

On January 6, 2020 at 3pm, Delray Beach Mayor Petrolia met with me in my office at Delray Beach City Hall. **(Exhibit 1)**. I took notes on an iPad app called Notability which date and timestamps every note taken. My notes from that meeting are attached and are entitled “Day One” meeting because it literally was my first day on the job as Delray Beach City Manager and it was my first meeting with Mayor Petrolia as Delray Beach City Manager. **(Exhibit 2)** At this meeting, as you will see from my notes, Mayor Petrolia began reciting a list of issues that she wanted me to address as the new City Manager. The very first issue on her list of directives was that she wanted me to meet with the Palm Beach County Property Appraiser, Dorothy Jacks, and make a case to her that certain properties in the City were under valued and needed to be adjusted upward so that they would pay more in property taxes. She claimed that her motive was to help bring in more revenue for the City.

On January 30, 2020, Mayor Petrolia sent me a text message while I was at a Chamber of Commerce luncheon and asked me to join her for a few minutes to meet her and Dorothy Jacks, as both of them were also attending the luncheon. Toward the end of the luncheon, the Mayor introduced me to Ms. Jacks and told her that I would be paying her a visit at some point about property assessments. **(Exhibit 3)**

On February 10, 2020, during a meeting with Mayor Petrolia at Delray Beach City Hall, the Mayor once again mentioned to me that there were properties in the City that were not paying their fair share of property taxes and she mentioned that she would be providing me with a list of properties that needed to be addressed. **(Exhibit 4)** During this meeting, I had called in my Assistant City Manager Allyson Love into my office in order to seek her assistance. **(Exhibit 5)** At this meeting, I mentioned to Mayor Petrolia that if she had this concern, it might be a better idea if the City hired a consultant that would look at her property valuation concerns from a more wholistic approach and provide the City with advice on a system wide solution before I met with the Property Appraiser. I suggested this because I had never heard of a City singling out specific properties before and I thought this alternative idea would both satisfy her concerns and bring the issue to the City Commission for consideration before initiating any action.

On March 9, 2020, during a meeting with Mayor Petrolia in my office at Delray Beach City Hall, the Mayor once again raised the issue of undervalued parcels and said that she would be providing me with a list of properties that she felt were under assessed and that weren't paying their fair share of property taxes. **(Exhibit 6)**

On numerous occasions after the March 9, 2020 meeting, Mayor Petrolia continued to mention this issue. On each occasion, I told her that staff was looking for a consultant that could look at the issue from a city-wide perspective and mentioned that Assistant City Manager Allyson Love was working with staff on finding a consultant who I could bring to the Commission for approval. Despite presenting this strategy to Petrolia, Petrolia continued to tell me that she was working on a list of properties and that she would be dropping it off at my office.

On May 4, 2020, Mayor Petrolia sent me a text message that read “I have that info on Delray Beach property tax base discrepancies that we discussed back in Feb with ACM Love. I will bring in on Tuesday.” **(Exhibit 7)**

On May 6, 2020, Mayor Petrolia dropped off a stack of property records to my office with handwritten notes from her on issues that she had identified about the properties that needed to be addressed by the Property Appraiser. There were a total of 29 property addresses in the stack. **(Exhibit 8)**

Out of a total of 32,847 taxable properties in the City of Delray Beach, Mayor Petrolia identified only 29 properties that she felt were under appraised. **(Exhibit 9)** And of those that she identified, the vast majority of them were properties in which either:

- 1) the owner/developer of the property gave her political opponent campaign contributions instead of her own campaign, and/or
- 2) the land use attorney/lobbyist for the developer of the property raised campaign contributions to her opponent's campaign instead of her own campaign, and/or
- 3) the owner of the property was a developer who was building projects that she was vocally opposed to.

In some cases, Petrolia also included properties associated with individuals who supported Commissioners Johnson and Bathhurst in this past 2020 City Commission election for tax increases as well. **(Exhibit 10)**

It is also my understanding that prior to my tenure as City Manager, Mayor Petrolia had spoken to Interim City Manager Neal De Jesus on numerous occasions about the same issue and that he told her that if she wanted him to proceed with the issue, she would need to bring it to the City Commission for approval.

# Exhibit 1

# January 2020

Today

Sun 5

Mon **6**

Tue 7

Wed 8

Thu 9

Fri 10

Sat 11

6 AM

7 AM

8 AM

9 AM

10 AM

11 AM

Noon

1 PM

2 PM

3 PM

4 PM

5 PM

6 PM

7 PM

8 PM

9 PM

## Mayor Petrolia mtg w/City Manager Gretsas

City Manager's Office

Monday, Jan 6, 2020

3 PM to 4 PM

Calendar

• Calendar



Invitation from  
**Delores Rangel**



Invitees

3 >

• George Gretsas

• Shelly Petrolia

• Brenda Vega (optional)

Alert

None >

Show As

Busy >

Private



Comment to Organizer

Staff Meeting with City Manager, Mr. Gretsas  
1st Floor Conference

Mayor/CM Agenda Review for 1/16 Commission Meeting  
Conference Room - City Manager

Deputy Vice Mayor Bathurst mtg w/City Manager Gretsas  
City Manager's Office

VM Johnson Mtg w/City Manager Gretsas  
City Manager's Office

Mayor Petrolia mtg w/City Manager Gretsas  
City Manager's Office

# Exhibit 2



Her note taking is poor. 17/10

- Larger Board Mtgs art televised any more? 1/10/10
- Planning Board, SPRAB, ~~SPRAB~~ Historic Preservation Board
- What were the records BEPVL and why can't we start doing it again.
- Clerk's office is too slow on public access request and community requests

### Police Dept - Bed

- ~~Many~~ vacation days vs comp days vs whatever. Needs to be looked at.
- What are the vacation day payments
- Rampant in Police + FIC

- Chimp is weak
  - Chimp constantly on traps and not running the Dept
  - ~~Testing~~ Nesting up Police cars
  - Releasing sealed information
  - Fladell
  - Incident involving a couple of 20 somethings and they were left in the Police car for hrs/ds - with no div conditioning.
  - cops not visible
  - response times not great
  - Neils contract @ \$2,100 per month having allowance
- Call it something else

- Fire house

- Fire Dept - Good

- Planning + Zoning - Permits and process  
too slow, information backlogs  
(minutes backlog at clerk's office)  
Another 13 good.

⇒ Purchasing Dept ⇒ Bad

⇒ Parks + Rec ⇒ Good

- organization + phone system not  
customer friendly

- Top Priority ⇒ get City Hall  
working

⇒ accountability

⇒ some people are lazy and

not working very hard.

- New City Hall
- ~~new~~
- Low 500 walls - No Wake  
Zone needs to be extended →  
Fish and wildlife not being  
need local control of that's going  
on with - George Walden  
- wants an agency idea →  
Lynn Worby on it.
- State needs to agree with the City
- Homeless population
- former City Manager Hardon uses the  
Police Dept again → how is  
this allowed. Junk housing out

- Parade at City Hall

- Sea Grants at the beach -

~~the~~ ongoing problem of cutting them  
far far down →

BPOA ⇒ Beach Property Owners Association

Bob Vindicator. ⇒ they want to  
see the ocean ⇒ want the  
Sea Grants <sup>trimmed</sup> ~~down~~ down

- The Commission funded more money  
for financing ⇒ we should  
redirect the money to other sea  
grants.

- CRA

- Traffic getting worse and worse

~~Develops~~ Develops cutting off milk and milk  
streets.

- Parks and Valleys - cut the off  
the avenue → ~~Developing~~  
she disagrees with the council's decision  
to level them.

- New Projects

- Historic Commission

○ Royal Ditchville 5 & Park off  
50-PO not desirable

- The Concept + Replacement.

Community Planning Group → want the  
city to have a goal to plant a  
bunch of trees.

# Exhibit 3



Kenneth MacNamee.vcf

**Kenneth MacNamee**

Call went well.... I think

Oh, you'll know!  
He's not one to hold back, that's for sure

1/30/20, 12:18 PM

Are you at the luncheon?

Yep. They got me in the cheap seats! lol

Easier to sneak out!

I need to introduce you to our Property Appraiser,  
Dorothy **Jacks** is here.

Ok great

# January 2020

Today

Sun 26

Mon 27

Tue 28

Wed 29

Thu 30

Fri 31

Sat 1

6 AM

7 AM

8 AM

9 AM

10 AM

11 AM

Noon

1 PM

2 PM

3 PM

4 PM

5 PM

6 PM

7 PM

8 PM

9 PM

10 PM

11 PM

12 AM

## Annual Membership Luncheon and Installation of Officers [Edit](#)

Delray Beach Golf Club 2200 Highland Avenue, Delray Beach, FL 33445

Thursday, Jan 30, 2020 11:45 AM to 1:15 PM

Calendar [Calendar >](#)

Alert 15 minutes before [>](#)

Second Alert [Time to Leave >](#)



Delray Chamber Installation Lunch...  
199 KB

[Delete Event](#)

# Exhibit 4

# February 2020

Today

Sun 9

Mon 10

Tue 11

Wed 12

Thu 13

Fri 14

Sat 15

6 AM

7 AM

8 AM

9 AM

10 AM

11 AM

Noon

1 PM

2 PM

3 PM

4 PM

5 PM

6 PM

7 PM

8 PM

9 PM

10 PM

11 PM

## Mayor Petrolia Mtg with CM Gretsas

Edit

Monday, Feb 10, 2020

10 AM to 11:30 AM

Calendar

• Calendar >

Alert

15 minutes before >

**Reclaimed Water** Dial-in number (US): (605) 313-6359 Access code: 328040#

**Meeting with Molly Daly Sustainability Intern**

**Mayor Petrolia Mtg with CM Gretsas**

**Fire Station Walk-Thru**  
Fire Stations

**Travel Time**

**Labcorp Walgreens**  
601 N Congress Ave Delray Beach, FL, United States  
Suite 416

**MD Appt.**

**Budget**  
City Manager's Office

**Merritt Park Playground Grand Opening**  
316 Merritt Park SW 2nd Ave., Delray Beach

# Exhibit 5

Messages - Shelly Petrolia

5/4/20, 9:26 AM

I have that info on Delray Beach property tax base discrepancies that we discussed back in Feb with ACM Love. I will bring in on Tuesday.

5/4/20, 10:36 AM

# Exhibit 6

# March 2020

Today

Sun 8

Mon **9**

Tue 10

Wed 11

Thu 12

Fri 13

Sat 14

4 AM  
5 AM  
6 AM  
7 AM  
8 AM  
9 AM  
10 AM  
11 AM  
Noon  
1 PM  
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8 PM

SAFER Grant Discussion

Reclaimed Water Dial-in number (US): (605) 31...

Meeting with Keith Chambers KCA Design Group

Mayor Petrolia Mtg w/CM Gretsas

VM Johnson weekly

Meeting with Patrick Halliday of the Delray Beach Bicycle Club

## Mayor Petrolia Mtg w/ CM Gretsas

Edit

Monday, Mar 9, 2020

10 AM to 11:30 AM

Calendar

• Calendar >

Alert

15 minutes before >

- Pension Alternatives to ICMA-RC  
Prudential - A Myra will  
Send me some info/notes

- NE 7th Avenue  
Oak Brook - Atlanta.  
Needs CIPS - People speaking

- Co-Owner Liase - Topsy's  
Waiting for a letter from  
Verifying what the status  
is -

- Tax Assessor →

- Trader Joe's Plaza



All Pages

- Penn Alternatives to ICMA  
Prudential - A Myra will  
Send me some info/notes  
- NE 7th Avenue  
Oak Brook - Atlanta  
Needs CIPS - People speaking  
- Co-Owner Liase - Topsy's  
Waiting for a letter from  
Verifying what the status  
is -  
Tax Assessor →

1

- Trader Joe's Plaza  
They opened up the other  
space for parking  
expansion side of the  
property → they are allowing  
people to park in the open space  
which is not zoned  
Can you get an agreement  
to allow parking?  
- why has there been no meeting  
BROG estimate can be made?  
Does she? Does she  
→ to what S

2

- Vines → take our lead from  
Bella Area. Contact with SHR

3

4



# Exhibit 7

Messages - Shelly Petrolia

5/4/20, 9:26 AM

I have that info on Delray Beach property tax base discrepancies that we discussed back in Feb with ACM Love. I will bring in on Tuesday.

5/4/20, 10:36 AM

# Exhibit 8

**From:** "Vega, Brenda" <[vegab@mydelraybeach.com](mailto:vegab@mydelraybeach.com)>  
**Date:** May 6, 2020 at 1:49:11 PM EDT  
**To:** "Love, Allyson" <[lovea@mydelraybeach.com](mailto:lovea@mydelraybeach.com)>, "Vilain, Amanda" <[vilaina@mydelraybeach.com](mailto:vilaina@mydelraybeach.com)>  
**Subject:** Mayor Petrolia

Hi Allyson,  
Attached please find documents for you from Mayor Petrolia.  
Thank you.

Make it a great day!

Brenda Vega  
Executive Assistant to the City Manager  
City of Delray Beach  
100 NW 1st Avenue  
Delray Beach, Florida 33444  
561-243--7015  
[vegab@mydelraybeach.com](mailto:vegab@mydelraybeach.com)<<mailto:vegab@mydelraybeach.com>>

[cid:image002.png@01D60E57.84791640][cid:image004.jpg@01D60E57.84791640]  
[cid:image005.png@01D60E57.84791640]

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 be subject to public disclosure.



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256 KB



Scan\_Vega...\_2020.pdf  
1.3 MB



Scan\_Vega...\_2020.pdf

Hi Allyson,  
Attached please find documents for you from Mayor Petrolia.  
Thank you.

Make it a great day!

Brenda Vega  
Executive Assistant to the City Manager  
City of Delray Beach  
100 NW 1st Avenue  
Delray Beach, Florida 33444  
561-243--7015  
[vegab@mydelraybeach.com](mailto:vegab@mydelraybeach.com)<<mailto:vegab@mydelraybeach.com>>

[cid:image002.png@01D60E57.84791640][cid:image004.jpg@01D60E57.84791640]  
[cid:image005.png@01D60E57.84791640]

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# Pebb Capital to buy Midtown Delray site for \$40M after original owners end dispute

*Pebb Capital expects to acquire the 7-acre, mixed-use development site that Hudson Holdings and Marshall Florida Investments assembled*

By Mike Seemuth | August 05, 2019 04:30PM

f t in ✉ <



*Midtown Delray Beach rendering*

Boca Raton-based Pebb Capital is set to acquire the Midtown Delray Beach mixed-use development site for \$40 million, now that a legal fight between the project’s original owners has ended, The Real Deal has learned.

Pebb Capital negotiated a contract earlier this year to acquire the same \$40 million price, but the planned Feb. 28th closing of the two companies that assembled the development site.

Todd Rosenberg, managing principal of the Pebb Capital, said he will pay \$40 million for the 7-acre development site on West Atlantic Delray Beach, and he expects the transaction to close within 75 days.

PAPA Banner

**Location Address** 20 W ATLANTIC AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-16-01-061-0010  
**Subdivision** DELRAY TOWN OF  
**Official Records Book** 27442 **Page** 1766  
**Sale Date** JUL-2014  
**Legal Description** TOWN OF DELRAY LTS 1 & 2 (LESS N 20 FT W ATLANTIC AVE R/W) BLK 61 (OLD SCHOOL SQUARE HISTORIC DISTRICT) & RECTORY PARK PLAT PB95P152 N 118 FT OF LT 1

**Owners**  
 ATLANTIC AVE DEVELOPMENT LLC

**Mailing address**  
 106 S SWINTON AVE  
 DELRAY BEACH FL 33444 3656

*\$ 7.4 US Acc  
 sold \$1.9M  
 in 2014*

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2014	\$14,019	27184 / 01655	WARRANTY DEED	ATLANTIC AVE DEV LLC
JUL-2014	\$1,985,981	27442 / 01766	WARRANTY DEED	ATLANTIC AVE DEVELOPMENT LLC
APR-2014	\$2,650,000	26752 / 00930	WARRANTY DEED	HH 52 WEST ATLANTIC LLC
SEP-2004	\$10	17567 / 01453	QUIT CLAIM	CCS REAL ESTATE INVESTMENTS LLC
DEC-1997	\$100	10130 / 01071	QUIT CLAIM	

12

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 13050 **Acres** 0.7560  
**Use Code** 1200 - STORE/OFFICE/RESIDENTIAL **Zoning** OSSHAD - Old School Square Historic Art ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$285,011	\$282,566	\$259,000
<b>Land Value</b>	\$1,296,295	\$1,234,495	\$1,088,620
<b>Total Market Value</b>	\$1,581,306	\$1,517,061	\$1,347,620

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$1,427,587	\$1,297,806	\$1,179,824
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,427,587	\$1,297,806	\$1,179,824

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$31,181	\$29,443	\$27,308
<b>Non Ad Valorem</b>	\$992	\$1,006	\$989
<b>Total tax</b>	\$32,173	\$30,449	\$28,297

**Location Address** 21 SW 1ST AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-16-01-061-0051  
**Subdivision** DELRAY TOWN OF  
**Official Records Book** 26925 **Page** 109  
**Sale Date** JUL-2014  
**Legal Description** TOWN OF DELRAY LT 5 (LESS RET CURVE AREA ADDL ALLEY R/W), LTS 6 THRU 8, LTS 12 THRU 16 (OLD SCHOOL SQUARE HISTORIC DISTRICT) & RECTORY PARK PLAT PB95P152 LT 1 (LESS N 118 FT)

**Owners**  
 ATLANTIC AVE DEVELOPMENT LLC

**Mailing address**  
 106 S SWINTON AVE  
 DELRAY BEACH FL 33444 3656

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2014	\$10,000,000	26925 / 00109	WARRANTY DEED	ATLANTIC AVE DEVELOPMENT LLC
JAN-2009	\$1	23088 / 01647	WARRANTY DEED	RECTORY PARK LC
NOV-2004	\$10	18500 / 01384	WARRANTY DEED	RECTORY PARK LC
NOV-2004	\$10	18500 / 01395	WARRANTY DEED	RECTORY PARK LC
DEC-2000	\$754,637	12261 / 01652	WARRANTY DEED	RECTORY PARK LLC

12

No Exemption Information Available.

**Number of Units**                      **\*Total Square Feet** 5106                      **Acres** 2.3049  
**Use Code** 1200 - STORE/OFFICE/RESIDENTIAL                      **Zoning** OSSHAD - Old School Square Historic Art ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$316,774	\$309,797	\$279,184
<b>Land Value</b>	\$1,108,048	\$1,055,347	\$930,594
<b>Total Market Value</b>	\$1,424,822	\$1,365,144	\$1,209,778

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$1,424,822	\$1,330,756	\$1,209,778
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,424,822	\$1,330,756	\$1,209,778

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$28,687	\$27,571	\$25,575
<b>Non Ad Valorem</b>	\$620	\$634	\$618
<b>Total tax</b>	\$29,307	\$28,205	\$26,193

PAPA Banner

**Location Address** 106 S SWINTON AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-16-01-061-0090  
**Subdivision** DELRAY TOWN OF  
**Official Records Book** 26925 **Page** 107  
**Sale Date** JUL-2014  
**Legal Description** TOWN OF DELRAY LTS 9 & 10 BLK 61 (OLD SCHOOL SQUARE HISTORIC DISTRICT) SUNDY ESTATES PB69P166 LTS 1 THRU 3

**Owners**  
 MGM SUNDY HOUSE LLC

**Mailing address**  
 106 S SWINTON AVE  
 DELRAY BEACH FL 33444 3656

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2014	\$4,050,000	26925 / 00107	WARRANTY DEED	MGM SUNDY HOUSE LLC
FEB-2006	\$10	19945 / 01137	WARRANTY DEED	SUNDY ESTATES LC
FEB-2005	\$10	18500 / 01281	WARRANTY DEED	SUNDY ESTATES LC
NOV-2004	\$10	18500 / 01277	WARRANTY DEED	SUNDY ESTATES LC
DEC-2000	\$10	12261 / 01792		

12

No Exemption Information Available.

**Number of Units** 5 **\*Total Square Feet** 16379 **Acres** 1.8870  
**Use Code** 1200 - STORE/OFFICE/RESIDENTIAL **Zoning** OSSHAD - Old School Square Historic Art ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
Improvement Value	\$1,506,036	\$1,334,611	\$1,263,678
Land Value	\$3,084,031	\$2,936,603	\$2,589,206
<b>Total Market Value</b>	<b>\$4,590,067</b>	<b>\$4,271,214</b>	<b>\$3,852,884</b>

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$4,590,067	\$4,238,172	\$3,852,884
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$4,590,067	\$4,238,172	\$3,852,884

Tax Year	2018	2017	2016
Ad Valorem	\$92,416	\$87,289	\$31,451
Non Ad Valorem	\$8,090	\$8,296	\$7,935
<b>Total tax</b>	<b>\$100,506</b>	<b>\$95,585</b>	<b>\$39,386</b>

PAPA Banner

**Location Address** 1314 N FEDERAL HWY  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-09-12-000-0059  
**Subdivision** HARRY SEEMILLER SUB  
**Official Records Book** 28143 **Page** 1078  
**Sale Date** FEB-2016  
**Legal Description** HARRY SEEMILLER SUB SLY 120 FT OF ELY 150 FT OF LT 5 LYG W OF & ADJ TO N FEDERAL HWY R/W

**Owners**  
 MOGUP LLC

**Mailing address**  
 5300 BROKEN SOUND BLVD NW STE 110  
 BOCA RATON FL 33487 3519

All 4 parcels

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2016	\$4,000,000	28143 / 01078	WARRANTY DEED	MOGUP LLC
FEB-2015	\$2,150,000	27374 / 01698	WARRANTY DEED	PELICAN INVESTMENT GROUP LLC
JAN-2011	\$3,231,567	24309 / 00192	WARRANTY DEED	BFG REAL ESTATE HOLDINGS INC
DEC-2005	\$4,575,000	19694 / 00001	WARRANTY DEED	TANGOMAN LLC
FEB-2004	\$1,100,000	16525 / 01041	WARRANTY DEED	CCS FEDERAL LLC

1 2

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 0 **Acres** 0.4011  
**Use Code** 1000 - VACANT COMMERCIAL **Zoning** GC - General Commercial ( 12- DELRAY BEACH )

\$ 1.7 M  
 1.5 acres

Tax Year	2018	2017	2016
Improvement Value	\$0	\$0	\$0
Land Value	\$330,259	\$314,532	\$222,520
Total Market Value	\$330,259	\$314,532	\$222,520

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$330,259	\$314,532	\$222,520
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$330,259	\$314,532	\$222,520

Tax Year	2018	2017	2016
Ad Valorem	\$6,649	\$6,461	\$4,704
Non Ad Valorem	\$421	\$421	\$421
Total tax	\$7,070	\$6,882	\$5,125

MOGUP 1 OF 4

**Location Address** FEDERAL HWY  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-09-12-000-0062  
**Subdivision** HARRY SEEMILLER SUB  
**Official Records Book** 28143 **Page** 1078  
**Sale Date** FEB-2016  
**Legal Description** HARRY SEEMILLER SUB S 44.38 FT OF LT 6 & LT 7 LYG  
 W OF & ADJ TO N FEDERAL HWY R/W

**Owners**  
 MOGUP LLC

**Mailing address**  
 5300 BROKEN SOUND BLVD NW STE 110  
 BOCA RATON FL 33487 3519

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2016	\$4,000,000	28143 / 01078	WARRANTY DEED	MOGUP LLC
FEB-2015	\$2,150,000	27374 / 01698	WARRANTY DEED	PELICAN INVESTMENT GROUP LLC
JAN-2011	\$3,231,567	24309 / 00192	WARRANTY DEED	BFG REAL ESTATE HOLDINGS INC
DEC-2005	\$4,575,000	19694 / 00001	WARRANTY DEED	TANGOMAN LLC
DEC-2003	\$1,325,000	16374 / 00945	WARRANTY DEED	CCS FEDERAL

1 2

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 0 **Acres** 0.7760  
**Use Code** 1000 - VACANT COMMERCIAL **Zoning** GC - General Commercial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Land Value</b>	\$638,858	\$608,436	\$441,566
<b>Total Market Value</b>	\$638,858	\$608,436	\$441,566

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$638,858	\$608,436	\$441,566
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$638,858	\$608,436	\$441,566

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$12,863	\$12,499	\$9,335
<b>Non Ad Valorem</b>	\$61	\$61	\$61
<b>Total tax</b>	\$12,924	\$12,560	\$9,396

MOGUP 3 of 4

**Location Address** NE 5TH AVE

**Municipality** DELRAY BEACH

**Parcel Control Number** 12-43-46-09-39-000-0045

**Subdivision** S/D OF 9-46-43 IN

**Official Records Book** 28143 **Page** 1078

**Sale Date** FEB-2016

**Legal Description** S/D OF 9-46-43 TH PT OF LT 4 LYG S OF PB9P72 BET OLD DIXIE HWY & W R/W LI OF FED HWY RELOCATED IN OR3191 P1353

**Owners**

MOGUP LLC

**Mailing address**

5300 BROKEN SOUND BLVD NW STE 110  
BOCA RATON FL 33487 3519

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2016	\$4,000,000	28143 / 01078	WARRANTY DEED	MOGUP LLC
FEB-2015	\$2,150,000	27374 / 01698	WARRANTY DEED	PELICAN INVESTMENT GROUP LLC
JAN-2011	\$3,231,567	24309 / 00192	WARRANTY DEED	BFG REAL ESTATE HOLDINGS INC
DEC-2005	\$4,575,000	19694 / 00001	WARRANTY DEED	TANGOMAN LLC
DEC-2003	\$1,325,000	16374 / 00945	WARRANTY DEED	CCS FEDERAL LLC

1 2

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 0 **Acres** 0.1507  
**Use Code** 1000 - VACANT COMMERCIAL **Zoning** GC - General Commercial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Land Value</b>	\$124,060	\$118,152	\$83,560
<b>Total Market Value</b>	\$124,060	\$118,152	\$83,560

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$124,060	\$118,152	\$83,560
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$124,060	\$118,152	\$83,560

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$2,498	\$2,427	\$1,766
<b>Non Ad Valorem</b>	\$10	\$10	\$10
<b>Total tax</b>	\$2,508	\$2,437	\$1,776

MOGUP 4 of 4

**Location Address** 551 W LINTON BLVD  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-20-80-001-0000  
**Subdivision** DELRAY VILLAGE SHOPPES  
**Official Records Book**                      **Page**  
**Sale Date**  
**Legal Description** DELRAY VILLAGE SHOPPES TR A

**Owners**  
 DELRAY VILLAGE SHOPPES  
 INC

**Mailing address**  
 1000 MARKET ST STE 300  
 PORTSMOUTH NH 03801 3358

No Sales Information Available.

No Exemption Information Available.

**Number of Units**                      **\*Total Square Feet** 12826                      **Acres** 6.8134  
**Use Code** 1600 - SHOPPING                      **Zoning** GC - General Commercial ( 12-  
 CENTER CMMITY                      DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$2,279,884	\$2,218,366	\$1,973,045
<b>Land Value</b>	\$3,436,863	\$3,273,627	\$3,116,327
<b>Total Market Value</b>	\$5,716,747	\$5,491,993	\$5,089,372

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$5,716,747	\$5,491,993	\$5,089,372
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$5,716,747	\$5,491,993	\$5,089,372

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$115,100	\$112,823	\$107,590
<b>Non Ad Valorem</b>	\$14,610	\$14,812	\$6,633
<b>Total tax</b>	\$129,710	\$127,635	\$114,223

*3K assessment*

**Location Address** 555 NE 5TH AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-09-74-001-0010  
**Subdivision** DANZANSKY PL  
**Official Records Book** 21750 **Page**804  
**Sale Date** MAY-2007  
**Legal Description** DANZANSKY PL PAR A (LESS S 200 FT OF W 133 FT)  
 A/K/A PUBLIX LEASE PAR

**Owners**  
 NORTH DELRAY E&A LLC

**Mailing address**  
 PO BOX 528  
 COLUMBIA SC 29202 0528

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2007	\$7,040,000	21750 / 00804	WARRANTY DEED	NORTH DELRAY E&A LLC

No Exemption Information Available.

**Number of Units** 1400 -  
**Use Code** SUPERMARKET/DRUG STORE  
**\*Total Square Feet** 28020  
**Zoning** CBD - Central Business ( 12- DELRAY BEACH )  
**Acres** 2.8877

Tax Year	2018	2017	2016
Improvement Value	\$2,719,751	\$2,648,761	\$2,456,743
Land Value	\$3,301,935	\$3,144,700	\$2,401,293
<b>Total Market Value</b>	<b>\$6,021,686</b>	<b>\$5,793,461</b>	<b>\$4,858,036</b>

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$4,727,262	\$4,297,511	\$3,906,828
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$4,727,262	\$4,297,511	\$3,906,828

Tax Year	2018	2017	2016
Ad Valorem	\$103,685	\$98,410	\$89,316
Non Ad Valorem	\$31,434	\$32,191	\$30,594
<b>Total tax</b>	<b>\$135,119</b>	<b>\$130,601</b>	<b>\$119,910</b>

*depths of reservation*

*Publix on N. Federal*

**Location Address** 615 E ATLANTIC AVE

**Municipality** DELRAY BEACH

**Parcel Control Number** 12-43-46-16-P7-001-0010

**Subdivision** ATLANTIC CROSSING

**Official Records Book** 28372 **Page** 461

**Sale Date** JUN-2016

**Legal Description** ATLANTIC CROSSING TR A (LESS ELY 306.05 FT)

**Owners**

EDWARDS ATLANTIC AVENUE  
LLC

**Mailing address**

495 S HIGH ST STE 150  
COLUMBUS OH 43215 5695

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$15,800,000	28372 / 00461	WARRANTY DEED	EDWARDS ATLANTIC AVENUE LLC

No Exemption Information Available.

**Number of Units** **\*Total Square Feet** 0 **Acres** 4.4008  
**Use Code** 1000 - VACANT COMMERCIAL **Zoning** -

Tax Year	2018	2017	2016
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Tax Year	2018	2017	2016
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

*Assessment?*

Atlantic Crossing  
1

**Location Address** 660 W LINTON BLVD  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-29-24-001-0000  
**Subdivision** LAVERS INTERNATL PLAZA PL 1  
**Official Records Book** 26996 **Page**389  
**Sale Date** JUL-2014  
**Legal Description** LAVERS INTERNATL PLAZA PL 1 TR A (LESS LINTON BLVD R/W) LAVERS INTERNATL PLAZA PL 2 PB51P3 TR A (LESS WLY 148.11 FT K/A POLLO TROPICAL LEASE PAR & LINTON BLVD R/W)

**Owners**  
 LIP I LLC &  
 LIP II LLC  
 LIP III LLC

**Mailing address**  
 102 NE 2ND ST # 305  
 BOCA RATON FL 33432 3908

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2014	\$15,300,000	26996 / 00389	DEED OF TRUST	LIP I LLC &
JUL-2001	\$6,000,000	12726 / 01317	WARRANTY DEED	MARULLI ALFRED N JR TR
NOV-1996	\$6,230,000	09552 / 01529	WARRANTY DEED	
MAY-1991	\$3,500,000	06828 / 00740	WARRANTY DEED	
OCT-1989	\$100	06241 / 01113	CERT OF TITLE	

12

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 25105 **Acres** 7.5507  
**Use Code** 1600 - SHOPPING CENTER CMMITY **Zoning** PC - Planned Commercial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$0	\$0	\$6,824,249
<b>Land Value</b>	\$0	\$0	\$5,013,420
<b>Total Market Value</b>	\$9,000,000	\$9,000,000	\$11,837,669

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$9,000,000	\$9,000,000	\$11,837,669
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$9,000,000	\$9,000,000	\$11,837,669

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$181,205	\$184,888	\$250,251
<b>Non Ad Valorem</b>	\$35,272	\$36,006	\$34,783
<b>Total tax</b>	\$216,477	\$220,894	\$285,034

Atlantic Crossing

PAPA Banner

**Location Address** 700 NE 6TH AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-09-90-002-0000  
**Subdivision** CENTRES DELRAY BEACH  
**Official Records Book** 24555 **Page** 1976  
**Sale Date** MAY-2011  
**Legal Description** CENTRES DELRAY BEACH TR B

CVS

**Owners**  
 ARC CVDRYFL001 LLC

**Mailing address**  
 REALTY INCOME CORPORATION C/O  
 11995 EL CAMINO REAL  
 PM DEPT 3573  
 SAN DIEGO CA 92130 2539

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2011	\$9,109,990	24555 / 01976	WARRANTY DEED	ARC CVDRYFL001 LLC
MAR-2009	\$4,800,000	23129 / 00448	WARRANTY DEED	CENTRES DELRAY LLC
MAR-2009	\$10	23309 / 01870	WARRANTY DEED	CENTRES DELRAY LLC

No Exemption Information Available.

**Number of Units** 1400 - **\*Total Square Feet** 15616 **Acres** 0.9830  
**Use Code** 1400 - SUPERMARKET/DRUG STORE **Zoning** CBD - Central Business ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$2,105,596	\$2,086,956	\$2,118,829
<b>Land Value</b>	\$1,124,025	\$1,070,500	\$1,018,688
<b>Total Market Value</b>	\$3,229,621	\$3,157,456	\$3,137,517

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$3,229,621	\$3,157,456	\$3,130,328
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,229,621	\$3,157,456	\$3,130,328

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$65,025	\$64,864	\$66,227
<b>Non Ad Valorem</b>	\$3,238	\$3,305	\$3,225
<b>Total tax</b>	\$68,263	\$68,169	\$69,452

CVS N. Federal

**Location Address** 777 E ATLANTIC AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-16-P7-001-0020  
**Subdivision** ATLANTIC CROSSING  
**Official Records Book** 28372 **Page**421  
**Sale Date** JUN-2016  
**Legal Description** ATLANTIC CROSSING ELY 306.05 FT OF TR A

<b>Owners</b>	<b>Mailing address</b>
EDWARDS INTRACOASTAL LLC	495 S HIGH ST STE 150 COLUMBUS OH 43215 5695

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$22,700,000	28372 / 00421	WARRANTY DEED	EDWARDS INTRACOASTAL LLC

No Exemption Information Available.

**Number of Units** **\*Total Square Feet** 78768 **Acres** 4.2031  
**Use Code** 1600 - SHOPPING CENTER CMMITY **Zoning** -

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Land Value</b>	\$0	\$0	\$0
<b>Total Market Value</b>	\$0	\$0	\$0

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$0	\$0	\$0
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$0	\$0	\$0
<b>Non Ad Valorem</b>	\$0	\$0	\$0
<b>Total tax</b>	\$0	\$0	\$0

Atlantic Crossing #2

**Location Address** 1200 W LINTON BLVD  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-29-33-005-0000  
**Subdivision** LINTON CENTER REPL PAR 1 AMND  
**Official Records Book** 06339 **Page** 1347  
**Sale Date** JAN-1990  
**Legal Description** LINTON CENTER REPL PAR 1 AMND TR 5 (LESS NLY 17.96 FT W LINTON BLVD R/W)

**Owners**  
 TARGET CORP

**Mailing address**  
 TARGET CORP TPS 3155 PROP TAX DEPT  
 C/O 1000 NICOLLET MALL  
 MINNEAPOLIS MN 55403 2542

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1990	\$3,775,000	06339 / 01347	WARRANTY DEED	TARGET CORP

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 105552 **Acres** 9.8280  
**Use Code** 1300 - DEPARTMENT STORE **Zoning** PC - Planned Commercial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$5,395,597	\$5,393,057	\$4,772,904
<b>Land Value</b>	\$4,268,379	\$4,066,689	\$3,872,203
<b>Total Market Value</b>	\$9,663,976	\$7,841,469	\$8,645,107

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$8,625,616	\$7,841,469	\$8,136,923
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$8,625,616	\$7,841,469	\$8,136,923

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$180,491	\$161,088	\$175,609
<b>Non Ad Valorem</b>	\$28,207	\$28,757	\$28,072
<b>Total tax</b>	\$208,698	\$189,845	\$203,681

*Not even \$100,000 including land*

**Location Address** 1220 TANGELO TER  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-20-01-022-0010  
**Subdivision** SUB OF SEC 20-46-43  
**Official Records Book** 30318 **Page** 1342  
**Sale Date** DEC-2018  
**Legal Description** SUB OF SEC 20-46-43 S 1/2 OF W 1/2 OF LT 22 LYG E OF & ADJ TO I-95 R/W

**Owners**  
 LINTON INDUSTRIAL CENTER  
 LLC

**Mailing address**  
 4901 NW 17TH WAY STE 103  
 FORT LAUDERDALE FL 33309 3770

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2018	\$9,000,000	30318 / 01342	WARRANTY DEED	LINTON INDUSTRIAL CENTER LLC
APR-2014	\$10	26745 / 00223	QUIT CLAIM	LINTON CENTER LLC
JUN-2003	\$1	15463 / 00054	DEED OF TRUST JS & S TRUST	
DEC-1998	\$100	10874 / 01916	QUIT CLAIM	
JUN-1995	\$100	08812 / 00250	WARRANTY DEED	

12

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 66950 **Acres** 3.8107  
**Use Code** 4800 - WAREH/DIST TERM **Zoning** I - Industrial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$1,964,381	\$1,903,311	\$1,648,500
<b>Land Value</b>	\$1,356,179	\$1,356,179	\$1,291,441
<b>Total Market Value</b>	\$3,320,560	\$3,259,490	\$2,939,941

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$3,320,560	\$3,198,523	\$2,907,748
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,320,560	\$3,198,523	\$2,907,748

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$66,856	\$66,120	\$61,698
<b>Non Ad Valorem</b>	\$15,629	\$15,963	\$15,562
<b>Total tax</b>	\$82,485	\$82,083	\$77,260

*Industrial \$150/sq ft*  
*Compare to assessed target setting for under \$100*

**Industrial #1**

**Location Address** 1065 SW 15TH AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-20-37-000-0010  
**Subdivision** PARK TEN  
**Official Records Book** **Page**  
**Sale Date**  
**Legal Description** PARK TEN PARS A, C & D & PARK TEN FIRST ADD  
 PB45P167 ALL & TH PT OF ABND PALM DR ADJ  
 THERETO & PARK TEN SECOND ADD PB49P82 ALL

**Owners**  
 SENECA GROUP

**Mailing address**  
 1450 SW 10TH ST APT 8  
 DELRAY BEACH FL 33444 1262

No Sales Information Available.

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 158254 **Acres** 10.2470  
**Use Code** 4800 - WAREH/DIST **Zoning** I - Industrial ( 12-DELRAY  
 TERM BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$7,197,669	\$6,964,921	\$6,212,996
<b>Land Value</b>	\$3,070,278	\$3,070,278	\$2,923,255
<b>Total Market Value</b>	\$10,267,947	\$10,035,199	\$9,136,251

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$10,267,947	\$10,035,199	\$9,136,251
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$10,267,947	\$10,035,199	\$9,136,251

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$206,734	\$206,154	\$193,142
<b>Non Ad Valorem</b>	\$33,864	\$34,652	\$33,707
<b>Total tax</b>	\$240,598	\$240,806	\$226,849

*212 x 99 ft  
 x lot size  
 should be  
 \$24,055  
 assess*

*Industrial #2*

**Location Address** 1405 POINSETTIA DR  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-20-45-001-0000  
**Subdivision** PARK TEN 3RD ADD  
**Official Records Book** **Page**  
**Sale Date**  
**Legal Description** PARK TEN 3RD ADD ALL OF PLAT

**Owners**  
 SENECA GROUP

**Mailing address**  
 1450 SW 10TH ST STE 8  
 DELRAY BEACH FL 33444 1262

No Sales Information Available.

No Exemption Information Available.

**Number of Units** 0 **Total Square Feet** 118304 **Acres** 6.7852  
**Use Code** 4800 - WAREH/DIST TERM **Zoning** I - Industrial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$5,723,980	\$5,543,923	\$4,823,764
<b>Land Value</b>	\$2,432,475	\$2,432,475	\$2,317,206
<b>Total Market Value</b>	\$8,156,455	\$7,976,398	\$7,140,970

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$8,156,455	\$7,651,434	\$6,955,849
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$8,156,455	\$7,651,434	\$6,955,849

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$164,221	\$159,384	\$148,357
<b>Non Ad Valorem</b>	\$25,823	\$26,415	\$25,705
<b>Total tax</b>	\$190,044	\$185,799	\$174,062

*\$18,000,000!  
 Double the size of sale of \$9m*

*Industrial #3*

**Location Address** 1865 SW 4TH AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-29-00-000-1040  
**Subdivision**  
**Official Records Book** 29635 **Page**514  
**Sale Date** DEC-2017  
**Legal Description** 29-46-43 S 355 FT OF N 695 FT & S 62 FT OF N 340 FT OF E 450 FT OF W 475 FT OF NE 1/4 OF NE 1/4 LYG W OF FEC RY R/W

**Owners**  
 ZOROVICH FRED A TR  
 DELRAY INDUSTRIAL PARK TRUST

**Mailing address**  
 5440 NW 33RD AVE STE 109  
 FORT LAUDERDALE FL 33309 6333

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2017	\$10	29635 / 00514	QUIT CLAIM	ZOROVICH FRED A TR
APR-2008	\$10	22562 / 01150	WARRANTY DEED	ZOROVICH FRED A TRUSTEE
MAR-2001	\$1,100,000	12381 / 01392	WARRANTY DEED	ZOROVICH FRED A TR
MAY-1998	\$1,721,400	10404 / 00800	QUIT CLAIM	DELRAY IND ASSOC INC
MAR-1989	\$4,386,300	06026 / 00021	WARRANTY DEED	

1 2

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 134187 **Acres** 8.0047  
**Use Code** 4800 - WAREH/DIST TERM **Zoning** I - Industrial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$5,023,317	\$4,886,936	\$4,193,607
<b>Land Value</b>	\$3,368,287	\$3,368,287	\$3,207,893
<b>Total Market Value</b>	\$8,391,604	\$8,255,223	\$7,401,500

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$8,391,604	\$8,209,670	\$7,372,409
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$8,391,604	\$8,209,670	\$7,372,409

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$168,956	\$168,960	\$156,060
<b>Non Ad Valorem</b>	\$30,700	\$31,371	\$30,171
<b>Total tax</b>	\$199,656	\$200,331	\$186,231

66,000 x 2  
 bigger  
 \$15,000,000  
 \$600 sq. ft  
 indus. land

Industrial #4

**Location Address** 1400 WATERFORD PL  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-29-36-001-0000  
**Subdivision** BUILDERS SQUARE-LINTON CENTER  
**Official Records Book** 22166 **Page** 587  
**Sale Date** AUG-2007  
**Legal Description** BUILDERS SQUARE-LINTON CENTER TR A

**Owners**  
 WATERFORD COMMERCIAL  
 LLC

**Mailing address**  
 ADE RICHARD C C/O 1000 MARKET ST STE  
 300  
 BUILDING ONE  
 PORTSMOUTH NH 03801 3358

*weight of revision*

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2007	\$20,500,000	22166 / 00587	WARRANTY DEED	WATERFORD COMMERCIAL LLC
MAR-1994	\$8,200,000	08211 / 01451	WARRANTY DEED	WATERFORD COMMERCIAL CORP
MAY-1993	\$100	07709 / 00159	WARRANTY DEED	

*less \$100/sq ft*

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 108264 **Acres** 11.7282  
**Use Code** 1300 - DEPARTMENT STORE **Zoning** SAD - Special Activities ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$5,054,200	\$4,788,588	\$4,240,072
<b>Land Value</b>	\$5,067,930	\$4,827,816	\$4,597,920
<b>Total Market Value</b>	\$10,122,130	\$9,616,404	\$8,837,992

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$10,122,130	\$9,336,546	\$8,487,769
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$10,122,130	\$9,336,546	\$8,487,769

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$203,798	\$193,696	\$181,909
<b>Non Ad Valorem</b>	\$29,567	\$30,108	\$29,459
<b>Total tax</b>	\$233,365	\$223,804	\$211,368

*Home Depot*

**Location Address** 2001 N FEDERAL HWY  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-04-44-001-0000  
**Subdivision** DELRAY PRESERVE REPL  
**Official Records Book** 29561 **Page** 1731  
**Sale Date** DEC-2017  
**Legal Description** DELRAY PRESERVE REPL TRS A THRU C & TR R K/A PRIVATE ST

**Owners**  
 IMP DELRAY LLC

**Mailing address**  
 125 HIGH ST  
 BOSTON MA 02110 2704

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2017	\$60,350,000	29561 / 01731	WARRANTY DEED	IMP DELRAY LLC

No Exemption Information Available.

**Number of Units** 188      **\*Total Square Feet** 222048      **Acres** 8.4767  
**Use Code** 0300 - MULTIFAMILY      **Zoning**

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$34,853,785	\$27,462,517	\$0
<b>Land Value</b>	\$12,220,000	\$9,400,000	\$6,379,620
<b>Total Market Value</b>	\$47,073,785	\$36,862,517	\$6,379,620

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$47,073,785	\$36,862,517	\$6,379,620
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$47,073,785	\$36,862,517	\$6,379,620

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$947,779	\$757,270	\$134,866
<b>Non Ad Valorem</b>	\$21,094	\$21,121	\$1,639
<b>Total tax</b>	\$968,873	\$778,391	\$136,505

*Preserve /  
winner*

*\$290/sq.ft.*

**Location Address** 2200 S FEDERAL HWY  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-28-21-001-0000  
**Subdivision** GMS ACRES IN  
**Official Records Book** 30238 **Page**1467  
**Sale Date** OCT-2018  
**Legal Description** GMS ACRES TR A & S 1/2 OF AVE A LYG BET DIXIE HWY & SR 5 (LESS W 76 FT)

<b>Owners</b>	<b>Mailing address</b>
H GREG NISSAN DELRAY LLC ATT: HAIRABEDIAN KRIKOR	8505 NW 12TH ST MIAMI FL 33126 1800

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	\$11,000,000	30238 / 01467	WARRANTY DEED	H GREG NISSAN DELRAY LLC
JUN-2005	\$5,200,000	18851 / 01910	WARRANTY DEED	WALLACE NISSAN LLC
JAN-1969	\$100	01772 / 00000	WARRANTY DEED	BURNS DAN OLDSMOBILE INC

No Exemption Information Available.

<b>Number of Units</b> 0	<b>Total Square Feet</b> 47694	<b>Acres</b> 3.7572
<b>Use Code</b> 2700 - AUTO SALES	<b>Zoning</b> AC - Automotive Commercial ( 12-DELRAY BEACH )	

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$3,276,321	\$3,212,519	\$3,068,892
<b>Land Value</b>	\$3,436,923	\$3,273,260	\$2,618,608
<b>Total Market Value</b>	\$6,713,244	\$6,485,779	\$5,687,500

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$6,161,840	\$5,601,673	\$5,092,430
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$6,161,840	\$5,601,673	\$5,092,430

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$127,686	\$121,060	\$111,862
<b>Non Ad Valorem</b>	\$12,228	\$12,451	\$12,184
<b>Total tax</b>	\$139,914	\$133,511	\$124,046

**Location Address** 2512 N FEDERAL HWY  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-04-08-000-0130  
**Subdivision** DELRAY BEACH ESTS IN  
**Official Records Book** 26897 **Page**23  
**Sale Date** JUN-2014  
**Legal Description** DELRAY BEACH ESTATES LT 13 (LESS E 10 FT US HWY 1 R/W) & ABND E 20 FT OF OLD DIXIE HWY R/W LYG W OF & ADJ TO & LT 14 (LESS N 20.25 FT OF W 186 FT & E 10 FT US HWY 1 R/W) & ABND E 20 FT OF OLD DIXIE HWY R/W LYG W OF & ADJ TO

**Owners**  
 CUBESMART LP  
 PTA-CS# 412

**Mailing address**  
 PO BOX 320099  
 ALEXANDRIA VA 22320 4099

In 2014

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2014	\$15,000,000	26897 / 00023	WARRANTY DEED	CUBESMART LP
JUL-2008	\$7,653,500	22761 / 00336	WARRANTY DEED	STORAGE PARTNERS OF DELRAY EAST LLC
NOV-2004	\$10	17973 / 01918	WARRANTY DEED	DELRAY PROPERTIES LLC
JAN-2004	\$850,000	16466 / 00522	WARRANTY DEED	DELRAY PROPERTIES LLC
AUG-2001	\$10	12961 / 01593	WARRANTY DEED	TRI ED PROPERTIES

1 2

No Exemption Information Available.

**Number of Units** 1 **\*Total Square Feet** 141758 **Acres** 1.8503  
**Use Code** 4800 - WAREH/DIST TERM **Zoning** GC - General Commercial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$10,706,297	\$10,554,738	\$7,939,081
<b>Land Value</b>	\$1,066,298	\$1,015,522	\$805,970
<b>Total Market Value</b>	\$11,772,595	\$11,570,260	\$8,745,051

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$10,052,379	\$9,138,526	\$8,307,751
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$10,052,379	\$9,138,526	\$8,307,751

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$213,699	\$204,194	\$178,719
<b>Non Ad Valorem</b>	\$12,027	\$12,061	\$11,886
<b>Total tax</b>	\$225,726	\$216,255	\$190,605

Location Address 3001 S FEDERAL HWY  
 Municipality DELRAY BEACH  
 Parcel Control Number 12-43-46-28-52-003-0000  
 Subdivision SOUTH DELRAY SHOPPING CENTER  
 Official Records Book 06298 Page 0522  
 Sale Date DEC-1989  
 Legal Description SOUTH DELRAY SHOPPING CENTER IN PB47P45 PAR C

Owners  
 GATOR DELRAY LC

Mailing address  
 7850 NW 146TH ST FL 4  
 MIAMI LAKES FL 33016 1564

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-1989	\$5,050,600	06298 / 00522	WARRANTY DEED	GATOR DELRAY LC
DEC-1984	\$6,500,000	04426 / 00544	WARRANTY DEED	

No Exemption Information Available.

Number of Units 0 \*Total Square Feet 92622 Acres 8.8904  
 Use Code 1600 - SHOPPING CENTER CMMITY Zoning PC - Planned Commercial ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
Improvement Value	\$9,618,173	\$9,520,382	\$8,914,753
Land Value	\$3,520,239	\$3,353,715	\$3,194,936
Total Market Value	\$12,700,000	\$12,874,097	\$12,109,689

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$12,700,000	\$12,858,610	\$11,689,645
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$12,700,000	\$12,858,610	\$11,689,645

Tax Year	2018	2017	2016
Ad Valorem	\$255,701	\$264,261	\$250,091
Non Ad Valorem	\$62,709	\$64,121	\$61,365
Total tax	\$318,410	\$328,382	\$311,456

*Walmart*

*9 acres  
 with more  
 than  
 \$12M  
 \$400,000/  
 acre*

*Walmart Shopping Center  
 S. Federal*



Location Address 500 W LINTON BLVD

Municipality **DELRAY BEACH**

Parcel Control Number 12-43-46-29-32-001-0000

Subdivision COSTCO WHOLESALE-DELRAY BEACH

Official Records Book 28383 Page 711

Sale Date JUN-2016

Legal Description COSTCO WHOLESALE-DELRAY BEACH TRS A & C

**Owners**

NCC ROSEBUD TWO LLC

Mailing address

101 SE 4TH AVE

DELRAY BEACH FL 33483 4515

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$33,000,000	28383 / 00711	WARRANTY DEED	NCC ROSEBUD TWO LLC
JUL-2014	\$10	27184 / 00643	WARRANTY DEED	LINTON 510 LLC
MAY-2014	\$10	26822 / 00001	WARRANTY DEED	LINTON 510 LAND TRUST
FEB-2006	\$13,000,000	20041 / 00837	WARRANTY DEED	NEW CENTURY LINTON ONE LLC
APR-2003	\$7,625,000	15217 / 00544	WARRANTY DEED	GLOBAL IMPORTING INC

*What the assessment?*

No Exemption Information Available.

Number of Units 0 \*Total Square Feet 89561 Acres 9.1718  
Use Code 1600 - SHOPPING CENTER CMMITY Zoning PC - Planned Commercial ( 12-DELRAY BEACH )

Tax Year	2017	2016	2015
Improvement Value	\$10,562,658	\$9,782,794	\$9,065,441
Land Value	\$5,665,236	\$5,228,739	\$4,987,636
Total Market Value	\$16,227,894	\$15,011,533	\$14,053,077

All values are as of January 1st each year

Tax Year	2017	2016	2015
Assessed Value	\$16,227,894	\$15,011,533	\$14,053,077
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$16,227,894	\$15,011,533	\$14,053,077

Tax Year	2017	2016	2015
Ad Valorem	\$333,371	\$317,347	\$307,394
Non Ad Valorem	\$26,394	\$25,708	\$25,970
Total tax	\$359,765	\$343,055	\$333,364

*Now Sub-divided into 3 parcels.*

PAPA Banner

**Location Address** 500 W LINTON BLVD  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-29-51-003-0000  
**Subdivision** NEW CENTURY COMMONS  
**Official Records Book** **Page**  
**Sale Date**  
**Legal Description** NEW CENTURY COMMONS PAR C

**Owners**  
NCC ROSEBUD TWO LLC

**Mailing address**  
101 SE 4TH AVE  
DELRAY BEACH FL 33483 4515

No Sales Information Available.

No Exemption Information Available.

**Number of Units** **\*Total Square Feet** 3339 **Acres** 1.1412  
**Use Code** 2300 - FINANCLAL **Zoning** -

Tax Year	2018	2017	2016
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Tax Year	2018	2017	2016
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

1 of 3

**Location Address** 510 W LINTON BLVD 100

**Municipality** DELRAY BEACH

**Parcel Control Number** 12-43-46-29-51-001-0000

**Subdivision** NEW CENTURY COMMONS

**Official Records Book** **Page**

**Sale Date**

**Legal Description** NEW CENTURY COMMONS PAR A

**Owners**

NCC ROSEBUD TWO LLC

**Mailing address**

101 SE 4TH AVE  
DELRAY BEACH FL 33483 4515

No Sales Information Available.

No Exemption Information Available.

**Number of Units** **\*Total Square Feet** 78902 **Acres** 5.9837

**Use Code** 1600 - SHOPPING CENTER CMMITY **Zoning** -

Tax Year	2018	2017	2016
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Tax Year	2018	2017	2016
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

**Location Address** 520 W LINTON BLVD 101  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-29-51-002-0000  
**Subdivision** NEW CENTURY COMMONS  
**Official Records Book** **Page**  
**Sale Date**  
**Legal Description** NEW CENTURY COMMONS PAR B

**Owners**  
NCC ROSEBUD TWO LLC

**Mailing address**  
101 SE 4TH AVE  
DELRAY BEACH FL 33483 4515

No Sales Information Available.

No Exemption Information Available.

**Number of Units** **\*Total Square Feet** 7320 **Acres** 1.7674  
**Use Code** 1100 - STORES **Zoning** -

Tax Year	2018	2017	2016
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Tax Year	2018	2017	2016
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

3 of 3

Location Address 32 SE 2ND AVE

Municipality DELRAY BEACH

Parcel Control Number 12-43-46-16-M1-001-0000

Subdivision WORTHING PLACE BLK 77 REPL

Official Records Book 23995

Page 1672

Sale Date JUL-2010

Legal Description WORTHING PLACE BLK 77 REPL TR A K/A ALL OF PLAT

Owners

GRANITE WORTHING LLC

Mailing address

PO BOX 847  
CARLSBAD CA 92018 0847

*Debits of Recession*

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2010	\$75,614,662	23995 / 01672	WARRANTY DEED	GRANITE WORTHING LLC

No Exemption Information Available.

Number of Units 217

Total Square Feet 298286

Acres 2.3645

Use Code 0300 - MULTIFAMILY

Zoning CBD - Central Business ( 12-DELRAY BEACH )

*9 yrs since better of recession is worth \$217/sq.ft*

Tax Year	2018	2017	2016
Improvement Value	\$56,567,991	\$61,913,546	\$59,071,724
Land Value	\$9,114,000	\$8,373,488	\$7,974,750
Total Market Value	\$65,681,991	\$70,287,034	\$67,046,474

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$65,681,991	\$66,225,370	\$60,204,882
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$65,681,991	\$66,225,370	\$60,204,882

Tax Year	2018	2017	2016
Ad Valorem	\$1,388,117	\$1,454,193	\$1,381,318
Non Ad Valorem	\$34,978	\$35,278	\$30,371
Total tax	\$1,423,095	\$1,489,471	\$1,411,689

*Ken Jones*

Location Address 50 SE 5TH AVE A  
 Municipality DELRAY BEACH  
 Parcel Control Number 12-43-46-16-N9-001-0000  
 Subdivision FOURTH & FIFTH DELRAY  
 Official Records Book 29096 Page 1829  
 Sale Date APR-2017  
 Legal Description FOURTH & FIFTH DELRAY TR A

**Owners**  
 DELRAY BEACH 4TH & 5TH  
 AVENUE LLC

**Mailing address**  
 433 PLAZA REAL STE 335  
 BOCA RATON FL 33432 3945

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2017	\$3,600,000	29090 / 00683	WARRANTY DEED	DELRAY BEACH HOLDINGS LLC
APR-2017	\$3,600,000	29096 / 01829	WARRANTY DEED	DELRAY BEACH 4TH & 5TH AVENUE LLC

No Exemption Information Available.

Number of Units **\*Total Square Feet 0** Acres 1.5594  
 Use Code 1000 - VACANT COMMERCIAL Zoning -

Tax Year	2018	2017	2016
Improvement Value	\$0	\$0	\$0
Land Value	\$5,977,664	\$0	\$0
<b>Total Market Value</b>	<b>\$5,977,664</b>	\$0	\$0

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$5,977,664	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$5,977,664	\$0	\$0

Tax Year	2018	2017	2016
Ad Valorem	\$126,331	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
<b>Total tax</b>	<b>\$126,331</b>	\$0	\$0

*\$50M  
 land assessment  
 up & running  
 partial CO  
 50% assessment  
 \$20 - \$25 m*

**I PIC**

**Location Address** 151 SE 3RD AVE

**Municipality** DELRAY BEACH

**Parcel Control Number** 12-43-46-16-N1-001-0000

**Subdivision** SOFA DELRAY 1

**Official Records Book** 28454

**Page** 1171

**Sale Date** JUL-2016

**Legal Description** SOFA DELRAY 1 TR A

**Owners**

MFREVF II SOFA LLC

**Mailing address**

353 N CLARK ST  
CHICAGO IL 60654 4704

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2016	\$62,400,000	28454 / 01171	WARRANTY DEED	MFREVF II SOFA LLC

No Exemption Information Available.

<b>Number of Units</b> 117	<b>*Total Square Feet</b> 134584	<b>Acres</b> 1.78
<b>Use Code</b> 0300 - MULTIFAMILY	<b>Zoning</b> CBD - Central Business ( 12-DELRAY BEACH )	

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$27,274,168	\$28,923,856	\$0
<b>Land Value</b>	\$5,265,000	\$5,850,000	\$4,095,000
<b>Total Market Value</b>	\$29,250,000	\$32,348,288	\$4,095,000

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$29,250,000	\$32,348,288	\$4,095,000
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$29,250,000	\$32,348,288	\$4,095,000

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$618,167	\$696,882	\$90,664
<b>Non Ad Valorem</b>	\$14,272	\$14,308	\$1,399
<b>Total tax</b>	\$632,439	\$711,190	\$92,063

*All done  
assessed  
less fees  
1/2 of  
fair market  
value.*

SOFA

**Location Address** 189 W LINTON BLVD

**Municipality** DELRAY BEACH

**Parcel Control Number** 12-43-46-20-01-016-0020

**Subdivision** SUB OF SEC 20-46-43

**Official Records Book** 28353 **Page** 1847

**Sale Date** MAY-2016

**Legal Description** SUB OF SEC 20-46-43, W 1/2 OF TR 16 (LESS N 196.92 FT OF W 417.26 FT & S 53 FT GERMANTOWNRD R/W)

**Owners**

SST II 189 W LINTON BLVD LLC  
PTA - EX # 8657

**Mailing address**

PO BOX 320099  
ALEXANDRIA VA 22320 4099

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2016	\$30,787,488	28353 / 01847	WARRANTY DEED	SST II 189 W LINTON BLVD LLC
FEB-2003	\$8,500,000	14854 / 00407	WARRANTY DEED	LINTON STORAGE LTD &
JAN-1978	\$244,300	02815 / 00417		

No Exemption Information Available.

<b>Number of Units</b> 0	<b>*Total Square Feet</b> 140715	<b>Acres</b> 6.9705
4800 - <b>Use Code</b> WAREH/DIST TERM	<b>Zoning</b> MIC - Mixed Industrial & Commercial (12-DELRAY BEACH)	

*raw land with more from \$11,500,000*

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Land Value</b>	\$0	\$0	\$0
<b>Total Market Value</b>	\$11,000,000	\$11,000,000	\$10,000,000

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$11,000,000	\$11,000,000	\$7,640,160
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$11,000,000	\$11,000,000	\$7,640,160

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$221,473	\$225,974	\$178,199
<b>Non Ad Valorem</b>	\$15,327	\$15,324	\$15,182
<b>Total tax</b>	\$236,800	\$241,298	\$193,381

*Storage on Linton  
Just West of Dixie*

**Location Address** 190 SE 5TH AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-16-N3-001-0000  
**Subdivision** UPTOWN DELRAY  
**Official Records Book** **Page**  
**Sale Date**  
**Legal Description** UPTOWN DELRAY TR A

<b>Owners</b> MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER LLC	<b>Mailing address</b> 15601 DALLAS PKWY STE 600 ADDISON TX 75001 6026
---	--

No Sales Information Available.

No Exemption Information Available.

**Number of Units** 146 **\*Total Square Feet** 199334 **Acres** 2.0959  
**Use Code** 0300 - MULTIFAMILY **Zoning** CBD - Central Business ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
Improvement Value	\$36,401,828	\$0	\$0
Land Value	\$5,110,000	\$5,112,688	\$5,112,688
<b>Total Market Value</b>	<b>\$36,642,857</b>	<b>\$5,112,688</b>	<b>\$5,112,688</b>

All values are as of January 1st each year

Tax Year	2018	2017	2016
Assessed Value	\$36,642,857	\$4,087,412	\$3,715,829
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$36,642,857	\$4,087,412	\$3,715,829

Tax Year	2018	2017	2016
Ad Valorem	\$774,406	\$94,996	\$92,145
Non Ad Valorem	\$19,215	\$1,668	\$1,668
<b>Total tax</b>	<b>\$793,621</b>	<b>\$96,664</b>	<b>\$93,813</b>

*Copy at least a  
& 70m sale  
1/2 value*

**Location Address** 241 NE 2ND AVE  
**Municipality** DELRAY BEACH  
**Parcel Control Number** 12-43-46-16-01-082-0010  
**Subdivision** DELRAY TOWN OF  
**Official Records Book** 28378 **Page** 1032  
**Sale Date** JUN-2016  
**Legal Description** TOWN OF DELRAY LTS 1 TO 12 INC BLK 82

**Owners**  
 GROVE ROSEBUD TWO LLC

**Mailing address**  
 101 SE 4TH AVE  
 DELRAY BEACH FL 33483 4515

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2016	\$25,600,000	28378 / 01032	WARRANTY DEED	GROVE ROSEBUD TWO LLC
NOV-2001	\$2,550,000	13145 / 01694	WARRANTY DEED	PINEAPPLE GROVE ASSOCIATES LLC
MAR-1998	\$504,500	10332 / 01431	WARRANTY DEED	PINEAPPLE CTR LTD
MAY-1996	\$504,500	10332 / 01433	WARRANTY DEED	PINEAPPLE CTR LTD
MAY-1996	\$100	09367 / 00836	WARRANTY DEED	

1 2

No Exemption Information Available.

**Number of Units** 0 **\*Total Square Feet** 32511 **Acres** 1.8983  
**Use Code** 1100 - STORES **Zoning** CBD - Central Business ( 12-DELRAY BEACH )

Tax Year	2018	2017	2016
<b>Improvement Value</b>	\$0	\$0	\$2,925,143
<b>Land Value</b>	\$0	\$0	\$3,307,640
<b>Total Market Value</b>	\$14,300,000	\$13,000,000	\$6,232,783

All values are as of January 1st each year

Tax Year	2018	2017	2016
<b>Assessed Value</b>	\$14,300,000	\$13,000,000	\$4,791,854
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$14,300,000	\$13,000,000	\$4,791,854

Tax Year	2018	2017	2016
<b>Ad Valorem</b>	\$302,215	\$280,060	\$116,280
<b>Non Ad Valorem</b>	\$16,160	\$16,533	\$15,851
<b>Total tax</b>	\$318,375	\$296,593	\$132,131

Hotel Site + Stores

# Exhibit 9

<b>Authority : Delray Beach</b>		<b>Taxyr : 2020</b>			
Code		Just Value (\$)	Assessed Value (\$)	Taxable Value (\$)	# of Parcels
Code 00	Vacant Residential	232,544,858	216,593,986	212,686,775	613
Code 01	Single Family Residential	7,454,779,158	5,903,484,900	5,386,639,466	15,125
Code 02	Mobile Homes	8,552,040	6,400,259	5,003,054	131
Code 03	Multi-family 10 units or more	796,046,192	792,482,962	786,039,041	53
Code 04	Condominiums	2,635,356,480	2,281,098,214	2,065,381,329	13,418
Code 05	Cooperatives	130,363,994	114,567,559	111,574,844	300
Code 06-07	Ret. Homes and Misc. Res.	161,871,728	161,343,768	111,083,074	417
Code 08	Multi-family less than 10 units	260,554,402	218,149,048	211,168,595	615
Code 10	Vacant Commercial	114,908,389	108,327,655	106,574,205	218
Code 11-39	Improved Commercial	2,131,262,700	2,043,101,736	2,029,507,066	988
Code 40	Vacant Industrial	14,498,181	14,368,883	14,368,883	22
Code 41-49	Improved Industrial	391,328,394	386,209,398	386,209,398	380
Code 50-69	Agricultural	6,018,049	4,364,972	4,314,972	8
Code 70-79	Institutional	301,723,005	293,280,318	163,831,423	145
Code 80-89	Government	592,768,428	539,574,746	57,322	307
Code 90	Leasehold Interests	52,146,720	40,352,713	1,402,665	16
Code 91-97	Miscellaneous	10,113,706	9,526,764	9,304,281	82
Code 98	Centrally Assessed				9
Code 99	Non-Agricultural Acreage				
<b>TOTAL</b>		<b>15,294,836,424</b>	<b>13,133,227,881</b>	<b>11,605,146,393</b>	<b>32,847</b>

# Exhibit 10

- 1) 32 SE 2nd Avenue  
Worthing Place  
Granite Worthing LLC  
Associated with William Morris
- 2) 50 SE 5th Ave A  
Fourth and Fifth Delray  
Delray Beach 4th & 5th Ave LLC  
IPIC
- 3) 151 SE 3rd Avenue  
SOFA Delray 1  
MFREVF II SOFA LLC
- 4) 189 W Linton Blvd  
SST II 189 W Linton Blvd LLC  
Storage on Linton just west of Dixie
- 5) 190 SE 5th Avenue  
Uptown Delray  
Monogram Residential Delray II  
Project Owner LLC  
Caspian Apartments
- 6) 241 NE 2nd Avenue  
Grove Rosebud Two LLC  
Hotel site and stores
- 7) 1314 N Federal Hwy  
Harry Seemiller  
MOGUP LLC
- 8) 20 W Atlantic Avenue  
Atlantic Ave Development LLC
- 9) 21 SW 1st Avenue  
Atlantic Ave Development LLC
- 10) 106 S Swinton Avenue  
MGM Sunday House LLC
- 11) 500 W Linton Blvd  
Costco Wholesale  
NCC Rosebud Two, LLC
- 12) 510 W Linton Blvd 100  
New Century Commons  
NCC Rosebud Two LLC

- 13) 520 W Linton Blvd 101  
New Century Commons  
NCC Rosebud Two LLC
- 14) 551 W Linton Blvd  
Delray Villages Shoppes  
Delray Villages Shoppes, INC
- 15) 555 NE 5th Avenue  
Danzansky PL  
North Delray E&A LLC  
Publix on N Federal
- 16) 615 E Atlantic Avenue  
Atlantic Crossing 1  
Edwards Atlantic Avenue LLC
- 17) 660 W Linton  
Lavers International Plaza  
LIP I, II, III LLC
- 18) 700 NE 6th Avenue  
Centres Delray Beach  
ARC CVDRYFL001 LLC  
CVS on N Federal
- 19) 777 E Atlantic Avenue  
Atlantic Crossing II  
Edwards Intracoastal LLC
- 20) 1200 W Linton Blvd  
Target Corp
- 21) 1220 Tangelo Terrace  
Linton Industrial Center
- 22) 1065 SW 15th Avenue  
Park Ten  
Seneca Group
- 23) 1405 Poinsettia Drive  
Park Ten 3rd Add  
Seneca Group
- 24) 1865 SW 4th Avenue  
Zorovich Fred A TR  
Delray Industrial Park Trust
- 25) 1400 Waterford Place  
Builders Square - Linton Center  
Waterford Commercial LLC

Home Depot

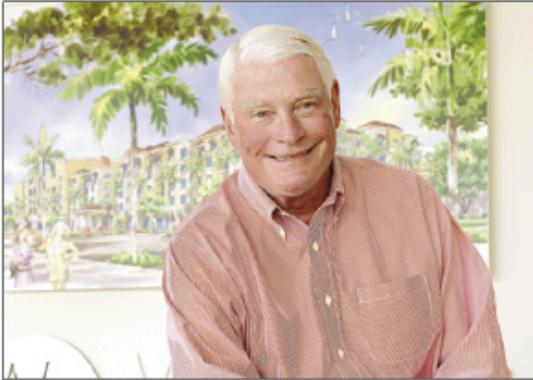
- 26) 2001 N Federal Hwy  
Delray Preserve Real  
IMP Delray LLC
- 27) 2200 S Federal Hwy  
GMS Acres IN  
H Greg Nissan Delray LLC  
ATT: Hairabedian Krikor
- 28) 2512 N Federal Hwy  
Delray Beach Estates  
Cubesmart LP
- 29) 3001 S Federal Hwy  
South Delray Shopping Center  
Gator Delray LC  
Walmart Shopping Center S Federal

1) **32 SE 2nd Avenue**  
**Worthing Place**  
**Granite Worthing LLC**



- William Morris was the developer of this project.
- Morris supported Mayor Petrolia's opponent Jim Chard when she was running for Mayor in 2017.
- Morris contributed campaign funds to the Jim Chard for Mayor campaign.
- Morris also was involved in the Midtown Delray project with Hudson Holdings, in which Petrolia was opposed.
- Morris is also on the Board of Directors of Old School Square, a group that Petrolia has regularly been critical of and harbors resentment for because many of them supported her opponent.

INSPIRING PLACES TO LIVE, WORK AND PLAY.



[Home](#) >> [About Us](#) >> William E. Morris Biography

### William E. Morris – President and founder of Southcoast Partners

For the more than 30 years, Bill Morris has been committed to the creation of significant long-term values with the development of successful commercial, residential and urban redevelopment real estate projects. Prior to establishing Southcoast Partners, he was Divisional President of Arvida/JMB Partners (now owned by St. Joe) headquartered in Boca Raton. In that capacity, Mr. Morris was responsible for all aspects of commercial development, zoning, brokerage and property management.

During his career, Mr. Morris was Executive Vice President and Senior Development Officer for Cadillac Fairview Urban Development (now Prentiss Properties) and Executive Vice President of the Nasher Company both headquartered in Dallas, Texas. Mr. Morris has been directly responsible for the successful development of over 15,000,000 S.F. of office and retail projects and over 3,000 units of high-end residential projects.

Concentrating on the planning and development of urban oriented upscale residential project in Florida, Mr. Morris recently completed 244-unit Palmetto Place residential project in Boca Raton, 246-unit Bridgeside Square mixed-use project in Ft. Lauderdale, 139-unit 1350 Main residential project in Sarasota, 200-unit project Highland Beach Club in Highland Beach and most recently 217-unit Worthing Place resort-style luxury condominiums in downtown Delray Beach, Florida.

Mr. Morris has also been responsible for the redevelopment of the 9.5 acre Palmetto Park site in downtown Boca Raton which includes the Bank of America Building redevelopment, the Smith Barney build to suit, the Merrill Lynch Office Building and Palmetto Place a 255 unit upscale residential/retail project. Recently completed is the 65,000 SF 1801 Military Trail Class "A" Office Building in Boca Raton.

In addition to his development activities, Mr. Morris has been active with civil and charitable organizations in South Florida including Board of Director roles with the Boca Raton Chamber of Commerce, Palm Beach Development Board, Florida Atlantic University, Palm Beach County Big Brothers/Big Sisters and New Pines Foundation. For many years, Mr. Morris has been an active member of the Urban Land Institute Urban Development Mixed-Use Development Council. Mr. Morris graduated from Wittenberg University with a B.S. Degree in Business Administration and received his J.D. Degree with honors from Case Western Reserve School of Law.

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**SOUTHCOAST PARTNERS**

900 East Atlantic Ave., Suite 13 Delray Beach, FL 33483

Coastal Star  
**By Jane Smith**

The Sundry House owners recently gave the Delray Beach Planning and Zoning Department preliminary plans for their proposed Midtown Delray project.

The paperwork, submitted in June, covers the properties near Sundry House on South Swinton Avenue, said **Bill Morris**, a partner in the entity that owns the historic restaurant and inn.

Midtown Delray will contain 110,000 square feet of retail space, 110 hotel rooms, about 30,000 square feet of office space, 15 condo units and 450 underground parking spaces.

In addition, the developer plans to move seven historic structures. Four would move to the east side of Swinton, in a vacant lot used by the Sundry House for overflow parking, Morris said. The lot would be cleaned up and the banyan tree trimmed. The homes would be refurbished, leased to artisans and open to visitors, he said.

Two others, including the historic Cathcart House, would be moved to the south side of the Sundry House, where they could be used for additional catering space for the restaurant, he said. The last one would be moved farther south, close to the Toussaint L'Ouverture High School for its use.

"We want to stay within the development guidelines, we are not asking for anything extra," Morris said.

But in the spring of 2014, before Morris was involved and before the partnership bought the Sundry House, one partner proposed a change to the historic district that would allow a hotel to be built there.

Partner Steve Michael lobbied hard for at least six months and succeeded in getting that change in a tight commission vote of 3-2. **Mayor Cary Glickstein and Vice Mayor Shelly Petrolia were on the losing side.**

After that victory, Michael's team, including developer/futures trader Rick Marshall, bought the properties from reclusive developer Thomas Worrell, who had let most of the historic structures deteriorate.

"We support the historic ordinances," Morris said. The partners plan to work closely with Winnie Edwards, executive director of the Delray Beach Historical Society, he said.

Petrolia, though, said last year she did not support allowing a hotel in a historic district because it would "forever change and alter the Old School Square Historic District." She also recently said she would not be in favor of what she called "a Disneyland of historic homes."

"A cute little historic village is nice," said JoAnne Peart, president of the Delray Beach Historic Preservation Trust. "But that's not Delray's history."

A preservationist recently completed an application to make the entire Old School Square Historic Arts District (North and South Swinton) eligible for placement on the National Register of Historic Places. The first step will be the city's Historic Preservation Board this summer and then onto the state in September, according to Ellen Uguccioni, who wrote the application. She is also a member of the Florida Historical Commission.

"Historic villages are like petting zoos," said Uguccioni, who also teaches historic preservation at the University of Miami School of Architecture. "On Swinton Avenue, we have a microcosm of how Delray was founded and grew."

The City Commission would be the last approval needed for the Midtown Delray project.

Delray Beach is rewriting its historic ordinances to gain control over the developers who have run out of buildable lots and now eye land underneath historic structures. The land is often more valuable than the structure.

"This commission is being tested and we are going to be held accountable to what we do with our historic districts," Petrolia said at the June 16 commission meeting. "Each time we lose one of these properties we are losing our heritage, our past, and it is on our shoulders."

In order to move a historic structure, the owner must prove the move benefits the structure or historic district, put up a bond equal to the appraised value of the structure and the land,

and agree to let the city take back any approvals given for that land if a certain percentage of the structure is damaged in the move.

To demolish a historic structure, the owner must submit documents that indicate the steps taken to preserve the structure. Demolition will be allowed only as a last resort.

Both ordinances passed unanimously in mid-June on first reading.

Still Petrolia worried that the ordinances would provide a road map to developers.

“To me and to many people in this town, the location of where the historic structures are and the relationship to the properties they are on give the significance to historic districts,” she said at the June meeting. “I’m hoping this does not open up an opportunity for property owners to say this is what I need to do to move a structure.”

Both ordinances will come before the commission on July 7 for a second reading.

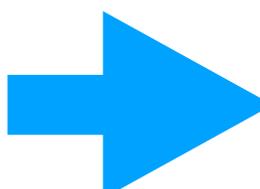
Worthing Place woes wind on

## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 01 / 2017 through 11 / 30 / 2017 (4) Page 2 of 5

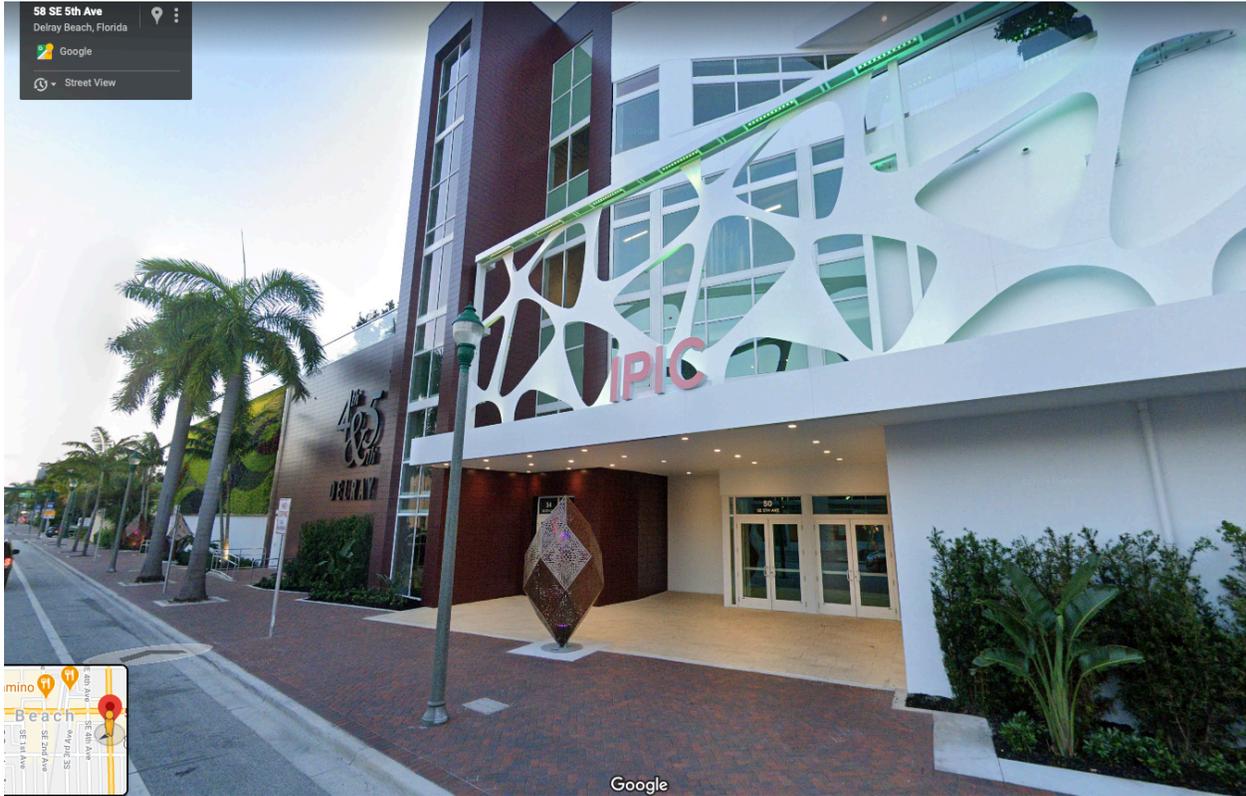
(5) Date		(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor		(9) Contribution	(10) In-kind	(11) Amendment	(12) Amount
(6) Sequence Number	Type		Occupation	Type	Description			
11 / 13 / 2017	8	CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVE. SUITE 101 DELRAY BEACH ,FL 33483	B	ARCHITECTS	CHE			200.00
11 / 13 / 2017	9	CHRISTOPHER BROWN 218 NW 9TH STREET DELRAY BEACH FL, 33444	I	CONSULTANT	CHE			100.00
11 / 13 / 2017	10	CARRIE CASTER 398 NE 6TH AVENUE DELRAY BEACH FL 33483	I	MANUFACTURER	CHE			1,000.00
11 / 13 / 2017	11	290 SE 6TH AVENUE LLC 290 SE 6TH AVENUE DELRAY BEACH FL 33483	B	PROP.MGMT	CHE			1,000.00
11 / 13 / 2017	12	CARL DE SANTIS 3299 NW BOCA BLVD. SUITE 200 BOCA RATON FL 33431	I	INVESTOR	CHE			1,000.00
11 / 13 / 2017	13	WILLIAM ERNEST NMORRIS 2928 BANYAN BOULEVARD CIR NW BOCA RATON FL 33431	I	BROKER	CHE			500.00
11 / 13 / 2017	14	JOSEPH COLLARD 1004 BROOKS LANE DELRAY BEACH FL 33483	I	ENTREPRENEUR	CHE			250.00



DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

2) **50 SE 5th Ave A**  
**Fourth and Fifth Delray**  
**Delray Beach 4th & 5th Ave LLC**  
**IPIC**



- IPic contributed campaign funds to Petrolia's opponent - Jim Chard for Mayor in 2017
- Bonnie Miskel was the land use attorney for the project and contributed campaign funds to Petrolia's opponent - Jim Chard for Mayor in 2017
- Mayor Petrolia has been a very vocal critic of the project.

## **Delray IPIC Can Apply To Add Rooftop Restaurant**

May 30, 2019

**By: Marisa Herman** Associate Editor

When upscale movie theater IPIC won approval to bring its cinema experience to Delray Beach, the company agreed to stick to just showing movies and not include a restaurant in the project.

Now, that agreement may change. Part of the deal called for the rooftop to be a terrace garden open to the public.

Just a few months after the grand opening, the company asked commissioners if it can apply to add a rooftop restaurant.

“Every deal gets tweaked,” IPIC Founder and CEO Hamid Hashemi said. “Every agreement may have to be revisited. We have delivered on every promise. We ask for a compromise so we can create additional jobs in the city and create a destination in the city that provides an unforgettable experience.”

**Commissioners agreed to the request in a 4-1 vote with Mayor Shelly Petrolia dissenting.**

Some residents repeated the mantra “a deal is a deal” and asked commissioners to keep the current arrangement without a restaurant in place. Others said they welcome the idea of a rooftop restaurant.

It is too soon to know what plans for the restaurant will look like or when an application will be submitted to the city.

IPIC will have to abide by city development regulations, go through the city’s site plan review and appearance board and the city’s approval process before construction can commence.

## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 12 / 01 / 2017 through 12 / 31 / 2017 (4) Page 3 of 4

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
(6) Sequence Number							
12 11 2017 / /	PREMIER AVIATION OF BOCA RATON LLC 433 PLAZA REAL, SUITE 335 BOCA RATON, FL 33432	B	CONTRACTOR				1000.00
15							
12 11 2017 / /	IPIC-GOLD CLASS ENTERTAINMENT LLC 433 PLAZA REAL SUITE 335 BOCA RATON, FL 33432	B	RETAILER				1000.00
16							
12 11 2017 / /	MACK INDUSTRIAL INC 1499 SW 30TH AVE SUITE 16 BOYNTON BEACH, FL 33426	B	REAL ESTATE				1000.00
17							
12 04 17 / /	Alfred Kenemer 810 Tangerine Way DELRAY BEACH FL 33483	I	REALTOR				500.00
18							
12 04 17 / /	Robert Resnick 151 SE 3rd Ave Apt 318 DELRAY BEACH FL 33483	I	RETIRED				25.00
19							
12 15 17 / /	CDS INTERNATIONAL HOLDINGS INC. 3299 NW 2ND AVE. BOCA RATON FL 33431	B	MANUFACTURE				1000.00
20							
12 15 17 / /	KUPI & ELIOPOULOS ARCHITECTS P.A. 1045 EAST ATLANTIC AVE. #303 DELRAY BEACH FL 33483	B	ARCHITECT				500.00
21							



DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 01 / 17 through 11 / 30 / 17 (4) Page 1 of 5

(5) Date	(6) Sequence Number	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8)		(9)	(10)	(11)	(12)
			Type	Occupation	Contribution Type	In-kind Description	Amendment	Amount
11 / 01 / 17	1	JESTENA BOUGHTON 525 E ATLANTIC AVENUE DELRAY BEACH FL 33483	I	BUSIN. OWNER	CHE			1,000.00
11 / 09 / 17	2	FRANCIS MARINCOLA 34 S. OCEAN BOULEVARD DELRAY BEACH FL 33483	I	BUSIN. OWNER	CHE			1,000.00
11 / 09 / 17	3	BONNIE MISKEL P.A. 1940 SW. 7TH STREET BOACA RATON, FL 33486	B	ATTORNEY	CHE			1,000.00
11 / 09 / 17	4	BSA CORPORATION 9 NE. 2ND STREET DELRAY BEACH FL 33444	B	CONSTRUCTION	CHE			1,000.00
11 / 09 / 17	5	MURPHY LLC 138 N. SWINTON AVE. SUITE A DELRAY BEACH FL 33444	B	PROPTY. MGMT	CHE			1,000.00
11 / 09 / 17	6	DUNAY, MISKEL BACKMAN LLP. 14 SE 4TH STREET SUITE 36 BOCA RATON, FL 334332	B	ATTORNEY	CHE			1,000.00
11 / 09 / 17	7	KIM THOMAS 34 S.OCEAN BOULEVARD. DELRAY BEACH FL 33483	I	BUSI. OWNER	CHE			1000.00

6) **241 NE 2nd Avenue  
Grove Rosebud Two LLC  
Hotel site and stores**



- The site is owned by Menin Development
- Jordana Jarjura is Vice President/General Counsel for the Menin Development, Inc.
- Jarjura is a former Delray Beach City Commissioner
- Jardura and Petrolia were regularly on opposite sides of issues and were in different political camps

Florida Limited Liability Company  
GROVE ROSEBUD TWO LLC

**Filing Information**

**Document Number**

L16000090800

**FEI/EIN Number**

N/A

**Date Filed**

05/09/2016

**State**

FL

**Status**

ACTIVE

**Principal Address**

% MENIN DEVELOPMENT  
101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

Changed: 04/06/2017

**Mailing Address**

% MENIN DEVELOPMENT  
101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

Changed: 04/06/2017

**Registered Agent Name & Address**

CM RAC, INC.  
% MENIN DEVELOPMENT  
101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

Address Changed: 04/06/2017

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

MENIN, CRAIG I  
101 SE 4TH AVE.  
DELRAY BEACH, FL 33483

Title VP

Jarjura, Jordana  
101 SE 4TH AVE  
DELRAY BEACH, FL 33483

## **Jarjura Bows Out; Other Boca/ Delray Political Notes**

January 31, 2017

<https://www.bocamag.com/jarjura-bows-out-boca-and-delray-political-notes/>

On Friday, Delray Beach City Commissioner Jordana Jarjura shook up the city's March 14 election with an email announcing that she would not seek a second term. Jarjura had filed paperwork to run for re-election, but she told me in December that she didn't intend to hold her campaign kickoff until this month. Jarjura told me on Monday that she based her decision on many recent events, up to the commission's failure last Tuesday to approve a settlement in the Atlantic Crossing case.

Her email noted the recent dysfunction on the dais. The commission's "dynamic," Jarjura wrote, "has become a detriment to its effectiveness and a poor reflection of Delray's character. I believe my limited time during this stage of my life can be better spent contributing to our city in other ways as a private citizen."

Yet much of Jarjura's email read more like campaign material. She cited the commission's accomplishments since she took office in March 2014. Delray Beach has police and fire pension reform that greatly reduced the city's unfunded liabilities and gave current first responders a raise with back pay. A quarter-billion-dollar capital improvement plan will upgrade public facilities in many neighborhoods.

In addition, the Auburn Trace housing complex is under new management. The deal netted Delray Beach several million dollars for housing initiatives, which the commission has yet to specify. The city has begun work on regulating sober homes, approved new land development regulations and approved the iPic project.

Jarjura, however, also acknowledged the "gutter politics" of recent months, such as Commissioner Mitch Katz's accusation that Jarjura would have risked an ethics violation by voting for a contract to retain ex-City Attorney Noel Pfeffer on a temporary basis while the commission searched for a successor. "Far too many decisions," she wrote, "appear to have been made off the dais, contrary to the facts, to expert opinions and to the rule of law."

Not surprisingly, Jarjura also cited the commission's failure on the presumably non-controversial task of appointing someone to complete Al Jacquet's Seat 2 term. She and Mayor Cary Glickstein had favored Yvonne Odom. Katz and Shelly Petrolia wanted Josh Smith, who had run unsuccessfully against Katz and two others in 2015. At the two meetings when the commission considered the issue, many residents spoke in support of Odom. None spoke for Smith.

With the notable exception of Atlantic Crossing, Glickstein and Jarjura had tended to be on one side of an issue with Katz and Petrolia on the other. Yet all have supported and/or donated to each other. Jarjura's departure reinforces the notion that outside forces have played a big role in the commission's inability to disagree without being disagreeable toward each other.

Before Jarjura's decision, a robocall to city residents accused her of being a racist for not supporting Smith. This election could show whether Delray Beach still deserves its long-running reputation for good government.

### **And who's in the race**

Jarjura's departure leaves eight people who have filed paperwork to run for the Delray commission—five in Seat 2 and three in Jarjura's Seat 4.

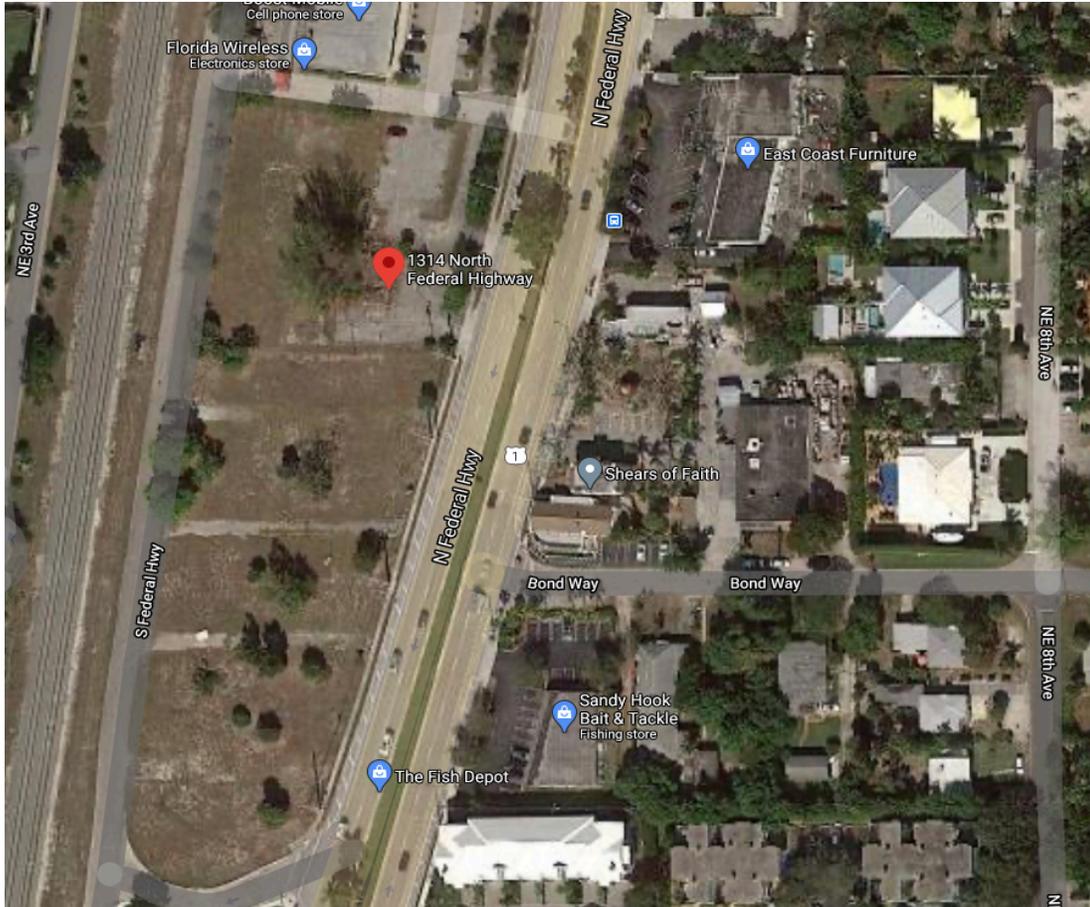
One of the Seat 2 names is James Chard, chairman of the Site Plan Review and Advisory Board, among other civic activities. Through December, he had loaned his campaign \$10,000 and raised \$6,800. Jarjura first nominated Chard for the Seat 2 vacancy. When he got no other votes, she switched to Odom.

Another Seat 2 name is Kelly Barrette, who operates the TakeBackDelray Facebook page and who says on her campaign website that she wants to “build a city government that puts citizens before special interests.” Barrette had loaned her campaign \$4,000 and raised \$1,500 through December.

Barrette is seen as an ally of Katz and Petrolia. In 2015, Katz nominated her for a seat on the historic preservation board. Petrolia seconded the nomination. Glickstein opposed it, saying that after the commission’s first major vote on the iPic project—Glickstein favored it —Barrette had called the mayor “a fraud” in a text message. Such an attitude, Glickstein said, would not work on an advisory board that stresses collaboration and collegiality. Jarjura and Jacquet joined with Glickstein to oppose Barrette’s nomination. As Glickstein explained his opposition, Barrette shouted at him. Though he sought appointment to Seat 2 and pledged not to run if appointed, Smith now is running in Seat 4. He told me Monday that Katz and Petrolia are supporting him. The others to file paperwork are Shirley Johnson and Joseph Bernadel, who serves on the community redevelopment agency. None has done much, if any, fund-raising, and I’m told that Bernadel intends to drop out.

Qualifying begins today at noon and runs through noon on Feb. 14. Candidates can file for either seat, regardless of where they live. If there are more than two candidates in a race, the candidate who gets the most votes will win outright. Delray Beach has no runoffs.

7) **1314 N Federal Hwy**  
**Harry Seemiller**  
**MOGUP LLC**



- This property is owned by MOGUP LLC.
- Principals are represented by Dunay, Miskel, Backman
- Bonnie Miskel was the land use attorney for the project and contributed campaign funds to Petrolia's opponent - Jim Chard for Mayor in 2017
- The key principals are Jeffrey Levitetz and Alan Rutner.
- They are the same principals of a company called Adoodledoo, LLC
- A privately-initiated rezoning request was submitted by Dunay, Miskel & Beckman, LLP (Designated Agent) on behalf of Adoodledoo, LLC (Owner) and James O'Neil (Applicant). The proposal was a rezoning from General Commercial (GC) to Automotive Commercial (AC) for six parcels located at 2419, 2507, 2515, 2519, 2601, and 2605 North Federal Highway (Lots 31 through 35, Delray Beach Estates Subdivision), totaling 3.85 acres.

**Detail by Entity Name**

Foreign Limited Liability Company  
MOGUP, LLC

**Filing Information**

**Document Number**

M16000000198

**FEI/EIN Number**

81-0992148

**Date Filed**

01/08/2016

**State**

DE

**Status**

ACTIVE

**Last Event**

LC AMENDMENT

**Event Date Filed**

02/20/2018

**Event Effective Date**

NONE

**Principal Address**

5300 BROKEN SOUND BLVD., NW, SUITE 110  
BOCA RATON, FL 33487

**Mailing Address**

5300 BROKEN SOUND BLVD., NW, SUITE 110  
BOCA RATON, FL 33487

Changed: 02/21/2019

**Registered Agent Name & Address**

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

LEVITETZ, JEFFREY A  
5300 BROKEN SOUND BLVD., NW, SUITE 110  
BOCA RATON, FL 33487

Title President, Secretary

RUTNER, ALAN  
5300 BROKEN SOUND BLVD., NW, SUITE 110  
BOCA RATON, FL 33487

Title AUTHORIZED REP.

BARK PROPERTY MANAGEMENT, LLC  
5300 BROKEN SOUND BLVD., NW, SUITE 110  
BOCA RATON, FL 33487

Title Authorized Representative

Beach, Michele  
5300 BROKEN SOUND BLVD., NW, SUITE 110  
BOCA RATON, FL 33487

**Detail by Entity Name**

Foreign Limited Liability Company  
ADOODLEDOO, LLC

**Filing Information**

**Document Number**

M15000008892

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11/04/2015

**State**

DE

**Status**

ACTIVE

**Last Event**

LC STMNT OF RA/RO CHG

**Event Date Filed**

05/04/2020

**Event Effective Date**

NONE

**Principal Address**

5300 BROKEN SOUND BLVD., NW, STE 110  
BOCA RATON, FL 33487

**Mailing Address**

5300 BROKEN SOUND BLVD., NW, STE 110  
BOCA RATON, FL 33487

**Registered Agent Name & Address**

PARACORP INCORPORATED  
155 OFFICE PLAZA DRIVE  
1ST FLOOR  
TALLAHASSEE, FL 32301

Name Changed: 05/04/2020

Address Changed: 05/04/2020

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

LEVITETZ, JEFFREY A  
5300 BROKEN SOUND BLVD., NW, STE 110  
BOCA RATON, FL 33487

Title President

RUTNER, ALAN  
5300 BROKEN SOUND BLVD., NW, STE 110  
BOCA RATON, FL 33487

Title Authorized Representative

BARK PROPERTY MANAGEMENT, LLC  
5300 BROKEN SOUND BLVD., NW, STE 110  
BOCA RATON, FL 33487

Title Secretary

Rutner, Alan  
5300 BROKEN SOUND BLVD., NW, STE 110  
BOCA RATON, FL 33487

Title Authorized Representative

Beach, Michele  
5300 BROKEN SOUND BLVD., NW, STE 110  
BOCA RATON, FL 33487

## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 01 / 17 through 11 / 30 / 17 (4) Page 1 of 5

(5) Date	(6) Sequence Number	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8)		(9)	(10)	(11)	(12)
			Type	Occupation	Contribution Type	In-kind Description	Amendment	Amount
11 / 01 / 17	1	JESTENA BOUGHTON 525 E ATLANTIC AVENUE DELRAY BEACH FL 33483	I	BUSIN. OWNER	CHE			1,000.00
11 / 09 / 17	2	FRANCIS MARINCOLA 34 S. OCEAN BOULEVARD DELRAY BEACH FL 33483	I	BUSIN. OWNER	CHE			1,000.00
11 / 09 / 17	3	BONNIE MISKEL P.A. 1940 SW. 7TH STREET BOACA RATON, FL 33486	B	ATTORNEY	CHE			1,000.00
11 / 09 / 17	4	BSA CORPORATION 9 NE. 2ND STREET DELRAY BEACH FL 33444	B	CONSTRUCTION	CHE			1,000.00
11 / 09 / 17	5	MURPHY LLC 138 N. SWINTON AVE. SUITE A DELRAY BEACH FL 33444	B	PROPTY. MGMT	CHE			1,000.00
11 / 09 / 17	6	DUNAY, MISKEL BACKMAN LLP. 14 SE 4TH STREET SUITE 36 BOCA RATON, FL 334332	B	ATTORNEY	CHE			1,000.00
11 / 09 / 17	7	KIM THOMAS 34 S.OCEAN BOULEVARD. DELRAY BEACH FL 33483	I	BUSI. OWNER	CHE			1000.00

March 16, 2020

**Provide a recommendation to the City Commission for a privately-initiated request for the rezoning of six parcels, totaling 3.85 acres (167,754 sf.), from General Commercial (GC) to Automotive Commercial (AC).**

A privately-initiated rezoning request was submitted by Dunay, Miskel & Beckman, LLP (Designated Agent) on behalf of Adoodledoo, LLC (Owner) and James O'Neil (Applicant). The proposal is a rezoning from General Commercial (GC) to Automotive Commercial (AC) for six parcels located at 2419, 2507, 2515, 2519, 2601, and 2605 North Federal Highway (Lots 31 through 35, Delray Beach Estates Subdivision), totaling 3.85 acres. The properties are located on the east side of North Federal Highway., approximately 900 feet south of Gulf Stream Boulevard. Federal Highway

8) **20 W Atlantic Avenue**  
**Atlantic Ave Development LLC**



- This property is one property of a multi parcel project the Petrolia opposed
- It was originally proposed by Hudson Holdings
- Bonnie Miskel was the land use attorney
- Miskel contributed campaign funds to Petrolia's opponent, Jim Chard for Mayor
- Hudson Holdings contributed campaign funds to Petrolia's political opponent, and Commissioner Bill Bathurst, who Petrolia was trying to oust from office in 2020.
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According to the staff memo, the only remaining issue is color. The Art Deco, western section of Building 1 is green. City planners say that is "not consistent with this architectural expression" and want the commission to require that the section be white.

Only Mayor Shelly Petrolia and Shirley Ervin Johnson were on the commission in March 6. **Petrolia, then a commissioner, voted against Midtown** with former Commissioner Mitch Katz while Johnson voted yes with former Mayor Cary Glickstein and former Commissioner Chard. Bill Bathurst, Ryan Boylston and Adam Frankel are the new members. Bathurst voted against Midtown as a member of the Historic Preservation Board and said he would have rejected it had he been on the commission.

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September 4, 2019

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11 / 09 / 17	7	KIM THOMAS 34 S.OCEAN BOULEVARD. DELRAY BEACH FL 33483	I	BUSI. OWNER	CHE			1000.00

DS-DE 13 (Rev. 11/13)

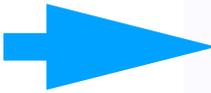
SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

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(3) Cover Period 11 / 1 / 19 through 11 / 30 / 19 (4) Page 2 of 3

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		Type	Occupation				
11 / 14 / 19	JEFFREY R. LARSEN 959 EYE ST DELRAY BEACH, FL 33483	I	RESTAURANT	CHE			\$1000.-
8							
11 / 14 / 19	NORTHLAKE SQUARE WEST, LLC 101 PLAZA REAL S STE 200 BOCA RATON, FL 33432	B	DEVELOPER	CHE			\$1000.-
9							
11 / 14 / 19	MARMAT HOMES CONSTRUCTION ACCT 2605 W. ATLANTIC AVE #A 102 DELRAY BEACH FL 33445	B	CONSTRUCTION	CHE			\$1000.-
10							
11 / 14 / 19	KEY INTERNATIONAL II, LLC 548 BRICKELL AVE SUITE 1100 MIAMI FL 33131	B	DEVELOPER	CHE			\$1000.-
11							
11 / 14 / 19	HALFMAN LYNN CONSTRUCTION, INC 3185 SO. CONGRESS AVE DELRAY BEACH, FL 33445	B	CONSTRUCTION	CHE			\$1000.-
12							
11 / 14 / 19	PEBB CAPITAL MANAGEMENT, LLC 7900 GLADES RD. SUITE 540 BOCA RATON, FL 33434	B	REAL ESTATE INVESTMENT	CHE			\$1000.-
13							
11 / 14 / 19	13TH FLOOR MANAGER, LLC 548 BRICKELL AVE SPE PH-1 MIAMI, FL 33131	B	REAL ESTATE INVESTMENT	CHE			\$1000.-
14							



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(1) Name Bathurst, Bill (2) I.D. Number 00000  
 (3) Cover Period 09/01/2019 - 09/30/2019 (4) Page 1 of 4

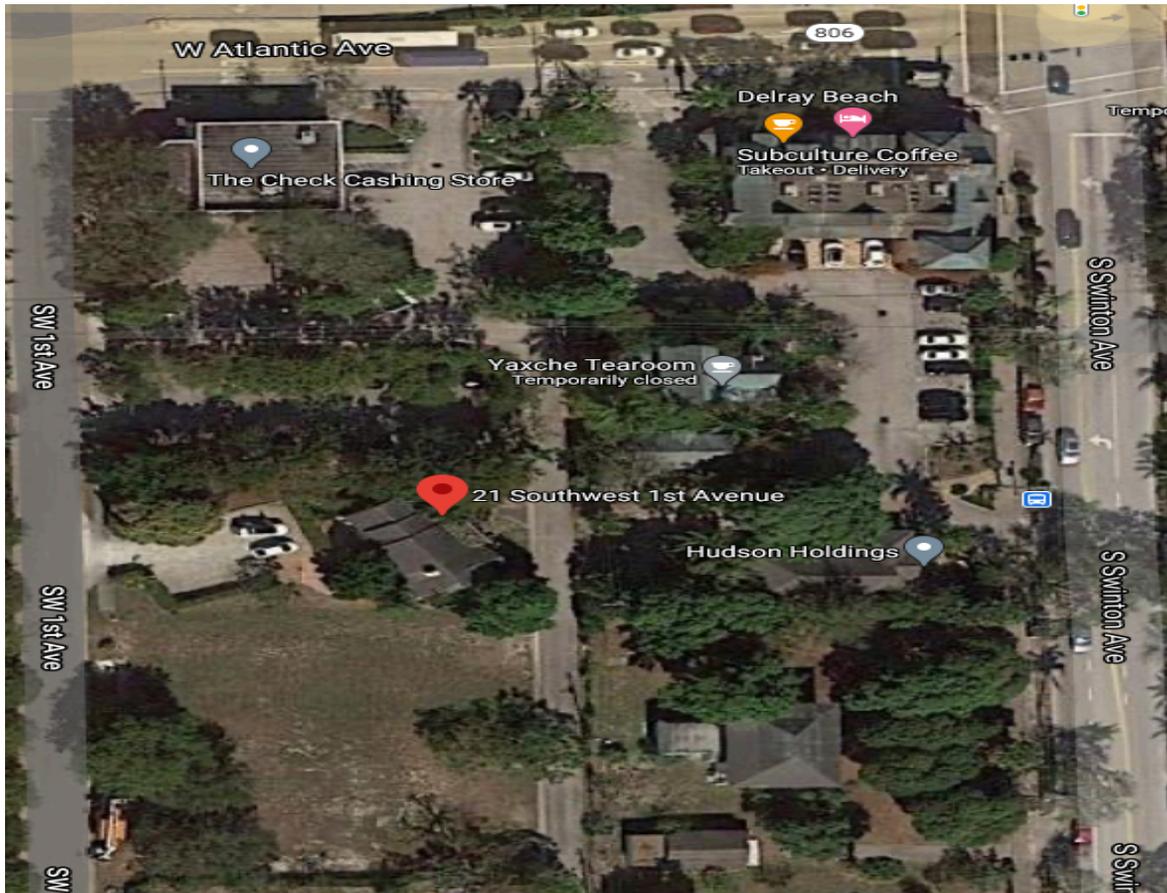
(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
		Type	Occupation				
09/03/2019	Bathurst, Romney W. 238 North View Circle Warrenton, VA 20186-0000	I		CHE			\$ 25.00
1							
09/09/2019	Lannan, Alexis 3735 Beachwood Drive Delray, FL 33445-0000	I	Admin	CHE			\$ 300.00
2							
09/15/2019	Deponte, Eugenia 24 Marine Way DeLray Beach, FL 33483-0000	I	Real Estate	CHE			\$ 200.00
3							
09/19/2019	Hudson Holdings LLC 20 S Swinton Ave DeLray Beach, FL 33444-0000	B	Construct ion and Renovati on	CHE			\$ 1000.00
4							
09/19/2019	Hudson Real Estate Management, LLC 20 S. Swinton Ave DeLray Beach, FL 33444-0000	B	Real Estate	CHE			\$ 1000.00
5							
09/19/2019	HH St Louis Railway, LP 20 S. Swinton Ave DeLray Beach, FL 33444-0000	B	Real Estate	CHE			\$ 1000.00
6							
09/24/2019	McMurrain, Brett 813 Delmar Way, 302 DeLray Beach, FL 33483-0000	I	Inventory Control Manager	CHE			\$ 100.00
7							
09/25/2019	Tumazos, Charles 1153 Canoe Point DeLray Beach, FL 33444-0000	I	Finance/ Consultin g	CHE			\$ 50.00
8							



This form is based on DS-DE 13 (Rev. 11/13)

Adjutant Workshop, Inc. - Campaign ToolBox

9) **21 SW 1st Avenue**  
**Atlantic Ave Development LLC**



- This property is one property of a multi parcel project the Petrolia opposed
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Adjutant Workshop, Inc. - Campaign Toolbox

10) **106 S Swinton Avenue**  
**MGM Sunday House LLC**



- This property is one property of a multi parcel project the Petrolia opposed
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11 / 09 / 17 4	BSA CORPORATION 9 NE. 2ND STREET DELRAY BEACH FL 33444	B	CONSTRUCTION	CHE			1,000.00
11 / 09 / 17 5	MURPHY LLC 138 N. SWINTON AVE. SUITE A DELRAY BEACH FL 33444	B	PROPTY. MGMT	CHE			1,000.00
11 / 09 / 17 6	DUNAY, MISKEL BACKMAN LLP. 14 SE 4TH STREET SUITE 36 BOCA RATON, FL 334332	B	ATTORNEY	CHE			1,000.00
11 / 09 / 17 7	KIM THOMAS 34 S.OCEAN BOULEVARD. DELRAY BEACH FL 33483	I	BUSI.OWNER	CHE			1000.00

DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

**CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS**

(1) Name SHIRLEY E JOHNSON (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 1 / 19 through 11 / 30 / 19 (4) Page 2 of 3

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor		(9)	(10)	(11)	(12)
		Type	Occupation	Contribution Type	In-kind Description	Amendment	Amount
11 / 14 / 19	JEFFREY R. LARSEN 959 EVE ST DELRAY BEACH, FL 33483	I	RESTAURANT	CHE			\$1,000.-
8							
11 / 14 / 19	NORTHLAKE SQUARE WEST, LLC 101 PLAZA REAL S STE 200 BOCA RATON, FL 33432	B	DEVELOPER	CHE			\$1,000.-
9							
11 / 14 / 19	MARMAT HOMES CONSTRUCTION ACCT 2605 W. ATLANTIC AVE #A 102 DELRAY BEACH FL 33445	B	CONSTRUCTION	CHE			\$1,000.-
10							
11 / 14 / 19	KEY INTERNATIONAL II, LLC 548 BRICKELL AVE SUITE 1100 MIAMI, FL 33131	B	DEVELOPER	CHE			\$1,000.-
11							
11 / 14 / 19	HALFMAN LYNN CONSTRUCTION, INC 3185 So. Congress Ave DELRAY BEACH, FL 33445	B	CONSTRUCTION	CHE			\$1,000.-
12							
11 / 14 / 19	PEBB CAPITAL MANAGEMENT, LLC 7900 GRADES RD. SUITE 570 BOCA RATON, FL 33434	B	REAL ESTATE INVESTMENT	CHE			\$1,000.-
13							
11 / 14 / 19	13th FLOOR MANAGER, LLC 548 BRICKELL AVE SUITE PH-1 MIAMI, FL 33131	B	REAL ESTATE INVESTMENT	CHE			\$1,000.-
14							



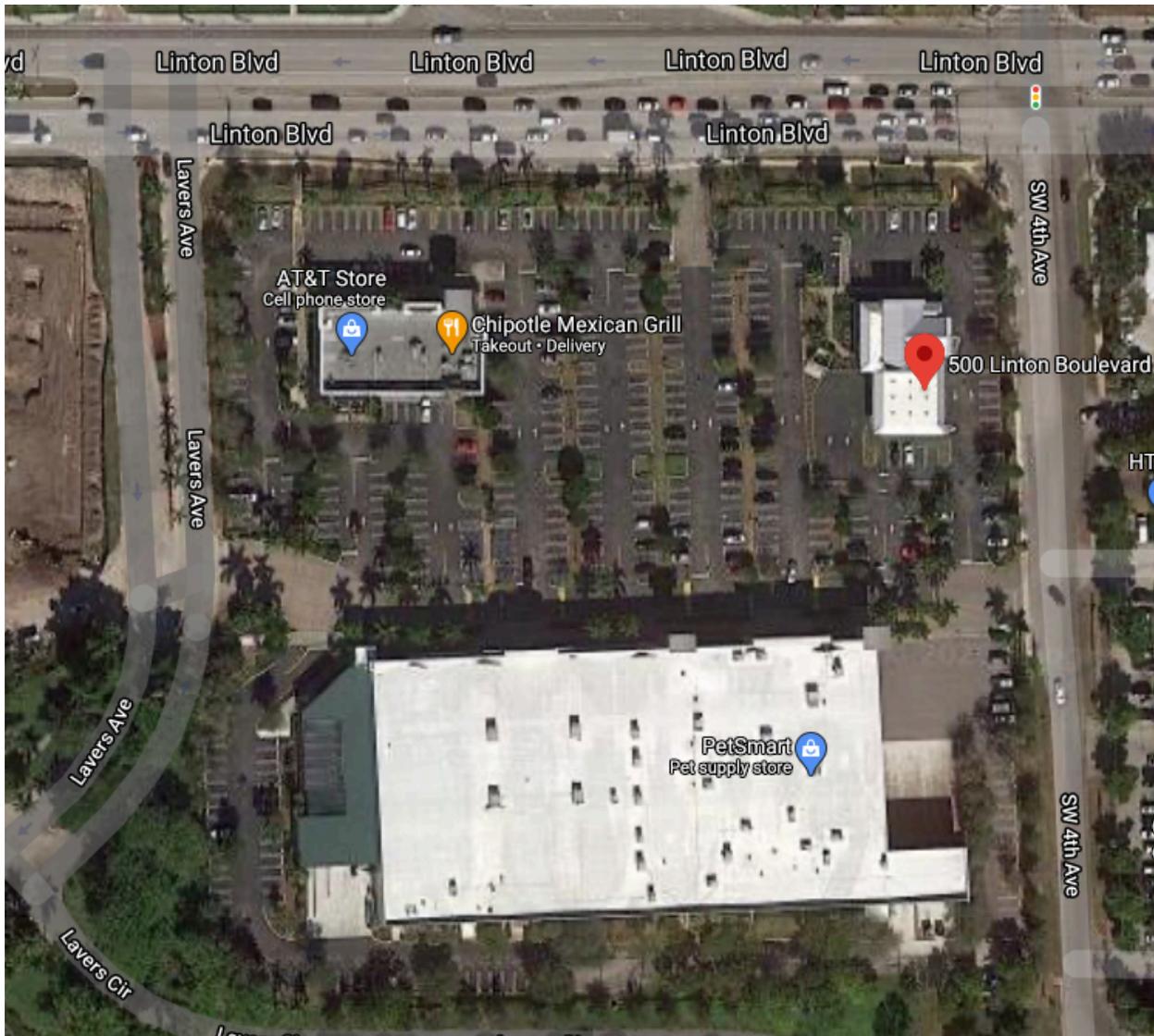
### CAMPAIGN TREASURER'S REPORT - ITEMIZED CONTRIBUTIONS

(1) Name Bathurst, Bill (2) I.D. Number 00000  
 (3) Cover Period 09/01/2019 - 09/30/2019 (4) Page 1 of 4

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
		Type	Occupation				
09/03/2019	Bathurst, Romney W. 238 North View Circle Warrenton, VA 20186-0000	I		CHE			\$ 25.00
1							
09/09/2019	Lannan, Alexis 3735 Beachwood Drive Delray, FL 33445-0000	I	Admin	CHE			\$ 300.00
2							
09/15/2019	Deponate, Eugenia 24 Marine Way DeLray Beach, FL 33483-0000	I	Real Estate	CHE			\$ 200.00
3							
09/19/2019	Hudson Holdings LLC 20 S Swinton Ave DeLray Beach, FL 33444-0000	B	Construct ion and Renovati on	CHE			\$ 1000.00
4							
09/19/2019	Hudson Real Estate Management, LLC 20 S. Swinton Ave DeLray Beach, FL 33444-0000	B	Real Estate	CHE			\$ 1000.00
5							
09/19/2019	HH St Louis Railway, LP 20 S. Swinton Ave DeLray Beach, FL 33444-0000	B	Real Estate	CHE			\$ 1000.00
6							
09/24/2019	McMurrain, Brett 813 Delmar Way, 302 DeLray Beach, FL 33483-0000	I	Inventory Control Manager	CHE			\$ 100.00
7							
09/25/2019	Tumazos, Charles 1153 Canoe Point DeLray Beach, FL 33444-0000	I	Finance/ Consultin g	CHE			\$ 50.00
8							



11) 500 W Linton Blvd  
Costco Wholesale  
NCC Rosebud Two, LLC



- The site is owned by Menin Development
- Jordana Jarjura is Vice President/General Counsel for the Menin Development, Inc.
- Jarjura is a former Delray Beach City Commissioner
- Jarjura and Petrolia were regularly on opposite sides of issues and were in different political camps

**Detail by Entity Name**

Florida Limited Liability Company  
NCC ROSEBUD TWO, LLC

**Filing Information**

**Document Number**

L16000019770

**FEI/EIN Number**

13-4234718

**Date Filed**

02/01/2016

**State**

FL

**Status**

ACTIVE

**Principal Address**

101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

**Mailing Address**

101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

**Registered Agent Name & Address**

CM RAC, INC.  
101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

Name Changed: 02/02/2017

Address Changed: 02/02/2017

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

MENIN, CRAIG I  
101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

Title VP

Jarjura, Jordana  
101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

## **Jarjura Bows Out; Other Boca/ Delray Political Notes**

January 31, 2017

<https://www.bocamag.com/jarjura-bows-out-boca-and-delray-political-notes/>

On Friday, Delray Beach City Commissioner Jordana Jarjura shook up the city's March 14 election with an email announcing that she would not seek a second term. Jarjura had filed paperwork to run for re-election, but she told me in December that she didn't intend to hold her campaign kickoff until this month. Jarjura told me on Monday that she based her decision on many recent events, up to the commission's failure last Tuesday to approve a settlement in the Atlantic Crossing case.

Her email noted the recent dysfunction on the dais. The commission's "dynamic," Jarjura wrote, "has become a detriment to its effectiveness and a poor reflection of Delray's character. I believe my limited time during this stage of my life can be better spent contributing to our city in other ways as a private citizen."

Yet much of Jarjura's email read more like campaign material. She cited the commission's accomplishments since she took office in March 2014. Delray Beach has police and fire pension reform that greatly reduced the city's unfunded liabilities and gave current first responders a raise with back pay. A quarter-billion-dollar capital improvement plan will upgrade public facilities in many neighborhoods.

In addition, the Auburn Trace housing complex is under new management. The deal netted Delray Beach several million dollars for housing initiatives, which the commission has yet to specify. The city has begun work on regulating sober homes, approved new land development regulations and approved the iPic project.

Jarjura, however, also acknowledged the "gutter politics" of recent months, such as Commissioner Mitch Katz's accusation that Jarjura would have risked an ethics violation by voting for a contract to retain ex-City Attorney Noel Pfeffer on a temporary basis while the commission searched for a successor. "Far too many decisions," she wrote, "appear to have been made off the dais, contrary to the facts, to expert opinions and to the rule of law."

Not surprisingly, Jarjura also cited the commission's failure on the presumably non-controversial task of appointing someone to complete Al Jacquet's Seat 2 term. She and Mayor Cary Glickstein had favored Yvonne Odom. Katz and Shelly Petrolia wanted Josh Smith, who had run unsuccessfully against Katz and two others in 2015. At the two meetings when the commission considered the issue, many residents spoke in support of Odom. None spoke for Smith.

With the notable exception of Atlantic Crossing, Glickstein and Jarjura had tended to be on one side of an issue with Katz and Petrolia on the other. Yet all have supported and/or donated to each other. Jarjura's departure reinforces the notion that outside forces have played a big role in the commission's inability to disagree without being disagreeable toward each other.

Before Jarjura's decision, a robocall to city residents accused her of being a racist for not supporting Smith. This election could show whether Delray Beach still deserves its long-running reputation for good government.

### **And who's in the race**

Jarjura's departure leaves eight people who have filed paperwork to run for the Delray commission—five in Seat 2 and three in Jarjura's Seat 4.

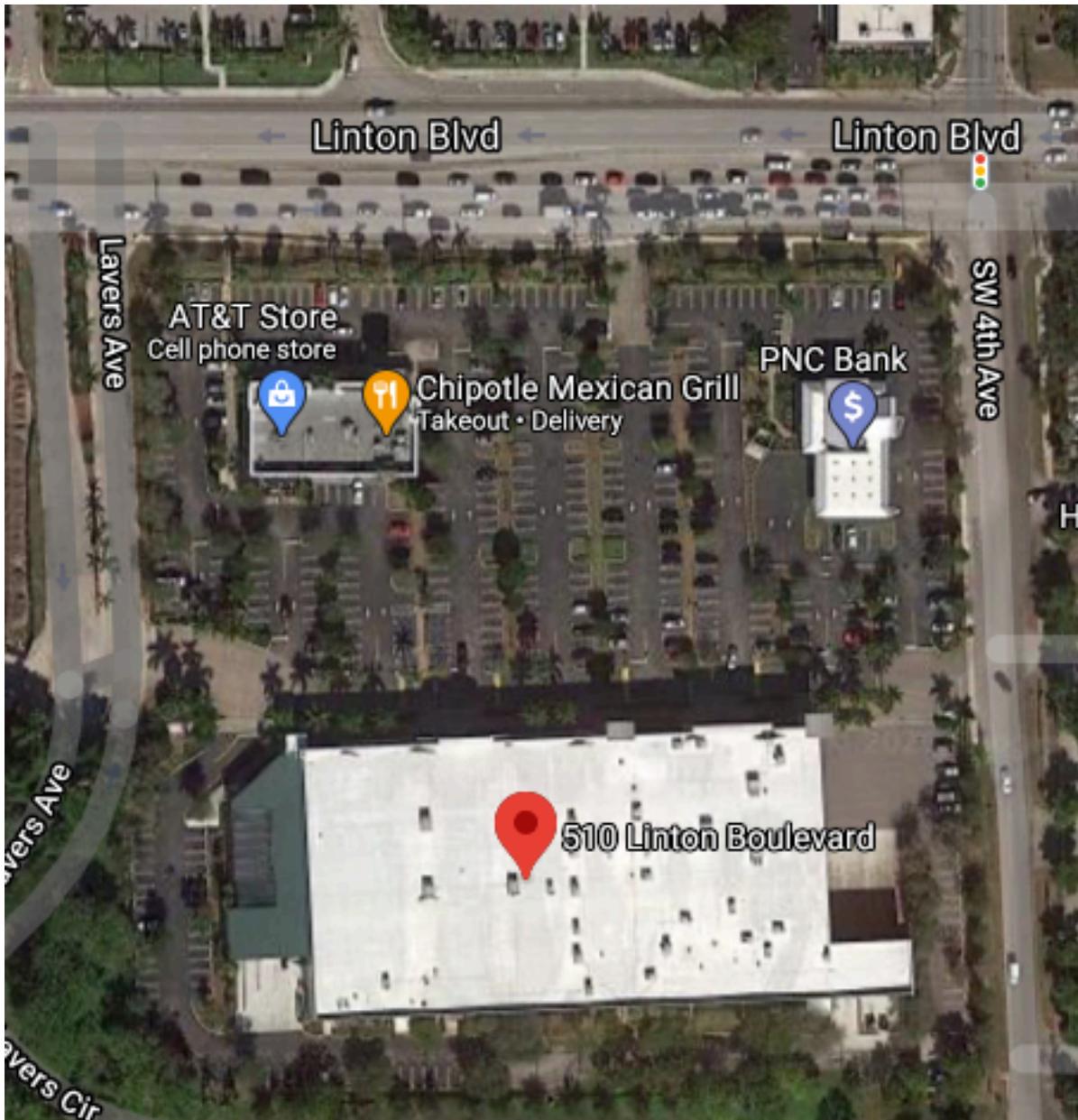
One of the Seat 2 names is James Chard, chairman of the Site Plan Review and Advisory Board, among other civic activities. Through December, he had loaned his campaign \$10,000 and raised \$6,800. Jarjura first nominated Chard for the Seat 2 vacancy. When he got no other votes, she switched to Odom.

Another Seat 2 name is Kelly Barrette, who operates the TakeBackDelray Facebook page and who says on her campaign website that she wants to “build a city government that puts citizens before special interests.” Barrette had loaned her campaign \$4,000 and raised \$1,500 through December.

Barrette is seen as an ally of Katz and Petrolia. In 2015, Katz nominated her for a seat on the historic preservation board. Petrolia seconded the nomination. Glickstein opposed it, saying that after the commission’s first major vote on the iPic project—Glickstein favored it —Barrette had called the mayor “a fraud” in a text message. Such an attitude, Glickstein said, would not work on an advisory board that stresses collaboration and collegiality. Jarjura and Jacquet joined with Glickstein to oppose Barrette’s nomination. As Glickstein explained his opposition, Barrette shouted at him. Though he sought appointment to Seat 2 and pledged not to run if appointed, Smith now is running in Seat 4. He told me Monday that Katz and Petrolia are supporting him. The others to file paperwork are Shirley Johnson and Joseph Bernadel, who serves on the community redevelopment agency. None has done much, if any, fund-raising, and I’m told that Bernadel intends to drop out.

Qualifying begins today at noon and runs through noon on Feb. 14. Candidates can file for either seat, regardless of where they live. If there are more than two candidates in a race, the candidate who gets the most votes will win outright. Delray Beach has no runoffs.

- 12) 510 W Linton Blvd 100  
New Century Commons  
NCC Rosebud Two LLC



- The site is owned by Menin Development
- Jordana Jarjura is Vice President/General Counsel for the Menin Development, Inc.
- Jarjura is a former Delray Beach City Commissioner
- Jardura and Petrolia were regularly on opposite sides of issues and were in different political camps

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NCC ROSEBUD TWO, LLC

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L16000019770

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DELRAY BEACH, FL 33483

**Registered Agent Name & Address**

CM RAC, INC.  
101 SE 4TH AVENUE  
DELRAY BEACH, FL 33483

Name Changed: 02/02/2017

Address Changed: 02/02/2017

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**Name & Address**

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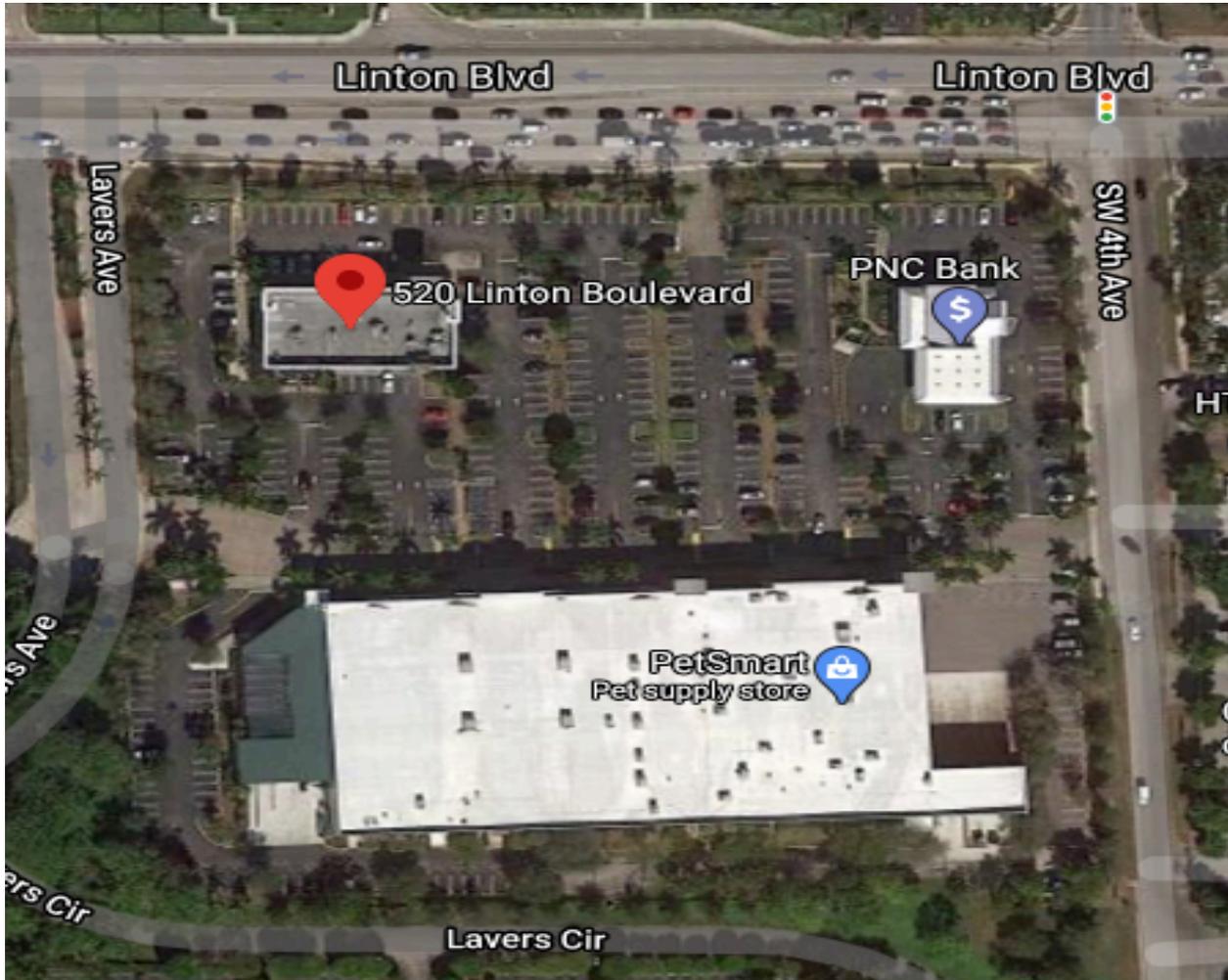
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**Filing Information**

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DELRAY BEACH, FL 33483

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DELRAY BEACH, FL 33483

**Registered Agent Name & Address**

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DELRAY BEACH, FL 33483

Name Changed: 02/02/2017

Address Changed: 02/02/2017

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

MENIN, CRAIG I  
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DELRAY BEACH, FL 33483

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14) 551 W Linton Blvd  
Delray Villages Shoppes  
Delray Villages Shoppes, INC



- This property is owned by Delray Villages Shoppes, Inc.
- Key principals of Delray Villages Shoppes are the same for Ocean Properties
- Key principals of Ocean Properties gave campaign contributions to Petrolia's opponent Jim Chard for Mayor in 2017
- Key principals of Ocean Properties gave campaign contributions to Petrolia's political rivals in 2020, who she was trying to oust from office - Bill Bathurst and Shirley Johnson
- Petrolia and Ocean Properties have been in a long term dispute over the City's maintenance of the beach dunes. The sea grapes have been growing so high that they have been blocking the views of some of the hotel rooms on the beach that Ocean Properties own and they have been lobbying the City to trim them. Petrolia has been fighting against the trimming plan that Ocean Properties wanted and she recently lost a vote for her plan.

**Detail by Entity Name**

Florida Profit Corporation  
DELRAY VILLAGE SHOPPES, INC.

**Filing Information**

**Document Number**

P00000017859

**FEI/EIN Number**

65-1093304

**Date Filed**

02/18/2000

**State**

FL

**Status**

ACTIVE

**Last Event**

NAME CHANGE AMENDMENT

**Event Date Filed**

04/29/2013

**Event Effective Date**

NONE

**Principal Address**

1001 E. ATLANTIC AVE.  
SUITE 202  
DELRAY BEACH, FL 33483

Changed: 01/15/2010

**Mailing Address**

1000 MARKET STREET  
SUITE 300  
PORTSMOUTH, NH 03801

Changed: 03/24/2004

**Registered Agent Name & Address**

CT CORPORATION SYSTEM  
1200 S. PINE ISLAND RD.  
PLANTATION, FL 33324

**Officer/Director Detail**

**Name & Address**

Title DP

WALSH, MICHAEL  
1001 E ATLANTIC AVE., SUITE 202  
DELRAY BEACH, FL 33483

Title DVP

WALSH, MARK  
1001 E ATLANTIC AVE., SUITE 202  
DELRAY BEACH, FL 33483

Title DVP

WALSH, WILLIAM  
1000 MARKET STREET, SUITE 300  
PORTSMOUTH, NH 03801

Title EVP

ADE, RICHARD  
1000 MARKET STREET, SUITE 300  
PORTSMOUTH, NH 03801

Title VP

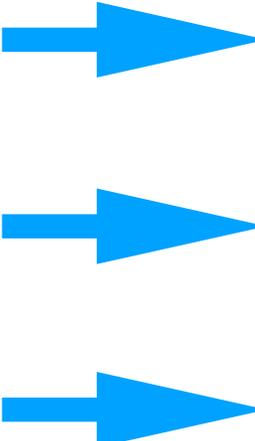
McMurrain, Thomas T  
1001 E. ATLANTIC AVE.  
SUITE 202  
DELRAY BEACH, FL 33483

## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 01 / 2017 through 11 / 30 / 2017 (4) Page 3 of 5

(5) Date	(6) Sequence Number	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8)		(9)	(10)	(11)	(12)
			Contributor Type	Occupation	Contribution Type	In-kind Description	Amendment	Amount
11 / 14 / 2017	11	BRIAN ROSEN 106 NE 6TH STREET DELRAY BEACH FL 33444	I	REALTOR	CHE			1,000.00
	15							
11 / 14 / 2017	11	BROSEN1 LLC 2665 SOUTH BAYSHORE DRIVE SUITE 605B MIAMI FL 33133	B	PROP. MGMT	CHE			1,000.00
	16							
11 / 23 / 2017	11	CLYDE W. REA III 605 SE 1ST AVENUE SUITE H DELRAY BEACH FL 33444	I	WHOLSALER	CHE			1,000.00
	17							
11 / 29 / 2017	11	MICHAEL WALSH 1001 E. ATLANTIC AVENUE SUITE 202 DERLAY BEACH FL 33483	I	HOTEL MGMT	CHE			1,000.00
	18							
11 / 29 / 2017	11	WILLIAM WALSH BUILDING 1 1000 MARKET ST UNIT 300 PORTSMOUTH NH 03801	I	HOTEL MGMT	CHE			1,000.00
	19							
11 / 29 / 2017	11	MARK AND REBECCA WALSH 1709 N. OCEAN BOULEVARD DERLAY BEACH FL 33483	I	HOTEL MGMT	CHE			1,000.00
	20							
11 / 09 / 17	11	JAY ALPERIN 3130 LOWSON BLVD. DELRAY BEACH FL 33445	I	RETIRED	CHE			250.00
	21							



## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 01 / 01 / 2018 through 01 / 31 / 2018 (4) Page 7 of 9

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
(6) Sequence Number						
01 / 29 / 2018 43	WASTE MANAGEMENT INC OF FLORIDA 2700 WILES ROAD COCONUT CREEK FL 33073	B   WASTE MGMT.	CHE			1000.00
01 / 31 / 2018 44	THOMAS T. MCMURRAIN 13 COUNTRY RD. W VILLAGE OF GOLF, FL 33436	I   HOTEL DEVEL.	CHE			1000.00
01 / 31 / 2018 45	THOMAS ZACHARY PURDO 175 SOUTH 4TH STREET APT 1 BROOKLYN, NY 11211	I   ENTREPRENEUR	CHE			500.00
01 / 31 / 2018 46	BERGER ANDREW S. BERNICE A. 6461 STONEHURST CIR. LAKE WORTH FL 33467	I   HOTEL OPER.	CHE			1000.00
01 / 31 / 2018 47	MG CONCEPTS LLC 18 SALINA AVENUE #29 DEKRAY BEACH FL, 33483	B   SIGN DESIGNER	CHE			1000.00
01 / 26 / 2018 48	LLOYD HASNER 2737 S. CLEARBROOK CIRCLE DELRAY BEACH FL, 33445	I   GEN. CONTRAC	CHE			100.00
01 / 25 / 2018 49	KAUFMAN LYNN CONSTRUCTION 3185 S. CONGRESS AVENUE DELRAY BEACH FL, 33445	B   CONSTRUCTION	CHE			1000.00



## The Long Game

Ocean Properties is the largest hotel owner and operator in Sarasota, and the state.  
by David Ball

*The dominant resort player in the region, family-run Ocean Properties says it's here to stay.*

<https://www.sarasotamagazine.com/best-of-sarasota/2014/10/long-game>

**MARK WALSH HAS WORKED NEARLY EVERY JOB** in the hospitality industry. With a father who built hotels across New England, he had no choice but to start young. At 12, Walsh was bussing tables and washing dishes. Next he was cleaning pools and mowing the grass. Handling luggage and working the front desk was a welcome promotion.

“It was important to learn what all the jobs entail and the hard work it takes to create a great experience for the guest,” Walsh says.

It was a philosophy instilled by his father, Tom Walsh, who formed [Ocean Properties](#) in Maine in 1969 as a family-owned and family-run hotel operator. Forty-five years later that philosophy continues, though the business has become just a little bigger.

Today, Mark Walsh, 59, and his three brothers and a sister run one of the largest privately held hotel management and development firms in North America, with more than 100 properties under ownership.

Ocean Properties has long eyed the beach markets along Sarasota and Manatee counties, and it's now a dominant player here, with recent acquisitions of marquee resorts that include the expansive Longboat Key Club & Resort and Helmsley Sandcastle Hotel.

The company's local portfolio also includes the Holiday Inn Lido Beach, Hilton Longboat Key Beachfront Resort, Lido Beach Resort, Courtyard Bradenton Sarasota/Riverfront and the Chart House restaurant property adjacent to the Longboat Key Club. It made a bid for a portion of the defunct Colony Beach & Tennis Resort, but that sale has been held up by litigation between the original developer and condo owners.

### **Ocean Properties is the largest hotel owner and operator in Florida.**

Ocean Properties, headquartered in Delray Beach, with offices in New Hampshire and Canada, has built a reputation of steady growth with aggressive hotel acquisition and development. It targets underutilized or failing properties, usually on bodies of water, across New England, the Southwest, Canada and the Caribbean. The company's biggest presence is in Florida, where, with 30 properties, it is the largest hotel owner and operator in the state.

In Sarasota, some have speculated that Ocean Properties will redevelop some of its hotels into more lucrative condos or other uses. But company officials say that's not their business model, though some expansions are planned. And Ocean Properties won't be selling off its properties in a few years for a quick profit, they say.

Despite its size, the company is still run like a family business, and company leaders say that means keeping hotels mostly intact, investing in repairs and renovations, improving working conditions for employees and being long-term stewards in the community. That could mean a growing Ocean Properties empire if the local market remains favorable.

“We feel that Sarasota is a great area. The overall area is growing, there are a lot of positives and the beaches are great,” Walsh says. “Having said that, the hotel business is cyclical; it goes up and it goes down.”

Sarasota’s tourist economy has rebounded significantly since the recession.

Tennessee-based [STR](#), which tracks hotel occupancy, room rates and supply and demand figures for the industry, reports strong increases in nearly every measurable statistic in the Sarasota and Bradenton markets, especially compared to the rest of the state and the U.S.

According to STR figures, Sarasota-Bradenton hotel occupancy averaged more than 75 percent through the first six months of 2014, up from 59 percent for the same time period in 2009. Florida as a whole grew from 60 percent to about 73 percent during that same time, while the national average rose from 54 percent to about 64 percent. Spring break months of February and March this year saw occupancy rates approaching 90 percent in Sarasota-Bradenton, compared to about 80 percent for the state and 65 percent for the U.S.

Average room rates in Sarasota-Bradenton also increased around \$7 since 2009, and the revenue each room generated for the hotel increased about \$17. But the greatest indicator of a market’s health, says STR senior vice president Jan Freitag, is supply and demand. Since 2009, the supply (number of hotel rooms multiplied by the days available) grew a fairly healthy 117,840, while the demand (number of hotel room days sold) grew by more than 432,000.

“That’s a healthy increase in room demand,” Freitag says. “So it’s no surprise that someone wants to be a part of this market.”

Ocean Properties officials, however, say they are concerned about the 20 percent rise in construction costs they’ve seen in the past year, as well as the potential for overdevelopment in areas like downtown Sarasota, where about a dozen hotel and condo projects are planned. A hot local market is not the dominant factor in determining what they buy.

“We are attracted to the property first,” says Andy Berger, vice president of operations. “Either it’s poorly managed and we can bring in better management, or we can bring in money to fix up the hotel. A lot of times hotels are for sale because they haven’t been well maintained. Usually we can come in, fix them up and run them better. If it’s in a great place like Sarasota, that’s even better.”

Case in point is the Longboat Key Club, which Ocean Properties purchased in 2012. Berger and Walsh say they’ve spent nearly \$6 million in golf course renovations plus other upgrades and new equipment just to bring the sprawling high-end resort in line with others around the state. Ocean Properties plans to expand the club with new conference space, hotel rooms, commercial space and even residential units. The company last year purchased an adjacent three-acre property that includes the Chart House restaurant and shops.

**“We are not condo developers.”**

The club’s previous owner’s redevelopment plans were effectively blocked by Longboat Key neighborhood groups who complained that the project didn’t fit the island

community. Walsh says he expects to work closely with those groups and Longboat Key elected officials.

“We will be sitting down with the neighbors and the town and start the process of getting everybody’s input and incorporating that into some plans we can bring forward,” Walsh says. “Our goal, no matter where we go, is to try to bring something in that fits with the community and also with the surrounding neighbors. Our relationship with our neighbors and town is something we take very seriously.”

bigger test of Ocean Properties’ willingness to keep hotels operating as hotels might come from its purchase this year of the Helmsley Sandcastle Hotel on Lido Beach for \$27.4 million. The hotel, once owned by New York hotelier Leona Helmsley, was built in 1953 and has likely reached the end of its lifespan and is primed for redevelopment, says Barry Seidel, president of commercial real estate brokerage firm American Property Group of Sarasota.

“They are probably running it as an ongoing hotel until they get all their ducks in a row to develop the property to something that’s going to make them a lot of money,” Seidel says. “I was just out there, and every ounce of my body tells me they are going to operate it until they can redevelop it, probably with condos.”

Ocean Properties officials say they haven’t made any decisions on the property beyond routine maintenance upgrades. Berger says, “We’re a hotel company. That’s 95 percent of what we do. I’m sure if we were condo developers we would love that real estate. We are not condo developers, we are hotel people.”

The company keeps its development plans close to the vest, and it doesn’t divulge business details like revenue figures and number of employees. They say that’s part of keeping the company private and family-run, something that likely won’t change anytime soon.

“We are long-term holders of real estate. We are not sellers,” Walsh says. “We’ve got hotels that my dad built in the 1960s we still own. We put more money into the projects, because we are in it for the long term. We know coming into an area that we will be there for a long time.”

## Toxic Delray Beach Politics Continue as Tensions Flare on Commission

September 15, 2020

<https://www.bocamag.com/toxic-delray-beach-politics/>

It was full frontal and full volume last Tuesday on Delray Beach's toxic politics. The flashpoint was sea grapes. Where else but Delray Beach could a tree cause a verbal street fight among elected officials? These days, Delray doesn't disappoint. As usual, the central player was Mayor Shelly Petrolia, who tries continually to be the strong mayor the city charter prohibits her from being. As I wrote last week, the commission was considering whether to overturn a 2017 decision that severely curtailed the sea grape trimming program that had been in effect since 2000. Three years ago, Petrolia and former Commissioner Mitch Katz demanded that the city ignore science in favor of allowing sea grapes along the beach to grow well beyond recommended guidelines and thus crowd out natural vegetation.

Commissioner Ryan Boylston led off with a presentation of photos that he had taken. He lamented that such a non-controversial topic had become "politicized" and that the city had stopped "focusing on science." The beach, Boylston said, benefited most from the "biodiversity" that came from regularly trimming the quick-spreading sea grapes.

Commissioner Adam Frankel followed by saying, "It's tough to follow that presentation." He thanked Boylston for the "education you gave me." Then came Petrolia. "I'm going to jump in here," she said. "This is about me." Well, yes. From there, Petrolia rolled out her typical populist script. Her preferred villains were "businesses" near the beach that "want better views" and a few rich beachfront homeowners. Those who took the opposite side were telling "lies."

Petrolia had her usual ally—Commissioner Julie Casale. She has the job because Petrolia recruited and backed her during the election last March. Casale sounded confused at several points, but she reliably backed Petrolia on wanting to keep the damaging status quo.

That left Commissioner Shirley Johnson. She voted with Petrolia in June to start the process of [firing City Manager George Gretsas](#). This time, however, she would be the third vote on the other side.

When Johnson came to Delray Beach as a child, she said, "I never saw a sea grape. They're a nuisance." The city, Johnson said, should "put science first." Much of that science came from Robert Barron, a former city employee who has spent decades in coastal environmental management.

After Johnson's statement, the outcome was clear. But the politics were far from finished.

Frankel accused Petrolia of claiming falsely on social media that he wanted to "chop down" trees. He cited a communication from John Morgan, the city's former sustainability director, backing Frankel's position. Frankel said he was "setting the record straight" and advised residents to "get their facts here, not on Facebook," where Petrolia dwells.

The mayor shot back that Frankel was “backpedaling” from comments at a meeting last month. Seeking to portray herself as a victim of Delray Beach’s deep state, Petrolia said that she had been targeted for having “the audacity” to challenge Morgan. Next March, Boylston and Frankel are up for second terms. Both opposed Petrolia on Gretsas. Not coincidentally, Petrolia saved her fire on sea grapes for them, not Johnson. She won a new term six months ago and can’t run again in 2023 because of term limits.

Boylston acknowledged the politics when he said that his vote is “going to be on a (campaign) mailer.” But that reality, Boylston said, “is not a reason not to do the right thing.”

“We’ve got a scientist here,” Petrolia said sarcastically, referring to Boylston. She mocked Barron for not having a biology degree, ignoring Barron’s decades of experience in coastal management and knowledge of Florida plants. Then Petrolia made clear what everyone had suspected. “I will make sure the public knows,” she said, “how we’re voting. I will make sure the public is aware, based on the facts.”

To Boylston and Frankel, Petrolia said, “Govern yourself accordingly.”

I asked Boylston on Monday if he saw Petrolia’s tirade as an election challenge.

“There’s no other way to read it,” he said. Would Petrolia, despite the vote, try to stop the trimming? “It’s 100 percent that she will try to thwart it.”

Indeed, Petrolia in mid-June had emailed Gretsas and Public Works Director Missie Barletto to lobby for retention of those sea grape arches that she calls “iconic,” asking that they be left “in tact (sic).”

Since becoming mayor, Petrolia has been responsible for abolishing the community redevelopment agency without public notice and running off the city attorney without public notice. She’s currently trying to run off the city manager she once claimed “checked every box for me.”

And who’s on the ballot with Boylston and Frankel?

Shelly Petrolia.

16) **615 E Atlantic Avenue**  
**Atlantic Crossing 1**  
**Edwards Atlantic Avenue LLC**



- This property is owned by Edwards Atlantic Avenue LLC
- Mayor Petrolia voted against it, was a very vocal opponent of the project, and ran on stopping it.
- The site, which spans two city blocks, was assembled by CDS Holdings, led by Carl DeSantis.
- DeSantis contributed campaign funds to Petrolia's opponent, the Jim Chard for Mayor campaign in 2017
- William Morris was the owner's Rep for CDS International Holdings
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## ATLANTIC CROSSING UPDATE: MIXED-USE DESTINATION READIES FOR VERTICAL CONSTRUCTION START

Tuesday, October 22, 2019 - 11:32am

<https://downtowndelraybeach.com/blog/atlantic-crossing-update-mixed-use-destination-readies-vertical-construction-start>

### **\$300 Million Atlantic Crossing Mixed-Use Destination Readies for Vertical Construction Start, Announces First Retail/Office Leases**

#### **The project will Transform Two City Blocks in Downtown Delray Beach, FL**

**DELRAY BEACH, Fla.**—October 10, 2019 - Spanning two city blocks, the \$300 million

Atlantic Crossing mixed-use destination designed to transform the east end of Downtown Delray Beach's nationally recognized Atlantic Avenue is on track to begin vertical construction by year-end, according to the owner, The Edwards Companies.

With the western block's underground parking garage and infrastructure well underway, the Company announced the start of active leasing with three lead tenants signed for retail and office space that is projected to open beginning in the fourth quarter 2020.

Representing the largest private investment in the City's history, the venture by Columbus, Ohio-based Edwards Companies is bringing first-of-its-kind high-quality retail and restaurant space (73,000 sf), Downtown's first Class A office quarters (83,000 sf), and new luxury residences to the heart of the City.

"Atlantic Avenue is nationally known and demand is strong. Our timetable allows us to be selective and to identify "best of class" commercial tenants for the project," said Edward Companies Vice President Don DeVere. Lead tenant Merrill Lynch will occupy the entire 20,000-sf third floor - half the available office space in the first building - and Chico's has signed for a 3,150 sf shop fronting Atlantic Ave. The first restaurant tenant, Chicago-based The Hampton Social, a lifestyle experience concept, has leased 8,677 square feet. Several additional tenant prospects are in active negotiations, DeVere said.

Atlantic Crossing's nine-acre site has 560 feet of frontage along Atlantic Avenue and is bounded by Federal Highway (US1) to the west and the City's Veterans Park along the Intracoastal Waterway to the east. The western block is fully financed with a \$110 million construction loan and a \$45 million preferred equity investment.

"The Delray market is highly desirable, but has lacked new, high-quality retail and restaurant space with associated parking," DeVere said. Plus, for the first time, mid- to large companies can locate in Downtown Delray Beach as Atlantic Crossing introduces 20,000 sf floorplates.

"Atlantic Crossing is coming online at an exciting turning point," according to Drew M. Barkett of Strategic Retail Advisors, exclusive retail leasing agent. "Retailers and restaurateurs are looking to 'High Street' opportunities, rather than enclosed malls or lifestyle centers. Atlantic Crossing delivers the authentic sense of place to draw today's shoppers and diners, and to become the 'must-see' spot for out of towners."

Commitments elsewhere in the Downtown by national retailers are validating the market's appeal, and three new downtown hotels, the state's largest food hall, and new residential developments are slated for the area.

Downtown Delray Beach offers “one of the strongest retail scenarios in the country,” according to Robert Gibbs, a nationally known retail consultant and author whose 2017 *Shopability* study found the primary market area can support 434,000 sf of new retail, generating \$221 million in retail sales. The study pegged Delray Beach as one of the nation’s Top 10 Downtowns, with the potential to become a Carmel by the Sea or Nantucket. *USA Today* listed Delray Beach’s Atlantic Avenue among *10 Great American Shopping Streets* (5-5-17), noting that 20,000 people can visit its hundreds of shops and restaurants in a day.

For retailers, Atlantic Crossing’s demographics are compelling. Total population within five miles is 150,752, and within one mile, average household income tops \$100,000. Also, Downtown draws hundreds of thousands of visitors each year, and Atlantic Crossing’s new residents alone are projected to generate more than \$6 million in new spending annually.

In line with Downtown Delray’s eclectic feel and walkability, each of Atlantic Crossing’s six buildings of three to five stories has a different architectural design. All parking is hidden, below ground or in a garage wrapped by residences, and convenient valet service is provided. Completion of the first luxury residential residences is anticipated for 2021, with additional park-side residential units added in 2023.

For more on Atlantic Crossing’s plans, visit [www.atlanticcrossingdelray.com](http://www.atlanticcrossingdelray.com). For retail leasing contact Strategic Retail Advisors, Drew M. Barkett ([dbarkett@sraretail.com](mailto:dbarkett@sraretail.com)) 954-683-5234 or Steve Friedman ([sfriedman@sraretail.com](mailto:sfriedman@sraretail.com)) 954-614-0641. For office leasing, contact CBRE, John Jaspert, ([john.jaspert@cbre.com](mailto:john.jaspert@cbre.com), 561 393-1603) or Jeffrey Kelly, ([jeffrey.kelly@cbre.com](mailto:jeffrey.kelly@cbre.com), 561 393-1621.)

# # #

Delray Beach: Fate of Atlantic Crossing project back in court  
by [The Coastal Star](#)  
May 4, 2016

By Jane Smith

The fate of the stalled Atlantic Crossing project is back in federal court.

In early April, the Delray Beach City Commission rejected the project’s modified site plan that added a driveway and redesigned the valet area into a circular path from a horseshoe-shaped version. The plan also called for improved contrast for the two loading docks and a pedestrian crosswalk moved north in the project to increase its safety.

The changes, though, were not enough to satisfy commissioners Shelly Petrolia, Mitch Katz and Mayor Cary Glickstein. The federal lawsuit, filed by the developers against the city, was on hold while the modified site plan was reviewed. The stay was lifted and motions soon were entered.

The day after the city commission requested two alleys be returned to the city from Atlantic Crossing, the city filed a motion April 20 to dismiss the developers’ third amended complaint. Many counts, the motion said, failed to state a cause of action or were not ready to be heard. The developers have until May 9 to file a response. The case has an October jury trial date.

“The re-introduction of a connecting road has been nothing short of tortuous,” Glickstein said when explaining his vote on April 5. “To the developer, you missed the opportunity. You

strayed from an atmosphere of cooperation when you said you can't and two years later you said you could. In the interim you only crystallized the palpable mistrust the community felt towards you and the project that led to this drama tonight and all the avoidable time, money and now a federal lawsuit."

The proposed Atlantic Crossing sits at a major intersection — the northeast corner of Federal Highway and Atlantic Avenue — in the city's downtown. It lies just west of the Intracoastal Waterway with Veterans Park in between.

Instead of becoming a jewel, it's turned into a dead zone with dark green construction screening around the west half of the project.

**Sitting on 9.2 acres, the complex, developed by a partnership between Ohio-based Edwards Companies and Ocean Ridge resident Carl DeSantis,** will contain 343 luxury condos and apartments plus 39,394 square feet of restaurants, 37,642 square feet of shops and 83,462 square feet of office space.

Before explaining his reasoning, the mayor lauded DeSantis, saying he "has always been a gentleman to me and has contributed significantly to the betterment of this community and many others, something he's not received credit for or sought."

Atlantic Crossing plans also call for an underground garage.

Traffic issues remain at center of dispute

The modified site plan contained a connecting road that would lead into the garage from Federal Highway and provide a westbound exit to Federal. City planners called the road a driveway because it is only 12 feet wide and doesn't have setbacks, limiting pedestrian and bicyclist access.

The driveway also has a problematic turning radius for vehicles exiting the garage. The turning radius was deemed barely acceptable by city-hired engineering consultants, another reason cited by the mayor for his decision.

The driveway looks like an alley when it needs "equal dignity to a real street," said Derek Vander Ploeg, the Boca Raton architect who drew the plan for the project when it was called Atlantic Plaza II before the real estate recession.

Back in 2008, the project was slated to include 202 residential units and 110,000 square feet of retail space with 1,160 underground parking spaces on 8.9 acres.

Architects loathe shaving space off their buildings, but they can do it to create a real street, Vander Ploeg said. Regular people care more about streetscapes than the actual buildings, he said.

When he designed Atlantic Plaza II, he included a deceleration lane on Federal Highway, an item that the current mayor would like to see to mitigate traffic around Atlantic Crossing.

"I hope for the city of Delray that something can be done," Vander Ploeg said.

Don DeVere, vice president of development for Edwards Companies, said, "Once again, the commission majority decided that they would rather litigate than work together and follow their own rules. They missed this opportunity to resolve the issues and allow this important project to move forward."

He went on to say that approving the modified site plan would "have continued settlement discussions to provide additional benefits to the neighborhood and to eliminate the city's risk of damages, estimated at up to \$40million. Mayor Glickstein and Commissioners Petrolia and Katz decided they didn't want to take that path, but chose to litigate instead."

The development team sued the city in June claiming the city has not issued a site-plan certification that was approved in November 2013 and affirmed by a previous City Commission in January 2014. In the fall, that lawsuit was moved to federal court.

At the April 5 City Commission meeting, Vice Mayor Al Jacquet, who voted for the modified site plan, said, "It's time for us to move forward. ... This is an amicable solution."

He did not say that he opened a campaign account in January for a proposed state House run for District 88. In January, people and companies connected to the Atlantic Crossing development team contributed \$6,500 to his campaign. State laws and ethic rules say he does

not have to reveal the campaign contributions unless there is some quid pro quo involved. Jacquet voiced his support for the project prior to the contributions.

The other yes vote was made by Commissioner Jordana Jarjura. A lawyer, she said the project has 78 conditions “to clean up what previous commissions did. ... We must make decisions that can be supported in court.”

**CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS**

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 01 / 2017 through 11 / 30 / 2017 (4) Page 2 of 5

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
(6) Sequence Number						
11 / 13 / 2017 8	CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVE. SUITE 101 DELRAY BEACH ,FL 33483	B   ARCHITECTS	CHE			200.00
11 / 13 / 2017 9	CHRISTOPHER BROWN 218 NW 9TH STREET DELRAY BEACH FL, 33444	I   CONSULTANT	CHE			100.00
11 / 13 / 2017 10	CARRIE CASTER 398 NE 6TH AVENUE DELRAY BEACH FL 33483	I   MANUFACTURER	CHE			1,000.00
11 / 13 / 2017 11	290 SE 6TH AVENUE LLC 290 SE 6TH AVENUE DELRAY BEACH FL 33483	B   PROP.MGMT	CHE			1,000.00
11 / 13 / 2017 12	CARL DE SANTIS 3299 NW BOCA BLVD. SUITE 200 BOCA RATON FL 33431	I   INVESTOR	CHE			1,000.00
11 / 13 / 2017 13	WILLIAM ERNEST NMORRIS 2928 BANYAN BOULEVARD CIR NW BOCA RATON FL 33431	I   BROKER	CHE			500.00
11 / 13 / 2017 14	JOSEPH COLLARD 1004 BROOKS LANE DELRAY BEACH FL 33483	I   ENTREPRENEUR	CHE			250.00



DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

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19) **777 E Atlantic Avenue**  
**Atlantic Crossing II**  
**Edwards Intracoastal LLC**



- This property is owned by Edwards Atlantic Avenue LLC
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By Jane Smith

The fate of the stalled Atlantic Crossing project is back in federal court.

In early April, the Delray Beach City Commission rejected the project’s modified site plan that added a driveway and redesigned the valet area into a circular path from a horseshoe-shaped version. The plan also called for improved contrast for the two loading docks and a pedestrian crosswalk moved north in the project to increase its safety.

The changes, though, were not enough to satisfy commissioners Shelly Petrolia, Mitch Katz and Mayor Cary Glickstein. The federal lawsuit, filed by the developers against the city, was on hold while the modified site plan was reviewed. The stay was lifted and motions soon were entered.

The day after the city commission requested two alleys be returned to the city from Atlantic Crossing, the city filed a motion April 20 to dismiss the developers’ third amended complaint. Many counts, the motion said, failed to state a cause of action or were not ready to be heard. The developers have until May 9 to file a response. The case has an October jury trial date.

“The re-introduction of a connecting road has been nothing short of tortuous,” Glickstein said when explaining his vote on April 5. “To the developer, you missed the opportunity. You

strayed from an atmosphere of cooperation when you said you can't and two years later you said you could. In the interim you only crystallized the palpable mistrust the community felt towards you and the project that led to this drama tonight and all the avoidable time, money and now a federal lawsuit."

The proposed Atlantic Crossing sits at a major intersection — the northeast corner of Federal Highway and Atlantic Avenue — in the city's downtown. It lies just west of the Intracoastal Waterway with Veterans Park in between.

Instead of becoming a jewel, it's turned into a dead zone with dark green construction screening around the west half of the project.

Sitting on 9.2 acres, the complex, developed by a partnership between Ohio-based Edwards Companies and Ocean Ridge resident Carl DeSantis, will contain 343 luxury condos and apartments plus 39,394 square feet of restaurants, 37,642 square feet of shops and 83,462 square feet of office space.

Before explaining his reasoning, the mayor lauded DeSantis, saying he "has always been a gentleman to me and has contributed significantly to the betterment of this community and many others, something he's not received credit for or sought."

Atlantic Crossing plans also call for an underground garage.

Traffic issues remain at center of dispute

The modified site plan contained a connecting road that would lead into the garage from Federal Highway and provide a westbound exit to Federal. City planners called the road a driveway because it is only 12 feet wide and doesn't have setbacks, limiting pedestrian and bicyclist access.

The driveway also has a problematic turning radius for vehicles exiting the garage. The turning radius was deemed barely acceptable by city-hired engineering consultants, another reason cited by the mayor for his decision.

The driveway looks like an alley when it needs "equal dignity to a real street," said Derek Vander Ploeg, the Boca Raton architect who drew the plan for the project when it was called Atlantic Plaza II before the real estate recession.

Back in 2008, the project was slated to include 202 residential units and 110,000 square feet of retail space with 1,160 underground parking spaces on 8.9 acres.

Architects loathe shaving space off their buildings, but they can do it to create a real street, Vander Ploeg said. Regular people care more about streetscapes than the actual buildings, he said.

When he designed Atlantic Plaza II, he included a deceleration lane on Federal Highway, an item that the current mayor would like to see to mitigate traffic around Atlantic Crossing.

"I hope for the city of Delray that something can be done," Vander Ploeg said.

Don DeVere, vice president of development for Edwards Companies, said, "Once again, the commission majority decided that they would rather litigate than work together and follow their own rules. They missed this opportunity to resolve the issues and allow this important project to move forward."

He went on to say that approving the modified site plan would "have continued settlement discussions to provide additional benefits to the neighborhood and to eliminate the city's risk of damages, estimated at up to \$40million. Mayor Glickstein and Commissioners Petrolia and Katz decided they didn't want to take that path, but chose to litigate instead."

The development team sued the city in June claiming the city has not issued a site-plan certification that was approved in November 2013 and affirmed by a previous City Commission in January 2014. In the fall, that lawsuit was moved to federal court.

At the April 5 City Commission meeting, Vice Mayor Al Jacquet, who voted for the modified site plan, said, "It's time for us to move forward. ... This is an amicable solution."

He did not say that he opened a campaign account in January for a proposed state House run for District 88. In January, people and companies connected to the Atlantic Crossing development team contributed \$6,500 to his campaign. State laws and ethic rules say he does

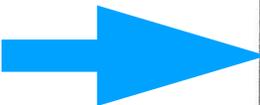
not have to reveal the campaign contributions unless there is some quid pro quo involved. Jacquet voiced his support for the project prior to the contributions.

The other yes vote was made by Commissioner Jordana Jarjura. A lawyer, she said the project has 78 conditions “to clean up what previous commissions did. ... We must make decisions that can be supported in court.”

## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_  
 (3) Cover Period 11 / 01 / 2017 through 11 / 30 / 2017 (4) Page 2 of 5

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
(6) Sequence Number						
11 / 13 / 2017 8	CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVE. SUITE 101 DELRAY BEACH ,FL 33483	B ARCHITECTS	CHE			200.00
11 / 13 / 2017 9	CHRISTOPHER BROWN 218 NW 9TH STREET DELRAY BEACH FL, 33444	I CONSULTANT	CHE			100.00
11 / 13 / 2017 10	CARRIE CASTER 398 NE 6TH AVENUE DELRAY BEACH FL 33483	I MANUFACTURER	CHE			1,000.00
11 / 13 / 2017 11	290 SE 6TH AVENUE LLC 290 SE 6TH AVENUE DELRAY BEACH FL 33483	B PROP.MGMT	CHE			1,000.00
11 / 13 / 2017 12	CARL DE SANTIS 3299 NW BOCA BLVD. SUITE 200 BOCA RATON FL 33431	I INVESTOR	CHE			1,000.00
11 / 13 / 2017 13	WILLIAM ERNEST NMORRIS 2928 BANYAN BOULEVARD CIR NW BOCA RATON FL 33431	I BROKER	CHE			500.00
11 / 13 / 2017 14	JOSEPH COLLARD 1004 BROOKS LANE DELRAY BEACH FL 33483	I ENTREPRENEUR	CHE			250.00



DS-DE 13 (Rev. 11/13)

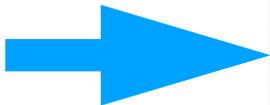
SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

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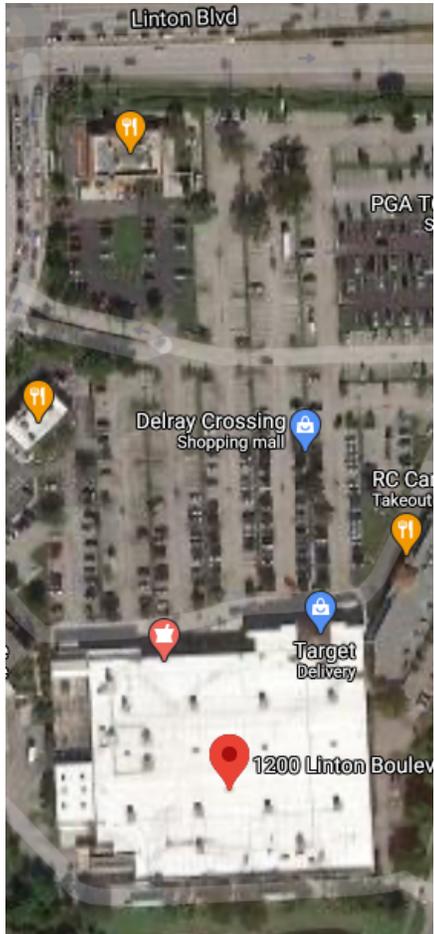
(5) Date	(6) Sequence Number	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
11 / 13 / 2017	8	CURRIE SOWARDS AGUILA ARCHITECTS 185 NE 4TH AVE. SUITE 101 DELRAY BEACH ,FL 33483	B	ARCHITECTS	CHE			200.00
11 / 13 / 2017	9	CHRISTOPHER BROWN 218 NW 9TH STREET DELRAY BEACH FL, 33444	I	CONSULTANT	CHE			100.00
11 / 13 / 2017	10	CARRIE CASTER 398 NE 6TH AVENUE DELRAY BEACH FL 33483	I	MANUFACTURER	CHE			1,000.00
11 / 13 / 2017	11	290 SE 6TH AVENUE LLC 290 SE 6TH AVENUE DELRAY BEACH FL 33483	B	PROP.MGMT	CHE			1,000.00
11 / 13 / 2017	12	CARL DE SANTIS 3299 NW BOCA BLVD. SUITE 200 BOCA RATON FL 33431	I	INVESTOR	CHE			1,000.00
11 / 13 / 2017	13	WILLIAM ERNEST NMORRIS 2928 BANYAN BOULEVARD CIR NW BOCA RATON FL 33431	I	BROKER	CHE			500.00
11 / 13 / 2017	14	JOSEPH COLLARD 1004 BROOKS LANE DELRAY BEACH FL 33483	I	ENTREPRENEUR	CHE			250.00



DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

20) 1200 W Linton Blvd  
Target Corp



- This Target is part of a shopping plaza owned by Palms of Delray, Inc.
- Key principals of Palms of Delray, Inc. are the same for Ocean Properties
- Key principals of Ocean Properties gave campaign contributions to Petrolia's opponent Jim Chard for Mayor in 2017
- Key principals of Ocean Properties gave campaign contributions to Petrolia's political rivals in 2020, who she was trying to oust from office - Bill Bathurst and Shirley Johnson
- Petrolia and Ocean Properties have been in a long term dispute over the City's maintenance of the beach dunes. The sea grapes have been growing so high that they have been blocking the views of some of the hotel rooms on the beach that Ocean Properties own and they have been lobbying the City to trim them. Petrolia has been fighting against the trimming plan that Ocean Properties wanted and she recently lost a vote for her plan.

**Detail by Entity Name**

Florida Profit Corporation  
PALMS OF DELRAY, INC.

**Filing Information**

**Document Number**

J07416

**FEI/EIN Number**

59-2653358

**Date Filed**

04/03/1986

**State**

FL

**Status**

ACTIVE

**Last Event**

RESTATED ARTICLES

**Event Date Filed**

11/10/1997

**Event Effective Date**

NONE

**Principal Address**

1001 E. ATLANTIC AVE., STE 202  
DELRAY BEACH, FL 33483

Changed: 04/29/2005

**Mailing Address**

1000 MARKET ST  
BLDG 1  
PORTSMOUTH, NH 03801

Changed: 05/01/1998

**Registered Agent Name & Address**

CRITCHFIELD, RICHARD H  
1001 E. ATLANTIC AVE., STE 201  
DELRAY BEACH, FL 33483

Name Changed: 11/10/1997

Address Changed: 01/17/2011

**Officer/Director Detail**

**Name & Address**

Title PD

WALSH, MARK  
1001 E. ATLANTIC AVE. SUITE 202  
DELRAY BEACH, FL 33483

Title S

CRITCHFIELD, RICHARD H.  
1001 E. ATLANTIC AVE., SUITE 201  
DELRAY BEACH, FL 33483

Title V

WALSH, MICHAEL  
1001 E. ATLANTIC AVE. SUITE 202  
DELRAY BEACH, FL 33483

Title V

MCMURRAIN, THOMAS T  
1001 E. ATLANTIC AVE., SUITE 202  
DELRAY BEACH, FL 33483

Title V

WALSH, WILLIAM  
1000 MARKET STREET, SUITE 300  
PORTSMOUTH, NH 03801

Title EVP

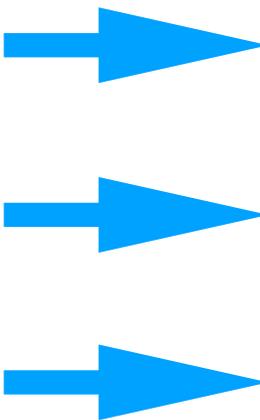
ADE, RICHARD C  
1000 MARKET STREET, SUITE 300  
PORTSMOUTH, NH 03801

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(3) Cover Period 11 / 01 / 2017 through 11 / 30 / 2017 (4) Page 3 of 5

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
11 / 14 / 2017 15	BRIAN ROSEN 106 NE 6TH STREET DELRAY BEACH FL 33444	I   REALTOR	CHE			1,000.00
11 / 14 / 2017 16	BROSEN1 LLC 2665 SOUTH BAYSHORE DRIVE SUITE 605B MIAMI FL 33133	B   PROP. MGMT	CHE			1,000.00
11 / 23 / 2017 17	CLYDE W. REA III 605 SE 1ST AVENUE SUITE H DELRAY BEACH FL 33444	I   WHOLSALER	CHE			1,000.00
11 / 29 / 2017 18	MICHAEL WALSH 1001 E. ATLANTIC AVENUE SUITE 202 DERLAY BEACH FL 33483	I   HOTEL MGMT	CHE			1,000.00
11 / 29 / 2017 19	WILLIAM WALSH BUILDING 1 1000 MARKET ST UNIT 300 PORTSMOUTH NH 03801	I   HOTEL MGMT	CHE			1,000.00
11 / 29 / 2017 20	MARK AND REBECCA WALSH 1709 N. OCEAN BOULEVARD DERLAY BEACH FL 33483	I   HOTEL MGMT	CHE			1,000.00
11 / 09 / 17 21	JAY ALPERIN 3130 LOWSON BLVD. DELRAY BEACH FL 33445	I   RETIRED	CHE			250.00

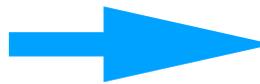


## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 01 / 01 / 2018 through 01 / 31 / 2018 (4) Page 7 of 9

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
01 / 29 / 2018 43	WASTE MANAGEMENT INC OF FLORIDA 2700 WILES ROAD COCONUT CREEK FL 33073	B WASTE MGMT.	CHE			1000.00
01 / 31 / 2018 44	THOMAS T. MCMURRAIN 13 COUNTRY RD. W VILLAGE OF GOLF, FL 33436	I HOTEL DEVEL.	CHE			1000.00
01 / 31 / 2018 45	THOMAS ZACHARY PURDO 175 SOUTH 4TH STREET APT 1 BROOKLYN, NY 11211	I ENTREPRENEUR	CHE			500.00
01 / 31 / 2018 46	BERGER ANDREW S. BERNICE A. 6461 STONEHURST CIR. LAKE WORTH FL 33467	I HOTEL OPER.	CHE			1000.00
01 / 31 / 2018 47	MG CONCEPTS LLC 18 SALINA AVENUE #29 DEKRAY BEACH FL, 33483	B SIGN DESIGNER	CHE			1000.00
01 / 26 / 2018 48	LLOYD HASNER 2737 S. CLEARBROOK CIRCLE DELRAY BEACH FL, 33445	I GEN. CONTRACTOR	CHE			100.00
01 / 25 / 2018 49	KAUFMAN LYNN CONSTRUCTION 3185 S. CONGRESS AVENUE DELRAY BEACH FL, 33445	B CONSTRUCTION	CHE			1000.00



## The Long Game

Ocean Properties is the largest hotel owner and operator in Sarasota, and the state.  
by David Ball

*The dominant resort player in the region, family-run Ocean Properties says it's here to stay.*

<https://www.sarasotamagazine.com/best-of-sarasota/2014/10/long-game>

**MARK WALSH HAS WORKED NEARLY EVERY JOB** in the hospitality industry. With a father who built hotels across New England, he had no choice but to start young. At 12, Walsh was bussing tables and washing dishes. Next he was cleaning pools and mowing the grass. Handling luggage and working the front desk was a welcome promotion.

“It was important to learn what all the jobs entail and the hard work it takes to create a great experience for the guest,” Walsh says.

It was a philosophy instilled by his father, Tom Walsh, who formed [Ocean Properties](#) in Maine in 1969 as a family-owned and family-run hotel operator. Forty-five years later that philosophy continues, though the business has become just a little bigger.

Today, Mark Walsh, 59, and his three brothers and a sister run one of the largest privately held hotel management and development firms in North America, with more than 100 properties under ownership.

Ocean Properties has long eyed the beach markets along Sarasota and Manatee counties, and it's now a dominant player here, with recent acquisitions of marquee resorts that include the expansive Longboat Key Club & Resort and Helmsley Sandcastle Hotel.

The company's local portfolio also includes the Holiday Inn Lido Beach, Hilton Longboat Key Beachfront Resort, Lido Beach Resort, Courtyard Bradenton Sarasota/Riverfront and the Chart House restaurant property adjacent to the Longboat Key Club. It made a bid for a portion of the defunct Colony Beach & Tennis Resort, but that sale has been held up by litigation between the original developer and condo owners.

### **Ocean Properties is the largest hotel owner and operator in Florida.**

Ocean Properties, headquartered in Delray Beach, with offices in New Hampshire and Canada, has built a reputation of steady growth with aggressive hotel acquisition and development. It targets underutilized or failing properties, usually on bodies of water, across New England, the Southwest, Canada and the Caribbean. The company's biggest presence is in Florida, where, with 30 properties, it is the largest hotel owner and operator in the state.

In Sarasota, some have speculated that Ocean Properties will redevelop some of its hotels into more lucrative condos or other uses. But company officials say that's not their business model, though some expansions are planned. And Ocean Properties won't be selling off its properties in a few years for a quick profit, they say.

Despite its size, the company is still run like a family business, and company leaders say that means keeping hotels mostly intact, investing in repairs and renovations, improving working conditions for employees and being long-term stewards in the community. That could mean a growing Ocean Properties empire if the local market remains favorable.

“We feel that Sarasota is a great area. The overall area is growing, there are a lot of positives and the beaches are great,” Walsh says. “Having said that, the hotel business is cyclical; it goes up and it goes down.”

Sarasota’s tourist economy has rebounded significantly since the recession.

Tennessee-based STR, which tracks hotel occupancy, room rates and supply and demand figures for the industry, reports strong increases in nearly every measurable statistic in the Sarasota and Bradenton markets, especially compared to the rest of the state and the U.S.

According to STR figures, Sarasota-Bradenton hotel occupancy averaged more than 75 percent through the first six months of 2014, up from 59 percent for the same time period in 2009. Florida as a whole grew from 60 percent to about 73 percent during that same time, while the national average rose from 54 percent to about 64 percent. Spring break months of February and March this year saw occupancy rates approaching 90 percent in Sarasota-Bradenton, compared to about 80 percent for the state and 65 percent for the U.S.

Average room rates in Sarasota-Bradenton also increased around \$7 since 2009, and the revenue each room generated for the hotel increased about \$17. But the greatest indicator of a market’s health, says STR senior vice president Jan Freitag, is supply and demand. Since 2009, the supply (number of hotel rooms multiplied by the days available) grew a fairly healthy 117,840, while the demand (number of hotel room days sold) grew by more than 432,000.

“That’s a healthy increase in room demand,” Freitag says. “So it’s no surprise that someone wants to be a part of this market.”

Ocean Properties officials, however, say they are concerned about the 20 percent rise in construction costs they’ve seen in the past year, as well as the potential for overdevelopment in areas like downtown Sarasota, where about a dozen hotel and condo projects are planned. A hot local market is not the dominant factor in determining what they buy.

“We are attracted to the property first,” says Andy Berger, vice president of operations. “Either it’s poorly managed and we can bring in better management, or we can bring in money to fix up the hotel. A lot of times hotels are for sale because they haven’t been well maintained. Usually we can come in, fix them up and run them better. If it’s in a great place like Sarasota, that’s even better.”

Case in point is the Longboat Key Club, which Ocean Properties purchased in 2012. Berger and Walsh say they’ve spent nearly \$6 million in golf course renovations plus other upgrades and new equipment just to bring the sprawling high-end resort in line with others around the state. Ocean Properties plans to expand the club with new conference space, hotel rooms, commercial space and even residential units. The company last year purchased an adjacent three-acre property that includes the Chart House restaurant and shops.

**“We are not condo developers.”**

The club’s previous owner’s redevelopment plans were effectively blocked by Longboat Key neighborhood groups who complained that the project didn’t fit the island

community. Walsh says he expects to work closely with those groups and Longboat Key elected officials.

“We will be sitting down with the neighbors and the town and start the process of getting everybody’s input and incorporating that into some plans we can bring forward,” Walsh says. “Our goal, no matter where we go, is to try to bring something in that fits with the community and also with the surrounding neighbors. Our relationship with our neighbors and town is something we take very seriously.”

bigger test of Ocean Properties’ willingness to keep hotels operating as hotels might come from its purchase this year of the Helmsley Sandcastle Hotel on Lido Beach for \$27.4 million. The hotel, once owned by New York hotelier Leona Helmsley, was built in 1953 and has likely reached the end of its lifespan and is primed for redevelopment, says Barry Seidel, president of commercial real estate brokerage firm American Property Group of Sarasota.

“They are probably running it as an ongoing hotel until they get all their ducks in a row to develop the property to something that’s going to make them a lot of money,” Seidel says. “I was just out there, and every ounce of my body tells me they are going to operate it until they can redevelop it, probably with condos.”

Ocean Properties officials say they haven’t made any decisions on the property beyond routine maintenance upgrades. Berger says, “We’re a hotel company. That’s 95 percent of what we do. I’m sure if we were condo developers we would love that real estate. We are not condo developers, we are hotel people.”

The company keeps its development plans close to the vest, and it doesn’t divulge business details like revenue figures and number of employees. They say that’s part of keeping the company private and family-run, something that likely won’t change anytime soon.

“We are long-term holders of real estate. We are not sellers,” Walsh says. “We’ve got hotels that my dad built in the 1960s we still own. We put more money into the projects, because we are in it for the long term. We know coming into an area that we will be there for a long time.”

## Toxic Delray Beach Politics Continue as Tensions Flare on Commission

September 15, 2020

<https://www.bocamag.com/toxic-delray-beach-politics/>

It was full frontal and full volume last Tuesday on Delray Beach's toxic politics. The flashpoint was sea grapes. Where else but Delray Beach could a tree cause a verbal street fight among elected officials? These days, Delray doesn't disappoint. As usual, the central player was Mayor Shelly Petrolia, who tries continually to be the strong mayor the city charter prohibits her from being. As I wrote last week, the commission was considering whether to overturn a 2017 decision that severely curtailed the sea grape trimming program that had been in effect since 2000. Three years ago, Petrolia and former Commissioner Mitch Katz demanded that the city ignore science in favor of allowing sea grapes along the beach to grow well beyond recommended guidelines and thus crowd out natural vegetation.

Commissioner Ryan Boylston led off with a presentation of photos that he had taken. He lamented that such a non-controversial topic had become "politicized" and that the city had stopped "focusing on science." The beach, Boylston said, benefited most from the "biodiversity" that came from regularly trimming the quick-spreading sea grapes.

Commissioner Adam Frankel followed by saying, "It's tough to follow that presentation." He thanked Boylston for the "education you gave me." Then came Petrolia. "I'm going to jump in here," she said. "This is about me." Well, yes. From there, Petrolia rolled out her typical populist script. Her preferred villains were "businesses" near the beach that "want better views" and a few rich beachfront homeowners. Those who took the opposite side were telling "lies."

Petrolia had her usual ally—Commissioner Julie Casale. She has the job because Petrolia recruited and backed her during the election last March. Casale sounded confused at several points, but she reliably backed Petrolia on wanting to keep the damaging status quo.

That left Commissioner Shirley Johnson. She voted with Petrolia in June to start the process of [firing City Manager George Gretsas](#). This time, however, she would be the third vote on the other side.

When Johnson came to Delray Beach as a child, she said, "I never saw a sea grape. They're a nuisance." The city, Johnson said, should "put science first." Much of that science came from Robert Barron, a former city employee who has spent decades in coastal environmental management.

After Johnson's statement, the outcome was clear. But the politics were far from finished.

Frankel accused Petrolia of claiming falsely on social media that he wanted to "chop down" trees. He cited a communication from John Morgan, the city's former sustainability director, backing Frankel's position. Frankel said he was "setting the record straight" and advised residents to "get their facts here, not on Facebook," where Petrolia dwells.

The mayor shot back that Frankel was “backpedaling” from comments at a meeting last month. Seeking to portray herself as a victim of Delray Beach’s deep state, Petrolia said that she had been targeted for having “the audacity” to challenge Morgan. Next March, Boylston and Frankel are up for second terms. Both opposed Petrolia on Gretsas. Not coincidentally, Petrolia saved her fire on sea grapes for them, not Johnson. She won a new term six months ago and can’t run again in 2023 because of term limits.

Boylston acknowledged the politics when he said that his vote is “going to be on a (campaign) mailer.” But that reality, Boylston said, “is not a reason not to do the right thing.”

“We’ve got a scientist here,” Petrolia said sarcastically, referring to Boylston. She mocked Barron for not having a biology degree, ignoring Barron’s decades of experience in coastal management and knowledge of Florida plants. Then Petrolia made clear what everyone had suspected. “I will make sure the public knows,” she said, “how we’re voting. I will make sure the public is aware, based on the facts.”

To Boylston and Frankel, Petrolia said, “Govern yourself accordingly.”

I asked Boylston on Monday if he saw Petrolia’s tirade as an election challenge.

“There’s no other way to read it,” he said. Would Petrolia, despite the vote, try to stop the trimming? “It’s 100 percent that she will try to thwart it.”

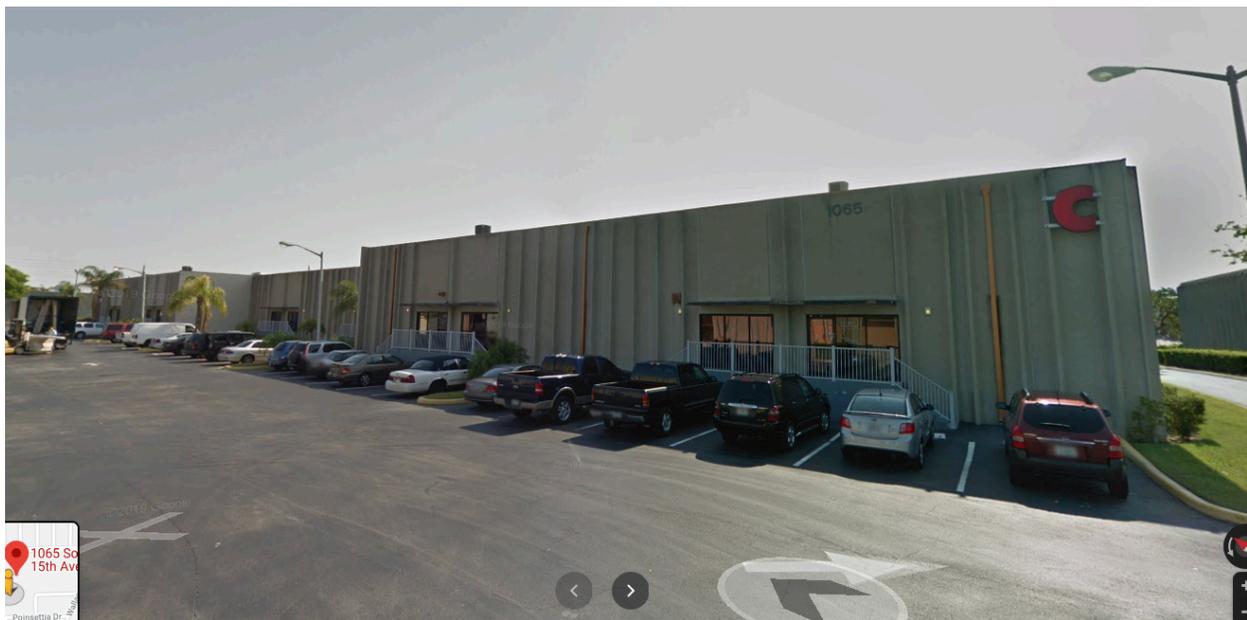
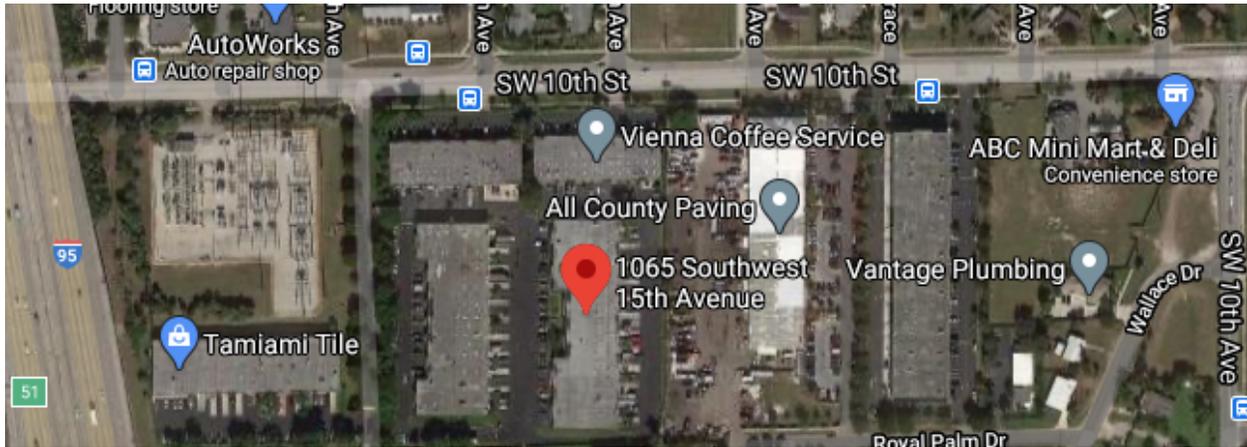
Indeed, Petrolia in mid-June had emailed Gretsas and Public Works Director Missie Barletto to lobby for retention of those sea grape arches that she calls “iconic,” asking that they be left “in tact (sic).”

Since becoming mayor, Petrolia has been responsible for abolishing the community redevelopment agency without public notice and running off the city attorney without public notice. She’s currently trying to run off the city manager she once claimed “checked every box for me.”

And who’s on the ballot with Boylston and Frankel?

Shelly Petrolia.

22) 1065 SW 15th Avenue  
Park Ten  
Seneca Group



- This property is owned by the Seneca Group
- This industrial park was founded in 1979 by Joseph Carosella, Michael Bianchini, Donald Berlanti, and Richard Berlanti. The business has been in the family for four generations with three generations still actively participating in the business.
- Joseph Carosella contributed campaign funds to Mayor Petrolia's opponent, the Jim Chard for Mayor campaign in 2017

## Park Ten Industrial Business Park Celebrates 34 Years in Delray Beach

By **bocanews** -

July 29, 2013

<https://bocanewspaper.com/park-ten-industrial-business-park-celebrates-34-years-in-delray-beach-2-11002>

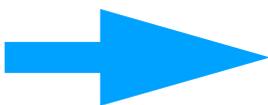
In today's economy, it is unusual to find a business that has survived more than three decades—much less in the same location. But that's just what the Park Ten Industrial Business Park can boast. Founded in 1979 by Joseph Carosella, Michael Bianchini, Donald Berlanti, and Richard Berlanti, the business has been in the family for four generations with three generations still actively participating in the business. According to Joseph Carosella, General Partner, "Maintaining a business for three decades is a challenging undertaking in any industry and it requires the ability to not only adjust to changes but also to customer needs." Nichole Carosella, PPME, Property Manager and Broker for Carmel Real Estate & Management Inc. states, "We are proud to celebrate this milestone in our company's history. It is a testament to our founders and the vision they set into motion more than 34 years ago that we've successfully built upon their strong foundation and heritage of leadership." Park Ten has an impressive list of tenants, some of whom have been with them for decades. One of their tenants, Tamiami Tile, has been in the complex for 32 years. They started with 3,000 square feet and now have 15,000 square feet of space. Another tenant, Orkin, had a structure built for them and has been a tenant for 22 years. Helmet City, a national supplier of lightweight cycle headgear, has been in the Park for 10 years. Park Ten is not only home to established businesses but it is also an incubator for new businesses as well. Michael Bianchini, General Partner, commented, "I am very fortunate to be surrounded by such talented and dedicated employees without whom none of our growth would be possible. Our team has worked diligently to develop and maintain meaningful customer relationships that are truly the recipe for our success." During the recession in 2007, Park Ten lost some of their tenants and they had the highest vacancy rate ever. But as a sign that the economy is beginning to change, the Park is now 98% occupied. "Calls come in daily and people stop in the onsite leasing office regularly to check availability in Park Ten," says Ms. Carosella. "We have had to start a waiting list for businesses making requests for particular spaces they would be interested in for future tenancy." Christina Morrison, P.A., CPM, Commercial Realtor with Carmel Real Estate & Management, Inc., the exclusive Broker for Park Ten states, "The Park contains nine buildings totaling more than 270,000 square feet—that's more than 6 football fields. The buildings are built like bunkers—all concrete — even the roofs. It's hard to believe that Park Ten is just one mile from

Atlantic Avenue in Delray Beach and two miles from the beach.” **About Park Ten Industrial Business Park** Park Ten is ideally located in Delray Beach, Florida at I-95 and not far from the Florida Turnpike. The park is suitable for all manufacturing, distribution, showroom and warehouse needs. There are 9 buildings with units ranging from 2,400 square feet street level to 4,480 sq feet dock level. For more information visit [www.carmelre.com](http://www.carmelre.com) or call 561-921-4188.

### CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 02 / 24 / 2018 through 03 / 08 / 2018 (4) Page 1 of 6



(5) Date	(6) Sequence Number	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
02 / 28 / 2018	1	STEPHEN & PATRICIA HANKIN 1109 NASSAU STREET DELRAY BEACH FL 33483	I	ATTORNEY	CHE			1000.00
02 / 28 / 2018	2	PASCAL & KELLY LIGUORI 1124 LUKE LANE DELRAY BEACH FL 33483	I	CONSTRUCTION	CHE			1000.00
02 / 28 / 2018	3	JOSEPH CAROSELLA 4348 SAINT ANDREWS DR. BOYNTON BEACH FL 33436	I	GEN. CONTRACT	CHE			250.00
02 / 28 / 2018	4	DEAN & LISA BORG 710 NE 3RD STREET DELRAY BEACH FL 33483	I	PROPTY. MGT.	CHE			118.00
02 / 28 / 2018	5	FIREFIGHTER FACTPAC 2328 S. CONGRESS AVE. SUITE 2-C WEST PALM BEACH FL 33406	B	UNION	CHE			500.00
02 / 28 / 2018	6	REGINALD A. COX & ASSOCIATES INC. 301 W. ATLANTIC AVE. SUITE 05 DELRAY BEACH FL 33444	B	ARCHITECTS	CHE			1000.00
02 / 28 / 2018	7	W.F PETRY 1035 VISTA DEL MAR DR. DELRAY BEACH FL 33483	I	RETIRED	CHE			750.00

DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

23) 1405 Poinsettia Drive  
Park Ten 3rd Add  
Seneca Group



- This property is owned by the Seneca Group
- This industrial park was founded in 1979 by Joseph Carosella, Michael Bianchini, Donald Berlanti, and Richard Berlanti. The business has been in the family for four generations with three generations still actively participating in the business.
- Joseph Carosella contributed campaign funds to Mayor Petrolia's opponent, the Jim Chard for Mayor campaign in 2017

## Park Ten Industrial Business Park Celebrates 34 Years in Delray Beach

By **bocanews** -

July 29, 2013

<https://bocanewspaper.com/park-ten-industrial-business-park-celebrates-34-years-in-delray-beach-2-11002>

In today's economy, it is unusual to find a business that has survived more than three decades—much less in the same location. But that's just what the Park Ten Industrial Business Park can boast. Founded in 1979 by **Joseph Carosella**, Michael Bianchini, Donald Berlanti, and Richard Berlanti, the business has been in the family for four generations with three generations still actively participating in the business. According to Joseph Carosella, General Partner, "Maintaining a business for three decades is a challenging undertaking in any industry and it requires the ability to not only adjust to changes but also to customer needs." Nichole Carosella, PPME, Property Manager and Broker for Carmel Real Estate & Management Inc. states, "We are proud to celebrate this milestone in our company's history. It is a testament to our founders and the vision they set into motion more than 34 years ago that we've successfully built upon their strong foundation and heritage of leadership." Park Ten has an impressive list of tenants, some of whom have been with them for decades. One of their tenants, Tamiami Tile, has been in the complex for 32 years. They started with 3,000 square feet and now have 15,000 square feet of space. Another tenant, Orkin, had a structure built for them and has been a tenant for 22 years. Helmet City, a national supplier of lightweight cycle headgear, has been in the Park for 10 years. Park Ten is not only home to established businesses but it is also an incubator for new businesses as well. Michael Bianchini, General Partner, commented, "I am very fortunate to be surrounded by such talented and dedicated employees without whom none of our growth would be possible. Our team has worked diligently to develop and maintain meaningful customer relationships that are truly the recipe for our success." During the recession in 2007, Park Ten lost some of their tenants and they had the highest vacancy rate ever. But as a sign that the economy is beginning to change, the Park is now 98% occupied. "Calls come in daily and people stop in the onsite leasing office regularly to check availability in Park Ten," says Ms. Carosella. "We have had to start a waiting list for businesses making requests for particular spaces they would be interested in for future tenancy." Christina Morrison, P.A., CPM, Commercial Realtor with Carmel Real Estate & Management, Inc., the exclusive Broker for Park Ten states, "The Park contains nine buildings totaling more than 270,000 square feet—that's more than 6 football fields. The buildings are built like bunkers—all concrete

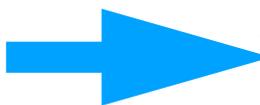
— even the roofs. It’s hard to believe that Park Ten is just one mile from Atlantic Avenue in Delray Beach and two miles from the beach.” **About Park Ten Industrial Business Park** Park Ten is ideally located in Delray Beach, Florida at I-95 and not far from the Florida Turnpike. The park is suitable for all manufacturing, distribution, showroom and warehouse needs. There are 9 buildings with units ranging from 2,400 square feet street level to 4,480 sq feet dock level. For more information visit [www.carmelre.com](http://www.carmelre.com) or call 561-921-4188.

### CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 02 / 24 / 2018 through 03 / 08 / 2018 (4) Page 1 of 6

(5) Date	(6) Sequence Number	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
02 / 28 / 2018	1	STEPHEN & PATRICIA HANKIN 1109 NASSAU STREET DELRAY BEACH FL 33483	I	ATTORNEY	CHE			1000.00
02 / 28 / 2018	2	PASCAL & KELLY LIGUORI 1124 LUKE LANE DELRAY BEACH FL 33483	I	CONSTRUCTION	CHE			1000.00
02 / 28 / 2018	3	JOSEPH CAROSELLA 4348 SAINT ANDREWS DR. BOYNTON BEACH FL 33436	I	GEN. CONTRACT	CHE			250.00
02 / 28 / 2018	4	DEAN & LISA BORG 710 NE 3RD STREET DELRAY BEACH FL 33483	I	PROPTY. MGT.	CHE			118.00
02 / 28 / 2018	5	FIREFIGHTER FACTPAC 2328 S. CONGRESS AVE. SUITE 2-C WEST PALM BEACH FL 33406	B	UNION	CHE			500.00
02 / 28 / 2018	6	REGINALD A. COX & ASSOCIATES INC. 301 W. ATLANTIC AVE. SUITE 05 DELRAY BEACH FL 33444	B	ARCHITECTS	CHE			1000.00
02 / 28 / 2018	7	W.F PETRY 1035 VISTA DEL MAR DR. DELRAY BEACH FL 33483	I	RETIRED	CHE			750.00



DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

24) 1865 SW 4th Avenue  
Zorovich Fred A TR  
Delray Industrial Park Trust



- This property is owned by Delray Industrial Park
- Delray industrial Park contributed campaign funds to Mayor Petrolia's political opponent, Commissioner Bill Bathurst in 2020, who she was attempting to oust from office during the campaign.

**Detail by Entity Name**

Florida Profit Corporation  
DELRAY INDUSTRIAL PARK ASSOCIATES, INC.

**Filing Information**

**Document Number**

P01000026910

**FEI/EIN Number**

65-1087370

**Date Filed**

03/15/2001

**State**

FL

**Status**

ACTIVE

**Principal Address**

5440 NW 33 AVE.  
SUITE 109  
FT LAUDERDALE, FL 33309

Changed: 10/22/2015

**Mailing Address**

5440 NW 33 AVE.  
SUITE 109  
FT LAUDERDALE, FL 33309

Changed: 10/22/2015

**Registered Agent Name & Address**

ZOROVICH, FRED A  
5440 NW 33 AVE.  
SUITE 109  
FT LAUDERDALE, FL 33309

Address Changed: 04/14/2016

**Officer/Director Detail**

**Name & Address**

Title D

ZOROVICH, FRED A  
5440 NW 33 AVE.  
SUITE 109  
FT LAUDERDALE, FL 33309

Title D

ZOROVICH, FREDRICK J  
5440 NW 33 AVE.  
SUITE 109  
FT LAUDERDALE, FL 33309

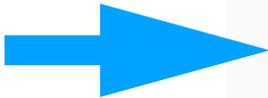
Title D

BENZ, CAROLYN  
5440 NW 33 AVE.  
SUITE 109  
FT LAUDERDALE, FL 33309

## CAMPAIGN TREASURER'S REPORT - ITEMIZED CONTRIBUTIONS

(1) Name Bathurst, Bill (2) I.D. Number 00000  
 (3) Cover Period 08/01/2019 - 08/31/2019 (4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
		Type	Occupation				
08/16/2019	Ring, Alexander 2145 Northwest 12th Street Delray Beach, FL 33445-0000	I		CHE			\$ 5.00
1							
08/23/2019	Bathurst, Bill 1172 Canoe Point Delray Beach, FL 33444-0000	S	Real Estate Broker	LOA			\$ 5000.00
2							
08/24/2019	Gerwig, Mariann 620 Anchor Point Delray Beach, FL 33444-0000	I		CHE			\$ 50.00
3							
08/26/2019	Thistle, Jeffrey 303 Grove Way Delray Beach, FL 33444-0000	I		CHE			\$ 50.00
4							
08/28/2019	Kenemer, Ingrid 760 Southeast 5th Avenue Delray Beach, FL 33483-0000	I		CHE			\$ 100.00
5							
08/28/2019	Delray Industrial Park 11261 Misty Ridge Way Boynton Beach, FL 33473-0000	B	Commerc ial Real Estate	CHE			\$ 250.00
6							



25) **1400 Waterford Place**  
**Builders Square - Linton Center**  
**Waterford Commercial LLC**  
**Home Depot**



- This property is owned by Waterford Commercial
- Key principals of Waterford Commercial are the same for Ocean Properties
- Key principals of Ocean Properties gave campaign contributions to Petrolia's opponent Jim Chard for Mayor in 2017
- Key principals of Ocean Properties gave campaign contributions to Petrolia's political rivals in 2020, who she was trying to oust from office - Bill Bathurst and Shirley Johnson
- Petrolia and Ocean Properties have been in a long term dispute over the City's maintenance of the beach dunes. The sea grapes have been growing so high that they have been blocking the views of some of the hotel rooms on the beach that Ocean Properties own and they have been lobbying the City to trim them. Petrolia has been fighting against the trimming plan that Ocean Properties wanted and she recently lost a vote for her plan.

**Detail by Entity Name**

Foreign Profit Corporation  
WATERFORD COMMERCIAL CORPORATION

**Filing Information**

**Document Number**

F94000001187

**FEI/EIN Number**

65-0472966

**Date Filed**

03/09/1994

**State**

DE

**Status**

ACTIVE

**Principal Address**

1001 EAST ATLANTIC AVE., STE 202  
DELRAY BEACH, FL 33483

Changed: 03/24/2004

**Mailing Address**

1000 MARKET STREET, STE 300  
PORTSMOUTH, NH 03801

Changed: 03/24/2004

**Registered Agent Name & Address**

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

**Officer/Director Detail**

**Name & Address**

Title PC

WALSH, MARK  
1001 EAST ATLANTIC AVE., STE 202  
DELRAY BEACH, FL 33483

Title VT

WALSH, MICHAEL  
1001 EAST ATLANTIC AVE., STE 202  
DELRAY BEACH, FL 33483

Title VD

WALSH, WILLIAM

1000 MARKET STREET BLDG 1  
PORTSMOUTH, NH 03801

Title S

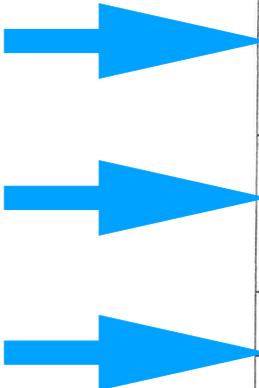
CRITCHFIELD, RICHARD H  
1001 EAST ATLANTIC AVE., STE 201  
DELRAY BEACH, FL 33483

**CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS**

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 01 / 2017 through 11 / 30 / 2017 (4) Page 3 of 5

(5) Date	(6) Sequence Number	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type   Occupation		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
11 / 14 / 2017	11	BRIAN ROSEN 106 NE 6TH STREET DELRAY BEACH FL 33444	I	REALTOR	CHE			1,000.00
	15							
11 / 14 / 2017	11	BROSEN1 LLC 2665 SOUTH BAYSHORE DRIVE SUITE 605B MIAMI FL 33133	B	PROP. MGMT	CHE			1,000.00
	16							
11 / 23 / 2017	11	CLYDE W. REA III 605 SE 1ST AVENUE SUITE H DELRAY BEACH FL 33444	I	WHOLSALER	CHE			1,000.00
	17							
11 / 29 / 2017	11	MICHAEL WALSH 1001 E. ATLANTIC AVENUE SUITE 202 DERLAY BEACH FL 33483	I	HOTEL MGMT	CHE			1,000.00
	18							
11 / 29 / 2017	11	WILLIAM WALSH BUILDING 1 1000 MARKET ST UNIT 300 PORTSMOUTH NH 03801	I	HOTEL MGMT	CHE			1,000.00
	19							
11 / 29 / 2017	11	MARK AND REBECCA WALSH 1709 N. OCEAN BOULEVARD DERLAY BEACH FL 33483	I	HOTEL MGMT	CHE			1,000.00
	20							
11 / 09 / 17	11	JAY ALPERIN 3130 LOWSON BLVD. DELRAY BEACH FL 33445	I	RETIRED	CHE			250.00
	21							



DS-DE 13 (Rev. 11/13)

SEE REVERSE FOR INSTRUCTIONS AND CODE VALUES

## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 01 / 01 / 2018 through 01 / 31 / 2018 (4) Page 7 of 9

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
01 / 29 / 2018 43	WASTE MANAGEMENT INC OF FLORIDA 2700 WILES ROAD COCONUT CREEK FL 33073	B WASTE MGMT.	CHE			1000.00
01 / 31 / 2018 44	THOMAS T. MCMURRAIN 13 COUNTRY RD. W VILLAGE OF GOLF, FL 33436	I HOTEL DEVEL.	CHE			1000.00
01 / 31 / 2018 45	THOMAS ZACHARY PURDO 175 SOUTH 4TH STREET APT 1 BROOKLYN, NY 11211	I ENTREPRENEUR	CHE			500.00
01 / 31 / 2018 46	BERGER ANDREW S. BERNICE A. 6461 STONEHURST CIR. LAKE WORTH FL 33467	I HOTEL OPER.	CHE			1000.00
01 / 31 / 2018 47	MG CONCEPTS LLC 18 SALINA AVENUE #29 DEKRAY BEACH FL, 33483	B SIGN DESIGNER	CHE			1000.00
01 / 26 / 2018 48	LLOYD HASNER 2737 S. CLEARBROOK CIRCLE DELRAY BEACH FL, 33445	I GEN. CONTRAC	CHE			100.00
01 / 25 / 2018 49	KAUFMAN LYNN CONSTRUCTION 3185 S. CONGRESS AVENUE DELRAY BEACH FL, 33445	B CONSTRUCTION	CHE			1000.00



## The Long Game

Ocean Properties is the largest hotel owner and operator in Sarasota, and the state.  
by David Ball

*The dominant resort player in the region, family-run Ocean Properties says it's here to stay.*

<https://www.sarasotamagazine.com/best-of-sarasota/2014/10/long-game>

**MARK WALSH HAS WORKED NEARLY EVERY JOB** in the hospitality industry. With a father who built hotels across New England, he had no choice but to start young. At 12, Walsh was bussing tables and washing dishes. Next he was cleaning pools and mowing the grass. Handling luggage and working the front desk was a welcome promotion.

“It was important to learn what all the jobs entail and the hard work it takes to create a great experience for the guest,” Walsh says.

It was a philosophy instilled by his father, Tom Walsh, who formed [Ocean Properties](#) in Maine in 1969 as a family-owned and family-run hotel operator. Forty-five years later that philosophy continues, though the business has become just a little bigger.

Today, Mark Walsh, 59, and his three brothers and a sister run one of the largest privately held hotel management and development firms in North America, with more than 100 properties under ownership.

Ocean Properties has long eyed the beach markets along Sarasota and Manatee counties, and it's now a dominant player here, with recent acquisitions of marquee resorts that include the expansive Longboat Key Club & Resort and Helmsley Sandcastle Hotel.

The company's local portfolio also includes the Holiday Inn Lido Beach, Hilton Longboat Key Beachfront Resort, Lido Beach Resort, Courtyard Bradenton Sarasota/Riverfront and the Chart House restaurant property adjacent to the Longboat Key Club. It made a bid for a portion of the defunct Colony Beach & Tennis Resort, but that sale has been held up by litigation between the original developer and condo owners.

### **Ocean Properties is the largest hotel owner and operator in Florida.**

Ocean Properties, headquartered in Delray Beach, with offices in New Hampshire and Canada, has built a reputation of steady growth with aggressive hotel acquisition and development. It targets underutilized or failing properties, usually on bodies of water, across New England, the Southwest, Canada and the Caribbean. The company's biggest presence is in Florida, where, with 30 properties, it is the largest hotel owner and operator in the state.

In Sarasota, some have speculated that Ocean Properties will redevelop some of its hotels into more lucrative condos or other uses. But company officials say that's not their business model, though some expansions are planned. And Ocean Properties won't be selling off its properties in a few years for a quick profit, they say.

Despite its size, the company is still run like a family business, and company leaders say that means keeping hotels mostly intact, investing in repairs and renovations, improving working conditions for employees and being long-term stewards in the community. That could mean a growing Ocean Properties empire if the local market remains favorable.

“We feel that Sarasota is a great area. The overall area is growing, there are a lot of positives and the beaches are great,” Walsh says. “Having said that, the hotel business is cyclical; it goes up and it goes down.”

Sarasota’s tourist economy has rebounded significantly since the recession.

Tennessee-based [STR](#), which tracks hotel occupancy, room rates and supply and demand figures for the industry, reports strong increases in nearly every measurable statistic in the Sarasota and Bradenton markets, especially compared to the rest of the state and the U.S.

According to STR figures, Sarasota-Bradenton hotel occupancy averaged more than 75 percent through the first six months of 2014, up from 59 percent for the same time period in 2009. Florida as a whole grew from 60 percent to about 73 percent during that same time, while the national average rose from 54 percent to about 64 percent. Spring break months of February and March this year saw occupancy rates approaching 90 percent in Sarasota-Bradenton, compared to about 80 percent for the state and 65 percent for the U.S.

Average room rates in Sarasota-Bradenton also increased around \$7 since 2009, and the revenue each room generated for the hotel increased about \$17. But the greatest indicator of a market’s health, says STR senior vice president Jan Freitag, is supply and demand. Since 2009, the supply (number of hotel rooms multiplied by the days available) grew a fairly healthy 117,840, while the demand (number of hotel room days sold) grew by more than 432,000.

“That’s a healthy increase in room demand,” Freitag says. “So it’s no surprise that someone wants to be a part of this market.”

Ocean Properties officials, however, say they are concerned about the 20 percent rise in construction costs they’ve seen in the past year, as well as the potential for overdevelopment in areas like downtown Sarasota, where about a dozen hotel and condo projects are planned. A hot local market is not the dominant factor in determining what they buy.

“We are attracted to the property first,” says Andy Berger, vice president of operations. “Either it’s poorly managed and we can bring in better management, or we can bring in money to fix up the hotel. A lot of times hotels are for sale because they haven’t been well maintained. Usually we can come in, fix them up and run them better. If it’s in a great place like Sarasota, that’s even better.”

Case in point is the Longboat Key Club, which Ocean Properties purchased in 2012. Berger and Walsh say they’ve spent nearly \$6 million in golf course renovations plus other upgrades and new equipment just to bring the sprawling high-end resort in line with others around the state. Ocean Properties plans to expand the club with new conference space, hotel rooms, commercial space and even residential units. The company last year purchased an adjacent three-acre property that includes the Chart House restaurant and shops.

**“We are not condo developers.”**

The club’s previous owner’s redevelopment plans were effectively blocked by Longboat Key neighborhood groups who complained that the project didn’t fit the island

community. Walsh says he expects to work closely with those groups and Longboat Key elected officials.

“We will be sitting down with the neighbors and the town and start the process of getting everybody’s input and incorporating that into some plans we can bring forward,” Walsh says. “Our goal, no matter where we go, is to try to bring something in that fits with the community and also with the surrounding neighbors. Our relationship with our neighbors and town is something we take very seriously.”

bigger test of Ocean Properties’ willingness to keep hotels operating as hotels might come from its purchase this year of the Helmsley Sandcastle Hotel on Lido Beach for \$27.4 million. The hotel, once owned by New York hotelier Leona Helmsley, was built in 1953 and has likely reached the end of its lifespan and is primed for redevelopment, says Barry Seidel, president of commercial real estate brokerage firm American Property Group of Sarasota.

“They are probably running it as an ongoing hotel until they get all their ducks in a row to develop the property to something that’s going to make them a lot of money,” Seidel says. “I was just out there, and every ounce of my body tells me they are going to operate it until they can redevelop it, probably with condos.”

Ocean Properties officials say they haven’t made any decisions on the property beyond routine maintenance upgrades. Berger says, “We’re a hotel company. That’s 95 percent of what we do. I’m sure if we were condo developers we would love that real estate. We are not condo developers, we are hotel people.”

The company keeps its development plans close to the vest, and it doesn’t divulge business details like revenue figures and number of employees. They say that’s part of keeping the company private and family-run, something that likely won’t change anytime soon.

“We are long-term holders of real estate. We are not sellers,” Walsh says. “We’ve got hotels that my dad built in the 1960s we still own. We put more money into the projects, because we are in it for the long term. We know coming into an area that we will be there for a long time.”

## Toxic Delray Beach Politics Continue as Tensions Flare on Commission

September 15, 2020

<https://www.bocamag.com/toxic-delray-beach-politics/>

It was full frontal and full volume last Tuesday on Delray Beach's toxic politics. The flashpoint was sea grapes. Where else but Delray Beach could a tree cause a verbal street fight among elected officials? These days, Delray doesn't disappoint. As usual, the central player was Mayor Shelly Petrolia, who tries continually to be the strong mayor the city charter prohibits her from being. As I wrote last week, the commission was considering whether to overturn a 2017 decision that severely curtailed the sea grape trimming program that had been in effect since 2000. Three years ago, Petrolia and former Commissioner Mitch Katz demanded that the city ignore science in favor of allowing sea grapes along the beach to grow well beyond recommended guidelines and thus crowd out natural vegetation.

Commissioner Ryan Boylston led off with a presentation of photos that he had taken. He lamented that such a non-controversial topic had become "politicized" and that the city had stopped "focusing on science." The beach, Boylston said, benefited most from the "biodiversity" that came from regularly trimming the quick-spreading sea grapes.

Commissioner Adam Frankel followed by saying, "It's tough to follow that presentation." He thanked Boylston for the "education you gave me." Then came Petrolia. "I'm going to jump in here," she said. "This is about me." Well, yes. From there, Petrolia rolled out her typical populist script. Her preferred villains were "businesses" near the beach that "want better views" and a few rich beachfront homeowners. Those who took the opposite side were telling "lies."

Petrolia had her usual ally—Commissioner Julie Casale. She has the job because Petrolia recruited and backed her during the election last March. Casale sounded confused at several points, but she reliably backed Petrolia on wanting to keep the damaging status quo.

That left Commissioner Shirley Johnson. She voted with Petrolia in June to start the process of [firing City Manager George Gretsas](#). This time, however, she would be the third vote on the other side.

When Johnson came to Delray Beach as a child, she said, "I never saw a sea grape. They're a nuisance." The city, Johnson said, should "put science first." Much of that science came from Robert Barron, a former city employee who has spent decades in coastal environmental management.

After Johnson's statement, the outcome was clear. But the politics were far from finished.

Frankel accused Petrolia of claiming falsely on social media that he wanted to "chop down" trees. He cited a communication from John Morgan, the city's former sustainability director, backing Frankel's position. Frankel said he was "setting the record straight" and advised residents to "get their facts here, not on Facebook," where Petrolia dwells.

The mayor shot back that Frankel was “backpedaling” from comments at a meeting last month. Seeking to portray herself as a victim of Delray Beach’s deep state, Petrolia said that she had been targeted for having “the audacity” to challenge Morgan. Next March, Boylston and Frankel are up for second terms. Both opposed Petrolia on Gretsas. Not coincidentally, Petrolia saved her fire on sea grapes for them, not Johnson. She won a new term six months ago and can’t run again in 2023 because of term limits.

Boylston acknowledged the politics when he said that his vote is “going to be on a (campaign) mailer.” But that reality, Boylston said, “is not a reason not to do the right thing.”

“We’ve got a scientist here,” Petrolia said sarcastically, referring to Boylston. She mocked Barron for not having a biology degree, ignoring Barron’s decades of experience in coastal management and knowledge of Florida plants. Then Petrolia made clear what everyone had suspected. “I will make sure the public knows,” she said, “how we’re voting. I will make sure the public is aware, based on the facts.”

To Boylston and Frankel, Petrolia said, “Govern yourself accordingly.”

I asked Boylston on Monday if he saw Petrolia’s tirade as an election challenge.

“There’s no other way to read it,” he said. Would Petrolia, despite the vote, try to stop the trimming? “It’s 100 percent that she will try to thwart it.”

Indeed, Petrolia in mid-June had emailed Gretsas and Public Works Director Missie Barletto to lobby for retention of those sea grape arches that she calls “iconic,” asking that they be left “in tact (sic).”

Since becoming mayor, Petrolia has been responsible for abolishing the community redevelopment agency without public notice and running off the city attorney without public notice. She’s currently trying to run off the city manager she once claimed “checked every box for me.”

And who’s on the ballot with Boylston and Frankel?

Shelly Petrolia.

- 26) **2001 N Federal Hwy**  
**Delray Preserve Real**  
**IMP Delray LLC**  
**Mazda Grieco**



- They are represented by Michael Weiner.
- Weiner is a land use attorney with the law firm of Sachs, Sax, and Caplan
- Weiner has been known for raising campaign funds for Petrolia's opponents
- Weiner is has been known for representing Oceanside Beach Service, a beach equipment vendor in which Petrolia was famously embroiled in a public dispute with over their contract that services Delray's public beaches

7. REGULAR AGENDA:

7.A.

[20-083](#)

Body: Recommendation:

RESOLUTION NO. 38-20: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, DETERMING THAT BASED ON A SIMILARITY OF USE REQUEST THE USE OF "GARAGES AND LOTS FOR THE PARKING AND STORAGE OF VEHICLES" IS SIMILAR TO OTHER CONDITIONAL USES ALLOWED IN THE COMMUNITY FACILITIES (CF) ZONING DISTRICT, PARTICULARLY TO THE USE LISTED AS A "PRIVATELY-OPERATED PARKING LOT" (QUASI-JUDICIAL).

Recommended Action:

Review and consider Resolution No. 38-20 for a Similarity of Use request associated with properties zoned Community Facilities.

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City of Delray Beach

Page 8 Printed on 3/5/2020

City Commission

Minutes - Final

February 11, 2020

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Attachments:

[Agenda Cover Report](#)

[Appeal Review of Similarity of Use Action - Appeal Review of Similarity of Use Action - Appeal Review of Similarity of Use Action -](#)

[Appeal Review of Similarity of Use Action - Report](#)  
[Appeal Review of Similarity of Use Action - Approval](#)

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[Resolution 38-20](#)  
[CF Zoned Properties Map Request Letter](#)  
[Planning and Zoning](#)

[Resolution Legal Review](#)

Mayor Petrolia read the Quasi-Judicial rules into the record. She then asked those who wished to speak to stand and be sworn in. Ms. Katerri Johnson, City Clerk, swore in those standing who wished to speak.

Mayor Petrolia then asked the Commission to disclose exparte communications.

Each of the Commissioners expressed that they spoke with Mr. Weiner by phone. Mayor Petrolia also disclosed that she spoke to City staff.

Anthea Giannotes then entered File 2020-021 into the record.

Mr. Michael Weiner, business address of Boca Raton spoke on behalf of the applicant. He distributed Section 4.4 of the Code of Ordinance.

Ms. Gelin stated that this could be a potential change in one of the permitted uses, she asked Mr. Weiner in his opinion if this needed to wait until 5:00 p.m. to be heard. Mr. Weiner agreed that it is an appeal to the City - de novo.

Mr. Weiner then gave a brief presentation on behalf of the applicant, Mr. Grieco. He stated the use they are requesting is parking for a private use by the applicant to park inventory vehicles pursuant to 4.4.21 of the Code that has the controlling provisions.

Ms. Giannotes, Development Services Director then gave a brief presentation on the determination of similiarity of use to allow "Garages and lots for the parking and storage of vehicles" in the CF Zoning District as a Conditional Use.

After staff's presentation, Mayor Petrolia opened the floor to the public and explained they would have three (3) minutes to speak.

Ms. Lisa Quillian, 925 SE 2nd Avenue stated she was sworn in. She expressed that she is looking forward to this project.

Mr. James Quillian, 925 SE 2nd Avenue stated he was sworn in. He

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City of Delray Beach

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City Commission

Minutes - Final February 11, 2020

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expressed that no one who has ever owned that property, ever took care of the property and now there is a business who cares of about their reputation and cares about how people see them and willing to do all the right things before being asked.

Christina Morrison, 2809 Florida Blvd., spoke in favor of the approval. She expressed that Grieco has been a very good neighbor of Tropic Isles and that this would be the best use for this sliver of property and requested the Commission to approve it.

Ms. Katerri Johnson, City Clerk swore in Mr. Michael Muhaus of 622 SE 4th Avenue. He expressed that he has looked at that property and talked to the owners and feels if Mr. Grieco is willing to put the money in and clean up the property, then the City should let them.

With others present, public comment was closed.  
There was no cross examination by staff or rebuttal by the applicant.

Ms. Giannotes gave one clarification that the Planning & Zoning Board's vote was 5-1.

Comments by the Commission:

Mr. Bathurst inquired about the structure on the property - he wanted to clarify if it was for a small office. Mr. Grieco explained that there are three structures on the property - one little warehouse in the center would remain for inside storage and two of them would be coming down. Mr. Bathurst expressed that from his perspective, this is an improvement and he is in favor of it.

Mr. Boylston expressed he is also in favor of this project as it is a passive use. He stated his only concern is the landscaping, lighting and maintenance which will be addressed at the next step.

Vice Mayor Johnson added that she feels it is a wonderful end use of the property and she thanked Mr. Grieco.

Mayor Petrolia expressed her concerns about changing something that will affect CF lots in the future. She is absolutely supportive of this particular lot having this function. She feels it is an improvement and the neighbors to the east and west are going to be thrilled that they no longer will have to worry about what is coming in. The problem she expressed is changing from a community purpose to a private purpose.

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City of Delray Beach

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City Commission

Minutes - Final February 11, 2020

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7.B.

[19-1074](#)

Body: Recommendation:

Attachments:

Yes: No:

Ms. Gelin clarified if there is a similiarity of use it doesn't end today. There are other considerations that will come before the Commission such as conditional use, that have factors and finding that they have to make in order to support that.

Further discussion ensued.

A motion was made by Commissioner Boylston, seconded by Vice-Mayor Ervin Johnson, that Resolution 38-20 be approved. The motion carried by the following vote:

4- Vice-Mayor Ervin Johnson, Commissioner Frankel, Deputy Vice Mayor Bathurst, and Commissioner Boylston

### **1- Mayor Petrolia**

Prince Andre' rankles new guard in Delray

BYLINE:

By Joe Capozzi Palm Beach Post Staff Writer

SECTION:

A SECTION; Pg. 1A

LENGTH:

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"You want to know the funny part? I've never, ever sat in that chair," Fladell, a 67-year-old retired chiropractor, said with a laugh. "It's not comfortable. There's no back support. I can't do my crossword puzzles."

But for one new Delray Beach city commissioner, the sign represents a larger concern about political influence in city hall and might help explain why one company has enjoyed exclusive rights since 2002 to rent out chairs and umbrellas at the beach.

"It is the symbol down at the beach of who is running things, and I think those symbols need to come down because of the fact we have had voters rise up and say, 'no more, '~HOA~128~128~'" said Commissioner Shelly Petrolia, who defeated a Fladell- backed candidate in the March election.

"This is a public beach. This isn't Andre's beach."

No one disputes the fact that Fladell has clout. His influence with south county condominium communities makes him a go-to guy for any politician seeking votes, from would-be school board members to potential congressmen.

Palm Beach County commissioners in 1985 passed an honorary resolution crowning him the "Prince of Palm Beach County," a nod to his political hero, Machiavelli. The auditorium at the South County Civic Center bears his name.

He's particularly powerful in Delray Beach, his longtime base, where he has endorsed many city commissioners, past and present.

New anti-Fladell bloc

But power on the city commission shifted in March when two decidedly anti-Fladell candidates, Petrolia and Mayor

Cary Glickstein, took seats and quickly forged a three-vote majority with Commissioner Al Jacquet.

Petrolia and Glickstein campaigned on a pledge for government transparency after the commission issued no-bid contracts, such as the \$65 million extension that Waste Management received last year.

Once she took office, Petrolia called for an examination of the beach contract -- and the removal of the "Reserved for Prince Andre" sign on the beach chair.

Sunday

Fladell, an avid volleyball player, admits his daily trips to the beach spawned a friendship years ago with Michael Novatka, whose Singer Island-based Oceanside Beach Services is in line to win another concessions contract.

But Fladell said he was friends with other vendors at the city's beach long before Novatka arrived in 2002. In fact,

Fladell said, regulars in what he calls his loose circle of beach "characters" have been posting hand-made "Andre" signs on rental chairs for the past 20 years and "no one ever said anything."

As for Petrolia's perception that Fladell influenced city hall on behalf of Oceanside, he said: "That's absurd. This contract has nothing to do with me and Michael."

12 beaches served

Oceanside Beach Services, which started in 1986 at the Holiday Inn on Singer Island, has service contracts at 12 beach-

es in South Florida, including public beaches in Lake Worth, Boynton Beach and Jensen Beach.

In April, the new city commission started questioning how Oceanside retained a renewal to the Delray Beach contract, which calls for the company to pay the city an annual franchise fee of \$170,000 for the right to rent out chairs and umbrellas.

In 2012, then-City Manager David Harden signed off on renewing a three-year contract awarded to Oceanside in 2009, but commissioners this spring said they should have voted on the renewal and decided to put the contract back out to bid.

Harden, who retired in January after 23 years as manager, said in an interview last week that he did nothing improper last year by renewing the beach contract. He said the renewal was questioned only when the new commissioners took office.

But nearly six months after the commission voted to re-bid the contract, the issue isn't settled.

Michael Weiner, an attorney for Oceanside, has argued the commission's decision to rebid the contract is not fair to the company and will leave the company's customers who have seasonal contracts in limbo.

The company over the summer offered an additional one-time payment of \$45,000 to the city if commissioners let

Oceanside keep the contract until it expires in 2015.

Glickstein took exception to the offer, calling it "extortion" and "whoring the city" during a contentious meeting in August. Commissioners voted 3-2 to reject the payment. Casting dissenting votes were Angeleta Gray and Adam Frankel.

The request for proposals finally went out in August.

When the commission first voted in April to bid the project, Petrolia told city staff to "cast a wide net" and attract as many companies as possible.

Bidder disqualified

Two companies -- Oceanside and Miami-based Boucher Brothers -- offered proposals, but city staff disqualified Boucher Brothers because the company failed to attend a mandatory pre-bid conference, scheduled for just nine days after the city issued the request for proposals.

Jim Boucher said his firm was never told about the conference. He said he left messages with the city's purchasing department earlier in the summer expressing his interest in bidding and giving his company's new address and phone numbers.

Pasty Nadal, the city's purchasing manager, said the city accepts address changes only in writing and Boucher never sent written notification.

A selection committee in late September recommended that Oceanside receive a five-year contract extension for \$1.5 million, but Harden's replacement, City Manager Louie Chapman, said Thursday that he will recommend later this month that the commission put the contract back out to bid again because the city received only one qualified bid.

Arrest a new wrinkle

There could be another potential wrinkle. Novatka, Oceanside's president, was arrested Aug. 20 on a felony charge of possessing 40 grams of marijuana in his truck outside a Riviera Beach convenience store, according to a Palm Beach County Sheriff's report.

Novatka, who was released the next day after posting \$3,000 bond, is scheduled to be arraigned Thursday, according to court records.

"We are denying the charges at this time and we are entering a plea of not guilty," said Steve Sessa, Novatka's attorney.

Chapman, who learned about the arrest from The Palm Beach Post, said he wasn't sure whether it would hurt

Oceanside's efforts to win another beach contract because the arrest pertains to "the individual, not the entity."

Chapman said he would ask the city attorney for an opinion on whether the arrest violates any city policies.

Contract bid concerns

This summer isn't the first time Boucher questioned Delray's bidding process. In 2009, the contract went out to bid three different times because of concerns raised by both Boucher Brothers and Oceanside Beach Services.

Ultimately, Oceanside won the bid, a deal that gave the city \$510,000 over three years, after Boucher's \$595,000 bid

was disqualified on a technicality: It was placed by Boucher Brothers Delray Beach LLC but listed the assets of the parent company, Boucher Brothers Management Inc.

"I don't care who puts chairs on our beach, as long as the process is open, honest, transparent and competitive. Why

there is resistance to that is the overarching question," Glickstein said in an interview.

"We continue to have challenges

here because there are people out there who continue to try to influence the outcome."

Similarly, Petrolia said, "My concern is the people didn't get a chance at the bid process, and that's a large reason I'm

sitting here today because there has been no transparency with things like that."

On the question of Fladell's influence, Harden said: "During my tenure as manager, I had very little interaction with Andre

Fladell

. As far as how he may have lobbied individual commissioners, I have no knowledge of that."

Frankel, an Oceanside supporter who plays volleyball with Fladell at the beach, said he has asked Fladell for his opinion about the beach contract.

Fladell in the know

"If you want to know what's going on at the beach, if the equipment works well, if the beach attendants are doing their job, why not talk to the guy who's there every day?" said Frankel, who said he also went to Fort Lauderdale Beach to view Boucher Brothers' operation.

"With all due respect to Ms. Petrolia, I have never seen her at the beach."

Oceanside's latest bid would pay the city more than \$1.5 million over five years -- an average of \$302,800 a year. But it also calls for an increase in rental rates that visitors would pay, said Novatka, who said the increases would be the first since 2002.

Chairs currently are rented for \$10 an hour and \$30 a day, with annual memberships of \$400.

Fladell said the higher fees can be blamed on the commission's decision to re-bid the contract.

"Why would you want to take something that works perfectly and screw it up on some political vendetta?" he said. "It's an example of dysfunctional government."

As for the move to get rid of the "reserved for Prince Andre

sign,  
Fladell

said, "that shows how ignorant and petty they are. The whole thing is comical. It doesn't define anything but them."

Fladell offered a suggestion for removing the sign:

"If someone would make a good contribution to charity," he said, "I will burn it."

Staff researcher Niels Heimeriks contributed to this story. [jcapozzi@pbpost.com](mailto:jcapozzi@pbpost.com) Twitter: [@jcapozzipbpost](https://twitter.com/jcapozzipbpost)

Delray Beach: Cabana contract clash continues

- Posted by [Mary Kate Leming](#) on September 4, 2013 at 12:00pm
- [View Blog](#)

**By Dan Moffett**

Delray Beach commissioners' campaign to tighten up their business dealings has grown so heated that even a contract for beach chairs can raise emotional warnings about extortion, loss of integrity and "whoring the city."

The commission voted 3-2 on Aug. 6 to seek bids from companies for leasing chairs and cabanas on the city's beach — despite the fact that Oceanside Beach Service already has a contract to do it and came to the meeting offering commissioners a \$45,000 payment if they'd give up on the bidding idea.

Mayor Cary Glickstein called the offer "extortion" and said "some people would call it whoring the city."

"What is the fear of bidding?" Glickstein asked. He said the payment offer was an attempt at "circumvention of our city's process" and warned that Delray's image is already tarnished enough: "The city's reputation is that it's for sale."

Commissioners debated the matter for two hours during the stormy August meeting, after considering it for two hours during the July meeting when Oceanside brought in dozens of satisfied customers to help plead the company's case.

The commission has gone back and forth over the contract for months — twice voting to bid it out — since Glickstein and Commissioner Shelly Petrolia won their seats in March after campaigning to make city dealings more transparent.

The argument against Oceanside isn't over service, but the way the contract was signed. Former City Manager David Harden renewed the deal in 2012 without getting the commission's approval and without getting bids.

Petrolia says that way of doing business has to stop. "What message was sent when we allowed an unauthorized city employee to unilaterally renew a contract when we knew full well there was another vendor waiting in the wings waiting to pay more?" she asked. "What message did we send taxpayers of this city?"

Petrolia said that allowing the contract to stand "will further tarnish the image" of the commission. "Our integrity is at stake," she said. "This is no witch hunt. It is righting past wrongs."

Glickstein and Petrolia persuaded Commissioner Al Jacquet to side with them and vote for putting the beach contract out for bids. Commissioners Adam Frankel and Angeleta Gray dissented, arguing that seeking bids on an existing contract without cause for termination sends a bad message to the business community.

"The city manager at the time, Harden, is no longer here," Gray said. "We can't punish him. I don't know why we're punishing the vendor. Some would say we're making things right. I don't believe we've done anything wrong."

Over the course of two meetings, Jacquet had openly negotiated with Michael Weiner, attorney for Oceanside, over the size of the payment the company might make to keep the contract, saying he wanted a "win-win situation" for the city and vendor that would "bring some money into the city's coffers."

But Gray called the idea "extortion," and Glickstein and Petrolia agreed. The mayor said Oceanside could participate in the bidding like any other vendor, but the process would determine how much the contract was worth.

"Why do you think he's offering \$45,000?" Glickstein said of Weiner's proposal. "He's offering it because he knows, or he thinks he knows, the competitive bidding process will produce bids much higher than that."

Weiner has suggested that Oceanside might sue if the commission decides to hire another vendor and warned that the company's customers, who have seasonal contracts to rent chairs and cabanas, will be left in limbo. The company has been working on the beach since 2002.

"There will be a consequence to pay if you end it early," Weiner said. "It's just not going to be a pleasant situation."

Anger over no-bid contracts helped carry Glickstein and Petrolia to office after trash hauler Waste Management landed a \$65 million extension deal in 2012 without competition. Jacquet, Gray and Frankel were on the commission that let the controversial trash deal go through. "I would agree that the city has a history of cronyism that we need to address," Jacquet said.

Minutes later, he tried selling Weiner's \$45,000 offer to commissioners again, calling it "a decent number" and an improvement over the \$30,000 offer he made in July.

## **Delray to reconsider longtime beach-chair rental company's contract**

Marisa Gottesman

**Sun Sentinel I**

**Mar 30, 2015 at 5:12 PM**

Delray to reconsider longtime beach-chair rental company's contract on Tuesday  
DELRAY BEACH — With beach season in full force, the sands are packed with sunbathers. But could those sunbathers soon have to schlep their own chairs to the beach?

Tuesday, Delray city commissioners are scheduled to discuss possibly terminating the contract of Oceanside Beach Service, the company that for 13 years has offered beach-chair rentals.

City Manager Don Cooper said he is bringing up the topic because there have been several breaches in the contract, including the company's not posting rental rates and not cleaning up trash from certain areas of the beach.

The owner of Oceanside, Michael Novatka, could not be reached for comment despite phone calls. Michael Weiner, the lawyer representing the company, declined to comment when reached by phone.

Oceanside's current five-year contract is scheduled to end Oct. 31, 2018, and pays the city about \$1.5 million. The vendor has provided beach-concession services to the city since 2002.

"It's a lucrative contract for the city," said Commissioner Shelly Petrolia. "But at the same time we should be getting what we contracted for. I think we need to have more options than an empty beach or continuing on with this vendor."

When it comes to complaints from beachgoers, there don't seem to be many.

Delray resident Christina Morrison said she has never had a problem with the company or the service it provides. She said she has purchased an annual cabana pass from Oceanside for at least five years.

"I have never had a problem," she said. "The service is excellent. I don't know what anyone could possibly complain about."

City records show the city has received less than 20 complaints about the vendor since January 2014, with a majority of the complaints coming from one person, resident Ken MacNamee.

"They don't comply with the contract," MacNamee said. "It's nothing new."

MacNamee, who said he is a former Oceanside customer, alleges he has noticed reoccurring breaches of the contract, including the company's not setting up the chairs properly or raking the beach.

If commissioners were to terminate the contract, it is unclear how beachgoers who typically rent chairs will be affected, city officials said.

Still, those with annual passes to use the loungers shouldn't expect an official decision to be made on Tuesday. Cooper said commissioners will not be able to take formal action on the topic during Tuesday's meeting.

Most recently, records show city officials wrote two letters to the owner of the company in February raising concerns.

The first letter was sent from the city to Oceanside on Feb. 17. It states after several random inspections Oceanside wasn't removing debris and litter within 50 feet of the company's concession areas or where its equipment is located, which is part of the contract.

The city sent the company another letter on Feb. 19, claiming additional breaches of the contract.

The letter states an inspector from the **Palm Beach County** Inspector General's office attempted to rent a beach set, which includes two lounge chairs with an umbrella or a cabana, and was told the price was \$11 per hour. The agreed-upon price between the city and Oceanside is \$10 per hour, according to the contract.

The letter also states the inspector didn't see any posted prices. According to the contract, Oceanside must post the rental rates in a public place on the beach and any price increases must be approved by the city.

But concerns about the contract date back further. A letter from the city was sent to Oceanside's lawyer in May 2014 stating five breaches of the contract.

Cooper said city staff has been monitoring and evaluating the vendor's performance. He said since the letters have been sent, the company has improved its services.

*[mgottesman@sunsentinel.com](mailto:mgottesman@sunsentinel.com), 561-243-6544 or Twitter @marisagottesman*

- 27) 2200 S Federal Hwy  
GMS Acres IN  
H Greg Nissan Delray LLC  
ATT: Hairabedian Krikor



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Arrest a new wrinkle

There could be another potential wrinkle. Novatka, Oceanside's president, was arrested Aug. 20 on a felony charge of

possessing 40 grams of marijuana in his truck outside a Riviera Beach convenience store, according to a Palm Beach

County Sheriff's report.

Novatka, who was released the next day after posting \$3,000 bond, is scheduled to be arraigned Thursday, according to

court records.

"We are denying the charges at this time and we are entering a plea of not guilty," said Steve Sessa, Novatka's attorney.

Chapman, who learned about the arrest from The Palm Beach Post, said he wasn't sure whether it would hurt

Oceanside's efforts to win another beach contract because the arrest pertains to "the individual, not the entity."

Chapman said he would ask the city attorney for an opinion on whether the arrest violates any city policies.

Contract bid concerns

This summer isn't the first time Boucher questioned Delray's bidding process. In 2009, the contract went out to bid three different times because of concerns raised by both Boucher Brothers and Oceanside Beach Services.

Ultimately, Oceanside won the bid, a deal that gave the city \$510,000 over three years, after Boucher's \$595,000 bid

was disqualified on a technicality: It was placed by Boucher Brothers Delray Beach LLC but listed the assets of the

parent company, Boucher Brothers Management Inc.

"I don't care who puts chairs on our beach, as long as the process is open, honest, transparent and competitive. Why

there is resistance to that is the overarching question," Glickstein said in an interview.

"We continue to have challenges

here because there are people out there who continue to try to influence the outcome."

Similarly, Petrolia said, "My concern is the people didn't get a chance at the bid process, and that's a large reason I'm

sitting here today because there has been no transparency with things like that."

On the question of Fladell's influence, Harden said: "During my tenure as manager, I had very little interaction with

Andre

Fladell

. As far as how he may have lobbied individual commissioners, I have no knowledge of that."

Frankel, an Oceanside supporter who plays volleyball with Fladell at the beach, said he has asked Fladell for his opinion about the beach contract.

Fladell in the know

"If you want to know what's going on at the beach, if the equipment works well, if the beach attendants are doing their

job, why not talk to the guy who's there every day?" said Frankel, who said he also went to Fort Lauderdale Beach to view Boucher Brothers' operation.

"With all due respect to Ms. Petrolia, I have never seen her at the beach."

Oceanside's latest bid would pay the city more than \$1.5 million over five years -- an average of \$302,800 a year. But it

also calls for an increase in rental rates that visitors would pay, said Novatka, who said the increases would be the first

since 2002.

Chairs currently are rented for \$10 an hour and \$30 a day, with annual memberships of \$400.

Fladell said the higher fees can be blamed on the commission's decision to re-bid the contract.

"Why would you want to take something that works perfectly and screw it up on some political vendetta?" he said. "It's an example of dysfunctional government."

As for the move to get rid of the "reserved for Prince

Andre

" sign,

Fladell

said, "that shows how ignorant and petty they are. The whole thing is comical. It doesn't define anything but them."

Fladell offered a suggestion for removing the sign:

"If someone would make a good contribution to charity," he said, "I will burn it."

Staff researcher Niels Heimeriks contributed to this story. [jcapozzi@pbpost.com](mailto:jcapozzi@pbpost.com) Twitter: @jcapozzipbpost

Delray Beach: Cabana contract clash continues

- Posted by [Mary Kate Leming](#) on September 4, 2013 at 12:00pm
- [View Blog](#)

**By Dan Moffett**

Delray Beach commissioners' campaign to tighten up their business dealings has grown so heated that even a contract for beach chairs can raise emotional warnings about extortion, loss of integrity and "whoring the city."

The commission voted 3-2 on Aug. 6 to seek bids from companies for leasing chairs and cabanas on the city's beach — despite the fact that Oceanside Beach Service already has a contract to do it and came to the meeting offering commissioners a \$45,000 payment if they'd give up on the bidding idea.

Mayor Cary Glickstein called the offer "extortion" and said "some people would call it whoring the city."

"What is the fear of bidding?" Glickstein asked. He said the payment offer was an attempt at "circumvention of our city's process" and warned that Delray's image is already tarnished enough: "The city's reputation is that it's for sale."

Commissioners debated the matter for two hours during the stormy August meeting, after considering it for two hours during the July meeting when Oceanside brought in dozens of satisfied customers to help plead the company's case.

The commission has gone back and forth over the contract for months — twice voting to bid it out — since Glickstein and Commissioner Shelly Petrolia won their seats in March after campaigning to make city dealings more transparent.

The argument against Oceanside isn't over service, but the way the contract was signed. Former City Manager David Harden renewed the deal in 2012 without getting the commission's approval and without getting bids.

Petrolia says that way of doing business has to stop. "What message was sent when we allowed an unauthorized city employee to unilaterally renew a contract when we

knew full well there was another vendor waiting in the wings waiting to pay more?" she asked. "What message did we send taxpayers of this city?"

Petrolia said that allowing the contract to stand "will further tarnish the image" of the commission. "Our integrity is at stake," she said. "This is no witch hunt. It is righting past wrongs."

Glickstein and Petrolia persuaded Commissioner Al Jacquet to side with them and vote for putting the beach contract out for bids. Commissioners Adam Frankel and Angeleta Gray dissented, arguing that seeking bids on an existing contract without cause for termination sends a bad message to the business community.

"The city manager at the time, Harden, is no longer here," Gray said. "We can't punish him. I don't know why we're punishing the vendor. Some would say we're making things right. I don't believe we've done anything wrong."

Over the course of two meetings, Jacquet had openly negotiated with Michael Weiner, attorney for Oceanside, over the size of the payment the company might make to keep the contract, saying he wanted a "win-win situation" for the city and vendor that would "bring some money into the city's coffers."

But Gray called the idea "extortion," and Glickstein and Petrolia agreed. The mayor said Oceanside could participate in the bidding like any other vendor, but the process would determine how much the contract was worth.

"Why do you think he's offering \$45,000?" Glickstein said of Weiner's proposal. "He's offering it because he knows, or he thinks he knows, the competitive bidding process will produce bids much higher than that."

Weiner has suggested that Oceanside might sue if the commission decides to hire another vendor and warned that the company's customers, who have seasonal contracts to rent chairs and cabanas, will be left in limbo. The company has been working on the beach since 2002.

"There will be a consequence to pay if you end it early," Weiner said. "It's just not going to be a pleasant situation."

Anger over no-bid contracts helped carry Glickstein and Petrolia to office after trash hauler Waste Management landed a \$65 million extension deal in 2012 without competition. Jacquet, Gray and Frankel were on the commission that let the controversial trash deal go through. "I would agree that the city has a history of cronyism that we need to address," Jacquet said.

Minutes later, he tried selling Weiner's \$45,000 offer to commissioners again, calling it "a decent number" and an improvement over the \$30,000 offer he made in July.

## **Delray to reconsider longtime beach-chair rental company's contract**

Marisa Gottesman

**Sun Sentinel |**

**Mar 30, 2015 at 5:12 PM**

Delray to reconsider longtime beach-chair rental company's contract on Tuesday  
DELRAY BEACH — With beach season in full force, the sands are packed with sunbathers. But could those sunbathers soon have to schlep their own chairs to the beach?

Tuesday, Delray city commissioners are scheduled to discuss possibly terminating the contract of Oceanside Beach Service, the company that for 13 years has offered beach-chair rentals.

City Manager Don Cooper said he is bringing up the topic because there have been several breaches in the contract, including the company's not posting rental rates and not cleaning up trash from certain areas of the beach.

The owner of Oceanside, Michael Novatka, could not be reached for comment despite phone calls. Michael Weiner, the lawyer representing the company, declined to comment when reached by phone.

Oceanside's current five-year contract is scheduled to end Oct. 31, 2018, and pays the city about \$1.5 million. The vendor has provided beach-concession services to the city since 2002.

"It's a lucrative contract for the city," said Commissioner Shelly Petrolia. "But at the same time we should be getting what we contracted for. I think we need to have more options than an empty beach or continuing on with this vendor."

When it comes to complaints from beachgoers, there don't seem to be many. Delray resident Christina Morrison said she has never had a problem with the company or the service it provides. She said she has purchased an annual cabana pass from Oceanside for at least five years.

"I have never had a problem," she said. "The service is excellent. I don't know what anyone could possibly complain about."

City records show the city has received less than 20 complaints about the vendor since January 2014, with a majority of the complaints coming from one person, resident Ken MacNamee.

"They don't comply with the contract," MacNamee said. "It's nothing new."

MacNamee, who said he is a former Oceanside customer, alleges he has noticed reoccurring breaches of the contract, including the company's not setting up the chairs properly or raking the beach.

If commissioners were to terminate the contract, it is unclear how beachgoers who typically rent chairs will be affected, city officials said.

Still, those with annual passes to use the loungers shouldn't expect an official decision to be made on Tuesday. Cooper said commissioners will not be able to take formal action on the topic during Tuesday's meeting.

Most recently, records show city officials wrote two letters to the owner of the company in February raising concerns.

The first letter was sent from the city to Oceanside on Feb. 17. It states after several random inspections Oceanside wasn't removing debris and litter within 50 feet of the company's concession areas or where its equipment is located, which is part of the contract.

The city sent the company another letter on Feb. 19, claiming additional breaches of the contract.

The letter states an inspector from the **Palm Beach County** Inspector General's office attempted to rent a beach set, which includes two lounge chairs with an umbrella or a

cabana, and was told the price was \$11 per hour. The agreed-upon price between the city and Oceanside is \$10 per hour, according to the contract.

The letter also states the inspector didn't see any posted prices. According to the contract, Oceanside must post the rental rates in a public place on the beach and any price increases must be approved by the city.

But concerns about the contract date back further. A letter from the city was sent to Oceanside's lawyer in May 2014 stating five breaches of the contract.

Cooper said city staff has been monitoring and evaluating the vendor's performance. He said since the letters have been sent, the company has improved its services.

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**28) 2512 N Federal Hwy  
Delray Beach Estates  
Cubesmart LP**



- Jim Zengage has a business relationship with Cubesmart.
- Zengage was represented by Bonnie Miskel when he needed City approval for a Cubesmart project at another location in Delray Beach.
- Zengage is President of Southern Development Services.
- Southern Development Services made a campaign contribution to Petrolia's opponent - Jim Chard for Mayor in 2017
- Bonnie Miskel contributed campaign funds to Petrolia's opponent - Jim Chard for Mayor in 2017

**By Erica Van Buren / Special to The Palm Beach Post**

Posted May 3, 2019 at 10:46 AM

Updated May 3, 2019 at 10:46 AM

DELRAY BEACH — There's a new self-storage facility open in [Delray Beach](#) and it's modern amenities are bound to give competitors a run for their money.

The aptly named CubeSmart combines top of the line storage features with a focus on security — for both its customers and their belongings. It has approximately 500 units, ranging in size from 25 to 300 square feet, most of which are climate-controlled. The facility is accessible through gates requiring entry and exit codes and has approximately 42 cameras and motion detectors on the property. Extra precautions have been taken such as adding a generator that will keep security systems, lights and cameras operational in the event of a power outage.

"I think it's an up and coming industry," said Jim Zengage, president of Southern Development Services, the commercial development firm that opened CubeSmart at 1125 Wallace Drive just east of I-95.

"We're in a pretty good growth area," he said. "Our market is from (Interstate) 95 all the way to the ocean."

Zengage knows the territory in Delray Beach well, having built many commercial buildings in the area. He's also the developer of the Wallace Drive Commerce Center, a condominium warehouse located directly across the street from the CubeSmart storage facility.

He says the self-storage business is demand-driven, citing a lack of storage space in homes and apartments as well as shrinking overall square footage in residences.

"People might be moving to smaller homes and don't want to part with valuables, said Zengage, who also aims to capitalize on a seasonal customer base.

"College students need places to put things when school is out to keep until school starts," he said.

Zengage also says occasions such as Christmas or other holidays are times when people need extra storage, presumably for furniture, decorations or gifts.

The facility opened April 16.

Planning and Zoning Board Meeting March 19, 2012

Applicant:

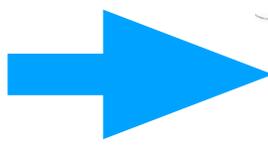
Bonnie Miskel, Esquire, agent for the applicant, advised she is qualified and testifies as an expert in zoning matters on behalf of the property owner and applicant, Mr. Jim Zengage. I represent both the public and private sectors. When Mr. Zengage first approached me I was a little surprised as I did the research that it was zoned what it was. The property is rectangular, it is not square, and there is a bit of a jog. There is a church to the east, cemetery to the north, and single family around it. The area seemed to be predominantly residential. When the property was annexed there was a mix of uses. This is not something that is unique to South Florida or Delray Beach. The City of Boca Raton is adjusting the amount of industrial acres they have. The way we do business has changed, and therefore the need for industrial property is diminished.

### CAMPAIGN TREASURER'S REPORT - ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 02 / 24 / 2018 through 03 / 08 / 2018 (4) Page 4 of 6

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type	(9) Occupation	(10) Contribution Type	(11) In-kind Description	(12) Amendment	(12) Amount
03 / 06 / 2018	ANNE F. HANDLER 3797 ENTRADA PL. BOCA RATON FL 33433	I	HOUSEWIFE	CHE			1,000.00
22							
03 / 06 / 2018	CHRISTINA T. WOOD 256 NE 16TH STREET DELRAY BEACH FL 33444	I	ARTIST	CHE			50.00
23							
03 / 06 / 2018	LAURA MASTROIANNI 1219 VISTA DEL MAR DELRAY BEACH FL 33483	I	CFO	CHE			100.00
24							
03 / 06 / 2018	SOUTHERN DEVELOPMENT SERVICES INC. 200 LINDELL BLVD. SUITE 923 DELRAY BEACH FL 33483	B	BUILD. MGT	CHE			500.00
25							
03 / 06 / 2018	MARI E. BECKETT 455 NE 5TH AVENUE SUITE D-406 DELRAY BEACH FL 33483	I	ATTORNEY	CHE			250.00
26							
03 / 06 / 2018	THE GOLF CAR LLC 455 NE 5TH AVENUE SUITE D-155 DELRAY BEACH FL 33483	B	GOLF CART CP	CHE			500.00
27							
03 / 06 / 2018	CALICO DELRAY LLC 365 E. CANNERY ROW CIRCLE DELRAY BEACH FL 33444	B	HAIR SALON	CHE			200.00
28							



## CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name JAMES R. CHARD (2) I.D. Number \_\_\_\_\_

(3) Cover Period 11 / 01 / 17 through 11 / 30 / 17 (4) Page 1 of 5

(5) Date	(7) Full Name (Last, Suffix, First, Middle)	(8) Contributor		(9) Contribution	(10) In-kind	(11) Amendment	(12) Amount
(6) Sequence Number	Street Address & City, State, Zip Code	Type	Occupation	Type	Description		
11 / 01 / 17 1	JESTENA BOUGHTON 525 E ATLANTIC AVENUE DELRAY BEACH FL 33483	I	BUSIN. OWNER	CHE			1,000.00
11 / 09 / 17 2	FRANCIS MARINCOLA 34 S. OCEAN BOULEVARD DELRAY BEACH FL 33483	I	BUSIN. OWNER	CHE			1,000.00
11 / 09 / 17 3	BONNIE MISKEL P.A. 1940 SW. 7TH STREET BOCA RATON, FL 33486	B	ATTORNEY	CHE			1,000.00
11 / 09 / 17 4	BSA CORPORATION 9 NE. 2ND STREET DELRAY BEACH FL 33444	B	CONSTRUCTION	CHE			1,000.00
11 / 09 / 17 5	MURPHY LLC 138 N. SWINTON AVE. SUITE A DELRAY BEACH FL 33444	B	PROPTY. MGMT	CHE			1,000.00
11 / 09 / 17 6	DUNAY, MISKEL BACKMAN LLP. 14 SE 4TH STREET SUITE 36 BOCA RATON, FL 334332	B	ATTORNEY	CHE			1,000.00
11 / 09 / 17 7	KIM THOMAS 34 S.OCEAN BOULEVARD. DELRAY BEACH FL 33483	I	BUSI.OWNER	CHE			1000.00

DS-DE 13 (Rev. 11/13)

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