

CITY OF DELRAY BEACH

Delray Beach
Florida



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CITY CLERK



100 N.W. 1ST AVENUE • DELRAY BEACH, FLORIDA 33444 • 561/243-7000

MEMORANDUM TO FILE

DATE: May 19, 2025

FROM: Alexis Givings, City Clerk

SUBJECT: Resolution No. 60-25 Disclosure of Written, Potential Ex-Parte Communications

As Item 7.D. on the May 20, 2025 agenda pertains to a quasi-judicial public hearing, the City has made a good faith effort to facilitate public access to written, potential ex parte communications located within the City's email server.

To this end, the City has conducted a thorough search of its E-mail server using the following search terms:

- 50 SE 4TH AVENUE
- 50 SE 4TH AVE
- Resolution 60-25
- Lee Cohen
- Manimal
- Carney
- Burns
- Long
- Casale
- Markert
- Morgan

The search encompassed a date range from **January 1, 2024 to May 19, 2025**. The written, potential ex parte communications identified as a result of this search have been compiled in the following public link, which is accessible to anyone at any time:

<https://delraybeach.legistar.com/LegislationDetail.aspx?ID=7398449&GUID=08D02879-37CA-442E-A145-586FD1E5BFD4&Options=&Search=>

All documents contained within the link are part of the official file of the City in connection with this quasi-judicial matter.

From: [Morgan, Nohemi](#)
To: [Thomas Carney](#); [Carney, Tom](#)
Subject: FW: Meeting with Mayor Carney
Date: Wednesday, May 14, 2025 3:32:51 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Mayor,

Lee and Steven Cohen from Minimal Land, LLC would like to request a meeting with you regarding their in-lieu of parking request for the property located at 50 SE 4th Avenue. This item is expected to be on the agenda for the meeting on May 20th.

I can schedule a brief 30-minute meeting for you on Friday or tomorrow if you would like to meet with them.

Please let me know what works best for you.

Respectfully,



Nohemi Morgan
Executive Administrative Assistant
City Commission Office
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, FL 33444
(561) 243-7005
morgann@mydelraybeach.com

-
PUBLIC RECORDS NOTE: Florida has a very broad public records law. Most written communications to or from local officials, employees, or the general public regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Lee Cohen <lee@manimalland.com>
Sent: Wednesday, May 14, 2025 2:52 PM
To: Morgan, Nohemi <MorganN@mydelraybeach.com>

Hi Nohemi,

If possible, my father Steven and I would appreciate the opportunity to meet with Mayor Carney as well. I understand it might be a challenge given the short turnaround before the May 20th Commission Meeting, but my father and I can make ourselves available at a time that is most convenient for the mayor.

We appreciate your efforts on our behalf!

Best,

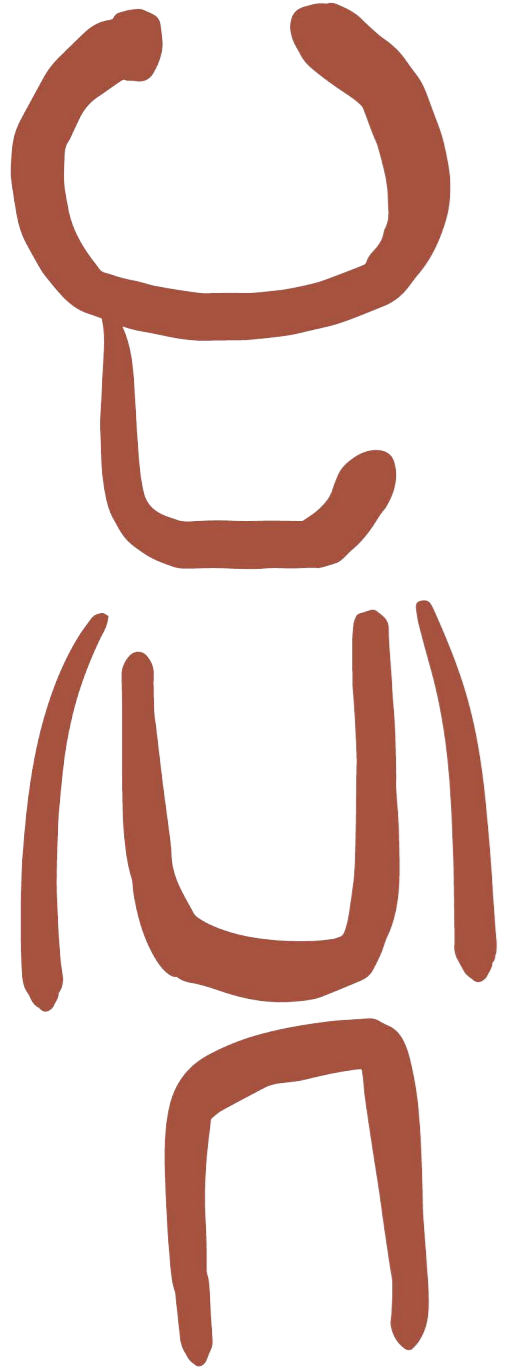
Lee Cohen

11 S Swinton Ave, Suite C

Delray Beach, FL 33444

(561) 573-6628 | lee@manimalland.com





MANIMMAL

LAND



From: [Morgan, Nohemi](#)
To: [Markert, Tom](#)
Subject: FW: Meetings with Commissioner Markert
Date: Friday, May 9, 2025 12:38:40 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Commissioner Markert,

Lee Cohen has requested a meeting with you before the City Commission meeting on May 20 regarding the in-lieu of parking request they submitted for their property at 50 SE 4th Avenue.

Your schedule at City Hall appears to be open on Tuesday, May 13.

Please let me know if you would like me to proceed with scheduling this meeting.

Respectfully,



Nohemi Morgan
Executive Administrative Assistant
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From: Lee Cohen <lee@manimalland.com>
Sent: Thursday, May 8, 2025 9:08 AM
To: Morgan, Nohemi <MorganN@mydelraybeach.com>
Subject: RE: Meetings with Commissioners Markert

Good morning,

We'd like to speak with each commissioner in regard to an in-lieu of parking request we submitted for our property located at 50 SE 4th Avenue. I expect the item to appear on the agenda for the meeting on May 20th.

Best,

Lee Cohen

11 S Swinton Ave, Suite C

Delray Beach, FL 33444

(561) 573-6628 | lee@manimalland.com



From: Morgan, Nohemi <MorganN@mydelraybeach.com>

Sent: Thursday, May 8, 2025 8:55 AM

To: Lee Cohen <lee@manimalland.com>

Subject: RE: Meetings with Commissioners

Good morning, Lee,

It's great to hear from you! Could you please provide more details about the specific item you would like to discuss with them?

I will reach out to both commissioners to check their availability and will inform you shortly so we can schedule a meeting.

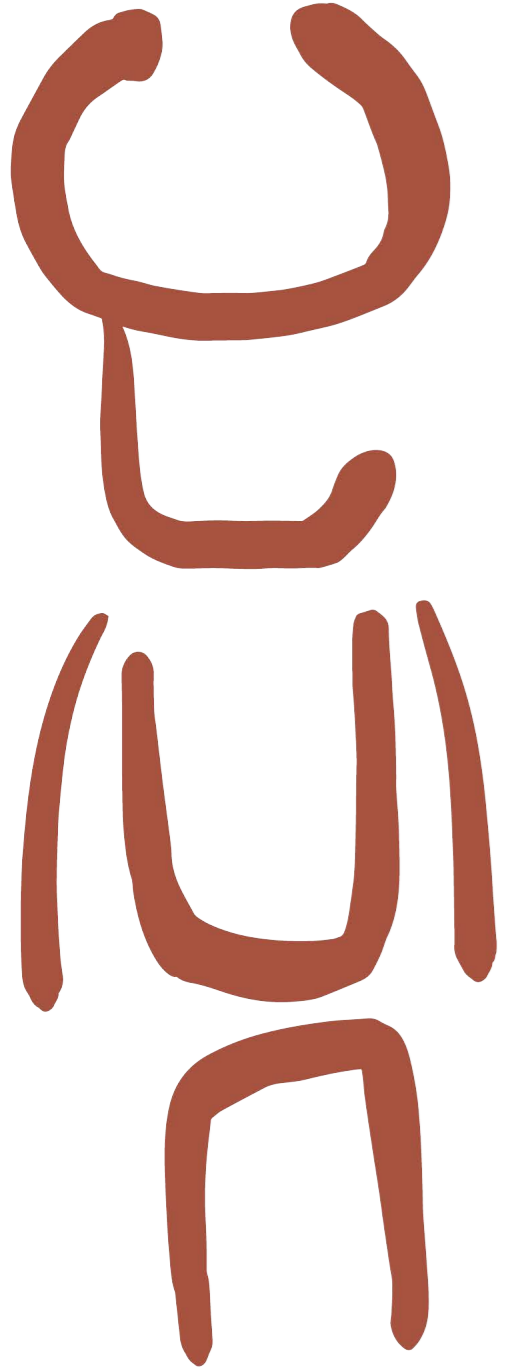
Thank you!

Respectfully,



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MANIMMAL

LAND



From: [Burns, Angela](#)
To: [Morgan, Nohemi](#)
Subject: FW: Meetings with Commissioners Burns
Date: Wednesday, May 14, 2025 7:58:56 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi. Did we get this meeting scheduled for Monday?

Regards,

Angela D. Burns
Commissioner, Seat 4

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From: Morgan, Nohemi <MorganN@mydelraybeach.com>
Sent: Friday, May 9, 2025 12:37 PM
To: Burns, Angela <Burns@mydelraybeach.com>
Subject: FW: Meetings with Commissioners Burns

Good afternoon, Deputy Vice Mayor Burns,

Lee Cohen has requested a meeting with you before the City Commission meeting on May 20 regarding the in-lieu of parking request they submitted for their property at 50 SE 4th Avenue.

Your schedule at City Hall appears to be open on Tuesday, May 13.

Please let me know if you would like me to proceed with scheduling this meeting.

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From: Lee Cohen <lee@manimalland.com>
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To: Morgan, Nohemi <MorganN@mydelraybeach.com>
Subject: RE: Meetings with Commissioners Burns

Good morning,

We'd like to speak with each commissioner in regard to an in-lieu of parking request we submitted for our property located at 50 SE 4th Avenue. I expect the item to appear on the agenda for the meeting on May 20th.

Best,

Lee Cohen

11 S Swinton Ave, Suite C
Delray Beach, FL 33444
(561) 573-6628 | lee@manimalland.com



From: Morgan, Nohemi <MorganN@mydelraybeach.com>
Sent: Thursday, May 8, 2025 8:55 AM
To: Lee Cohen <lee@manimalland.com>
Subject: RE: Meetings with Commissioners

Good morning, Lee,

It's great to hear from you! Could you please provide more details about the specific item you would like to discuss with them?

I will reach out to both commissioners to check their availability and will inform you shortly so we can schedule a meeting.

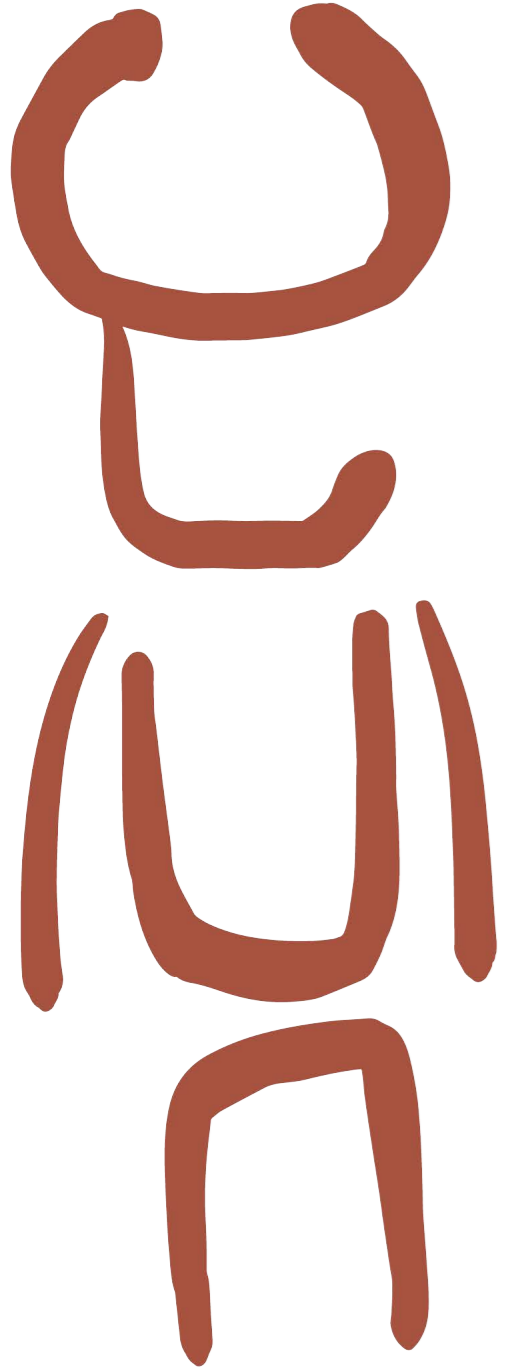
Thank you!

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MANIMMAL

LAND



From: [Morgan, Nohemi](#)
To: [Burns, Angela](#)
Subject: FW: Meetings with Commissioners Burns
Date: Friday, May 9, 2025 12:36:52 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon, Deputy Vice Mayor Burns,

Lee Cohen has requested a meeting with you before the City Commission meeting on May 20 regarding the in-lieu of parking request they submitted for their property at 50 SE 4th Avenue.

Your schedule at City Hall appears to be open on Tuesday, May 13.

Please let me know if you would like me to proceed with scheduling this meeting.

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From: Lee Cohen <lee@manimalland.com>
Sent: Thursday, May 8, 2025 9:08 AM
To: Morgan, Nohemi <MorganN@mydelraybeach.com>
Subject: RE: Meetings with Commissioners Burns

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Best,

Lee Cohen

11 S Swinton Ave, Suite C

Delray Beach, FL 33444

(561) 573-6628 | lee@manimalland.com



From: Morgan, Nohemi <MorganN@mydelraybeach.com>

Sent: Thursday, May 8, 2025 8:55 AM

To: Lee Cohen <lee@manimalland.com>

Subject: RE: Meetings with Commissioners

Good morning, Lee,

It's great to hear from you! Could you please provide more details about the specific item you would like to discuss with them?

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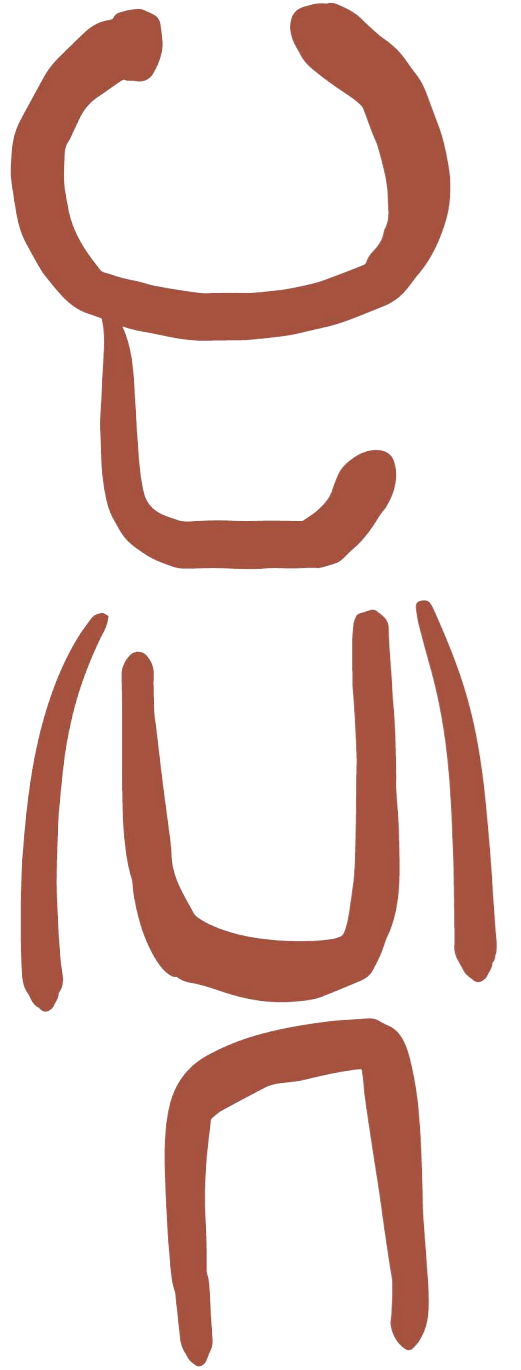
Thank you!

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MANIMMAL

LAND



From: [Morgan, Nohemi](#)
To: [Burns, Angela](#)
Subject: RE: Meetings with Commissioners Burns
Date: Thursday, May 15, 2025 7:38:55 AM
Attachments: [image002.png](#)
[image004.png](#)

Yes, it is on your calendar for Monday, May 19th at 1:30 PM at Lynn's office.

Respectfully,



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From: Burns, Angela <Burns@mydelraybeach.com>
Sent: Wednesday, May 14, 2025 7:59 PM
To: Morgan, Nohemi <MorganN@mydelraybeach.com>
Subject: FW: Meetings with Commissioners Burns

Hi. Did we get this meeting scheduled for Monday?

Regards,

Angela D. Burns
Commissioner, Seat 4

CITY OF DELRAY BEACH



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Sent: Friday, May 9, 2025 12:37 PM

To: Burns, Angela <Burns@mydelraybeach.com>

Subject: FW: Meetings with Commissioners Burns

Good afternoon, Deputy Vice Mayor Burns,

Lee Cohen has requested a meeting with you before the City Commission meeting on May 20 regarding the in-lieu of parking request they submitted for their property at 50 SE 4th Avenue.

Your schedule at City Hall appears to be open on Tuesday, May 13.

Please let me know if you would like me to proceed with scheduling this meeting.

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From: Lee Cohen <lee@manimalland.com>

Sent: Thursday, May 8, 2025 9:08 AM

To: Morgan, Nohemi <MorganN@mydelraybeach.com>

Subject: RE: Meetings with Commissioners Burns

Good morning,

We'd like to speak with each commissioner in regard to an in-lieu of parking request we submitted for our property located at 50 SE 4th Avenue. I expect the item to appear on the agenda for the meeting on May 20th.

Best,

Lee Cohen

11 S Swinton Ave, Suite C

Delray Beach, FL 33444

(561) 573-6628 | lee@manimalland.com



From: Morgan, Nohemi <MorganN@mydelraybeach.com>

Sent: Thursday, May 8, 2025 8:55 AM

To: Lee Cohen <lee@manimalland.com>

Subject: RE: Meetings with Commissioners

Good morning, Lee,

It's great to hear from you! Could you please provide more details about the specific item you would like to discuss with them?

I will reach out to both commissioners to check their availability and will inform you shortly so we can schedule a meeting.

Thank you!

Respectfully,



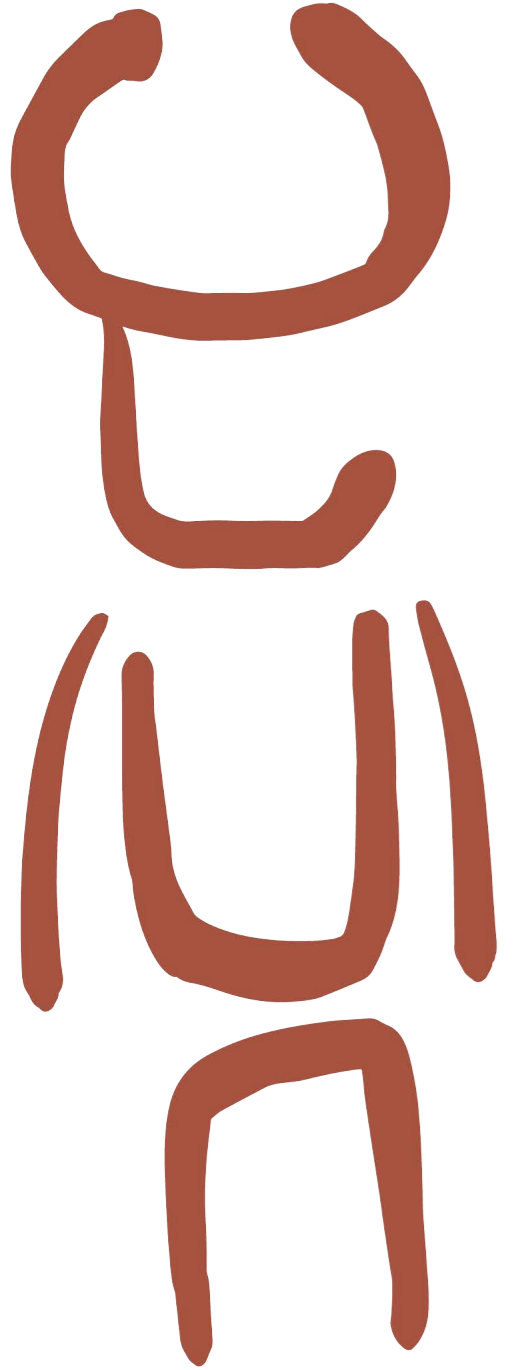
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MANIMMAL

LAND

From: [Markert, Tom](#)
To: [Morgan, Nohemi](#)
Subject: Re: Meetings with Commissioner Markert
Date: Sunday, May 11, 2025 3:22:26 PM
Attachments: [image001.png](#)
[image002.png](#)

Yes please.

Get [Outlook for iOS](#)

From: Morgan, Nohemi <MorganN@mydelraybeach.com>
Sent: Friday, May 9, 2025 12:38:40 PM
To: Markert, Tom <Markert@mydelraybeach.com>
Subject: FW: Meetings with Commissioner Markert

Good afternoon Commissioner Markert,

Lee Cohen has requested a meeting with you before the City Commission meeting on May 20 regarding the in-lieu of parking request they submitted for their property at 50 SE 4th Avenue.

Your schedule at City Hall appears to be open on Tuesday, May 13.

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From: Lee Cohen <lee@manimalland.com>
Sent: Thursday, May 8, 2025 9:08 AM
To: Morgan, Nohemi <MorganN@mydelraybeach.com>

Subject: RE: Meetings with Commissioners Markert

Good morning,

We'd like to speak with each commissioner in regard to an in-lieu of parking request we submitted for our property located at 50 SE 4th Avenue. I expect the item to appear on the agenda for the meeting on May 20th.

Best,

Lee Cohen

11 S Swinton Ave, Suite C

Delray Beach, FL 33444

(561) 573-6628 | lee@manimalland.com



From: Morgan, Nohemi <MorganN@mydelraybeach.com>

Sent: Thursday, May 8, 2025 8:55 AM

To: Lee Cohen <lee@manimalland.com>

Subject: RE: Meetings with Commissioners

Good morning, Lee,

It's great to hear from you! Could you please provide more details about the specific item you would like to discuss with them?

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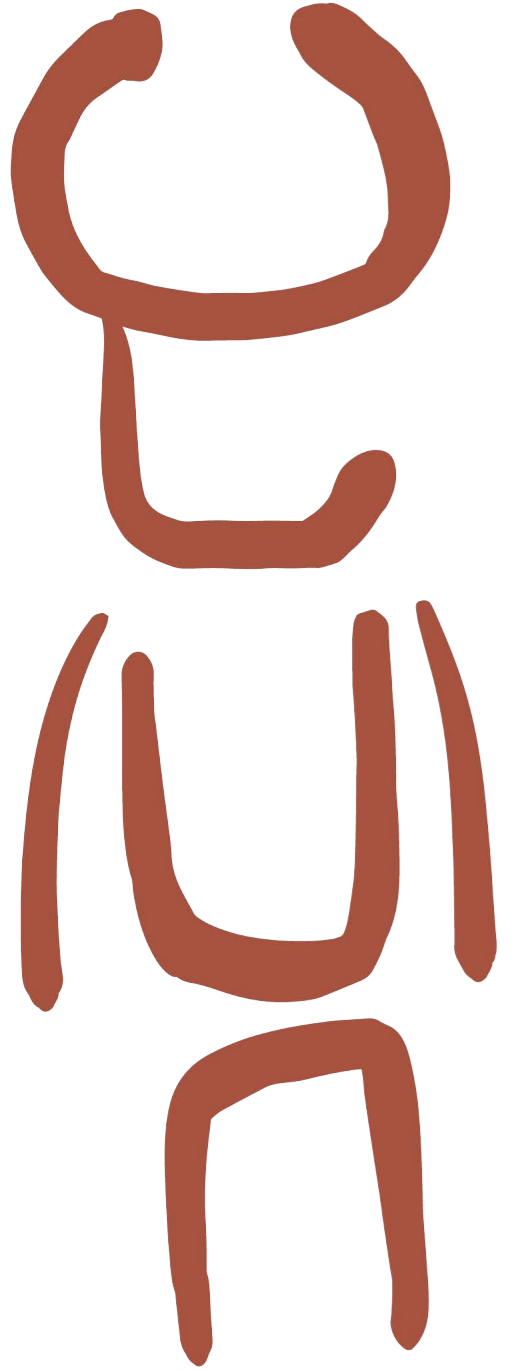


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MANIMMAL

LAND



From: [Burns, Angela](#)
To: [Morgan, Nohemi](#)
Subject: Re: Meetings with Commissioners Burns
Date: Thursday, May 15, 2025 10:07:27 AM
Attachments: [image002.png](#)
[image004.png](#)

Got it. Thanks

Get [Outlook for iOS](#)

From: Morgan, Nohemi <MorganN@mydelraybeach.com>
Sent: Thursday, May 15, 2025 7:38:55 AM
To: Burns, Angela <Burns@mydelraybeach.com>
Subject: RE: Meetings with Commissioners Burns

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Commissioner, Seat 4

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From: Lee Cohen <lee@manimalland.com>
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To: Morgan, Nohemi <MorganN@mydelraybeach.com>
Subject: RE: Meetings with Commissioners Burns

Good morning,

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Sent: Thursday, May 8, 2025 8:55 AM
To: Lee Cohen <lee@manimalland.com>
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Good morning, Lee,

It's great to hear from you! Could you please provide more details about the specific item you would like to discuss with them?

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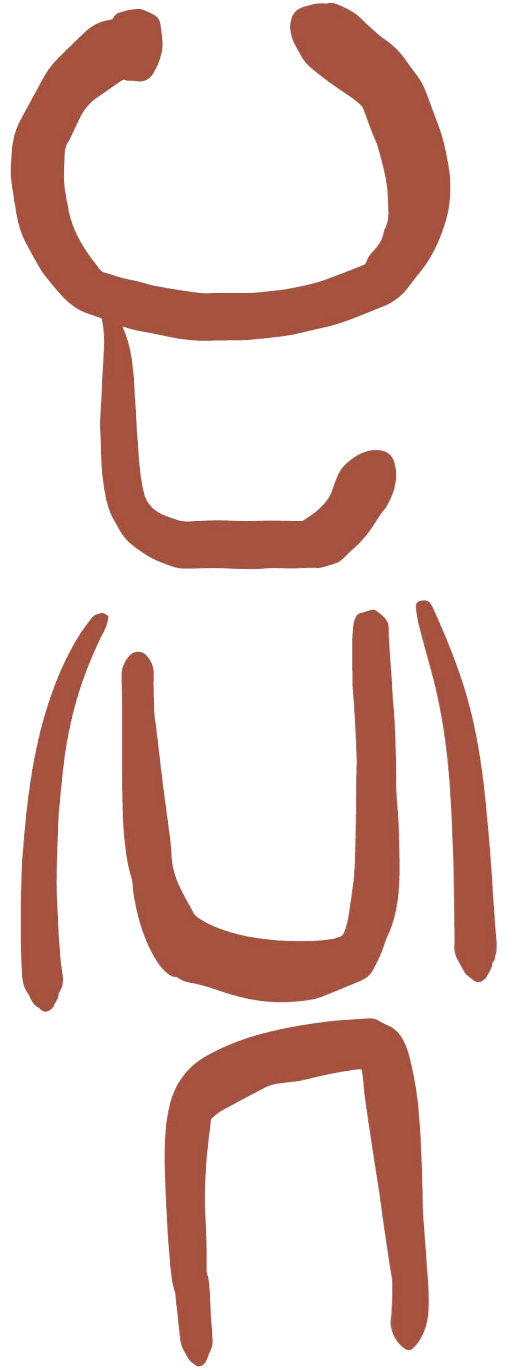
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MANIMMAL

LAND

From: [Burns, Angela](#)
To: [Morgan, Nohemi](#)
Subject: Re: Meetings with Commissioners Burns
Date: Monday, May 12, 2025 6:22:03 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi. I would like that meeting to be with CA Geln . So, Monday, May 19th at 1:30 or 2:00 pm. Unless she can accommodate the meeting before then.

Get [Outlook for iOS](#)

From: Morgan, Nohemi <MorganN@mydelraybeach.com>
Sent: Friday, May 9, 2025 12:36:52 PM
To: Burns, Angela <Burns@mydelraybeach.com>
Subject: FW: Meetings with Commissioners Burns

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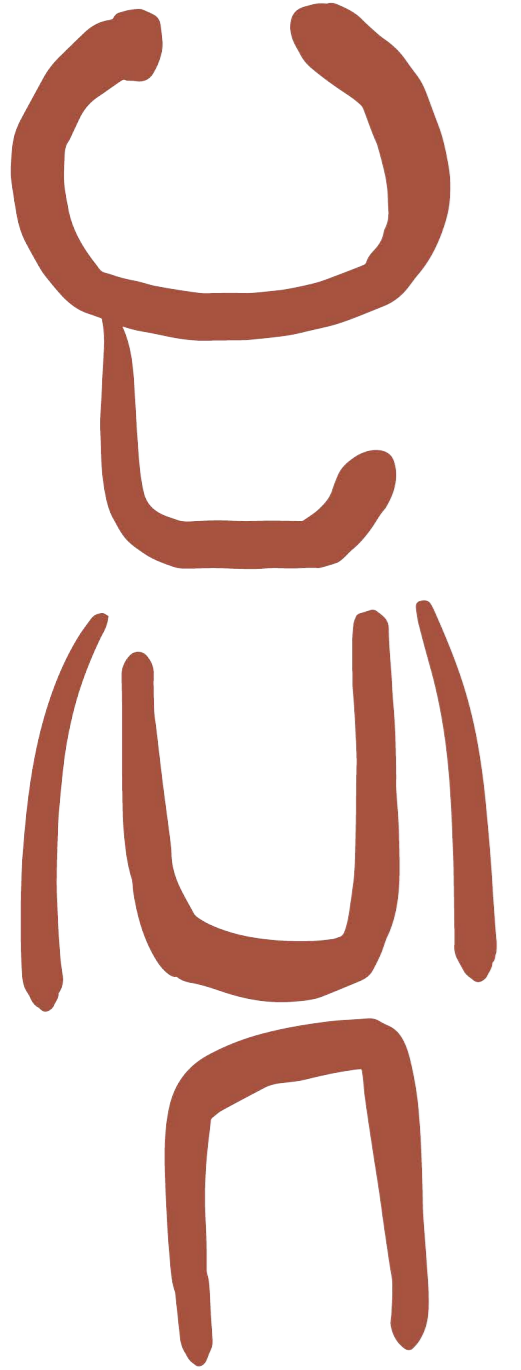


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