

# TAMPA BAY BUSINESS JOURNAL

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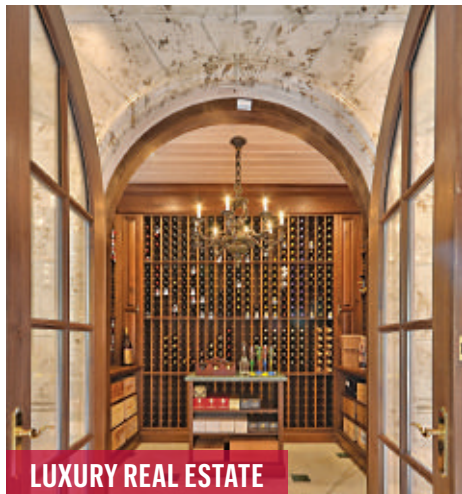
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### FIELD TRIP

## Watching trends in cool office spaces

This year's finalists for *TBBJ's* annual Coolest Office Spaces project invested in their companies in big ways to create environments to help attract and retain talent and increase productivity.

This was my third year to look for Tampa Bay's Coolest Office Spaces and each year I try to visit as many of the nominees as possible to see what the new and emerging trends are in Tampa Bay office design.

Usually, I will see a couple of offices with some new technology and then the next year, half of the newly designed offices will have adopted it.

Desks that raise and lower during the day on command by the user were a novelty among the 2014 finalists. This year, about half of the offices I visited offered electronic desks.

This year's novelty was digital sign-in pads on the walls outside



CHRIS WILKERSON

Collaboration in the offices at Shared Vision Marketing in St. Petersburg.

conference rooms or huddle rooms. At EY's new Workplace of the Future office in Tampa, iPad-sized screens at the doorway to breakout rooms allow employees to swipe their badge to sign up to use the room, for example.

That brings me to another trend

among this year's finalists: shared space for employees who spend most of their time working from home or out of the office on sales calls.

AT&T, EY and CDW all rolled out new shared space designs in Tampa this year as part of a national trend for their respective companies. All three companies injected the newest technology and amenities to make those employees feel at home in the office even though they have no dedicated space there.

EY even has digital picture frames available for shared space employees to bring in thumb drives of their family or pets to keep on their desk during the day. That's a nice touch.

The winners of this year's Coolest Office Spaces project will be announced at a party for the finalists on May 21 and in the pages of the *TBBJ* weekly edition on May 22.

### ▶ TOP PICKS

#### EDITOR'S PICKS

*TBBJ* Deputy Editor Chris Wilkerson's top stories from the week.

**1. TQL to add 200 new jobs to downtown Tampa workforce:** This brings more than sales jobs. <http://bizj.us/1hbnq3>

**2. Malwarebytes opens first office outside Silicon Valley in Clearwater:** A look at the company's expansion plans. <http://bizj.us/1hciz3>

**3. Coolest Office Spaces:** What works at workplaces. <http://bizj.us/1hbb5l>

#### READERS' PICKS

Most popular and most-read stories on [www.tampabaybusinessjournal.com](http://www.tampabaybusinessjournal.com) this week.

**1. Mystery company scouts Tampa Bay:** Office site could bring thousands of jobs to the area. <http://bizj.us/1h9ghv>

**2. UT's business school beats Harvard, Notre Dame among best valued:** A surveyed 10,000 business school students and alumni ranked their programs. <http://bizj.us/1hbtvr>

**3. Bayshore Boulevard mansion listed for sale at \$13.9M:** The Stovall-Lee house is on the market. <http://bizj.us/1hbgf1>

Calhoun International is among 10 Small Business awardees of a \$2.16 billion contract ceiling to support worldwide U.S. Army intelligence requirements. "Our bank quadrupled our credit line which was instrumental in our ability to provide these services." – Amy Swinford

*Calhoun International's Amy and Roger Swinford with The Bank of Tampa's Terry McFatter.*

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## COVER STORY



**Skyway Marina Business Association Executive Director Linda Bowler will show off the district to 750 potential investors on June 24.**

NOLA LALEYE

# STOP AND COLLECT \$1M

Beyond vacant land and abandoned buildings, there's untapped potential in the Skyway Marina District

BY MARGIE MANNING  
mmmanning@bizjournals.com  
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**T**here's a \$1 million bounty for the developer who buys into the vision for the Skyway Marina District.

The district – a 1.5 mile corridor spanning both sides of 34th Street in south St. Petersburg – was once a thriving business area but in the last 20 years has become the city's "forgotten place," said Linda Bowler, executive director of the Skyway Marina Business Association. About one-third of the property in the district is vacant or underused, said Jack Dougherty, association president. Compounding business flight are perceptions about crime and poverty in the district, although demographics prove those notions incorrect, said City Councilman Steve Kornell.

A city-approved plan aims to turn that around, filling the vacant land and abandoned buildings with new shops, restaurants and offices, complementing exist-

ing retailers, and giving office workers and neighborhood residents more places to spend their money.

New businesses would patch a \$57 million retail trade gap – or \$157,000 in spending power that leaves the district every day because nearby residents currently shop in other areas of St. Petersburg or outside the city. They also would draw young professionals, sought by many corporate interests, to the surrounding neighborhoods, which offer the diversity millennials often are seeking. An improved Skyway Marina District also would help distinguish what's unique about St. Petersburg from other areas.

"It's compatible with our vision of what we want to be as a city, a city of opportunity, where the sun shines on all," said Mayor Rick Kriseman. "We're not there yet. If you live in south St. Pete, you don't have opportunities."

Bowler is inviting 750 commercial real estate professionals, architects, engineers, shopping center operators, investors and bankers to a June 24 event to show off the district. The sweeteners include a \$50,000

incentive, already in the city budget, for a sit-down restaurant, and a \$1 million incentive that would reimburse developers for any public improvements and/or fees for a "significant" mixed-use development having residential or hotel units, office or conference space, and retail stores. The mixed-use incentive needs formal approval from the St. Petersburg City Council, but has Kriseman's backing.

At least one very big name is in the mix. Magic Johnson Enterprises, the former NBA star's conglomerate that engages in business development and expansion in urban areas, has had general discussions with city officials, Kornell said, although it's unclear how far those discussions have progressed.

"Magic Johnson's company is a good example of a developer who hasn't done as much in our city that we want to bring in," Kornell said.

The company did not respond to a request for comment.

## Waterfront homes

The challenges are obvious during a

drive through the area with Kriseman and other city leaders. At the north end of the district is a vacant nine-acre parcel, the spot Home Depot bought just before the recession hit, then dropped plans to use it as the company's strategy shifted. A few blocks south, a former Kmart, closed in 2009, occupies 11 acres in a boarded-up shopping mall.

Yet Kriseman, Deputy Mayor Kanika Tomalin and Community Development Administrator Alan DeLisle are quick to point out positives:

- Ceridian, a human capital management firm, has 750 workers in an office across 34th Street from the vacant Home Depot lot

- The adjacent St. Petersburg College Allstate campus has 500 employees and students

- St. Petersburg Kidney Care South, a medical office facility, opened a 7,500-square-foot building at 4050 34th Street S.

- Grand Villas, at 3600 34th Street S., underwent a \$3 million renovation, transforming it into a resort-style assisted

## COVER STORY

## ▶ BY THE NUMBERS

## DRIVE-TIME DEMOGRAPHICS

Income, educational attainment and home values of those within a 3-minute driving distance of the district exceed the same numbers city-wide, while unemployment and crime in the district are lower.

DEMOGRAPHIC	DISTRICT	ST. PETERSBURG
Median household income	\$42,758	\$41,067
Average household income	\$69,579	\$58,156
Per capita income	\$31,326	\$26,207
Median home value	\$163,181	\$124,443
Bachelor's degree	23.6%	18.8%
Graduate/professional degree	11.8%	9.4%
Unemployment	4%	7.2%
<b>Total crime rate (per 100 population)*</b>	<b>5.4%</b>	<b>6.4%</b>

\*Census tract 201.05, which includes the Skyway Marina District from 38th Avenue South to 54th Avenue South; Source: Skyway Marina District Plan, May 2014, and St. Petersburg Police uniform crime report

living and memory center with 150 units

► Maximo Marina – the largest covered wet slip marina in the state – is undergoing a \$25 million facelift

To start with that many assets is a real strength, DeLisle said, citing existing retailers and restaurants, ranging from Walmart and Publix to Beef 'O' Brady's and Dunkin' Donuts. "They clearly understand the demographics here, which increases our potential for success."

Close to the marina, Kriseman drives through the Maximo Moorings and Broadwater neighborhoods, pointing out waterfront homes with values approaching \$1 million, as well as more modest dwellings. "This is a cradle of opportunity for the emerging class of young professionals looking for housing beyond downtown condos, but they expect that the resources they need for the quality of life they want will be nearby," Tomalin said.

It's rare to have a development opportunity so close to the beaches and the water, said DeLisle. "In development, water is gold, and there's a lot of gold there," he said.

### Breaking through perceptions

Still, there's a perception that the area is poor and lacks buying power, said Dougherty, who owns the Flamingo Resort. "Retailers typically draw a circle and say within this circle we're looking for certain demographics. If you do that in our area, there's a challenge because there's water and the interstate," he said.

The retail circle doesn't take into account the nearby residents of upscale Tierra Verde and Isla De Sol, who have no restaurants or retail near their homes, so in pitching the Skyway Marina District to developers, "we have to talk them through why this traditional retail circle does not work," Dougherty said.

Unkempt properties make the area look questionable, so the business association has been actively working with

city code enforcement to make sure properties are cleaned up. "That not only gives the perception of a better area, but it also keeps crime down," he said.

Fear of crime in the area is overblown, Dougherty said. "Our area is safer than a lot of areas of St. Pete."

St. Petersburg uniform crime statistics bear that out for the section of the district that is south of 38th Avenue South. The census tract north of there has a much higher crime rate.

Improvements to the Skyway Marina District will have a spillover impact on the surrounding areas, Kriseman said.

"Part of our challenge is to break through these perceptions," said Kriseman, adding that he sometimes feels like he's on the "Mythbusters" TV show. "Once we get that first business that says I believe in this area, the floodgates will open."

### Finding a spark

Dougherty, the head of the district's business association, looks to a different part of St. Petersburg for inspiration.

"Ten or 15 years ago, 4th Street North was like our area now, underutilized with small mom-and-pop hotels," he said. "It took one spark – an Outback Steakhouse – to spark redevelopment. We're looking to get a spark into the 34th Street South district that will serve as a pump primer to get additional investment and development in there."

The business showcase event is designed to raise the profile of the district, and get the word out more broadly about the city incentives, Bowler said. "It will take someone with vision, someone who likes a challenge. I believe there are people who don't know we are here, who will be interested."

Kriseman believes the district, with its amount of developable land, poses the greatest opportunities of anywhere in the city. "By the end of 2015, I want us to sign an agreement or have permitting underway for the first project in the

## LANDMARKS

## Points of interest in the Skyway Marina District

**1. Ceridian.** With 750 employees, it's the largest office space in the district and from the top floors, has some of the best water views in all of St. Petersburg.

**2. Home Depot site.** A former hotel was demolished to make way for the home improvement store, which bought the 9-acre site before the recession hit, then scrapped plans as strategy changed.

**3. St. Petersburg College Allstate Center.** Students at the campus could collaborate with businesses on marketing and promotional projects, according to the district plan.

**4. Walmart Supercenter.** When the 208,000-square-foot grocery store/retail outlet opened in 2005, it was viewed as starting renewed retail interest in the district.

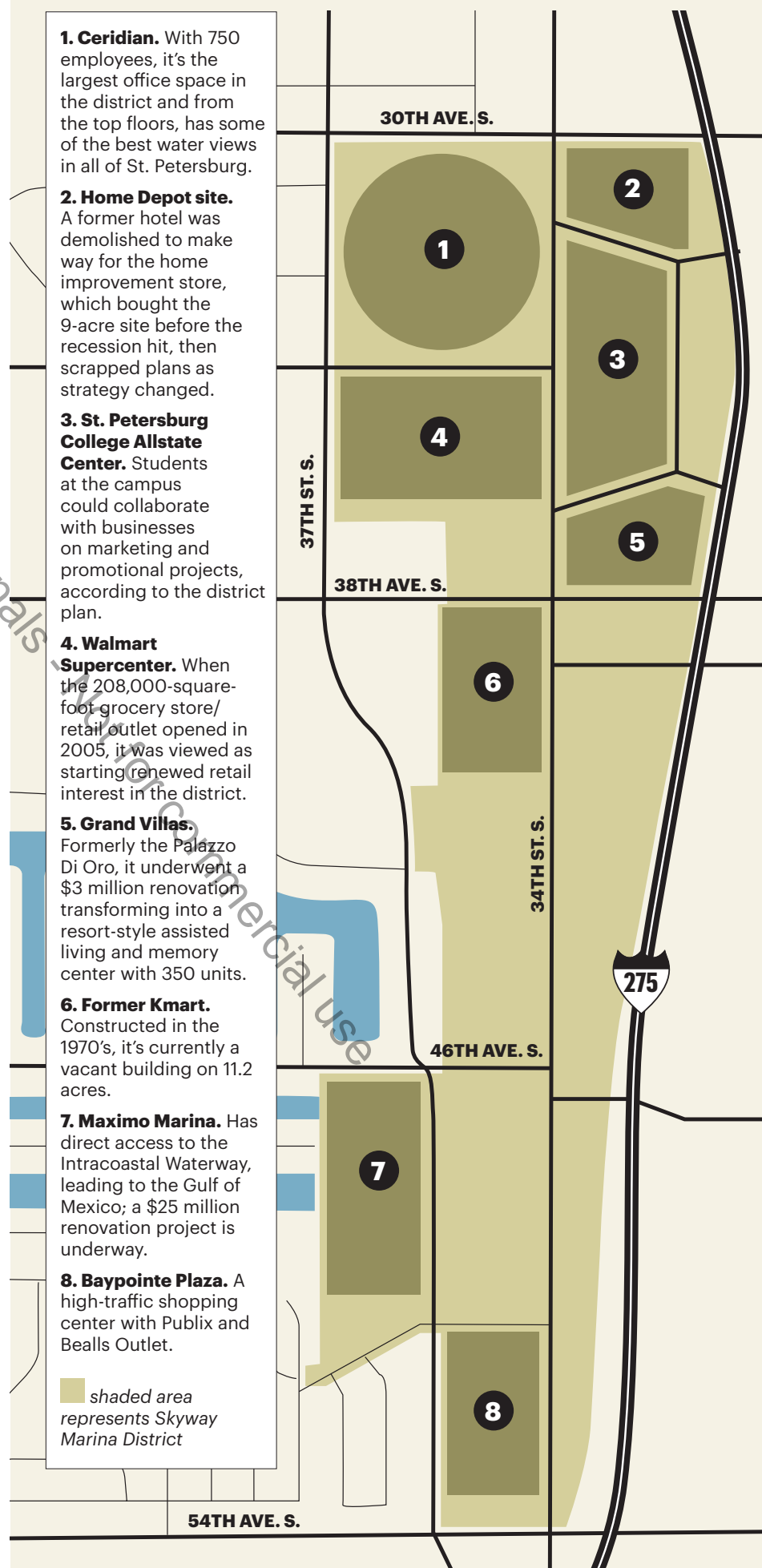
**5. Grand Villas.** Formerly the Palazzo Di Oro, it underwent a \$3 million renovation transforming into a resort-style assisted living and memory center with 350 units.

**6. Former Kmart.** Constructed in the 1970's, it's currently a vacant building on 11.2 acres.

**7. Maximo Marina.** Has direct access to the Intracoastal Waterway, leading to the Gulf of Mexico; a \$25 million renovation project is underway.

**8. Baypointe Plaza.** A high-traffic shopping center with Publix and Bealls Outlet.

shaded area represents Skyway Marina District





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### NEWSMAKER

# Working toward 'live, work, play'

## PASSION FOR DOWNTOWN TAMPA DRIVES NEW CHANNELSIDE GM

After Adam Vosding left Tampa Bay for Colorado last summer, it didn't take him long to feel like maybe he shouldn't have left.

Vosding, a 20-year veteran of Publix Super Markets Inc., moved to Colorado in July 2014, attracted by the lifestyle and the idea of being closer to his sister and her family.

But shortly after his move, he started seeing social media mentions of the activity in downtown Tampa, including Tampa Bay Lightning owner Jeff Vinik's development plans.

"I felt like I left a lot behind," he said.

By early 2015, Vosding was looking to head back east – right around the same time Franklin Street was looking for a general manager for Channelside Bay Plaza.

Vosding took the job in mid-March. It not only marries his background in property management and real estate for Publix – it also ties into his personal passion for live, work, play neighborhoods.



COURTESY OF FRANKLIN STREET

Adam Vosding says he lives on Harbour Island, works at Channelside Bay Plaza and plays at Amalie Arena.

He walks to work from his apartment on Harbour Island.

"I love the fact that I'm not relying on my truck for transportation," he said. "There's so much to do downtown."

Vosding said he's been showing around a friend, a Tampa native, who's

back in the area after working in New York City and San Francisco – who was "convinced" he did not want to live in Tampa.

"It's interesting seeing the look on his face," Vosding said. "He's seeing a whole new side of Tampa he's never seen before."

### ► RETAIL

## CHANNEL DISTRICT RETAIL HEATS UP

There's no shortage of vacant storefronts sprinkled throughout the Channel district, but retailers are increasingly interested in the area.



Greg McNutt

Duckweed Urban Market's lease for a 2,000-square-foot storefront in The Place at Channelside is in final review. Construction is under way on the 6,000-square-foot retail space on the east side of The Place, along Channelside Drive,

where a medical group is planning to put a dentist office, an urgent care center and a physician's office.

Greg McNutt, an associate director with Ciminelli Group, represents the ownership of The Place. He said everything from fashion boutiques to prosthetic eye manufacturers have inquired about the space. The interest stems from residential growth and the buzz around Tampa Bay Lightning owner Jeff Vinik's downtown development plans. "It is definitely waking up," he said.

### ► MANSIONS



RAIF FLUKER PHOTOGRAPHY

The estate at 4621 Bayshore Blvd.

## Sprawling South Tampa estate hits the market

A Bayshore Boulevard mansion whose past ownership includes the founding publisher of the *Tampa Tribune* is listed for sale for \$13.9 million.

Jennifer Zales, a sales associate with Coldwell Banker Residential Real Estate, listed the property for sale May 4.

It is the largest residential property on Bayshore Boulevard north of Gandy Boulevard, Zales said in a statement.

"While there are many great waterfront properties on the market in Tampa, it is a rarity to find a home here with this much historical significance," she said.

**1909**  
Approximate year the house was built

**8,900**  
Square feet

**1991**  
Year that the current owner, former Coca-Cola executive Harry Teasley, bought the home

**\$10 million**  
Highest-priced home sale in Tampa Bay in 2014

**6**  
Bedrooms

**9.5**  
Bathrooms

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## TECH TALK

# Information sharing gets thumbs up at Cognizant

“Strong” was the word multiple analysts used to congratulate executives at Cognizant Technology Solutions Corp. (Nasdaq: CTSH) during its first-quarter earnings call Monday.

First quarter revenue was \$2.91 billion, up 20.2 percent from last year.

One of Cognizant’s more successful services has been digitizing and automating select business operations, President Gordon Coburn said after the call.

Executives must look at how customers find the company and consume its products and services to decide what to



Gordon Coburn

digitize.

Companies typically underuse customer data and social media networks such as Facebook to provide individual experiences to customers, Coburn said.

Online privacy advocates accuse government agencies of violating their rights. But the trend among younger

consumers: they like companies that share information to create better experiences, Coburn said.

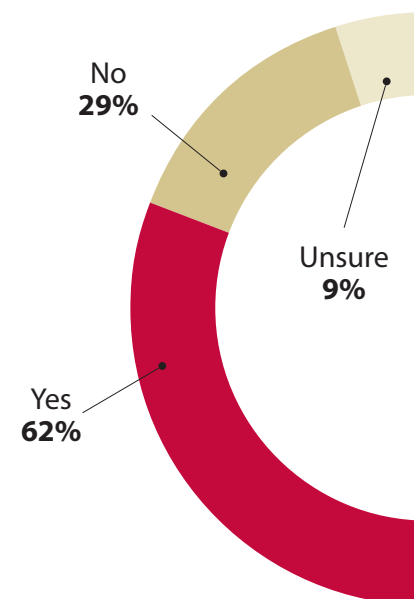
People want to use their smartphones to see discounts at the businesses they drive past, for example, he said. They want banks and insurance companies to work together to customize plans.

Analytics drive businesses to improve service delivery, not change how they conduct operations.

“That conversation is not a technology one,” he said. “It’s about the business and processes enabled by technology.”

## ► SOUND OFF

# DOES YOUR COMPANY NEED TO RANK HIGH IN GOOGLE SEARCHES TO BE SUCCESSFUL?

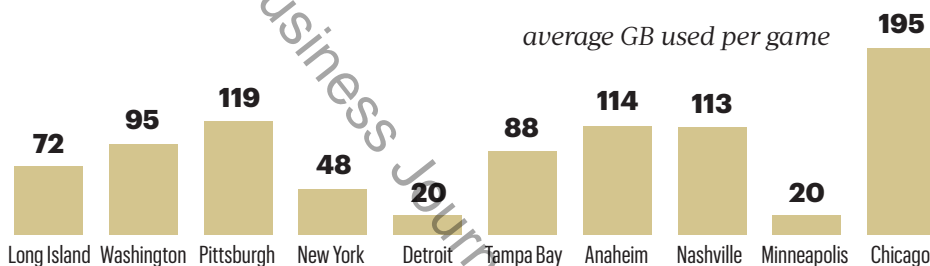


Survey of TBBJ readers

## ► BIG NUMBERS

### YOU’VE GOTTA SEE THIS!

Amalie Arena attendants during the first round of the Stanley Cup playoffs fell toward the middle for data used compared to other stadiums. Numbers provided by AT&T for the 10 venues with improved coverage from a series of AT&T (NYSE: T) antennas inside the buildings.



### Lakeside at Tampa Bay Park

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### ► COURT DOCKET

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**RULING BY U.S. DISTRICT JUDGE ANDREW GORDON**

### FOODIES

## Innovative culinary event shines light on chefs

The next step in Tampa Bay’s foodie evolution is to focus on the chefs.

That’s the way Alyse Pask sees it. The Plant High School graduate, who runs a Miami-based marketing and events business, is doing her part by presenting The Rooted Door, a food-centric event series debuting on May 15 at Sweetwater Organic Farm in Tampa.

The al fresco affair will feature chefs Ferrell Alvarez of Rooster & the Till and Don Pintabona of Locale Market. Rather than have these culinary artists trot out dishes and describe them, as per usual, the pair will weave their personal narratives into the presentation of the dishes.

“It will be a mash-up of their stories with each dish communicating that era of their life,” Pask explained.

“I’ve done plenty of multi-course chef’s dinners where you serve the meal and people go home satisfied,” Alvarez said. “This approach is more thoughtful, more creative.”



COURTESY PHOTO

Chef Ferrell Alvarez

Pairing the food and drink with the chefs’ personal stories is a first step in shaping them as personalities, Pask says. Large and emerging restaurant meccas like Atlanta, Charleston, S.C., and Austin, Texas have successfully

raised the profile of local chefs to, if not quite household names, at least widespread acclaim.

Combining the storytelling aspect and creative food with the rustic environment of a farm cooperative adds up to one of the more innovative culinary events to hit Tampa Bay.

Pask said she has sold out 80 tickets available at \$125 each, and now has a waiting list. That allows her to break even, she said, adding, “I wanted to get into my hometown market so my intention was to not lose money. It’s more of a passion project.”

Her moneymaking opportunity will come in The Rooted Door’s future installments, for which she hopes to land a large sponsor. “We have Land Rover of Tampa, Anheuser-Busch and Bombay Sapphire gin [sponsoring] the first one,” she said. “But I could see, for instance, a bank or large financial institution getting involved in advancing the local culture.”

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### BIZWOMEN

# Diversity makes better teams at Wells Fargo



*Kelly Madden wears two hats at Wells Fargo & Co. Based in Jacksonville, she was named to lead Wells' commercial banking division in Florida in November, and she has co-chaired the Diversity Council for commercial banking throughout the organization since 2009. She visited Wells' Tampa operations in late April.*

**Is there a conscious effort to bring more female commercial bankers to Wells Fargo?** We are very focused on having more diverse candidates in all of our open job opportunities. We want a diverse pool for every opportunity and we want those folks to be highly qualified and highly talented, so that we have a great opportunity to continue to improve. If you look at the diversity in Florida – if I walked



around this floor – we've got a pretty even number in terms of gender in this market and our other markets.

**Why does diversity matter?** I think about diversity in not just traditional definitions, but our differences of background and thought. We're just a better team if we have folks from different perspectives, different ethnicities and different genders. I couldn't be more pleased. Jim Themides [regional vice president for

commercial banking] has done a great job of recruiting incredibly talented people. They happen to be diverse as well, and to me that's the way it's supposed to work.

**What are some of the programs Wells has in place?** We have several programs or initiatives throughout the company and commercial banking that focus on mentoring and developing early talent and a specific focus on women as well. I mentor several women throughout Wells Fargo. We have an executive women's group that matches up mentors to mentees and it's really a great program. I've got folks that I mentor in Charlotte or Virginia, and then one or two throughout our market as well. I feel like it's part of my responsibility. I've been given a lot of opportunity and I feel like it's my responsibility to give back.

### ► CLOSER LOOK

## DIVERSITY INITIATIVES AT WELLS FARGO

- The Women's Leadership Council for Commercial Banking was formed in 2011 and has tripled in size. The mentorship program is an initiative out of this Council.
- Admitted first class of 40 mentees in 2012
- Mentee program now has 84 women in commercial banking and government & institutional banking
- Recently launched college Sophomore Intern Program, with strong focus on diversity; Tampa will host a woman intern this summer

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### 2015 FINALISTS

#### ARTS, CULTURE & HUMANITIES

David A. Straz, Jr. Center for the Performing Arts  
Florida Orchestra Inc.  
Florida Studio Theatre  
Glazer Children's Museum  
Salvador Dali Museum  
South Florida Museum/Bishop Planetarium Inc.  
VSA Florida

#### CRISIS RESOURCES

Children's Home  
Children's Home Society of Florida,  
Gulf Coast Div.  
Crisis Center of Tampa Bay  
Metropolitan Ministries Inc.

#### EDUCATION

Chi Chi Rodriguez Youth Foundation Inc.  
Early Learning Coalition of Manatee County Inc.  
Early Learning Coalition of Pinellas County Inc.  
girls inc  
Hillsborough Education Foundation  
Special Operations Warrior Foundation  
Step Up For Students  
University of South Florida Foundation

#### ENVIRONMENT AND ANIMALS

Animal Coalition of Tampa  
Lowry Park Zoological Society of Tampa Bay Inc.  
Southeastern Guide Dogs  
The Florida Aquarium

#### FAMILY SERVICES

A Kid's Place of Tampa Bay  
Alpha House  
AMIKids Inc.  
Champions for Children  
Tampa Jewish Family Services  
United Way of Hernando County  
Youth and Family Alternatives Inc.

#### HEALTH AND HUMAN SERVICES

ALS Association Florida Chapter  
Community Law Program Inc.  
High Risk Hope  
Meals on Wheels of Tampa  
Pediatric Cancer Foundation  
Project Return  
Ronald McDonald House Charities of  
Tampa Bay, Inc.  
Shriners Hospitals for Children -- Tampa  
St. Petersburg Free Clinic  
Suncoast Community Health Centers Inc.

#### HEALTH AND HUMAN SERVICES CONT'D

Sunshine Foundations Dream Village  
USO Central Florida, Inc.  
Wheelchairs 4 Kids, Inc

#### HEALTH AND HUMAN SERVICES OVER \$10M

Central Florida Behavioral Health Network Inc.  
Feeding America Tampa Bay  
Gulf Coast Jewish Family & Community Services Inc.  
PARC  
Senior Connection Center Inc.  
Suncoast Center Inc.  
Tampa Family Health Centers

#### PUBLIC AND SOCIETAL BENEFIT

Big Brothers Big Sisters of Tampa Bay  
Boys & Girls Clubs of Tampa Bay  
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Habitat for Humanity of Pinellas County Inc.  
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[GivetoAllKids.org](http://GivetoAllKids.org)



# T H E L I S T

Compiled by Christine Erickson  
813-342-2474, @tbbjresearch  
cerickson@bizjournals.com

## COMMERCIAL REAL ESTATE

RANKED BY TOTAL VOLUME IN JACKSONVILLE IN 2014

	Business name Website	Address Phone/	Total value of all sales & leases 2014
1	<b>CBRE Group Inc.</b> ① cbre.com/jacksonville	225 Water St., #110 Jacksonville 32202 904-634-1200	\$926.99 million
2	<b>Colliers International Northeast Florida</b> ② colliers.com/jacksonville	50 N. Laura St., #1725 Jacksonville 32202 904-358-1206	\$417 million
3	<b>Walchle Lear Multifamily Advisors</b> ③ multifamilybrokers.com	1506 Roberts Dr. Jacksonville Beach 32250 904-241-7600	\$216.84 million
4	<b>Newmark Grubb Phoenix Realty Group</b> ④ phoenixrealty.net	10739 Deerwood Park Blvd., #310 Jacksonville 32256 904-399-5222	\$213.65 million
5	<b>Coldwell Banker Commercial Benchmark</b> ⑤ cbcbenchmark.com	4348 Southpoint Blvd., #310 Jacksonville 32216 904-281-1990	\$197.48 million
6	<b>Marcus &amp; Millichap</b> ⑦ marcusmillichap.com	5220 Belfort Rd., #120 Jacksonville 32256 904-672-1400	\$145.81 million
7	<b>JLL</b> * jll.com/jacksonville	50 N. Laura St., #3635 Jacksonville 32202 904-356-0050	\$124.72 million
8	<b>Cushman &amp; Wakefield of Florida Inc.</b> ⑥ cushwake.com	121 W. Forsyth St., #900 Jacksonville 32202 904-731-9500	\$103.3 million
9	<b>Cantrell &amp; Morgan Inc.</b> ⑫ cantrellmorgan.com	200 W. Forsyth St., #400 Jacksonville 32202 904-493-1603	\$78 million
10	<b>Addison Commercial Real Estate Inc.</b> ⑧ acrei.com	8411 Baymeadows Way, #3 Jacksonville 32256 904-354-1789	\$71.55 million

## COMMERCIAL REAL ESTATE

RANKED BY TOTAL VOLUME IN SOUTH FLORIDA IN 2014

	Company / Prior (*Not ranked in 2014) / URL	Address Phone	Sum dollar volume sales/leases
1	<b>CBRE</b> ① cbre.com/florida	777 Brickell Ave. Suite 900 Miami 33131 305-374-1000	\$4.65 billion
2	<b>HFF LP</b> ⑥ hfflp.com	1450 Brickell Ave. Suite 2950 Miami 33131 305-448-1333	\$3.03 billion
3	<b>Marcus &amp; Millichap</b> ② marcusmillichap.com	5900 N. Andrews Ave. Suite 100 Fort Lauderdale 33309 954-245-3400	\$2.59 billion
4	<b>JLL (Jones Lang LaSalle)</b> ③ us.joneslanglasalle.com	1221 Brickell Ave. Suite 200 Miami 33131 305-728-3700	\$1.89 billion
5	<b>Cushman &amp; Wakefield of Florida</b> ④ cushwake.com	200 S. Biscayne Blvd. Suite 2800 Miami 33131 305-371-4411	\$1.45 billion
6	<b>Avison Young</b> ⑨ avisonyoung.com	500 W. Cypress Creek Road Suite 350 Fort Lauderdale 33309 954-903-1800	\$1.25 billion
7	<b>Newmark Grubb Knight Frank</b> ⑭ ngkf.com	1111 Brickell Ave. Suite 2000 Miami 33131 305-350-0915	\$865.2 million
8	<b>Colliers International South Florida</b> ⑧ colliers.com/southflorida	601 Brickell Key Drive Suite 603 Miami 33131 305-359-3690	\$559.69 million
9	<b>The Keyes Co.</b> * keyes.com	2121 S.W. Third Ave. Suite 601 Miami 33129 305-779-1926	\$408.19 million
10	<b>Coldwell Banker Commercial NRT</b> ⑪ cbeworldwide.com	1800 N.W. Corporate Blvd. Suite 100 Boca Raton 33431 561-479-5963	\$347.08 million

<sup>1</sup> Newmark Grubb Knight Frank figures include ARA, A Newmark Company (formerly ARA), which was acquired in December 2014

## COMMERCIAL REAL ESTATE

RANKED BY TOTAL VOLUME IN ORLANDO IN 2014

	Company Website	Address Telephone	Total dollar volume of sales and lease transactions <sup>1</sup>
1	<b>CBRE</b> cbre.com/orlando	200 S. Orange Ave. #2100, Orlando 32801 407-404-5000	\$1.2 billion
2	<b>Cushman &amp; Wakefield of Florida Inc.</b> cushmanwakefield.com	800 N. Magnolia Ave., #450, Orlando 32803 407-841-8000	\$1 billion
3	<b>JLL</b> jll.com/orlando	250 S. Orange Ave., 7th Fl., Orlando 32801 407-982-8550	\$617.7 million
4	<b>Marcus &amp; Millichap</b> marcusmillichap.com	300 S. Orange Ave. #700, Orlando 32801 407-557-3800	\$436.6 million
5	<b>HFF</b> hfflp.com	300 S. Orange Ave., Orlando 32801 407-745-3900	\$371.2 million
6	<b>Colliers International Central Florida</b> colliers.com/orlando	255 S. Orange Ave., #1300, Orlando 32801 407-362-6175	\$286.9 million
7	<b>CNL Commercial Real Estate</b> cnlcre.com	420 S. Orange Ave., #950, Orlando 32801 407-540-7700	\$225.5 million
8	<b>NAI Realvest</b> realvest.com	1800 Pembroke Dr., #350, Orlando 32810 407-875-9989	\$106.3 million
9	<b>Highwoods Properties Inc.</b> highwoods.com	201 S. Orange Ave., #400, Orlando 32801 407-849-2275	\$105.2 million
10	<b>Sperry Van Ness Florida Commercial Real Estate Advisors</b> svnflorida.com	174 W. Comstock Ave., Winter Park 32789 407-333-9565	\$104.3 million

<sup>1</sup> 2014 sales and leasing figures for C. Fla. which includes Lake, Orange, Osceola and Seminole counties only

## COMMERCIAL REAL ESTATE

RANKED BY TOTAL VOLUME IN TAMPA BAY IN 2014

	Company name	Location Phone	Total volume 2014 <sup>1</sup>
1	<b>HFF LP</b> ① hfflp.com	101 E. Kennedy Blvd., #3905 Tampa, FL 33602 813-387-9900	\$2.12 billion
2	<b>Marcus &amp; Millichap</b> ③ marcusmillichap.com	4030 W. Boy Scout Blvd., #850 Tampa, FL 33607 813-387-4700	\$1.6 billion
3	<b>Cushman &amp; Wakefield of Florida Inc.</b> ② cushmanwakefield.com	201 N. Franklin St., #3600 Tampa, FL 33602 813-223-6300	\$1.14 billion
4	<b>CBRE Inc.</b> ④ cbre.com	101 E. Kennedy Blvd., #1500 Tampa, FL 33602 813-229-3111	\$815.43 million
5	<b>Colliers International Tampa Bay</b> ⑦ colliers.com/tampabay	311 Park Place Blvd., #600 Clearwater, FL 33759 727-442-7184	\$675.05 million
6	<b>Newmark Grubb Knight Frank/ARA, A Newmark Company</b> * ngkf.com	100 N. Tampa St., #2460 Tampa, FL 33602 813-639-1111	\$553.84 million
7	<b>DTZ</b> <sup>2</sup> ⑤ dtz.cassidyurley.com	4301 Anchor Plaza Pkwy., #400 Tampa, FL 33634 813-349-8600	\$542 million
8	<b>NAI Tampa Bay</b> ⑥ naitampabay.com	12400 Seminole Blvd. Seminole, FL 33778 727-585-2070	\$442.2 million
9	<b>JLL</b> ⑧ jll.com/tampa	401 E. Jackson St., #1500 Tampa, FL 33602 813-830-6535	\$240.31 million
10	<b>Franklin Street</b> ⑩ FranklinSt.com	500 N. West Shore Blvd., #750 Tampa, FL 33609 813-839-7300	\$202.23 million

<sup>1</sup> Total, sales and lease volume are handled out of local offices.

<sup>2</sup> Formerly Cassidy Turley (No. 5 in 2014) and DTZ, a UGL Company (No. 9 in 2014).



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# THE LIST

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## GENERAL CONTRACTORS/CONSTRUCTION FIRMS

RANKED BY REVENUE IN TAMPA BAY IN 2014

	Business name Website	Address Phone	Local revenue 2014	Local employees	Government	Private sector	Headquarters	Top local executive
1	<b>Skanska USA</b> ② usa.skanska.com	4030 W. Boy Scout Blvd., #200 Tampa, FL 33607 813-282-7100	\$347.36 million	245	82%	18%	New York, NY	Fred Hames, EVP/General Manager, fred.hames@skanska.com
2	<b>Ripa &amp; Associates</b> ⑥ ripatampa.com	1409 Tech Blvd., #1 Tampa, FL 33619 813-623-6777	\$170 million	465	5%	95%	Tampa, FL	Chris LaFace, President, claface@ripatampa.com
3	<b>Hawkins Construction Inc.</b> ③ hawkinsnet.com	1430 L and R Industrial Blvd. Tarpon Springs, FL 34689 727-938-9719	\$127 million	75	0%	100%	Tarpon Springs, FL	John McCaugherty, President, info@hawkinsnet.com
4	<b>Creative Contractors Inc.</b> ⑦ creativecontractors.com	620 Drew St. Clearwater, FL 33755 727-461-5522	\$74.5 million	65	20%	80%	Clearwater, FL	Alan C. Bomstein, President, abomstein@creativecontractors.com
5	<b>Willis A. Smith Construction Inc.</b> ⑧ willissmith.com	5001 Lakewood Ranch Blvd. N. Sarasota, FL 34240 941-366-3116	\$72.2 million	71	42%	58%	Sarasota, FL	David E. Sessions, President/CEO, dsessions@willissmith.com
6	<b>Core Construction Services of Florida LLC</b> ⑩ coreconstruct.com	8027 Cooper Creek Blvd., #110 University Park, FL 34201 941-343-4300	\$65 million	55	2%	98%	Phoenix, AZ	John Wiseman, President, JohnWiseman@coreconstruct.com
7	<b>iConstructors</b> ⑬ iconstructors.com	2502 N. Rocky Point Dr., #1000 Tampa, FL 33607 813-287-9000	\$54.1 million	50	0%	100%	Tampa, FL	Robert W. Healy, President, rhealy@iconstructors.com
8	<b>DPR Construction</b> ⑭ dpr.com	1 N. Dale Mabry Hwy., #820 Tampa, FL 33609 813-354-0995	\$51.2 million	32	30%	70%	Redwood City, CA	Page McKee, Regional Manager
9	<b>Pepper Contracting Services Inc.</b> ⑮ peppercontracting.com	14561 58th St. N. Clearwater, FL 33760 727-532-9932	\$48 million	231	100%	0%	Tampa, FL	Terry B. Cradick, President/Co-owner Doug Ebbers, EVP/Co-owner
10	<b>ARCO / Murray Construction Company</b> ⑯ arcomurraycc.com	5840 W. Cypress St., Suite B Tampa, FL 33607 813-280-6320	\$46.8 million	14	0%	100%	Tampa, FL	Michael Hartzog, Director, Business Development
11	<b>Precise Construction</b> ⑰ PreciseConstruction.com	5026 Trenton St. Tampa, FL 33619 813-241-2403	\$45 million	30	0%	100%	Tampa, FL	Gregory P. Johnson, President, Greg.Johnson@PreciseConstruction.com
12	<b>ABI Companies Inc.</b> ⑱ abiinc.com	4301 Anchor Plaza Pkwy., #400 Tampa, FL 33634 813-289-8808	\$42 million	38	0%	100%	Tampa, FL	Sharron .B. Washburn, VP, Business Development, swashburn@abiinc.com
13	<b>Ajax Building Corp.</b> ⑲ ajaxbuilding.com	109 Commerce Blvd. Oldsmar, FL 34677 813-792-3900	\$41.62 million	36	93%	7%	Midway, FL	William P. Byrne, President, bill@ajaxbuilding.com
14	<b>Kimmins Contracting Corp.</b> ⑳ kimmins.com	1501 E. 2nd Ave. Tampa, FL 33605 813-248-3878	\$37.93 million	214	90%	10%	Tampa, FL	Joseph M. Williams, President, jwilliams@kimmins.com
15	<b>Manhattan Construction</b> ㉑ manhattanconstruction.com	1715 N. West Shore Blvd., #175 Tampa, FL 33607 813-675-1960	\$37.81 million	19	45%	55%	Tulsa, OK	Todd Fultz, VP/Regional Manager, tfultz@manhattanconstruction.com
16	<b>Wichman Construction</b> ㉒ wichmanconstruction.com	5029 W. Grace St. Tampa, FL 33607 813-282-1179	\$36.4 million	20	0%	100%	Tampa, FL	Mike Wichman, President
17	<b>Hennessy Construction Services Corp.</b> ㉓ hcsfl.com	2300 22nd St. N. St. Petersburg, FL 33713 727-821-3223	\$35.01 million	30	29%	71%	St. Petersburg, FL	Mark Stalker, President, mstalker@hcsfl.com
18	<b>Gilbane Building Company</b> ㉔ gilbaneco.com	8433 Enterprise Cir., #200 Lakewood Ranch, FL 34202 941-907-9044	\$34.7 million	42	57%	43%	Providence, RI	Timothy D. Hensey, VP, thensey@gilbaneco.com
19	<b>Ed Taylor Construction Inc.</b> ㉕ edtaylor.net	2713 N. Falkenburg Rd., Suite A Tampa, FL 33619 813-623-3724	\$33.45 million	44	0%	100%	Tampa, FL	Brian S. Jackson, President, info@edtaylor.net
20	<b>Cutler Associates Inc.</b> ㉖ cutlerdb.com	8918 Brittany Way Tampa, FL 33619 813-637-8883	\$30 million	19	90%	10%	Worcester, MA	Rick Lentz, EVP, rlentz@cutlerdb.com
20	<b>Kellogg &amp; Kimsey Inc.</b> ㉗ kelloggkimsey.com	6077 Clark Center Ave. Sarasota, FL 34238 941-927-7700	\$30 million	52	0%	100%	Sarasota, FL	Philip A. Kellogg, President
22	<b>FSA Inc.</b> ㉘ fsaarchitect.com	6912 W. Linebaugh Ave., #102 Tampa, FL 33625 813-749-8610	\$27.97 million	7	97%	3%	Tampa, FL	Francisco Semsch, President, semsch@fsaarchitect.com
23	<b>CRS Building Corp.</b> ㉙ crsbuildingcorp.com	100 2nd Ave. S., #301-5 St. Petersburg, FL 33701 727-895-7500	\$24.79 million	20	30%	70%	St. Petersburg, FL	Craig R. Sas, President, csas@crsbuildingcorp.com
24	<b>J. O. DeLotto &amp; Sons Inc.</b> ㉚ delotto.com	924 E. Busch Blvd. Tampa, FL 33612 813-935-2191	\$22 million	32	0%	100%	Tampa, FL	Craig D. Lamberson, President, clamberson@delotto.com
25	<b>A.D. Morgan Corp.</b> ㉛ admorgan.com	716 N. Renellie Dr. Tampa, FL 33609 813-832-3033	\$21 million	32	95%	5%	Tampa, FL	Rebecca Smith, President, rebeccasmith@admorgan.com

NOTES: NA - not applicable, not available or not approved

### ► CLOSER LOOK

#### JUST MISSED THE LIST

The Sinclair Group	\$20 million
Ryan Companies US	\$19.1 million
Diaz Fritz Isabel General Contractors	\$18.2 million
Onicx	\$15.6 million
Brandon Construction Co. General Contractors	\$15 million
VCC LLC	\$14.4 million
E.M. Enterprises General Contractors	\$13.8 million
PCL Civil Contractors	\$13.6 million
R.E. Crawford Construction	\$13.1 million
Stellar Development	\$10.2 million

#### ABOUT THE LIST

Information was obtained from firm representatives. Information on The List was supplied by individual companies through questionnaires and could not be independently verified by the Tampa Bay Business Journal. Only those that responded to our inquiries were listed. In case of ties, companies are listed alphabetically.

#### COUNTIES SURVEYED

Local includes Hernando, Hillsborough, Manatee, Pasco, Pinellas, Polk and Sarasota counties.

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Urban Juice Co. is Tampa's first fresh cold pressed organic juice company and a proud Verizon FiOS Small Business customer. Kevin Kenny and Todd Lax are the force behind Franklin Partners. Attorneys by training, they wanted to turn their love for fresh-squeezed juices, healthy living and entrepreneurial pursuits into one thriving enterprise.

Enter "The Franklin," a three-story building in downtown Tampa established in 1895. With Urban Juice on the first floor, Veya on the second and their business offices on the third, Lax and Kenny wanted a technology partner that could bring their ideas together in a powerful combination for their customers and for their businesses.

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\*FiOS available in select areas. 500/500Mbps service availability may be limited in your area based on network qualification requirements. ©2015 Verizon. All Rights Reserved.



# Small Business Owners.

## National Small Business Week.

Richie Alverio, owner of Eddie's Custom Cleaners, is a Verizon FiOS Small Business customer. Richie currently has three locations throughout the Tampa area and a main production facility in Ybor. For Richie, every day is an opportunity to produce quality cleaning results that help set his business apart from the competition.

Today, his Verizon FiOS® Quantum Internet helps him care for thousands of his customers' orders daily and he plans to use the service as a foundation for integrated tracking and tagging systems. This will enable him to send e-mails to alert customers when their clothes are ready for pick up.

Richie believes in doing business the same way he would want to be treated. With Verizon's tremendous customer support and great service, there's no reason for him to look anywhere else.

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# FiOS

**THE LIST**

**HIGHWAYS, OUTLET MALL TOP BIGGEST PROJECTS**

We asked local general contractors and construction firms for their largest recent (completed or ongoing) project in the Tampa Bay area.

Business name	Largest recent local project	Largest project's cost
PCL Civil Constructors Inc.	I-4/Selmon Connector	\$426,000,000
Skanska USA	I-275 Reconstruction	\$215,006,134
VCC LLC	Tampa Premium Outlets	\$61,130,000
DPR Construction	330 3rd Street South Residences	\$60,000,000
Ajax Building Corp.	Largo High School	\$55,463,183
Kellogg & Kimsey Inc.	One Palm	\$39,500,000
Willis A. Smith Construction Inc.	School Board of Sarasota County Sarasota Technical Institute - Phase Three	\$26,000,000
Core Construction Services of Florida LLC	Tuscan Isle, Poinciana, FL - four-story independent living facility and a three-story assisted living and memory care facility	\$26,000,000
Ripa & Associates	Starkey Ranch, Pasco County	\$25,000,000
ARCO / Murray Construction Company	Great Bay Distributors	\$25,000,000

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**SATURDAY, MAY 9 6:10 P.M.**  
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**SUNDAY, MAY 10 1:10 P.M.**  
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To all women, while supplies last.

**RAYS**  
FAMILY FUN DAYS



# Skanska Builds Florida



University of Florida Clinical Research, Gainesville



MetWest Development Office Park, Tampa



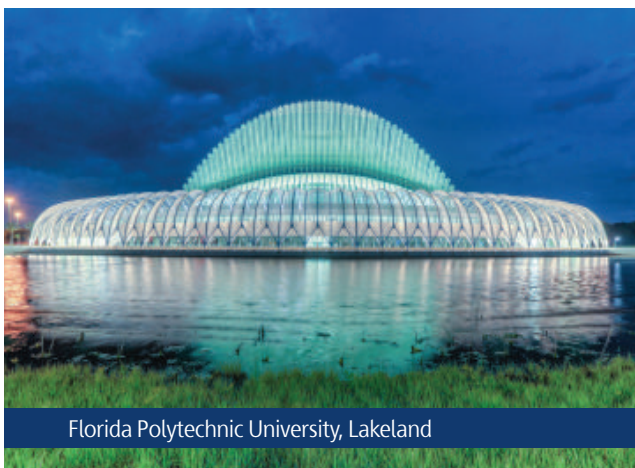
Tampa International Airport Main Terminal and Airport Concession Redevelopment Program, Tampa



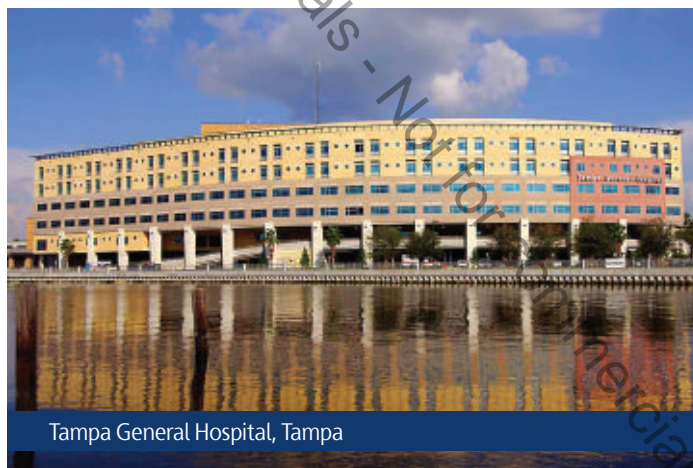
Nemours Children's Hospital, Orlando



I-4 Ultimate, Orlando



Florida Polytechnic University, Lakeland



Tampa General Hospital, Tampa



Verizon Finance Center, Lake Mary

Whether it's connecting communities with new infrastructure or providing high quality healthcare and education facilities, Skanska's broad expertise makes us the contractor of choice in Central Florida.

## PUBLIC EYE

## PUBLIC COMPANY STATS

# PGT Inc. (Nasdaq: PGTI)

PGT Inc. manufactures and supplies residential impact-resistant window and doors, marketed under the WinGuard, PremierVue, PGT Architectural Systems and PGT Commercial Storefront System brand names, and distributed through 1,100 window and building supply distributors, window replacement dealers and enclosure contractors.  
1070 Technology Drive | North Venice, FL 34275 | 941-480-1600 | www.pgtindustries.com

## DIRECTORS

NAME	DATE BOARD SERVICE BEGAN	PROFESSIONAL AFFILIATIONS	2014 CASH AND STOCK AWARDS
Alexander Castaldi	2004	Managing director, JLL Partners Inc.	\$115,000
Richard Feintuch	2006	Retired partner, Wachtell Lipton Rosen & Katz	\$127,500
Rodney Hershberger	2004	CEO and chairman, PGT	N/A
M. Joseph McHugh	2006	Retired president and COO, Triangle Pacific Corp.	\$122,500
Brent Milgrim	2003	Director, Builders FirstSource	\$115,000
William Morgan	2007	Retired partner, KPMG	\$122,500
Floyd Sherman	2005	CEO, Builders FirstSource Inc.	\$62,500

## KEY EVENTS

- **Dec. 18, 2010** Acquires intellectual property assets of Hurricane Window and Door Technologies of Fort Myers
- **June 25, 2013** Partners with homebuilder Pulte Group
- **Aug. 16, 2013** Purchases land to build new glass operations plant
- **Dec. 18, 2013** JLL Partners, longtime majority shareholder, distributes all PGT stock to partners, exits
- **May 2014** Jeff Jackson named president and COO and Brad West named CFO
- **Sept. 22, 2014** Completes \$111 million acquisition of CGI Windows & Doors Holdings Inc.
- **Nov. 11, 2014** Opens \$14 million, 96,000-square-foot glass plant
- **April 8, 2015** Launches Vinyl WinGuard and EnergyVue line, largest product launch in company history
- **May 4, 2015** Eligible for \$300,000 in Sustainable Energy Economic District incentives

Researched by Margie Manning



**ONLINE BONUS:** Jeff Jackson, president and COO, on video talking about PGT as a bellwether for the Florida economy at [bizjournals.com/tampabay/videos](http://bizjournals.com/tampabay/videos).

## CORNER OFFICE

## Homeowners' insurance rate concerns boost PGT results

2015 has started off strong for PGT, as the company benefits from an uptick in new homebuilding in Florida.

Repair and remodeling activities also continue to grow, said Rod Hershberger, chairman and CEO.

"People tend to invest in products that will save them money on their insurance rates. Insurance is a pretty high cost here in the coastal areas in Florida in particular, but in every coastal area. So, if they can invest in their house, improve it, and save money on the insurance, we think that's a driver," Hershberger said in a February conference call with analysts.

The company is preparing to hire up to 150 people to staff the \$14 million, 96,000-square-foot glass plant it opened in November. That will boost total employment at PGT – already the largest employer in Sarasota County – to nearly 2,000 workers.



Rod Hershberger

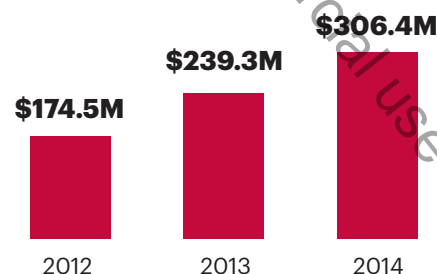
PGT also qualified to receive up to \$300,000 in incentives under the Sustainable Energy Economic District incentive program, a program that's part of the state's Energy Economic Zone

## 2014 EXECUTIVE COMPENSATION

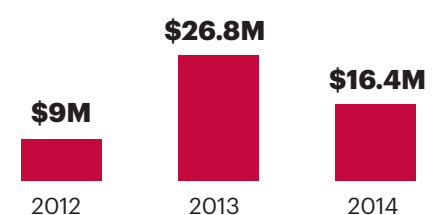
NAME AND POSITION	TOTAL*
Rodney Hershberger, chairman and CEO	\$1,495,618
Jeffrey Jackson, president and COO	\$911,365
Mario Ferrucci III, vice president and general counsel	\$387,315
Deborah LaPinska, vice president of human resources	\$349,931
Bradley West, vice president and chief financial officer	\$326,716

\*Total includes salary, cash incentives and stock awards; for Hershberger, also include the value of free PGT window and door products of \$6,937

## REVENUE



## NET INCOME



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Zachary Marimon  
Agrarian Land and Pond, est. 2010  
Orlando, Florida

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\*Wells Fargo rewarded Zachary Marimon \$10,000 to help with his marketing plans.

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**\$9,920,000**

**Townsgate Apartments**

SIZE: 264 UNITS  
CITY: PLANT CITY, FL  
LENDER: FANNIE MAE DUS



**\$4,500,000**

**Tuscany Village**

SIZE: 35 UNITS  
CITY: TALLAHASSEE, FL  
LENDER: FREDDIE MAC



**\$14,000,000**

**Addison Landing**

SIZE: 289 UNITS  
CITY: JACKSONVILLE, FL  
LENDER: LIFE COMPANY

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**► REAL ESTATE**



**Elizabeth Illgen**

Employer: Berkshire Hathaway HomeServices Florida Properties  
Position: New hire — sales executive



**Ashtin Brock**

Employer: Berkshire Hathaway HomeServices Florida Properties  
Position: New hire — sales executive



**Roberta Drake Moore**

Employer: Benefit Title Services LLC  
Position: New hire — relationship manager



**Debbie McGinty**

Employer: Coastal Properties Group/Christies International Real Estate  
Position: New hire — real estate advisor

**► R.E.**



**George Wilkerson**

Employer: GreenPointe Homes  
Position: New hire — sales consultant

**► CHAMBERS**



**Rose Johnson**

Employer: South Tampa Chamber of Commerce  
Position: New hire — membership manager

**► CONSTRUCTION/DESIGN**



**Jim Cowdery**

Employer: Skanska USA  
Position: New hire — vice president of preconstruction for Florida operations



**Christina Bowers**

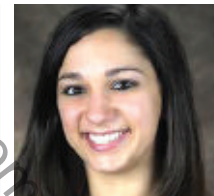
Employer: Tindale Oliver  
Position: Promotion — marketing/administrative assistant

**► MEDIA/MARKETING**



**Richard Mullins**

Employer: Tucker/Hall  
Position: New hire — senior account executive



**Alyssa Mammano**

Employer: A Media Marketing  
Position: New hire — content writer



**Amanda Jasso**

Employer: A Media Marketing  
Position: New hire — office director



**Jerry D. Brewster**

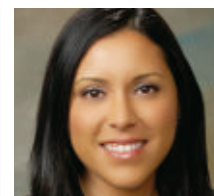
Employer: Morgan Stanley  
Position: Promotion — senior vice president

**► HEALTH CARE**



**Dr. Don Bivins**

Employer: Gulfside Hospice & Pasco Palliative Care  
Position: New hire — medical director, hospice care



**Natalia Diaz**

Employer: Brandon Regional Hospital  
Position: New hire — director of marketing

**► HOW TO SUBMIT**

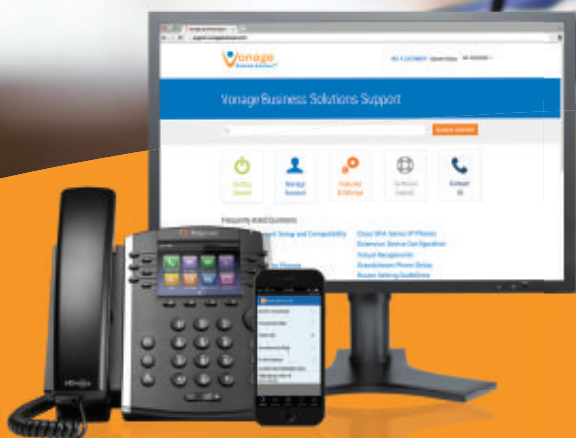
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## EXECUTIVE FILES

## KARTHIK VISWANATHAN

## Tampa's livability convinced Convene leader to start here

**Q&A** **Why Karthik is a big deal:** Karthik Viswanathan co-founded Convene Inc. in 2006, growing the software services company from an initial \$60,000 in revenue to about \$10 million in net sales. Convene provides development and consulting services to businesses ranging from startups to Fortune 50 firms. It ranked No. 10 on the Tampa Bay Business Journal's Fast 50 in 2014. There are about 100 employees, including 20 at the Tampa headquarters. At first the company concentrated on health care, but has broadened its focus to many industries.

**Why do you have your headquarters in Tampa?** I ended up here after grad school and spent my initial career working for companies in the area. It became home. When I decided to start a company it was a logical choice to be here. The kind of business that we are in, we could be anywhere and be successful, but Tampa is a great place to live.



NOLA LALEYE

Karthik Viswanathan's Convene was a Fast 50 company in 2014.

**Cloud computing is one of the big trends in technology. What do you see from your clients regarding that?**

I see demand for cloud computing for mobility, but more on the enterprise side, rather than consumer-facing apps. The need for analyzing and

crunching all this data for all these devices we have out there – that trend will continue to grow over the next five to 10 years. Our customers are looking for solutions and answers in these areas.

**Tell me about your personal growth as**

## ► CLOSER LOOK

## KARTHIK VISWANATHAN

- **Title, company:** President, Convene Inc.
- **Born:** Chennai, India
- **Education:** Bachelor of science, BMS College of Engineering; master's, computer science, University of Arkansas
- **Razorback fan?** Yes
- **Leadership approach:** Helping the people who work for us grow and helping them achieve what they want to achieve, key for retention in an industry where there's a huge shortage of talent
- **Downtime:** Biking with family and "trying to take up golf"
- **Favorite dish to cook:** Biryani

**a leader at Convene?** It's more how do I lead by example. It's showing them the way, rather than asking them to do things. It's cliché to say 'servant leadership,' but I try to practice that.



Pictured Left to right:  
Bret Jahn-VP, Market Manager, Bob Williams-SVP, Commercial Lender, Jeffrey Hackett-SVP, Commercial Lender, Anthony DiTunno- VP, Commercial Lender and Scott C. Boyle - Market President

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| BayTech Label, Inc                                  | Mount Castle Vein Center                        |
| Better Business Bureau of West Florida              | New York Life Insurance Company                 |
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| Breezin' Entertainment                              | Nova Southeastern University                    |
| Bright House Networks Business Solutions            | Office Movers of Florida                        |
| CI Bank   | Piper Fire Protection                           |
| Camden Living                                       | Post Card Inn and Spring Hill Suites            |
| Carrollwood Area Business Association               | Professional Systems Printing and Promotions    |
| Centre Club Tampa                                   | Saint Leo University                            |
| Century 21 Beggins Enterprises                      | Sagicor Life Insurance Company                  |
| Century 21 Shaw Realty Group                        | Sandler Training Tampa Bay                      |
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| Hillsborough County Economic Development Department | Vology  |
| Hillsborough County Sheriff's Office                | Wallace Welch Willingham                        |
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## LEADS

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## ▶ Bankruptcies

## MIDDLE DISTRICT OF FLORIDA

## TAMPA DIVISION

## CHAPTER 7

**Baruch Properties LLC**, 82535 Douglas Ave., No. 770, Dallas, Texas 75225; Assets, \$0 to \$50,000; Debts, \$1,000,001 to \$10,000,000; Major Creditor, not shown; Attorney, Michael C. Markham; case #15-04265, 04/27/15.

**Manatee Aluminum Corp.**, 901 Eighth Ave. W., Palmetto 34221; Assets, \$0 to \$50,000; Debts, \$100,001 to \$500,000; Major Creditor, not shown; Attorney, Richard V. Lee; case #15-04398, 04/29/15.

## CHAPTER 11

**E&E Auto Transport Inc.**, 10026 Tate Lane, Tampa 33626; Assets, \$100,001 to \$500,000; Debts, \$100,001 to \$500,000; Major Creditor, not shown; Attorney, Buddy D. Ford; case #15-04401, 04/29/15.

## ▶ Circuit court judgments

## HILLSBOROUGH COUNTY

**Can Capital Asset Servicing Inc. fka Newlogic Business Loans Inc. vs. S&P Universal Code Trading Co. Inc. dba Network Liquidation Global/Syomara Salerno**, 15310 Amberly Drive, Suite 250, Tampa 33647, \$21,299, plaintiff, case #14-CA-012945, 04/14/15.

**Employment Partners Inc. vs. Apollo Electrical Services Inc.**, (address not shown), \$38,787, plaintiff, case #14-CA-011911, 04/17/15.

**L.W.T. Inc. vs. Neochron Investments Inc./Trevor D. McFarlane**, 603 Kendall Lake Drive, Apt. 203, Brandon 33510, \$11,327, plaintiff, case #11-CC-036515, 04/17/15.

**Manupati Shankar dba Quality Seal Stripe & Paving Co. vs. Superior Seal & Paving LLC**, (address not shown), \$31,500, plaintiff, case #15-CA-000563, 04/14/15.

**Tampa Industrial Partners LLLP vs. AMC Industries Acquisition LLC**, (address not shown), \$252,325, plaintiff, case #12-CA-002915, 04/14/15.

**Tampa Service Co. Inc. vs. Benton Express Inc.**, (address not shown), \$21,260, plaintiff, case #15-CA-000718, 04/17/15.

**Travelers Casualty and Surety Co. of America vs. Transdor Corp.**, 1907 Elmwood Ave., Tampa 33605, \$79,505, plaintiff, case #13-CA-011985, 04/15/15.

**Tribridge Holdings LLC vs. Electronic Cigarettes International Group Ltd.**, 50 W. Liberty St., Suite 880, Reno, Nev. 89501, \$513,148, plaintiff, case #15-CA-001524, 04/14/15.

## PASCO COUNTY

**Universal Plaza Center LLC vs. ABC Academy LLC**, (address not shown), \$94,979, plaintiff,

case #2014 CA 002442 CAAXWS, 04/17/15.

## PINELLAS COUNTY

**Alan Crafton/Linda Crafton vs. Corinthian Builders Ltd.**, (address not shown), \$35,200, plaintiff, case #13-CVS-01565, 04/15/15.

**American Builders & Contractors Supply Co. Inc. dba ABC Supply Co. Inc. vs. KS Roofing Inc./Kevin Strickland**, 8710 94th Ave., Largo 33777, \$12,143, plaintiff, case #14-005114 CO, 04/15/15.

**Invesco Pinellas Corp. vs. Sport-E Kutz Enterprises Inc./Desmond Brown**, 15371 George Blvd., Clearwater 33760, \$43,675, plaintiff, case #14-9186-CI, 04/13/15.

**Magnus Laboratories Inc. vs. Boresha International Inc.**, 7041 Koll Center Parkway, Suite 100, Pleasanton, Calif. 94566, \$120,000, plaintiff, case #14-008574-CI, 04/13/15.

## POLK COUNTY

**Bridgefield Employers Insurance Co. vs. Overstreet Paving Co. Inc.**, (address not shown), \$102,044, plaintiff, case #14 CA 004022, 04/16/15.

**Colorado Boxed Beef Co. vs. Atlanta Restaurant and Catering Supplies LLC**, 5200 Phillip Lee Drive, Atlanta, Ga. 30336, \$47,000, plaintiff, case #2015 CA 00326 0000 00, 04/20/15.

**Great Plains Capital Corp. vs. D.G.M. Enterprises Inc./Damien Gosselin/Germain Gosselin**, (address not shown), \$49,166, plaintiff, case #2014 CA 003070, 04/16/15.

**Southern Fidelity Insurance Co. vs. Hector A. Chaparro Home Inspections Inc.**, (address not shown), \$208,160, plaintiff, case #2014 CA 001600, 04/14/15.

## ▶ Federal tax liens

## HILLSBOROUGH COUNTY

**Pinnacle Automotive Hospitality Services Inc.**, 601 S. Magnolia Ave., Tampa 33606, \$126,913, (941), Book/Page 23205/460, 04/13/15.

**Sheree Robinette**, 5321 Black Pine Drive, Tampa 33624, \$12,326, (6672), Book/Page 23207/657, 04/14/15.

**Eduardo Builes**, 7906 Hampton Lake Drive, Tampa 33647, \$190,613, (6672), Book/Page 23207/665, 04/14/15.

**Hogan Internet Marketing Inc.**, 2002 E. Fifth Ave. Suite 214, Tampa 33605, \$13,005, (941), Book/Page

23209/1721, 04/15/15.

**McLeod Construction LLC**, 4206 National Guard Drive, Plant City 33563, \$73,973, (941), Book/Page 23211/264, 04/15/15.

**Bloomin Brands Inc.**, 2202 N. Westshore Blvd. Suite 500, Tampa 33607, \$191,956, (940/6721), Book/Page 23211/280, 04/15/15.

**Datis Payroll Processing Inc.**, 1111 N. Westshore Blvd. Suite 416, Tampa 33607, \$627,055, (941), Book/Page 23211/286, 04/15/15.

**Datis Payroll Processing Inc.**, 1111 N. Westshore Blvd. Suite 416, Tampa 33607, \$140,129, (940/941/1120/6721), Book/Page 23211/299, 04/15/15.

## PASCO COUNTY

**Wanda L. Heibert**, 3319 Thorny Ridge Drive, Holiday 34691, \$128,095, (6672), Book/Page 9178/3249, 04/21/15.

**Robert J. Kuskin**, 21114 Second St., Land O'Lakes 34638, \$82,510, (CIVP), Book/Page 9178/3251, 04/21/15.

**Millennial Business Solutions Inc.**, 7851 Lake Placid Lane, New Port Richey 34655, \$73,164, (940/941), Book/Page 9178/3256, 04/21/15.

**Mills Air Services LLC/Michael Charles Mills sole member**, 3334 Fox Ridge Blvd., Wesley Chapel 33543, \$10,303, (940/941), Book/Page 9178/3257, 04/21/15.

## ▶ Release of federal tax liens

## HILLSBOROUGH COUNTY

**Cardinal Landscaping Services of Tampa Inc.**, 817 E. Okaloosa Ave., Tampa 33604, \$25,164, (941), Book/Page 23205/666, 04/13/15.

**Tamara G. Bobo**, 3415 Moran Road, Tampa 33618, \$19,645, (6672), Book/Page 23205/743, 04/13/15.

**Rosemary V. Madonia**, P.O. Box 2636, Plant City 33564, \$5,066,519, (6672), Book/Page 23205/747, 04/13/15.

**Victor E.**

## ▶ ABOUT THIS SECTION

## READER GUIDE

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**Bobo**, 3415 Moran Road, Tampa 33618, \$19,624, (6672), Book/Page 23211/249, 04/15/15.

## POLK COUNTY

**Berenice Barry and Wendy Barry Partner/Petland Lakeland**, 3800 Highway 98 Suite 308, Lakeland 33809, \$21,552, (1065/940/941), Book/Page 9499/1921, 04/14/15.

## ▶ State tax liens

## HILLSBOROUGH COUNTY

**Sunscape Landscape Nursery Inc.**, 13417 W. Hillsborough Ave., Tampa 33635, \$18,947, (sales & use), Book/Page 23204/758, 04/13/15.

**Terrace Drive, Plant City Traffic Services Inc.**, 405 E. Terrace Drive, Plant City

33563, \$16,801, (reemployment), Book/Page 23205/889, 04/13/15.

**Quisqueya Food Store Inc.**, 3418 W. Cherokee Ave., Tampa 33611, \$11,110, (sales & use), Book/Page 23209/413, 04/14/15.

**JM's Park Avenue Cleaners LLC**, 10428 N. Dale Mabry Highway, Tampa 33618, \$15,735, (solid waste), Book/Page 23212/1712, 04/15/15.

## PINELLAS COUNTY

**Tequila Mockingbird Mexican Bar & Grille**, 109 Eighth Ave., St. Pete Beach 33706, \$12,817, (sales & use), Book/Page 18740/1487, 04/10/15.

## POLK COUNTY

**Polar Bear Petroleum Inc.**, 111 Marcum Road, Lakeland 33809, \$10,769, (sales & use), Book/Page 9506/1199, 04/22/15.

**Claimant: Preferred Structures Inc.-Concrete**, Contractor: Premier Technology Systems LLC, \$19,740, Owner: Rosemary and Rafael Difo, on property at 20013 Oak Flower Ave., Tampa, Book/Page 23203/1432, 04/13/15.

**Claimant: Preferred Materials Inc.-Concrete**, Contractor: Premier Technology Systems LLC, \$24,324, Owner: Stefanie Johnson-Berry, on property at 15722 Berea Drive, Odessa, Book/Page 23203/1435, 04/13/15.

**Claimant: Wang Feng Zhang**, Contractor: (not shown), \$20,428, Owner: Apexyl Properties, on property at Unit 931 Building 9 Jade at Tampa Palms Condo, Book/Page 23205/1162, 04/13/15.

**Claimant: Jenasis Structures Inc.**, Contractor: Diaz Fritz Group Inc., \$13,130, Owner: Memory Lane Cottage at Tampa Palms LLC, on property at 5175 Cypress Preserve Drive, Tampa, Book/Page 23207/1346, 04/14/15.

**Claimant: Electric Supply of Tampa Inc.**, Contractor: 5 Star

**Electrical Contractor LLC**, \$12,812, Owner: R&L Enterprises I of Tampa LLC, on property at 13250 U.S. 301, Riverview, Book/Page 23208/172, 04/14/15.

**Pinellas County Claimant: Driveway Maintenance Inc.**, Contractor: The District of Clearwater, \$25,642, Owner: Bayridge Multifamily Partners LLC, on property at 3021 State Road 590, Clearwater, Book/Page 18743/25, 04/13/15.

**Business taxes Hillsborough County Nicole Flooring Inc.**, 2925 N. 10th St., Tampa 33605, all floors installation.

**Daina Williams**, 15120 N. 20th St., Tampa 33612, arts and crafts.

**Daniel W. McKnight Esquire PA**, 4100 W. Kennedy Blvd., Suite 223, Tampa 33609, attorney.

**Sports Performance & Evaluation Clinic LLC**, 9511 N. Trask, Unit B, Tampa 33624, basketball facility.

**Aldali Inc.**, 4821 N. Hale Ave., Tampa 33614, body cream.

**U Bounce & More LLC**, 7312 S. Sherrill St., Tampa 33616, bounce house.

**Spark Management Corp.**, 219 Flamingo Drive, Suite 3705, Apollo Beach 33572, bus transportation.

**Anthony B. Ruberg**, 1201 Parrilla Deabila Drive, Tampa 33615, cabinet and trim.

**Djerabe Mbaieur**, 4004 Nestle Oaks Place, Apt. 102, Tampa 33613, cable installer.

**Jason W. Joseph**, 11705 North Drive, Apt. B, Tampa 33617, cable installer.

**Matthew Richard Nicholas**, 1715 N. Westshore Blvd., Suite 950, Tampa 33607, certified public accountant.

**Miriam Y. Elvir Villanueva**, 2506 W. Carmen St., Tampa 33609, cleaning service.

**LB Enterprises**, 5700 Memorial Highway, Suite 202H, Tampa 33615, cleaning service.

**Armenia Pain Center Inc.**, 4511 N. Armenia Ave., Tampa 33603, clinic.

**Spirides Hotel Finance Brokers**, 100 S. Ashley Drive Suite 600, Tampa 33602, commercial finance broker.

**Challenge Homes Inc.**, 4909 Chariton Ave., Tampa 33603, contractor-carpentry.

**Liqua-Roof Bradenton LLC**, 7208 River Hammock Drive, Unit 101, Bradenton 34212, contractors-roofing or siding.

**Watch Out**, 501 S. Merrin St., Plant City 33563, courier service.

**Guadalupe Espino Removal Service**, 1001 Brinwood Drive, Seffner 33584, debris removal service.

**Johnathan Paul Steelman**, 1803 Second Ave., Tampa 33605, displaying and selling artwork.

**Olivo Advantage & Co. Inc.**, 1102 W. Waters Ave., Tampa 33604, document preparation assistance.

**Carlos Ruben Rodriguez dba Dance**

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## LEADS

**World**, 2242 University Mall Court, Tampa 33612, educational services.

**Facial Love By Lori**, 6105 Memorial Highway, Suite A-4, Tampa 33615, facial.

**Celtic Day Spa**, 12181 W. Linebaugh Ave., Tampa 33626, facial specialist.

**Popa Construction LLC**, 9811 N. Mobley Road, Odessa 33556, general contractors.

**DVV Building Maintenance**, 709 E. Crenshaw St., Tampa 33604, general contractors.

**Rehab Home Remodeling LLC**, 1313 Warrington Way, Tampa 33619, general contractors.

**Barry R. Henry**, 13012 Arbor Isle Drive, Unit 205, Tampa 33637, general maintenance or welding repairs.

**Jennifer Miklos Co.**, 2043 Shadow Pine Drive, Brandon 33511, handy man.

**Cesar's General Home Repair LLC**, 5325 Royal Oak Drive, Tampa 33610, handy man.

**Mid State Interiors LLC**, 1711 Chapel Tree Circle, Apt. D, Brandon 33511, handyman repairs.

**Qazi Momina MD/Valrico Brandon Medical Group Inc.**, 2237 Lithia Center Land, Valrico 33596, health services.

**Dency Rivas**, 6821 W. Hillsborough Ave., Suite 1011, Tampa 33634, health services.

**Le Meridien Hotel**, 601 N. Florida Ave., Tampa 33602, hotels and lodging.

**Antonakos Floridan LLC dba Floridan Hotel**, 905 N. Florida Ave., Tampa 33602, hotels and lodging.

**Marcial La Torre Ricardo**, 14307 Brentwood Drive, Tampa 33618, landscape and tree maintenance.

**Christine Norgel Failey**, 3902 Henderson Blvd., Suite 201, Tampa 33629, legal services.

**The Wise Sheep LLC**, 11706 Lynn Brook Circle, Seffner 33584, manufacturing-miscellaneous.

**Jaylene Boyd Honest Blessings**, 6105 Bob Head Road, Plant City 33565, mowing or edging or blowing or weed removal.

**J&D Landscaping & Maintenance LLC**, 8727 Osage Drive, Tampa 33634, mowing or trimming.

**Vincent Parker Dyrell**, 5403 S. 87th St., Tampa 33619, non structural work handyman.

**Johnny Cochran & Letesha Askins**, 10449 Fly Fishing Court, Riverview 33569, nonclassifiable.

**Jorge Montes De Oca**, 10106 Wheatley Hills Court, Tampa 33615-2646, nonclassifiable.

**Bernard McManus**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Breezi Hicks**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Colin Klein**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Justin Levitt**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Nicholas Merriweather**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328,

nonclassifiable.

**Lauren Osa**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Jillian Phelps**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Benjamin Ranta**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Laura Sheehan**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Keith Shevenell**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Rovena Zaho**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Susan Morrison**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 33619-1328, nonclassifiable.

**Kali Campbell**, attn: Karen Crutchley 9204 King Palm Drive, Tampa 336191328, nonclassifiable.

**Frank Yancy Laris**, 12622 Nicole Lane, Tampa 33625, nonclassifiable.

**CC's Scarves LLC**, 5902 Memorial Highway, Apt. 1609, Tampa 33615, online retail sales.

**Santa Fe Concrete Inc.**, 2001 W. Ball St., Plant City 33563, performs services for construction contractor.

**Lasmar Exterior Chemical Roof Cleaning Systems & Pressure Washing Inc.**, 8817 Lochmoor Road, Tampa 33635, pressure cleaning.

**Dennis Charles Thompson**, 11609 Heron Watch Place, Riverview 33569-6705, public speaker motivational speaker.

**Acceptance Now 07546**, 8800 E. Adamo Drive, Tampa 33619, rent to own household goods.

**The Kleaners**, 2102 W. Ivy St., Tampa 33607, residential or commercial cleaning.

**Curry In Hurry LLC/Curry In Hurry**, 3642 W. Gandy Blvd., Suite B, Tampa 33611, restaurants.

**Hot Rods Sauce Shack**, 3106 W. Braddock St., Tampa 33607, retail sales.

**Dollar N More LLC**, 10910 N. 30th St., Suite 109, Tampa 33612, retail sales.

**Supply Depot 813**, 2708 N. Florida Ave., Tampa 33602, retail stores.

**Liberty Antiques & Merchandising**, 3414 W. Lemon St., Suite 104, Tampa 33609, retail stores.

**La Dara Style Boutique LLC**, 3120 W. Bay To Bay Blvd., Tampa 33629, retail stores.

**Precision RX Compounding LLC**, 10323-A Cross Creek Blvd., Tampa 33647-2988, retail stores.

**South Shore Treasures LLC**, 13005 Fair Green Drive, Riverview 33579, retail-

miscellaneous.

**Sandcastleventures.net LLC**, 4808 Reagan Ave., Seffner 33584, retail-miscellaneous.

**Martin Arocha Dalio**, 1110 W. Knollwood St., Tampa 33604, retail-miscellaneous.

**Indulgence Style Emporium LLC**, 1270 E. Hillsborough Ave., Tampa 33604, retail-miscellaneous.

**MJ Cosmetics LLC**, 2223 W. Westshore Blvd., Suite 2000, Tampa 33607, retail-miscellaneous.

**Borges Produce LLC**, 3307 W. Main St., Tampa 33607, retail-miscellaneous.

**RPI Commercial Millwork Inc.**, 4411 Carrollwood Village Drive, Tampa 33618, sales & installation.

**Kimberly Jacksons Consignment Boutique**, 3432 Danny Bryan Blvd., Tampa 33619, sales on the internet.

**Latoya Collins-Moret Fashion Designs**, 2211 Bodrick Circle, Apt. 201, Brandon 33511, seamstress clothing maker.

**Nicole Li**, 10420 N. McKinley Drive, Apt. 1803, Tampa 33612, selling clothing and shoes.

**Nicholas A. Dawson**, 2209 Preservation Drive, Plant City 33563, service.

**Letesha Denese Askins**, 10449 Fly Fishing St., Riverview 33569, service.

**Travis Terry Ackroyd**, 3816 33rd St. S.E., Ruskin 33570, service.

**Wal-Max Construction LLC**, 609 21st Ave., Ruskin 33570, service.

**MH Masonry LLC**, 6329-B Black Dairy Road, Seffner 33584, service.

**Transportation Freight Inc.**, 1813 W. Kirby St., Tampa 33604, service.

**Guevara Flooring LLC**, 8018 N. Edison Ave., Tampa 33604, service.

**Spark Construction Services LLC**, 1417 E. 140th Ave., Tampa 33613, service.

**Jomarron Leyva Lourdes**, 3921 W. Osborne Ave., Tampa 33614, service.

**James Arroyo Jr.**, 8209 Royal Sand Circle, Apt. 105, Tampa 33615, service.

**Don Merrell**, 3711 N. Philip St., Tampa 33619, service.

**Brimat Construction Services L.L.C.**, 11415 Waveland Way, Tampa 33624, service.

**O&J**

**Construction Services LLC**, 15809 Cottontail Place, Tampa 33624, service.

**Law Office Of Christine N. Failey PA**, 3902 Henderson Blvd., Suite 201, Tampa 33629, service.

**Rent Max Miami Inc.**, 4935 W. Nassau St., Tampa 33607, service-auto repairs or parking.

**Working Warriors Group LLC**, 16617 Fishhawk Blvd., Suite 0212, Lithia 33547, service-business.

**Rodney Heywood LLC**, 7303 Alivna St., Tampa 33625, service-business.

**DSY Marine Service**, 6021 W. Fern St., Tampa 33634, service-miscellaneous repairs.

**Star Hair Salon Inc.**, 7509 W. Hillsborough Ave., Tampa 33615, service-salon.

**Color Me Beautiful**, 7035 W. Hillsborough Ave., Tampa 33634, service-salon.

**Mimi Nails**, 13948 W. Hillsborough Ave., Tampa 33635, service-salon.

**1st Sky Nails & Spa**, 19651 Bruce B. Downs Blvd., No. B-4, Tampa 33647, service-salon.

**Ocho Rios Cleaning Service LLC**, 511 York Dale Drive, Ruskin 33570, service-to buildings.

**Et Carriel Bar & Obsession Inc.**, 7920 N. Armenia Ave., Tampa 33604, service-to buildings.

**Erica Williams dba Williams Janitorial Service**, 3102 Machado St., Tampa 33605, service-to buildings.

**Herrera Cleaning Services Inc.**, 2110 W. Lemop St., Tampa 33606, service-to buildings.

**Renee Marie Youngkin Territo**, 5022 Deo Road, Tampa 33619, service-to buildings.

**Diamond Cleaning Solutions LLC**, 10917 Tailfeather Court, Tampa 33625, service-to buildings.

**Same Day Carpet**

**Cleaning Inc.**, 4902 Boynton Court, Tampa 33625, service-to buildings.

**Tampa Best Carpet Cleaning Inc.**, 4902 Boynton Court, Tampa 33625, service-to buildings.

**A&D Cleaning Empire LLC**, 4705 Stone Pointe Place, Tampa 33634, service-to buildings.

**Maldonado Property Services**, 8508 Seven Coves Court, Tampa 33634, service-to buildings.

**Marilyn Cuellar Albalate**, 9746 Oaks St., Tampa 33635, service-to buildings.

**Safiyak LLC**, 1518 Allenton Ave., Brandon 33511, shampoo or conditioners or creams.

**Sonia Gonzalez Family Childcare Home LLC**, 4507 W. Idlewild Ave., Tampa 33614, social services.

**Service Galopando Tampa Corp.**, 1102 W. Waters Ave., Tampa 33604, transportation-trucking or courier.

**Celeritas Logistic Solutions Inc.**, 14307 Brentwood Drive, Tampa 33618, transportation-trucking or courier.

**Flatspress**, 3011 W. Cordelia St., Tampa 33607, travel agencies.

**New Life Upholstery LLC**, 5606 W. Linebaugh Ave., Tampa 33624, upholstery service.

**Homedeliverylink Inc.**, 2998 Broadway Center Blvd., Brandon 33510, warehouse or storage.

**Truck Secure Parking LLC**, 4611 Lykes Road, Plant City 33566, warehouse or storage.

**Nishitkumar Patel**, 1108 Skipper Road, Tampa 33613, wholesale.

## PASCO COUNTY

**Monica A. Ramirez**, 6939 Land O'Lakes Blvd., Land O'Lakes 33468, body wrapper.

**FHV**

**Construction Inc.**, 32007 Brookstone Drive, Wesley Chapel 33545, cabinet installation or removal.

**Robert Dimouro**, 1271 N. Missouri Terrace, Hernando 34442, cabinet installation or removal.

**Gaddy Detailing**, 14347 Delmar St., Dade City 33525, car wash or detailing.

**Lady L Cleaning Service**, 3302 Granite Ridge Loop, Land O'Lakes 34638, cleaning service.

**Handy Hands LLC**, 15923 Homewood Lane, Hudson 34667, cleaning service.

**Sharon Deskins Cleaning Services**, 12830 Robinhood Road, Hudson 34669, cleaning service.

**Santa Fe Concrete Inc.**, 28345 Deedra Drive, Wesley Chapel 33544, concrete construction.

**Kendall Powell Concrete Pumping**, 6245 Mangrove Drive, Wesley Chapel 33544, concrete pumping or gauge reading.

**Central Florida Seal Tek LLC**, 33745 Larkin Road, Dade City 33523, concrete refinishing.

**John Kurlychek**, 5440 Julia Lane, Land O'Lakes 34638, consultant.

**Lorri Consulting**, 5910 Sweet William Terrace, Land O'Lakes 34639, consultant.

**DWR Architecture & Engineering Inc.**, 7451 Osteen Road, New Port Richey 34653, drafting service.

**Little Caesars**, 2099 Collier Parkway, Weeki Wachee 34613, drive-in or take-out restaurant.

**Fusion Executive Search LLC**, 21027 Green Wing Court, Land O'Lakes 34637, employment service.

**First Class Rentals Of Tampa Bay Inc.**, 1285 Wisper Run Court, Lutz 33558, equipment rental.

**Video Screens Inc.**, 6458 Coronet Drive, New Port Richey 34655, equipment rental.

**Morris Custom Home Corp.**, 20853 Amanda Oak Court, Land O'Lakes 34638, general contractor.

**Sir Grout**, 4604 Mirabella Place, Lutz 33558, grout seal coating.

**Terry R. Conway**, 2210 Vista Del Sol Circle, Land O'Lakes 34639, hotel.

**Sensory Friends**, 8700 Persea Court, Trinity 34655,

information retrieval services.

**Tom & Donna Davis Janitorial Service**, 5825 Louisiana Ave., New Port Richey 34652, janitorial service.

**Greenscene Lawn & Landscape**, 9779 Trumpet Vine Loop, Trinity 34655, landscaping service.

**Kyle Fowlers Lawn Care**, 4845 20th St., Zephyrhills 33542, lawn care service.

**Charles E. Jordan Services**, 30918 Bridgegate Drive, Wesley Chapel 33545, lawn care service.

**Zipter's Lawn Care**, 19711 Deer Lake Road, Lutz 33548, lawn care service.

**Imbue Distribution LLC**, 3937 Fawnmist Drive, Wesley Chapel 33544, mail order.

**Massage Medics Inc.**, 8602 Little Road, Port Richey 34668, massage establishment.

**Hess Spinal & Medical Centers Of Lutz**, 24650 State Road 54, Tampa 33615, massage therapist.

**Karen M. Iovino**, 8602 Little Road, Port Richey 34668, massage therapist.

**Max Lawrence Dog Sitting**, 14407 Guava St., Hudson 34667, pet sitting.

**Boomshot Studio Inc.**, 9324 Wildwood Ave., Hudson 34669, photography.

**Somasekhara Kaipu MD**, 38135 Market Square, Zephyrhills 33542, physician.

**Ready To Shine Inc.**, 10732 Northridge Court, Trinity 34655, pressure cleaning.

**Libertyrock Pressure Washing LLC**, 16128 Surrey Drive, Hudson 34667, pressure cleaning.

**The Cassius Angleton Group LLC**, P.O. Box 1648, Port Richey 34673, private investigating agency.

**Turf Wranglers LLC**, 6046 Evansbrook Drive, Zephyrhills 33541, property maintenance.

**Gulf Region Property Preservation LLC**, 9576 Trumpet Vine Loop, Trinity 34655, property maintenance.

**Carl Schieferstein Property Maintenance**, 7611 Sesame St., Hudson 34667, property maintenance.

**Andrew Brandenburg Property Maintenance**, 8917 Cairo Lane, Port Richey 34668, property maintenance.

**Ernest Arthur Property Maintenance**, 1922 Orange Drive, Holiday 34691, property maintenance.

**Stephen Conomy Respiratory Therapist**, 3504 Bradford Drive, Holiday 34691, respiratory therapist.

**Half Vaped**, 3641 Universal Plaza, Port Richey 34668, retail electronic cigarettes.

**Christian Surplus**, 28617 St. Joe Road, Dade City 33525, retail general merchandise (used).

**Goat House LLC**, 2136

Corporate Center Drive, Land O'Lakes 34638, retail misc general merchandise.

**Cricket Wireless**, 3452 U.S. 19, Clearwater 33764, retail telephones pagers etc.

**Palestine Hookah Lounge LLC**, 30118 State Road 54, Wesley Chapel 33543, retail tobacco stores.

**Learn & Play Preschool Corp.**, 9310 State Road 52, New Port Richey 34654, school kindergarten.

**Top Dog Hot Dogs**, 9216 Mango St., New Port Richey 34654, snack wagon.

**Oaks Lawn & Tree Services Corp.**, 5844 Eighth Ave., New Port Richey 34652, tree service.

**Eyeball Express Trucking**, 8026 Birdsong Lane, Hudson 34667, trucking (except local).

**K&G Enterprise**, 6629 Harbor Drive, Hudson 34667, wholesale general merchandise.

**John Kurlychek**, 5440 Julia Lane, Land O'Lakes 34638, writer.

## POLK COUNTY

**Southern Dream Vacation Rentals & Property Management Inc.**, 217 Sunny Acres Road, Davenport 33837, accommodations food service.

**Brandon K. Fair**, 6833 Shimmering Drive, Lakeland 33813, agriculture.

**Clermont Farm & Sod Co. Inc.**, 9001 Van Fleet Road, Polk County 33868, agriculture.

**The Man With The Music**, 2016 E. Gacht Blvd., Lakeland 33813, art entertainment recreation.

**Kevin Michael Jones**, 1705 Shepherd Road, Lakeland 33811, barber.

**Miguel Lopez**, 1705 Shepherd Road, Lakeland 33811, barber.

**Cheryl Diane Shuler**, 305 N. Church Ave., Mulberry 33860, barber.

**Seth L. Metheny**, 305 N. Church, Mulberry 33880, barber.

**Wade Exteriors**, 6528 Walkers Glenn Drive, Lakeland 33813, contractor general.

**On The Run Mini Mart**, 3250 N. Highway 98, Lakeland 33805, convenience store.

**Wal-Mart #718**, 2120 W. Highway 92, Auburndale 33823, convenience store.

**Amy L. Knight**, 1705 Shepard Road, Lakeland 33811, cosmetologist.

**Gregory Charles Langston**, 1705 Sheperd Road, Lakeland 33811, cosmetologist.

**Angela T. Thomas**, 5668 Cypress Gardens Blvd., Winter Haven 33884, cosmetologist.

**Adrian Lee Bryant**, 117 E. Main St., Dundee 33838, massage therapist.

**CJD Teas & More LLC**, 4033 Dunmore Drive, Lake Wales 33858, merchandise dealer w or food.

**Arellys Elquezabal**, 120 Stallion Lane, River Ranch 33867, mobile home park space leasing.

## LEADS

Appaloosa Trail, River Ranch 33867, mobile home park space leasing.

**Roger & Louise La Forge**, 205 Longhorn Drive, River Ranch 33867, mobile home park space leasing.

**William F. Stremke**, 203 Longhorn Drive, River Ranch 33867, mobile home park space leasing.

**Cooper Maintenance Services**, 4505 Rushing Road, Lakeland 33810, non-licensed construction.

**James Davis Complete Property Maintenance & Restoration**, 3721 Knight Station Road, Lakeland

33810, non-licensed construction.

**Renauld Services LLC**, 8642 Indian Ridge Way, Lakeland 33810, non-licensed construction.

**Southern Construction & Environment LLC**, 8040 Park Byrd Road, Lakeland 33810, non-licensed construction.

**Yearicks & Son Flooring LLC**, 3518 Groveview Drive, Lakeland 33810, non-licensed construction.

**Jose Luiz Borja Oliveira**, 1301 Arrowhead Court, Auburndale 33823, non-licensed construction.

**Tornes Construction LLC**, 509 Victoria, Auburndale 33823, non-licensed construction.

**A To Z Remodeling Services LLC**, 214 Maple St., Davenport 33837, non-licensed construction.

**Construction Solutions**, 429 Walker St., Lake Wales 33853, non-licensed construction.

**Wyatt & Associates Construction LLC**, 1965 Meadow Oak Circle, Polk City 33868, non-licensed construction.

**Gary L. Haag**, 101 Spurlin Court, Winter Haven 33880,

non-licensed construction.

**Lori's Pressure Washing Service**, 3918 Buck Board Trail, Lake Wales 33898, non-licensed construction.

**Sean M. Wagner**, 253 Stokes Road, Lake Wales 33898, non-licensed construction.

**Signature Events**, 122 Oak Run Drive, Lakeland 33809, other services.

**Second Two None Lawncare**, 4742 Dove Cross Drive, Lakeland 33810, other services.

**Teco Landscaping**, 4830 Rustic Court, Lakeland 33810, other services.

**Luke Governor Jr.**, 6128 Lynmar Drive, Lakeland 33813, other services.

**Dicky E. Love**, 2011 Kirkland Lake Drive, Auburndale 33823, other services.

**George A. Munroe**, 14130 N. Highway 98, Kathleen 33849, other services.

**Nola Land Co. Inc.**, 202 E. Stuart Ave., Lake Wales 33859, other services.

**Gloria Loretta Larose**, 7305 Coronet Road, Mulberry 33860, other services.

**Lynnell A. Wagner**, 253 Stokes Road, Lake Wales 33898, other services.

**Suncoast Medical Central Florida**, 43378 Highway 27, Davenport 33837, physician.

**Kenneth Steven Ewell Jr.**, 846 W. Carole St., Lakeland 33803, professional technical.

**Celeritas Entertainment Technologies LLC**, 5385 Gateway Blvd., No. 5, Lakeland 33811, professional technical.

**Chambers Health Environmental & Safety Services I**, 265 Lake Arietta Court, Auburndale 33823, professional technical.

**Kiwi Global Solutions LLC**, 102 St. Kitts Circle,

Waverly 33877, professional technical.

**Johanna Ryerkerk**, 4245 Nandina St., Lake Wales 33853, property sales leasing equipment.

**Lehning Holdings LLC**, 217 S.W. Ave. G, Winter Haven 33880, property sales leasing equipment.

**Robert Briggs**, 105 Robin Road, Davenport 33896, property sales leasing equipment.

**Florida Development Consortium Inc.**, 3824 Canal Road, Lake Wales 33898, property sales leasing equipment.

**Hair Of The Dog Of Lakeland**, 1202 N. Heidi Lane, Lakeland 33813, public service.

**Roberts Property Solutions**, 145 Kinste Ave., Auburndale 33823, rental service.

**Reunion Cafe**, 7900 Lake Wilson Road, Davenport 33896, restaurant.

**Wylie Retail Services LLC**, 817 Johnson Ave., Lakeland 33801, retail trade.

**Deltona's Seashells & Gifts**, 3632 E. Highway 92, No. 4, Lakeland 33801, retail trade.

**Everything Online LLC**, 705 Shore Acres Drive, Lakeland

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May 8, 2015

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## LEADS

33801, retail trade.

**Victor Robinson**, 1041 N. Marion Ave., Lakeland 33805, retail trade.

**Central Florida Online Consignment LLC**, 6650 Englelake Drive, Lakeland 33813, retail trade.

**Sheila R. Munoz**, 2829 Hickory Ridge Drive, Lakeland 33813, retail trade.

**GDMC**, 1215 Nevermore Circle, Bartow 33830, retail trade.

**AA Liquidation LLC**, 28904 Highway 27, Dundee 33838, retail trade.

**Estilo For You**, 15-B Sixth St., Haines City 33844, retail trade.

**Hogan 101 LLC**, 101 Ashley Road, Haines City 33844, retail trade.

**Maria Magdalena Reyes**, 24200 Highway 27, Lake Wales 33859, retail trade.

**Peggy's Pull-Tab Purses**, 4108 Aberdeen Lane, Lake Wales 33859, retail trade.

**Lilang**, 168 Morning Glory Circle, Winter Haven 33884, retail trade.

**The Pro Shop LLC**, 7070 Cypress Gardens Blvd., Winter Haven 33884, retail trade.

**Delebiu LLC**, 173 Crestwood Pass, Davenport 33897, retail trade.

**Excel Athletics Inc.**, 304 Lanceolate Drive, Winter Haven 33880, school.

**Pedal Post**, 317 W. Maxwell St., Lakeland 33803, transportation.

**BB Transit LLC**, 1310 Lakeview Road, Lake Wales 33853, transportation.

**Intersect Business Services LLC**, 5385 Gateway Blvd., No. 5, Lakeland 33811, warehousing.

**Orange Ring**, 34969 Highway 17, Haines City 33844, warehousing.

**Acel Dealer Services LLC**, 3216 Winter Lake Road, No. 1-4, Lakeland 33803, wholesale distributor.

### ► Building permits — commercial

#### HILLSBOROUGH COUNTY

**Aderhold Construction Corp.**, commercial building at 15420 Livingston Ave., Leasing Center, \$339,575.

**D.R. Horton Inc.**, commercial building at 8201 Hidden River Parkway, Multifamily Building, \$1,074,000.

**Kokolakis Contracting**, commercial building at 4660 Air Cargo Road, Warehouse/Distribution Center, \$1,543,651.

**Rivergate Building Owner LLC**, commercial renovation at 400 N. Ashley Drive, Lease Spaces, \$700,000.

**Southbend LLC**, commercial alteration at 4107 Crescent Park Drive, \$250,000.

**TWT Restaurant Design**, commercial alteration at 2815 E. Fowler Ave., World of Beer Buildout, \$250,000.

**TWT Restaurant Design**, commercial building at 2815 E. Fowler Ave. No. 2, Shell Building, \$852,485.

**Underground Construction Co.**, commercial renovation at 4720 N. Westshore Blvd., \$7,000,000.

**Williams & Rowe Co. Inc.**, commercial renovation at 16001 Tampa Palms Blvd. W., Retail Space, \$230,000.

#### MANATEE COUNTY

**Bluewater Builders Inc.**, commercial building at 5520 Fountain Lake Circle, Apartment Buildings, \$6,671,300.

**Fred M. Starling Inc.**, commercial alteration at

2507 Lakewood Ranch Blvd., Office Building, \$278,000.

**Lennar Homes**, commercial building at 115 Red Fox Court, Multifamily Building, \$479,020.

**Willis A. Smith Construction**, commercial alteration at 7600 Matoaka Road, Manufacturing Building, \$12,000,000.

#### PASCO COUNTY

**D.R. Horton Inc.**, commercial building at 3947 Claybrook Drive, Multifamily Building, \$1,273,000.

**Lennar Homes**, commercial building at 31205 Claridge Place, Multifamily Building, \$1,273,468.

**Samsom Construction**, commercial building at 9008 State Road 52, Retail Store, \$395,000.

**Scherer Construction & Engineering**, commercial building at 23671 State Road 54, Restaurant, \$675,000.

#### POLK COUNTY

**Carl R. Pursell Construction**, commercial building at 334 Havendale Blvd., Convenience Store, \$800,000.

**Formella Construction LLC**, commercial building at 3307 U.S. 17-92 W., Warehouse, \$243,000.

**Henkelman Construction**, commercial building at 7215 U.S. 98 N., Child Care Building, \$984,000.

**Peachee Construction**, commercial renovation at 3045 New Tampa Highway, Fruit Storage, \$493,789.

**Rodda Construction**, commercial building at 500 Inspiration Drive, Clubhouse, \$1,604,320.

**Rodda Construction**, commercial building at 993 Noah Trail, Multifamily Buildings, \$1,664,535.

**Rodda Construction**, commercial building at 510 Inspiration Drive, Multifamily Buildings, \$2,168,516.

**Rodda Construction**, commercial building at 946 Amazing Way, Multifamily Buildings, \$3,861,423.

**Schmid Construction**, commercial building at 2133 U.S. 92 W., ALDI Grocery Store, \$1,200,000.

**Stellar Development**, commercial building at 3595 New Jersey Road, Clubhouse, \$309,320.

#### SARASOTA COUNTY

**Benderson Development Co.**, commercial addition at 151 McIntosh Road, Temple Office Space, \$240,000.

**Divisions Unlimited of Florida**, commercial building at 437 Nokomis Ave. S., Multifamily Buildings, \$2,369,972.

**George E. Skaggs Inc.**, commercial building at 105 Bluegrass Court, Industrial Building, \$900,000.

**Kellogg & Kimsey**, commercial building at 300 S. Pineapple Ave., Multifamily Building, \$11,000,000.

**MPS Contractors LLC**, commercial building at 600 San Lino Circle, Multifamily Building, \$1,073,746.

**MPS Contractors LLC**, commercial building at 649 Guild Drive, Multifamily Building, \$1,295,000.

**Storie Construction Group**, commercial building at 1750 Ringling Blvd., Multifamily Building, \$1,282,400.

**Tom Wessel Construction Corp.**, commercial building at 4041 Desoto Road, Church Sanctuary, \$5,000,000.

**WCI Communities Inc.**, commercial building at 170 Bella Vista Terrace, Multifamily Building, \$1,008,792.

**Willis A. Smith Construction**, commercial alteration at 104 Triple

Diamond Blvd., \$1,135,643.

### ► Building permits — residential

#### HILLSBOROUGH COUNTY

**Adams Homes**, single-family residence at 10902 Standing Stone Drive, Ayersworth Glen, \$227,215.

**Adams Homes**, single-family residence at 10853 Kirkwall Port Drive, Ayersworth Glen, \$242,986.

**Adams Homes**, single-family residence at 10842 Kirkwall Port Drive, Ayersworth Glen, \$271,374.

**Adobe Homes Inc.**, single-family residence at 19318 Shortleaf Pine Lane, Pine Cove Estates, \$667,677.

**Artifact Construction Inc.**, single-family residence at 3207 W. Wallcraft Ave., \$325,000.

**Artifact Construction Inc.**, single-family residence at 3923 W. Leona St., \$380,000.

**Azzarelli Builders**, single-family residence at 4219 W. Barcelona St., \$270,000.

**Barbara and Glen Yudman**, single-family residence at 2828 Sherry Brook Lane, Sherry Brooke Lane, \$734,365.

**Bayfair Quality Builders LLC**, single-family residence at 5840 Mariner St., \$284,610.

**Carlin Construction Inc.**, single-family residence at 2920 W. Bay Court Ave., \$400,000.

**Cogdill Builders of Florida**, single-family residence at 16622 Lakeshore Road, \$392,615.

**D.R. Horton Inc.**, single-family residence at 10415 Whispering Hammock Drive, Sanctuary, \$282,301.

**D.R. Horton Inc.**, single-family residence at 11606 Warren Oaks Place, Riverview Meadows, \$384,860.

**D.R. Horton Inc.**, single-family residence at 3712 W. Jetton Ave., \$469,000.

**D.R. Horton Inc.**, single-family residence at 10425 Whispering Hammock Drive, Sanctuary, \$321,954.

**David Weekley Homes**, single-family residence at 3714 W. Obispo St., \$245,115.

**David Weekley Homes**, single-family residence at 1112 Tracey Ann Loop, Reserve at Hunters Lake, \$396,415.

**DCS Contractors Inc.**, single-family residence at 80 Adalia Ave., \$1,000,000.

**Dolphin Homes of Tampa Bay**, single-family residence at 4809 W. Longfellow Ave., \$495,000.

**Domain Homes**, single-family residence at 7307 S. Desoto St., \$220,000.

**Domain Homes**, single-family residence at 3603 W. Wallace Ave., \$220,000.

**Domain Homes**, single-family residence at 6714 S. Himes Ave., \$270,000.

**Domain Homes**, single-family residence at 7306 S. Desoto St., \$200,000.

**Ernie D. White Residential Construction**, single-family residence at 8008 W. Knights Griffin Road, Gresham Acres, \$701,246.

**Ferrill Construction Co. Inc.**, single-family residence at 3406 W. Tambay Ave., \$300,000.

**Fuller**

**Construction Group**, single-family residence at 2807 W. Leila Ave., \$200,000.

**Homes By West Bay LLC**, single-family residence at 6407 Seasound Drive, Waterset, \$384,137.

**Homes By West Bay LLC**, single-family residence at 621 Winterside Drive, Mirabay, \$296,945.

**Homes By West Bay LLC**, single-family residence at 6504 Salt Creek Ave., Waterset, \$296,945.

**Homes By West Bay LLC**, single-family residence at 5714 Watercolor Drive, Fishhawk Ranch, \$533,142.

**Homes By West Bay LLC**, single-family residence at 10826 Charmwood Drive, Manors at Forest Glen, \$634,168.

**ICI Homes**, single-family residence at 20009 Pergola Bend Lane, \$300,000.

**ICI Homes**, single-family residence at 8401 Dunham Station Drive, \$300,000.

**KB Homes**, single-family residence at 11439 Brighton Knoll Loop, South Fork, \$374,899.

**KB Homes**, single-family residence at 11225 Brighton Knoll Loop, South Fork, \$282,977.

**KB Homes**, single-family residence at 11428 Brighton Knoll Loop, South Fork, \$474,642.

**KB Homes**, single-family residence at 11512 Luckygem Drive, South Fork, \$331,642.

**KB Homes**, single-family residence at 10610 Aldo Moro Drive, Mirabella, \$392,022.

**KB Homes**, single-family residence at 11301 Brighton Knoll Loop, South Fork, \$264,728.

**KB Homes**, single-family residence at 11534 Southern Creek Drive, Southgate, \$312,829.

**Larson Communities**, single-family residence at 12808 Starling Drive, Nine Eagles, \$433,928.

**Lennar Homes**, single-family residence at 14220 Stockwell Lane, Belmont, \$271,374.

**Lennar Homes**, single-family residence at 11326 Villas On The Green Drive, Summerfield Crossings, \$351,919.

**M/I Homes**, single-family residence at 10704 Laurel Vista Way, \$431,665.

**M/I Homes**, single-family residence at 19237 Pepper Grass Drive, \$279,955.

**M/I Homes**, single-family residence at 19427 Whispering Brook Drive, \$382,850.

**M/I Homes**, single-family residence at 19241 Pepper Grass Drive, \$263,900.

**Mattamy Sarasota LLC**, single-family residence at 12303 Juiper Field Court, Triple Creek, \$323,811.

**Mattamy Sarasota LLC**, single-family residence at 12304 Prairie Valley Lane, Triple Creek, \$330,740.

**Michael C. Gregory**, single-family residence at 3105 W. Lawn Ave.,

\$300,000.

**Miller Florida Homes Inc.**, single-family residence at 3820 Salida Delsol Drive, Ventana, \$386,277.

**Mobley Homes**, single-family residence at 19207 Verdant Pasture Way, \$264,680.

**Peninsular Ventures LLC**, single-family addition at 5007 S. Quincy St., \$200,000.

**Pioneer Development**, single-family residence at 14525 Rocky Brook Drive, \$333,331.

**Pioneer Development**, single-family residence at 14523 Rocky Brook Drive, \$356,875.

**Pulte Homes**, single-family residence at 6028 Sweet Birch Drive, Magnolia Park, \$316,772.

**Rokop General Contractors Inc.**, single-family residence at 3507 Bayshore Blvd., Unit 702, \$250,000.

**Ryan Homes**, single-family residence at 11242 Spring Point Circle, Lucaya Lake Club, \$326,234.

**Ryan Homes**, single-family residence at 11058 Spring Point Circle, Lucaya Lake Club, \$316,321.

**Ryland Homes**, single-family residence at 2905 Shetland Ridge Drive, Shetland Ridge, \$427,281.

**Ryland Homes**, single-family residence at 11303 Lazy Hickory Lane, Chandler Woods, \$440,349.

**Ryland Homes**, single-family residence at 6522 Salt Creek Ave., Waterset, \$241,860.

**Ryland Homes**, single-family residence at 6936 Old Benton Drive, Waterset, \$241,860.

**Ryland Homes**, single-family residence at 5111 Coastal Scene Drive, Mirabay, \$336,148.

**Ryland Homes**, single-family residence at 2918 Shetland Ridge Drive, Shetland Ridge, \$339,189.

**Standard Pacific Homes**, single-family residence at 17805 Newcastle Field Drive, Cordoba Ranch, \$616,533.

**Standard Pacific Homes**, single-family residence at 2622 Milford Berry Lane, Retreat at Carrollwood, \$649,540.

**Standard Pacific Homes**, single-family residence at 2610 Meadow Grange Lane, Cordoba Ranch, \$656,750.

**Standard Pacific Homes**, single-family residence at 14203 Cheshire Acres Place, Retreat at Carrollwood, \$374,223.

**Suarez Central LLC**, single-family residence at 12717 Flatwood Creek Drive,

\$412,186.

**Suarez Central LLC**, single-family residence at 12629 Sandpine Reserve Place, Bullfrog Creek Preserve, \$412,186.

**Suarez Central LLC**, single-family residence at 12715 Flatwood Creek Drive, Bullfrog Creek Preserve, \$412,637.

**Suarez Central LLC**, single-family residence at 12627 Sandpine Reserve Place, Bullfrog Creek Preserve, \$412,637.

**Sunrise Homes**, single-family residence at 11334 Hidden Valley Lane, Verandah, \$443,917.

**Taylor Morrison**, single-family residence at 8610 Sorano Villa Drive, \$277,576.

**Taylor Morrison**, single-family residence at 8835 Citrus Palm Drive, Palms at Citrus Park, \$325,784.

**Taylor Morrison**, single-family residence at 8807 Tropical Palm Drive, Palms at Citrus Park, \$325,784.

**Taylor Morrison**, single-family residence at 11117 Grand Park Ave., Winthrop Village, \$387,291.

**Taylor Morrison**, single-family residence at 11317 Coventry Grove Circle, Channing Park, \$333,106.

**Taylor Morrison**, single-family residence at 2025 Arbor Mist Drive, Arbor Oaks, \$599,974.

**Taylor Morrison**, single-family residence at 8308/8310 Round Leaf Lane, Oak Creek, \$403,850 (each).

**Taylor Morrison**, single-family residence at 8315 Round Leaf Lane, Oak Creek, \$353,496.

**William Ryan Homes Florida Inc.**, single-family residence at 11010 Brahman Ranch Circle, Providence Ranch, \$334,007.

**YD West Coast Home Inc.**, single-family residence at 5518 Sawyer Road, Sweetwater Creek, \$223,116.

**MANATEE COUNTY**

**Ashton Orlando Residential LLC**, single-family residence at 8203 37th Ave. Circle W., \$318,937.

**B/W General**

**Contractors**, single-family residence at 14102 11th Terrace N.E., \$570,510.

**Johnson Homes**, single-family residence at 25415 81st Ave. E., \$417,743.

**M/I Homes**, single-family residence at 15711 31st St. E., \$317,850.

**M/I Homes**, single-family residence at 2915 156th Terrace E., \$427,245.

**Medallion Homes**, single-family residence at 13118 50th Court E., \$250,000.

**Medallion Homes**, single-family residence at 8040 Rio Bella Place, \$300,000.

**Meritage Homes**, single-family residence at 13115 Bliss Loop, \$379,795.

**Neal Communities**, single-family residence at 7626 Windy Hill Cove, \$353,990.

**Pulte Homes**, single-family residence at 6010 100th Ave. E., \$212,990.

**Pulte Homes**, single-family residence at 7060 57th Terrace E., \$229,000.

**Pulte Homes**, single-family residence at 9909 61st St. E., \$237,990.

**Pulte Homes**, single-family residence at 7047 57th Terrace E., \$239,000.

**Pulte Homes**, single-family residence at 7428 47th Ave. Circle E., \$369,000.

**Pulte Homes**, single-family residence at 6006 100th Ave. E., \$239,990.

**Pulte Homes**, single-family residence at 11060 58th St. Circle E., \$243,990.

**Pulte Homes**, single-family residence at 9823 58th St. E., \$244,990.

**Pulte Homes**, single-family residence at 9819 58th St. E.,

\$245,990.

**Pulte Homes**, single-family residence at 7055 57th Terrace E., \$249,000.

**Pulte Homes**, single-family residence at 7056/7051 57th Terrace E., \$269,000 (each).

**Pulte Homes**, single-family residence at 15753 High Bell Place, \$289,000.

**Pulte Homes**, single-family residence at 15757 High Bell Place, \$209,000.

**Rosedale Construction**, single-family residence at 5015 Tobermory Way, \$203,000.

**Ryland Homes**, single-family residence at 4975 60th Ave. Circle E., \$305,045.

**Taylor Morrison**, single-family residence at 13115 Treviso Drive, \$218,950.

**Taylor Morrison**, single-family residence at 13309 Malachite Drive, \$205,800.

**Taylor Woodrow Homes**, single-family residence at 10227 Craftsman Park Way, \$1,5

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