MAY 2026

CASA COASTER

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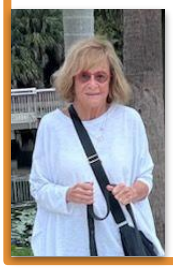

Roberta Mann gets results

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COLDWELL BANKER REALTY

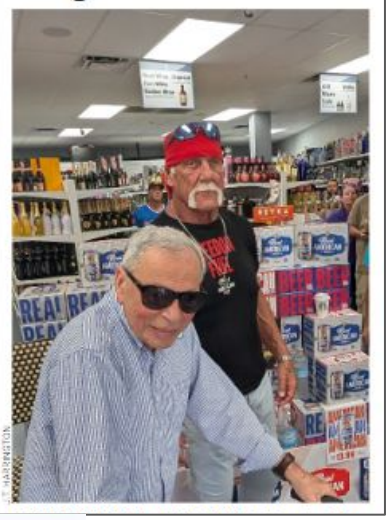
COASTER CURSE CLAIMS ANOTHER

BOYNTON PONDERS BOLD FUTURE





Legends unite



Becoming serious policewomen

Graduation perks included a ride-along and fried chicken



Donuts not included

Who will he kill next?

Author pens Florida thrillers in the north tower amidst poolside distractions



MYSTERY MAN

Elevator upgrade in the works

Ryan Booker checks in

"Everything is hospitality" to new property manager

THAT DIDN'T TAKE LONG: Mere days after we featured the city's new Community Redevelopment Agency director on our front page, he resigned in dramatic fashion. The unintentional yet undeniable pattern was preceded by the cancelation of the police ride-along program after we profiled it in October 2023. Then came both the Hulkster's death and our resident mystery thriller author moving to Delray Beach – same edition last March! Of course, our property manager checked out and the elevator upgrade hasn't yet worked as advertised. For details on the fate of the most recent victim, the Boynton CRA's Chris Brown, please turn to the back page.

INSIDE

STATE OF THE CITY
Mayor Rebecca Shelton says "every city has a moment." **A4**

OPINION

Subject: Urgent Safety Concern To: McCrayM@bbfl.us

Dear Commissioner McCray,

I am a resident of District II, writing to urge your immediate attention to what has become a genuinely dangerous intersection in our community – the corner of Boynton Beach Boulevard and North Federal Highway.

This intersection has seen an alarming pattern of serious incidents in just the past few weeks alone: an elderly pedestrian was struck a few weeks ago, and there have been two additional car crashes in the past four days. I have attached photographs taken by my neighbor documenting both crashes – one showing a vehicle rolled onto its roof, and another from last night [May 1] showing a car up on the sidewalk with a bystander feet away, both with Boynton Beach Police on scene. This is not a coincidence or a matter of isolated driver error. This is a systemic safety failure.

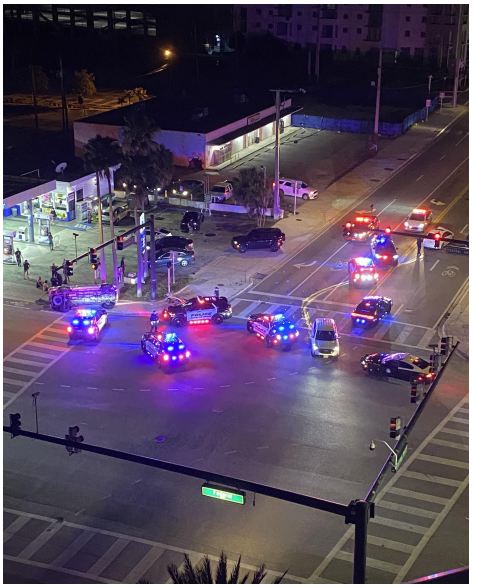
I am asking you to ensure the city conducts a formal safety assessment of this intersection and coordinates with the Florida Department of Transportation where applicable, given that Boynton Beach Boulevard is a state road. Potential interventions worth evaluating include signal timing adjustments, improved pedestrian crossing protections, reduced speed limits and other traffic calming measures.

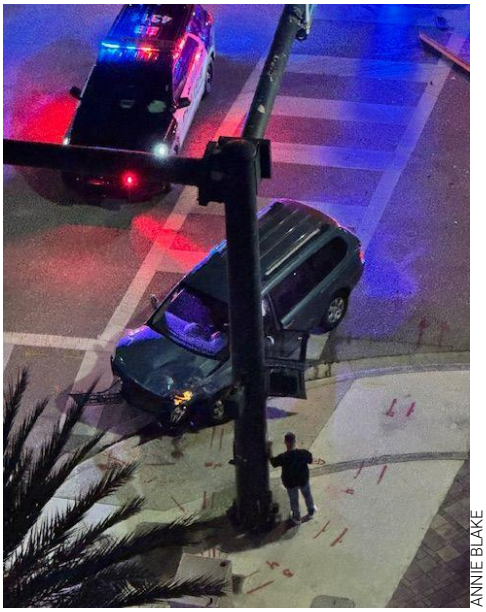
Our neighbors – including elderly residents who rely on safe street crossings – deserve better. I urge you to treat this as a priority and keep me informed of next steps.

Thank you for your service to District II. I look forward to your response.

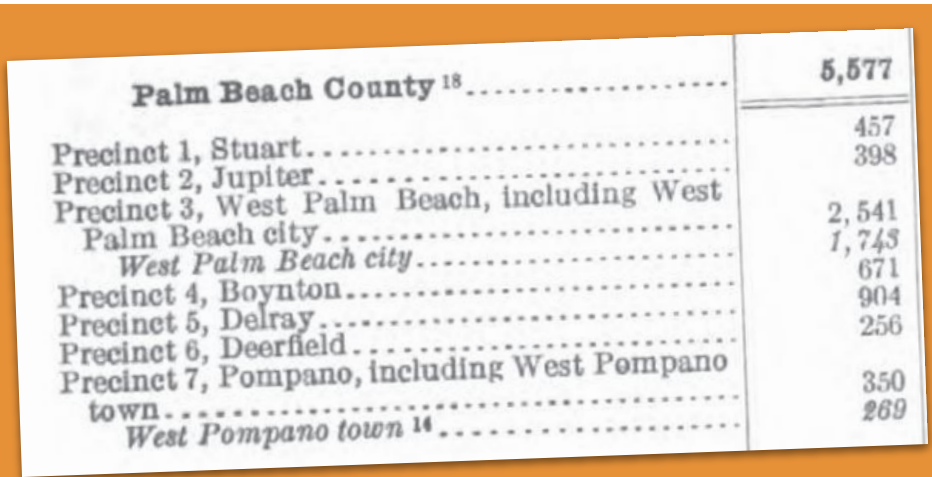
– *Candace Harrington*

At our press deadline, the writer had not received any response from Mr. McCray. We encourage interested residents to contact our representative and we will provide any relevant updates.





ANNIE BLAKE



Palm Beach County [18]	5,577
Precinct 1, Stuart	457
Precinct 2, Jupiter	398
Precinct 3, West Palm Beach, including West Palm Beach city	2,541
West Palm Beach city	*1,743*
Precinct 4, Boynton	671
Precinct 5, Delray	904
Precinct 6, Deerfield	256
Precinct 7, Pompano, including West Pompano town	350
West Pompano town [14]	*269*

BOYNTON BEACH HISTORICAL SOCIETY

STILL TOP 3: 1910's census lists Boynton as the county's third largest city, which it remains today with 80,380 residents. In 1923, residents of "Bocaratone" (a Spanish nautical term meaning "thieves inlet") voted to incorporate and eventually overtook Delray as the second most populous.

EST. 2022

CASA COASTER
Volume V, Issue Five

SOUTH FLORIDA'S
#1 POOLSIDE AMUSEMENT

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Send contributions, corrections and tips to **casa.coaster.news@gmail.com**

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While still a work in progress, the club room hosted Boynton Beach Police Chief Joseph DeGiulio on April 27 and an impromptu Kentucky Derby watch party on May 2, where Chris Markiewicz won an undisclosed prize.

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"WE ARE NO LONGER WAITING"

MAYOR CELEBRATES $1.1B BOOM

Call it the ultimate listing presentation.

In her first "State of the City" speech, Mayor Rebecca Shelton delivered a powerful and polished advertisement of her vision for the city. And true to her background as a realtor, she backed her pitch with hard numbers: $1.1 billion in recent permit valuation and over a million square feet of completed commercial space.

"There is a new sense of momentum in Boynton Beach," she told an audience of over 200 at the Arts & Cultural Center on May 1. Her remarks highlighted mixed-use construction nearby Casa Costa that has been in the works for over three decades, only to be stymied by market cycles and unforced errors by city officials. The projects – three of which look to be completed in 2028 – will bring housing density and restaurants.

Ms. Shelton took the stage to a standing ovation. Her 40-minute speech was interspersed with videos of residents and business owners applauding progress at long-stalled sites.

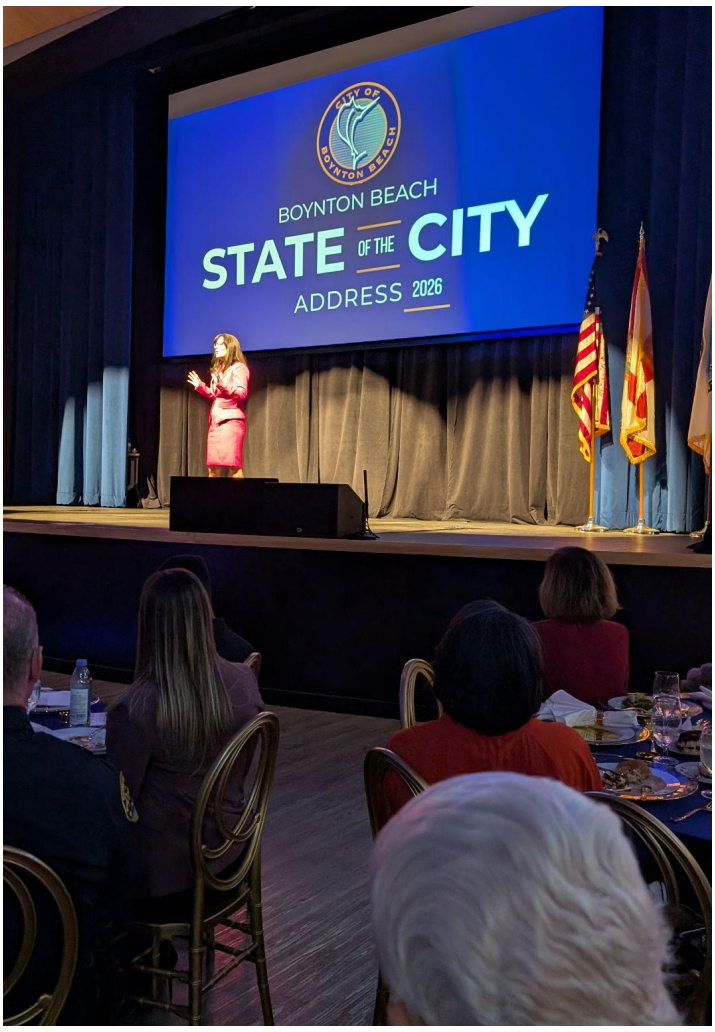
The mayor hammered home a platform of decisiveness in city planning, anchored by eliminating blight. "Every city has a moment where it decides what it will accept and what it will change," she said. "For Boynton Beach, that moment was the Inn located at 95 and Boynton Beach Boulevard."

Ms. Shelton prioritized the crime-ridden property as soon as she took office last March, personally negotiating for the city to buy it just four months after being sworn in. "Today, that site is cleared. And is now one of the most important redevelopment opportunities in Boynton Beach," she said.

Ms. Shelton handed out ten awards to volunteers and others after ending with what many thought they'd never hear: "The State of the City is strong. And the future is ours to build." *CC*



J.T. HARRINGTON



WHAT A TREASURE: Small Business Award winner Taylor Adair of Alchemy Salon is featured in the mayor's video packages. She is the exclusive stylist of Casa Costa's treasurer.

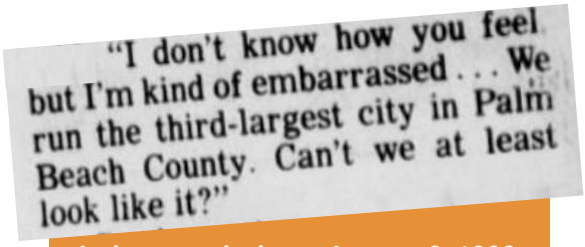


> When a city invests strategically, something begins to happen. Confidence increases, risk decreases and investment follows. That is not just a theory. That is how cities transform.

SHELTON DELIVERS FIRST "STATE OF THE CITY" WITHOUT LAWSUITS AND RED TAPE

"Nothing that happens in Boynton Beach is ever shocking," said Michael Morton. "Ask any developer." It was 1991, and city commissioners had just unanimously rejected his rezoning request after their own planning board recommended its approval.

The rejection was predictable in a city long known to "just say no." It came after Mr. Morton, chief executive of Tradewinds Development, had finally broken ground on The Shoppes at Woolbright Place near Interstate 95 and Woolbright Road, anchored by The Home Depot. It took six years and a judge's order to put a stop to City Hall's foot-dragging.


"I don't know how you feel but I'm kind of embarrassed . . . We run the third-largest city in Palm Beach County. Can't we at least look like it?"

A city commissioner January 9, 1990, quoted in the *Palm Beach Post*.

Boynton had agreed to the project that would replace largely undeveloped land along 95 with houses and a shopping center, but some neighbors at the Leisureville retirement community raised a stink about traffic. The 115-acre site sits by the highway, hardly a secluded neighborhood street, yet the fight over congestion dragged on for years. Leisureville itself replaced Lake Boynton around a decade earlier. For the city, the result was years of staff time, legal fees and, ultimately, an $8 million settlement to Tradewinds to resolve the dispute over development on land that was already next to one of Palm Beach County's busiest roads.

The feud had dragged on so long that a former city attorney ran for mayor, vowing to stop the madness. After he was elected, he asked a fellow commissioner: "Do you need a lobotomy to understand that we've lost every court case we've been in?"

Such has been the status quo here. In 2001, the *South Florida Sun-Sentinel* called Boynton "the city that can't get its act together."

Like many South Florida cities, Boynton Beach has long wrestled with how to encourage growth without overburdening public services such as roads, water, sewer and policing. In practice, efforts to build a true downtown have often been shaped by a political culture that favors caution, close oversight and neighborhood objections at the expense of seeing approved projects through. Time is costly: delays push up construction and financing costs, and a difficult permitting process discourages well-capitalized developers who have options with more certainty.

Boynton's bureaucracy is infamous, even among elected officials. In 2005, the mayor held a small "State of the City" speech, celebrating the upcoming Marina Village project but lamenting that a city library expansion was still "waiting for permits."

In 2018, after roughly two years of negotiation, Boynton Beach approved a $250 million Town Square plan mixing new municipal buildings with privately developed apartments, a hotel, restaurants, shops and garages. The deal handed a private developer about eight acres of downtown land and nearly $2 million in cash, but with weak deadlines and no automatic claw-back when the builder failed to deliver. The private side of the project then sat half-finished for about six years, with the promised apartments and garages never materializing. It took a $35 million tax subsidy to lure a new developer to rework the plans and try again.

Decades of dysfunction have left Boynton racing to attract developers while neighboring cities have been more inviting. In her "State of the City" presentation, Rebecca Shelton hoped to open a new chapter after years of squandered opportunities. The excitement is palpable. Boynton residents have long been starved for a leader who can navigate common-sense growth without getting sidelined by a small subset of residents and colleagues with a "not-in-my-backyard" mindset — and more often by City Hall itself. CC

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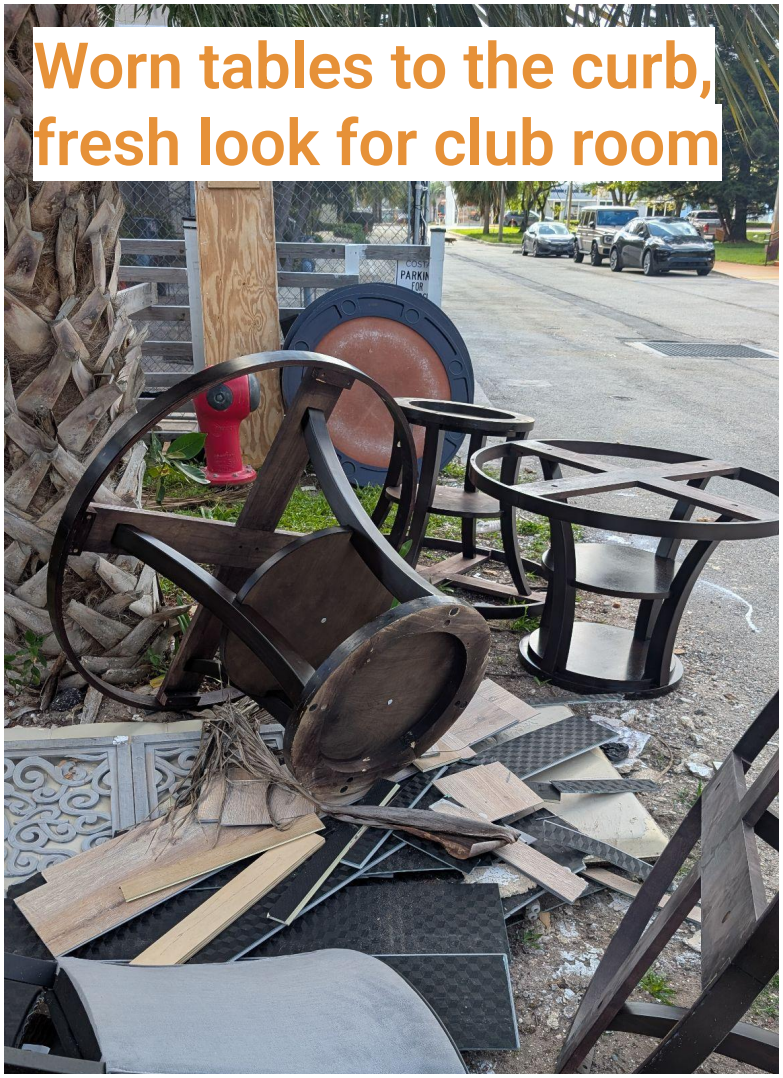
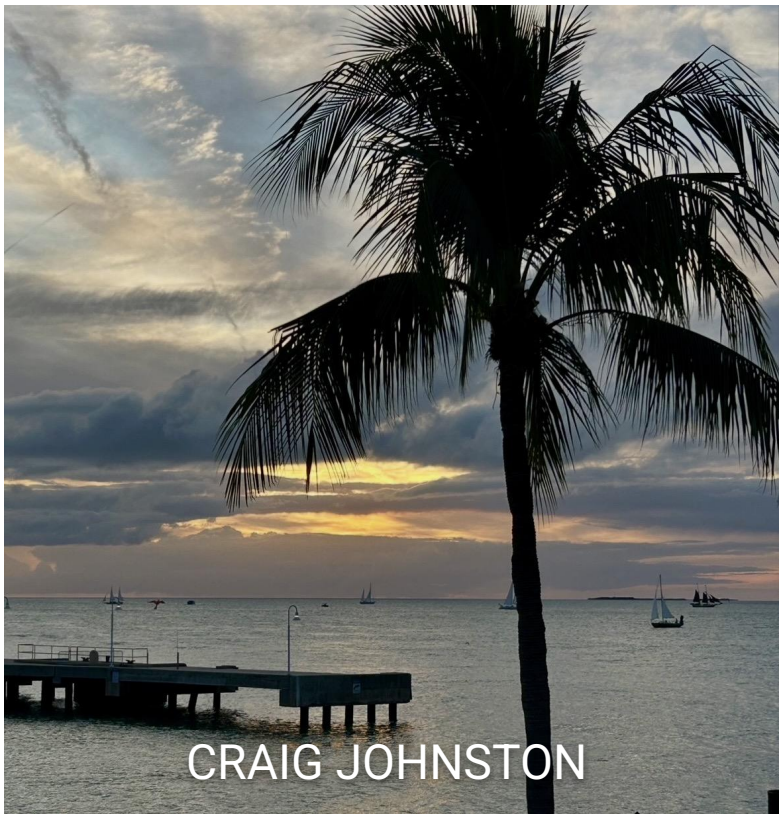
TOWN HALL WITH MAYOR SHELTON & STAFF
CLUB ROOM & ZOOM: THURSDAY, MAY 21

Worn tables to the curb, fresh look for club room



















The Grounds Committee invited residents to submit scenic photographs to hang in the club room. Curator Gary Ruff asked that we credit each contributing artist.

* MR. SARVIS ADMITS THAT HE FOUND THE SPACEX LAUNCH PHOTO ON FACEBOOK

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TRIVIA @ NYPD
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MAYOR TOWN HALL
THU, MAY 21



SPRING COOKOUT
MON, MAY 25



POOLSIDE MINGLE
THU, MAY 28

BREAKING NEWS

CURSED CRA DIRECTOR RESIGNS

The revolving door at the city's Community Redevelopment Agency continues to turn. This round includes some F-bombs.

Boynton's city commissioners – who also serve as the CRA's board – had been searching for a new executive director for two years before hiring Chris Brown's firm in November. The CRA buys blighted properties and subsidizes local businesses. It recently purchased the crime-ridden hotel and adjacent lot off Interstate 95 to create a proper corridor to a new downtown. City officials hired Mr. Brown based on his success in revitalzing cities like Delray Beach.

On April 9, Mr. Brown, 85, allegedly walked into the office of assistant director Timothy Tack to call him a "f—ing loser" for squandering millions through poor financial controls.

In his new role, Mr. Brown inherited a staff of ten, including Mr. Tack. At his insistence in 2023, Mr. Tack had been named "acting" (as opposed to "interim") executive director after his boss was fired at a contentious meeting. The distinction bumped his salary 20%. Sources told the *Casa Coaster* that he declined to formally take the top job.

Mr. Tack alleges that Mr. Brown poked him in the chest and told him to "take f—ing control; you've been a goddamn executive for two years" and pushed the CRA finance director out of the room after she overheard the conversation about mismanaged funds and tried to calm things down.

The confrontation led Mr. Tack to lodge a complaint with human resources, which prompted Mr. Brown to resign. Upon exiting, the newcomer blasted the organization.

Mr Brown wrote that the CRA's finances were "in shambles" with $30 million sitting in a basic checking account. He quit "under circumstances marked by hostility, withheld information and misrepresented facts." He claimed that CRA staffers could buy booze and gift cards with city-issued debit cards.

The city took Mr. Brown's claims seriously even with his departure. They hired an auditor and appointed the city manager as a temporary CRA boss.

At our press deadline, Timothy Tack and finance director Vicki Hill had been wiped from the CRA's website, but there was no official announcement from the city about the future of the CRA and its ambitious agenda. Sources told the *Casa Coaster* that "changes were made."

Mayor Rebecca Shelton is scheduled to visit Casa Costa on May 21. CC