaS transitions.
- Development and modernization of **ERP, CRM, POS**, and e-commerce platforms.
- Oversight of cyber security programs **including** vulnerability management, incident response, and user awareness **campaigns**.

Throughout his career, Abdessamad has:

- Managed budgets up to **\$6 million**, optimizing operational efficiency while implementing technological **innovation**.
- Led teams of 5 to 30 professionals, **promoting** a culture of excellence, agility, and continuous improvement.
- Spearheaded major telecom and **IT transformations**, positioning organizations for growth in an increasingly digital **world**.

His technical skill set spans cloud computing (AWS, Azure IAAS/PAAS/SAAS), telecommunications systems, cybersecurity frameworks (NERC-CIP, ISO 27001, COBIT, ITIL), and DevOps practices.

Abdessamad holds multiple prestigious certifications, including:

- CISM (Certified Information Security Manager)
- PMP (Project Management Professional)
- CEH (Certified Ethical Hacker)
- (CISSP in progress)

Academically, he pursued advanced studies in IT Security, Governance, and Administration, earning:

- A Master's Degree in Administration (Governance, Audit, and IT Security) (in progress),
- A DESS (2nd Cycle Degree) in Governance, Audit, and IT Security from the University of Sherbrooke,
- Bachelor's and Certificate degrees in Information Technology Management, Software Development, and Telecommunications.

Abdessamad El Youssfi's unique blend of technical depth and strategic management experience positions him as a driving force capable of advancing any organization's IT, telecom, and cybersecurity objectives with innovation, precision, and leadership.

Abdessamad El Youssfi is an accomplished IT and telecommunications executive with over 27 years of experience, combining technical expertise and strategic leadership. Throughout his career, he has successfully managed multi-million-dollar IT and telecom budgets, led large-scale infrastructure and cybersecurity projects, and directed multidisciplinary teams of up to 30 professionals.

Currently serving as a Senior Cyber Security Consultant and Manager at Hydro Québec, he plays a key role in securing critical IT and telecom systems. Previously, as IT Director at Trevi Inc., Abdessamad spearheaded major technology initiatives, including the deployment of fiber-optic MPLS networks, cloud migrations to AWS and Nutanix, and corporate IP telephony systems.

Certified in CISM, PMP, and CEH (with CISSP in progress), and holding advanced degrees in IT Security, Governance, and Administration, Abdessamad excels at aligning technology with business strategy. His deep understanding of cybersecurity frameworks (NERC-CIP, ISO 27001, ITIL) and telecom infrastructure innovation positions him as a dynamic leader capable of driving digital transformation and protecting organizational assets.

Jonathan Carrière
Managing Member of Smart Building US LLC

Professional Objective: Jonathan Carrière aims to leverage his expertise in computer networks and technology to drive innovation in a forward-thinking company. He is an experienced businessman with 24 years of expertise in IT networking and real estate. He possesses the knowledge, leadership, and management capabilities necessary for success. He has proven with the creation of multiple businesses.

President and CEO, Wifiplex Inc. (2018 - Present): Leading operations and developing tech solutions for multi-unit residential buildings. Wifiplex develops network infrastructure, internet and Wi-Fi features to transform old multi-unit buildings in Smart Building and meet the growing needs for connectivity of diverse clientele. Enhance tenant satisfaction and increase property value with our cutting-edge, integrated technology designed for modern living. Our smart building solutions integrate seamlessly into both existing buildings and new developments, including residential multi-unit buildings, condominium towers, senior living residences, and commercial properties. With over 48,000 units installed so far in Canada, Wifiplex had become the Smart Building leader in the multifamily sector in the country.

- **Owner, Immo JCBL Inc. (2018 - Present):** Managing investment projects and renovations in multi-unit residential buildings.
- **Owner, Immo Rive-Nord Inc. (2002 - 2017):** Overseeing company operations and investment projects.
- **Head of IT Service Office, Sécurité Polygon Inc. (2005 - 2009):** Providing support, maintenance, and security for 350 users.
- **Network Specialist and Technical Support, NSB Retail Solutions Inc. (2001 - 2005):** Managing network administration and user support.
- **IT Technician, Élite Service Informatique (2000 - 2001):** Installing software and hardware, and supporting users.

Skills: Expert in designing, installing, and managing IT networks, with strong knowledge of network protocols and security technologies.

Education:

- College Diploma in Computer Science and Networking, CDI College (2000 - 2001).
- Administrative Techniques, Ahuntsic College (1999).
- Computer Science Techniques, Montmorency College (1998 - 1999).

Certifications:

- A+ Certification in Computer Science (1999).

Languages: French and English.

Jonathan combines his two passions, computer technology and real estate, in his daily life. He uses his IT skills to optimize his real estate investments, search for opportunities in real-time, and enhance his management strategies through specialized software.

Exhibit C of the Application Section 17 (c.) Financial Capacity

Balance Sheet of sister company under common management provided in redacted form with Copy of Request for Confidential Treatment of financial information under Commission Rules.

[Redacted for Public filing]

Fla. Stat. 364.33

Applicant Narrative of Business and
Public Necessity and Convenience of CLEC Certification

Smart Building U.S., LLC

Expanding Proven Canadian Success to Florida's Smart Building Market

Smart Building US, LLC is a Florida **venture that** represents the strategic expansion of Wifiplex's proven Canadian **telecommunications success** into Florida's rapidly growing smart building and IoT **infrastructure market**. Building on six years of demonstrated excellence in delivering comprehensive **Wi-Fi and internet solutions** across Canada, this new Florida-based division is **positioned to revolutionize** building management through advanced IoT integration and **smart building technologies**. The foundation for this expansion rests on Wifiplex's **exceptional track record** in Canada, where the company has successfully installed **connectivity solutions in over 48,000 residential units** across more than 3,000 buildings. This large-scale **implementation** experience demonstrates not only technical proficiency but also the **operational capacity** to manage complex, multi-building deployments that are essential for **smart building infrastructure**. The transition from traditional connectivity solutions **to comprehensive smart building management** represents a natural evolution of **proven capabilities**. Jonathan Carriere, the founder and driving force behind this expansion, **brings over two decades of IT industry experience** dating back to 2001. His entrepreneurial **journey** began with his first successful venture in 2003, followed by the creation **and management** of multiple thriving enterprises spanning IT services, real estate **development, technology innovation, and manufacturing distribution**. This diverse business **background** provides unique insights into the intersection of technology and real **estate, particularly valuable** in the smart building sector where technical solutions **must align with** property management needs and resident expectations.

The strategic focus on IoT-enabled **building management** systems addresses a critical market demand, with research **indicating that 82 percent of residents actively seek** technology integration in their living **spaces**. Smart Building Us is designed to meet this demand by transforming traditional **residential and commercial properties** into intelligent, responsive environments **that enhance connectivity, optimize energy efficiency, and improve overall comfort and convenience** for occupants. Florida's dynamic real estate market and rapid **population growth create an ideal environment** for smart building technology adoption. The **state's combination of new construction projects and modernization of existing properties presents significant opportunities** for comprehensive IoT implementation. **Smart Building Us is strategically positioned to capitalize on these market conditions through its proven technical expertise.**



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www.maldonado-group.com

Monday, July 21, 2025

VIA EXPRESS Mail DELIVERY

E-Filing System: Filings@psc.state.fl.us

To: Florida Public Service Commission
Division of the Commission Clerk
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

From: Mr. Edward Maldonado, Esq. /s/ EAM /s/ 7/21/25
Law Offices of Edward A. Maldonado, PA
On Behalf of Smart Building US LLC

In RE: Smart Building US LLC **Application for Certificate of Authority** pursuant to
Fla. Stat. 364.33 in order to **provide telecommunication services** within the
State of Florida.

Dear Commission Clerk:

On **July 21, 2025**, Smart Building submitted **copies of its Corporate Financials of its primary company, and Balance Sheet through May 2025 for consideration by the Commission under Docket Number issued with this NEW APPLICATION at acceptance of filing.** These documents are confidential in nature and confidential treatment of these **documents was requested** from the Commission at the time of submission.

Please allow this letter to serve as formal record of the **Smart Building' Claim for Confidential Treatment** as to this information under Commission Rules. **Should you have** any questions or concerns please contact me.

Respectfully Submitted,

Date: Monday, July 21, 2025

/s/ Edward A. Maldonado /s/

Edward A. Maldonado, Esq.

Counsel for Smart Building US LLC (Florida company)

Maldonado Law

Tel: (305) 477-7580 Ext. 214

E-Mail: eam@maldonado-group.com www.maldonado-group.com

