

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: August 14, 2018

[] Consent [X] Regular
[] Public Hearing

Department

Submitted By: County Attorney's Office

Submitted For: County Administration

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: an Interlocal Agreement ("Agreement") with the Town of Loxahatchee Groves ("Town") allowing for the Town, through the Loxahatchee Groves Water Control District ("District"), to continue to provide water control, drainage, and road maintenance services ("Services") to real property located in unincorporated Palm Beach County and to collect the costs of providing the Services.

SUMMARY: The District was an independent special district that provided Services and levied special assessments for all properties within its jurisdictional boundaries, which included several properties in unincorporated Palm Beach County. On June 25, 2018, the owners of the properties within the District voted to convert the District to a dependent district of the Town. As a result, the District's jurisdictional limits became that of the Town. The properties located in unincorporated Palm Beach County, within the former boundaries of the District, continue to be connected to the District's Services. The Agreement permits the Town, through the District, to continue to provide Services to those properties and to collect the costs of such Services as permitted by law, including through special assessments. District 6 (DB)

Background and Justification: The County may enter into interlocal agreements with other governmental agencies for them to perform functions on the County's behalf. §§ 125.01(1)(p); 163.01, Fla. Stat. The Town, through the District, is willing to continue to provide Services to the real properties located within the former jurisdictional boundaries of the District so long as the Town can continue to collect the costs of providing the Services. Allowing the Town to do so results in the property owners continuing to receive the same Services they have grown accustomed to without the County having to provide such Services.

Attachments:

1. Interlocal Agreement with the Town of Loxahatchee Groves (3 copies)

Recommended by: _____

Date

Approved by: _____

Date

Condition	Control (%)	MCI (%)	AD (%)
A	~95	~85	~75
B	~90	~80	~70
C	~85	~75	~65
D	~95	~90	~85

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income(County)					
In-Kind Match(County					
NET FISCAL IMPACT	-0-				
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE					

Is Item Included in Current Budget?	Yes	No
Does this item include the use of federal funds?	Yes	No

Budget Account No:


Fund	Agency	Organization	Object
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B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

 7/26/15
 OFMB 7/26 7/15

Contract Dev. & Control

B. Legal Sufficiency

RLC. W 7/25/18
Assistant County Attorney

C. Other Department Review

Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

Inter-Local Agreement between

Palm Beach County,

and

Town of Loxahatchee Groves

THIS INTER-LOCAL AGREEMENT is made and entered into on this _____ day of _____, 2018, by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners (hereinafter “COUNTY”) and the Town of Loxahatchee Groves, a municipal corporation of the State of Florida (hereinafter “TOWN”), both of which understand and agree as follows:

WHEREAS, COUNTY and TOWN have legal authority to perform general government services within their respective jurisdictions; and

WHEREAS, in accordance with Chapters 125, 163, and 166, Florida Statutes, the Parties hereto have the common power to provide Services and collect the costs of such from properties within their jurisdictional limits; and

WHEREAS, the Loxahatchee Groves Water Control District (“DISTRICT”), was an independent special District with the authority and powers as set forth in Chapter 99-425, Laws of Florida, as amended from time to time, that provided water control, drainage and certain road maintenance services (“Services”) for all properties within its jurisdictional boundaries, which included several properties within the jurisdictional limits of unincorporated Palm Beach County; and,

WHEREAS, in order to fund the Services, the DISTRICT levied and collected a non-ad valorem special assessment on all real property within the DISTRICT; and

WHEREAS, pursuant to Chapter 2018-175, Laws of Florida, a referendum was conducted among the property owners within the jurisdictional boundaries of the DISTRICT on June 25, 2018, and the property owners of the DISTRICT voted to convert the DISTRICT into a dependent DISTRICT of the TOWN; and,

WHEREAS, as a Dependent DISTRICT, the DISTRICT is operated and managed by the TOWN, and the jurisdictional limits of the DISTRICT are to match the jurisdictional limits of the TOWN; and,

WHEREAS, the real properties located within the former jurisdictional boundaries of the DISTRICT continue to be connected to the DISTRICT’S water control and drainage system and will continue to require Services for their properties; and,

Inter-Local Agreement between
Palm Beach County and Town of Loxahatchee Groves

WHEREAS, the TOWN, through the DISTRICT, is willing to continue to provide Services to the real property located within the former jurisdictional boundaries of the DISTRICT and within the jurisdictional limits of the COUNTY so long as the TOWN can continue to collect the costs of providing such service at the same rates as all properties within the DISTRICT and TOWN jurisdictional limits are charged; and,

WHEREAS, the COUNTY is willing to permit the TOWN, through the DISTRICT, to continue to provide Services to the real property located within the former jurisdictional boundaries of the DISTRICT and within the jurisdictional limits of the COUNTY, and to permit the TOWN, through the DISTRICT, to collect the costs of providing such service at the same rates as all properties within the DISTRICT and TOWN jurisdictional limits, including without limitation through the levy and collection of non-ad valorem special assessments on such real property; and

WHEREAS, pursuant to Chapters 125 and 163, Florida Statutes, and any other applicable law, the Parties are authorized to enter into this Inter-Local agreement;

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, COUNTY and TOWN hereby agree as follows:

1. **PURPOSE.** Pursuant to Section 163.01, Florida Statutes, the purpose of this Agreement is to establish the responsibilities of the Parties and procedures whereby the TOWN, through the DISTRICT, will provide Services to the real property located within the former jurisdictional boundaries of the DISTRICT and within the jurisdictional limits of the COUNTY, and collect the costs of providing such service, including through the levy and collection of non-ad valorem special assessments.
2. **DISTRICT SERVICES.** The Parties agree that the real property located within the former jurisdictional boundaries of the DISTRICT and within the jurisdictional limits of the COUNTY, as listed and described in Exhibit "A", will continue to receive Services from the TOWN, through the DISTRICT. The COUNTY authorizes the TOWN, through the DISTRICT, to provide Services to the real property listed and described in Exhibit "A".
3. Any notice given under the provisions of this Agreement shall be in writing and shall be delivered personally or sent by certified or registered mail, postage prepaid, to:

Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401
Attn: County Administrator

WITH A COPY TO:
County Attorney's Office

301 N. Olive Avenue, Suite 601
West Palm Beach, Florida 33401
Attn: David C. Behar, Esq.

MUNICIPALITY:
Town of Loxahatchee Florida
155 F Road
Loxahatchee Groves, Florida 33470
Attn: Town Manager

4. DUTIES OF TOWN. TOWN, through the DISTRICT, shall:

- a. Provide Services to the real property listed and described in Exhibit “A”.
- b. Charge the real properties listed and described in Exhibit “A” the same rates for the Services as the TOWN, through the DISTRICT, charges the real property located within the TOWN’S jurisdictional boundaries for the Services.
- c. Collect the charges for the Services from the real properties listed and described in Exhibit “A”.
 - 1. The TOWN, through the DISTRICT, may collect the charges for the Services through a non-ad valorem special assessment on the real properties listed and described in Exhibit “A”.
 - 2. In the event the TOWN, through the DISTRICT, is not able or chooses not to collect the non-ad valorem special assessments from the real properties listed in Exhibit “A”, the TOWN may invoice the real properties for the Services to the extent permitted by law.
- d. The parties agree and acknowledge that neither the TOWN, nor the DISTRICT, is obligated to provide Services to the real properties listed and described in Exhibit “A” unless the TOWN is paid for such Services.

5. DUTIES OF COUNTY. COUNTY shall:

- a. Permit the TOWN, through the DISTRICT, to provide Services, to the real property listed and described in Exhibit “A”.
- b. Permit the TOWN, through the DISTRICT, to levy and collect a non-ad valorem special assessment on the real properties listed and described in Exhibit “A” for the Services being provided by the DISTRICT. Alternatively, should the TOWN, through the DISTRICT, not be able or chooses not to collect the charges through a non-ad valorem special assessment, the TOWN may invoice the real property for the Services to the extent permitted by law.

- c. As the COUNTY understands that the TOWN desires to collect the drainage charges from the real properties listed and described in Exhibit "A" through a non-ad valorem special assessment, take any action necessary to confirm the authority of the TOWN to do so, including without limitation adoption of resolutions, and agreements with other government agencies involved in the levy and collection of non-ad valorem special assessments.
 - d. Should the TOWN, through the DISTRICT, not levy and collect a non-ad valorem special assessment from the real properties listed and described in Exhibit "A", authorize the TOWN to invoice the real properties for such charges and to authorize the TOWN to enforce and collect such charges as permitted by law, which may include the right for the TOWN to record liens on such properties for nonpayment and enforce such liens.
6. **MODIFICATION.** This Agreement may not be modified unless such modifications are in the form of a written amendment, executed by both Parties.
7. **TERMINATION.** This Agreement shall remain in effect unless terminated by either party. This Agreement may be terminated by either party, without cause and for any reason, effective on September 30 of a calendar year; provided that such notice must be received by the non-terminating party no later than January 15 of the year in which the Agreement is to be terminated.

The Parties further agree that:

- a. Upon termination, the Parties shall negotiate in good faith to reach an agreement on an appropriate transition that ensures adequate Services will be provided to the real property listed and described in Exhibit "A" and the recoupment of the TOWN'S costs for providing such Services should the TOWN, through the DISTRICT, continue to provide Services after termination of this Agreement.
 - b. The parties agree that the TOWN may cease providing Services upon the effective date of any termination of this Agreement should no arrangements satisfactory to the TOWN be made for the TOWN to recover the charges for such Services to such properties.
8. **LIABILITY.** The Parties, their respective elected officials, officers, and employees shall not be deemed to assume any liability for the acts, omissions, or negligence of the other party:

Each party shall be liable for its own actions and negligence and, to the extent permitted by law, COUNTY shall indemnify, defend and hold harmless TOWN against any actions, claims or damages arising out of COUNTY'S negligence in connection with this Agreement, and TOWN shall indemnify, defend and hold harmless COUNTY against

any actions, claims, or damages arising out of TOWN'S negligence in connection with this Agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party for such other party's negligent, willful or intentional acts or omissions. Nothing herein shall be construed as consent by TOWN or COUNTY to be sued by third parties in any matter arising out of this Agreement.

9. **CLAIMS.** COUNTY shall notify TOWN in writing, within thirty (30) days of its receipt or knowledge of any claims or pending claims arising out of the performance of the Services rendered hereunder. TOWN shall notify COUNTY in writing, within thirty (30) days of its receipt or knowledge of any claims or pending claims arising out of the performance of the Services rendered hereunder.
10. **SEVERABILITY.** If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability, or the occurrence of any event rendering any portion or provision of this Agreement void, shall not be deemed to affect the validity and enforceability of any other parts of the Agreement.
11. **ASSIGNMENT.** This Agreement shall be binding on the Parties, their representatives, successors and assigns, and any interest herein shall not be assigned, transferred, or otherwise encumbered, under any circumstances, by either party, without the prior written consent of the Parties; specifically, no duty or responsibility of the Parties shall be assigned or contracted to a third party, whether a public or private entity, unless the Parties first modify this Agreement to set forth the duties of said third party.
12. **APPLICABLE LAW.** This Agreement shall be construed, controlled and interpreted according to the laws of the State of Florida. The parties agree that any action relating to this Agreement shall be instituted and prosecuted in the courts of Palm Beach County, Florida, and therefore, each party to this Agreement hereby waives the right to any change of venue.
13. **EACH PARTY HERETO WAIVES ITS RIGHT TO A JURY TRIAL IN ANY LITIGATION RELATING TO THIS AGREEMENT.**
14. **PRIOR AGREEMENTS.** This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the Parties agree that there are no commitments that are not contained in this Agreement or the written procedures and processes developed by the representatives of the Parties.
15. **ENTIRETY OF AGREEMENT.** This Agreement sets forth the entire agreement between the Parties and that there are no promises or understandings other than those stated herein.

- 16. TIME IS OF THE ESSENCE.** The parties expressly agree that time is of the essence in this Agreement and the failure by a party to complete performance within the time specified, or within a reasonable time if no time is specified herein, shall, at the option of the other party with liability, in addition to any other rights or remedies, relieve the other party of any obligation to accept such performance.
- 17. DEFAULT.** The parties hereto expressly covenant and agree that in the event that either party is in default of its obligations herein, the party not in default shall provide to the party in default thirty (30) days written notice to cure said default, before exercising any of its rights as provided for in this Agreement.
- 18. EXECUTION.** This Agreement shall be executed in duplicate, with each fully executed copy treated as an original.
- 19. EFFECTIVE DATE.** This Agreement shall become effective upon the filing of fully executed copies with the Clerk of the Circuit Court of Palm Beach County, Florida.
- 20. AUDITS AND PUBLIC RECORDS.** TOWN acknowledges that its records relating to this Agreement are public records for the purposes of Chapter 119, F.S., and that it will comply and maintain such records in accordance with Florida's public records laws. TOWN shall maintain records, documents and other evidence to sufficiently establish its performance under this Agreement. Such records shall be maintained in Palm Beach County for at least three (3) years after the termination of this Agreement. If any inquiry, investigation, audit or litigation is underway at any time during the three (3) year period, TOWN shall continue to maintain and preserve the records until the resolution of the inquiry, investigation, audit or litigation. The COUNTY has the right, upon reasonable request and during normal business hours, to inspect, examine or copy said records.
- 21. PALM BEACH COUNTY OFFICE OF INSPECTOR GENERAL.** Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 – 2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed COUNTY contracts/agreements, transactions, accounts and records, to require the production of such records, and to audit, investigate, monitor, and inspect the activities of the TOWN, its officers, agents, employees, and lobbyists in order to ensure compliance with contract/agreement requirements and detect corruption and fraud.
- Failure to cooperate with the Inspector General or interference or impeding any investigation shall be in violation of Palm Beach County Code, Section 2-421 – 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.
- 22. NONDISCRIMINATION.** Both parties warrant and represent that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity and expression, or genetic information. The parties further warrant and

agree that no person shall be excluded from the benefits of or be subjected to any form of discrimination under any activity carried out in the performance of this Agreement.

- 23. LEGAL COMPLIANCE.** The TOWN shall comply with all laws, ordinances and regulations applicable to the services contemplated herein, to include those applicable to conflict of interest and collusion. The TOWN is presumed to be familiar with all applicable federal, state and local laws, ordinances, codes and regulations that may in any way be implicated by this Agreement.
- 24. NO THIRD PARTY BENEFICIARY.** No provision of this Agreement is intended to, or shall be construed to create any third party beneficiary or to provide any rights to any person or entity not a party to this Agreement, including but not limited to any citizen or recipient, or official, employee, or volunteer of either party.
- 25. NO AGENCY.** Nothing contained herein is intended to nor shall create an agency relationship between the COUNTY and TOWN.
- 26. WAIVER.** If the Parties shall waive any provisions of the Agreement or fail to enforce any of the conditions or provisions of this Agreement, such waiver shall not be deemed a continuing waiver and shall never be construed as such; and the Parties shall thereafter have the right to insist upon the enforcement of such conditions or provisions.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the COUNTY and TOWN have each caused this Agreement to be executed by its duly authorized official as of the date first set forth above.

Attest:

Virginia M. Walton
Town Clerk

APPROVED AS TO FORM.
[Signature]
Town Attorney

TOWN OF LOXAHATCHEE GROVES

By: David Browning
David Browning, Mayor



Sharon R. Bock, Clerk & Comptroller

PALM BEACH COUNTY, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Mayor

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: D.C.M.
County Attorney

By: _____

Inter-Local Agreement between
Palm Beach County and Town of Loxahatchee Groves

EXHIBIT “A”

Parcel Number	Owner Name	Owner Name 2	Site Address	Existing Land Use Description
00414333030011110	MEDICAL MGMT CONSULTANTS LLC		13005 SOUTHERN BLVD 111	Medical use, vet office, med office, psych
00414333030011130	MEDICAL MGMT CONSULTANTS LLC		13005 SOUTHERN BLVD 113	Medical use, vet office, med office, psych
00414333030011140	WILFREDO LLC		13005 SOUTHERN BLVD 114	Medical use, vet office, med office, psych
00414333030011150	ATZ OF SOUTH FLORIDA LLC		13005 SOUTHERN BLVD 115	Medical use, vet office, med office, psych
00414333030011210	PALMS WEST MEDICAL MALL 121 LLC		13005 SOUTHERN BLVD 121	Medical use, vet office, med office, psych
00414333030011220	RECTAL RELIEF CENTER		13005 SOUTHERN BLVD 122	Medical use, vet office, med office, psych
00414333030011230	PALMS WEST MEDICAL MALL 123 LLC		13005 SOUTHERN BLVD 123	Medical use, vet office, med office, psych
00414333030011240	JUSTAN LLC		13005 SOUTHERN BLVD 124	Medical use, vet office, med office, psych
00414333030011250	JUSTAN LLC		13005 SOUTHERN BLVD 125	Medical use, vet office, med office, psych
00414333030011310	MILLER HOLDINGS LLC		13005 SOUTHERN BLVD 131	Medical use, vet office, med office, psych
00414333030011320	XYNIXX INC		13005 SOUTHERN BLVD 132	Medical use, vet office, med office, psych
00414333030011330	MEDTECH LEASING CORP		13005 SOUTHERN BLVD 133	Medical use, vet office, med office, psych
00414333030011350	ATID HOLDINGS LLC		13005 SOUTHERN BLVD 135	Medical use, vet office, med office, psych
00414333030011410	RAMACHANDRAN UMARANI R		13005 SOUTHERN BLVD 141	Medical use, vet office, med office, psych
00414333030011420	RAMACHANDRAN UMARANI R		13005 SOUTHERN BLVD 142	Medical use, vet office, med office, psych
00414333030011430	NELSON GUMUCIO		13005 SOUTHERN BLVD 143	Medical use, vet office, med office, psych
00414333030011440	HORIZONS LLC		13005 SOUTHERN BLVD 144	Medical use, vet office, med office, psych
00414333030011450	HORIZONS LLC		13005 SOUTHERN BLVD 145	Medical use, vet office, med office, psych
00414333030022110	EBRAHIM HOOSIEN MD PA		13005 SOUTHERN BLVD 211	Medical use, vet office, med office, psych
00414333030022120	EBRAHIM HOOSIEN MD PA		13005 SOUTHERN BLVD 212	Medical use, vet office, med office, psych
00414333030022130	JACOBS ANTONIA &	JACOBS WILLAIM A	13005 SOUTHERN BLVD 213	Medical use, vet office, med office, psych
00414333030022140	JACOBS ANTONIA &	JACOBS WILLIAM A	13005 SOUTHERN BLVD 214	Medical use, vet office, med office, psych
00414333030022150	PALMS WEST HOSPITAL INC	DUCHARME, MCMILLEN & ASSOC C/O	13005 SOUTHERN BLVD 215	Medical use, vet office, med office, psych
00414333030022210	LC GROUP LLC		13005 SOUTHERN BLVD 221	Medical use, vet office, med office, psych
00414333030022220	LC GROUP LLC		13005 SOUTHERN BLVD 222	Medical use, vet office, med office, psych
00414333030022230	FCST PROPERTIES CORP		13005 SOUTHERN BLVD 223	Medical use, vet office, med office, psych
00414333030022250	BLANK PROPERTY HOLDINGS LLC		13005 SOUTHERN BLVD 225	Medical use, vet office, med office, psych
00414333030022310	BENDETSON PETER R		13005 SOUTHERN BLVD 231	Medical use, vet office, med office, psych
00414333030022320	NIR HOLDINGS LLC		13005 SOUTHERN BLVD 232	Medical use, vet office, med office, psych
00414333030022330	NIR HOLDINGS LLC		13005 SOUTHERN BLVD 233	Medical use, vet office, med office, psych
00414333030022350	PALMS WEST HOSPITAL INC	DUCHARME, MCMILLEN, & ASSOC C/O	13005 SOUTHERN BLVD 235	Medical use, vet office, med office, psych
00414333030022410	ALLONGO JOSE F JR &	ALLONGO SUSAN E	13005 SOUTHERN BLVD 241	Medical use, vet office, med office, psych
00414333030022430	PALMS WEST MEDICAL INC	DUCHARME, MCMILLEN & ASSOC C/O	13005 SOUTHERN BLVD 243	Medical use, vet office, med office, psych
00414333030022440	PALMS WEST HOSPITAL INC	DUCHARME, MCMILLEN & ASSOC C/O	13005 SOUTHERN BLVD 244	Medical use, vet office, med office, psych
00414333030022450	PALMS WEST HOSPITAL INC	DUCHARME, MCMILLEN & ASSOC C/O	13005 SOUTHERN BLVD 245	Medical use, vet office, med office, psych
00414333040000000	PALMS WEST PROP OWNERS ASSN INC	DUCHARME, MCMILLEN & ASSOC C/O		Medical use, vet office, med office, psych
00414333040000010	FLA PWH IV LTD PARTNERSHIP	ALTUS GROUP C/O	12983 SOUTHERN BLVD	Medical use, vet office, med office, psych
00414333040000050	FLA PWH III LTD PARTNERSHIP	ALTUS GROUP C/O	12989 SOUTHERN BLVD	Medical use, vet office, med office, psych
00414333060000010	PALMS WEST HOSPITAL LIMITED PARTNERSHIP	DUCHARME, MCMILLEN, & ASSOC C/O	13001 SOUTHERN BLVD	Hospitals
00414333060010000	PALMS WEST HOSPITAL LIMITED PARTNERSHIP	DUCHARME, MCMILLEN & ASSOC C/O		Hospitals
00414333060020000	PALMS WEST HOSPITAL LIMITED PARTNERSHIP	DUCHARME, MCMILLEN & ASSOC C/O		Hospitals
00414333060030000	PALMS WEST POA INC	DUCHARME, MCMILLEN & ASSOC C/O	8 PALMS WEST PKWY	Hospitals

00414333060230000	PALMS WEST HOSPITAL LIMITED PARTNERSHIP	DUCHARME MCMILLEN & ASSOC C/O	380 PALMS WEST PKWY	Hospitals
72414317019010050	SHMA REALTY II LLC		321 FOLSOM RD	Vacant with commercial flu (include commercial
72414317019010060	RED APPLE AT PALMS WEST LLC		12031 SOUTHERN BLVD	Private Schools, Private or Public Colleges and
72414317019010070	WILLIAMS & SONS REALTY OF 29TH ST INC		12001 SOUTHERN BLVD	Commercial Retail: Distribute goods to
		WALGREEN CO REAL ESTATE		
		PROPERTY TAX C/O		
		ROXANNE ERTLE C/O	STATE ROAD 80	Vacant with residential flu
72414317019010080	CYPRESS TRUST CO TRS	STRATEGIC REALTY SERVICES, LLC	12041 SOUTHERN BLVD 1	Commercial Retail: Distribute goods to
72414317019010110	SOUTHERN & CRESTWOOD PROPERTIES	STRATEGIC REALTY SERVICES, LLC	12021 SOUTHERN BLVD	Commercial Service: automobile repair, body
72414317019010120	SOUTHERN & CRESTWOOD PROPERTIES LLC	STRATEGIC REALTY SERVICES, LLC		Commercial Retail: Distribute goods to
72414317019010130	SOUTHERN & CRESTWOOD PROPERTIES LLC	TAX DEPT C/O	12011 SOUTHERN BLVD	Commercial Retail: Distribute goods to
72414317019010140	WENDYS PROPERTIES LLC	DUCHARME, MCMILLEN, & ASSOC	12953 PALMS WEST DR 101	Medical use, vet office, med office, psych
72414333040000061	PALMS WEST HOSPITAL INC	ALTUS GROUP C/O	12977 SOUTHERN BLVD 100	Medical use, vet office, med office, psych
72414333040000062	FLA PWH V LTD PARTNERSHIP	DUCHARME, MCMILLEN & ASSOC C/O		Medical use, vet office, med office, psych
72414333040010000	PALMS WEST PROP OWNERS	DUCHARME, MCMILLEN & ASSOC C/O		Medical use, vet office, med office, psych
72414333040030000	PALMS WEST PROP OWNERS ASSN INC		12959 PALMS WEST DR 110	Medical use, vet office, med office, psych
72414334130001100	EXOSOMAL FRAGMENTS LLC		12959 PALMS WEST DR 120	Medical use, vet office, med office, psych
72414334130001200	REVEL PROPERTIES LLC		12959 PALMS WEST DR 130	Medical use, vet office, med office, psych
72414334130001300	GYNDAVE MEDICAL OFFICE LLC		12959 PALMS WEST DR 210	Medical use, vet office, med office, psych
72414334130002100	RSDL LLC		12959 PALMS WEST DR 220	Medical use, vet office, med office, psych
72414334130002200	GLADSTONE ENTERPRISES LLC		12959 PALMS WEST DR 230	Medical use, vet office, med office, psych
72414334130002300	GONZALEZ GABRIEL &	GONZALEZ SARI		