

▼ Dow 24,448.69 (-14.25) ■ S&P500 2,670.29 (Unch.) ▼ NASDAQ 7,128.60 (-17.52) ▲ OIL \$68.64/bbl. (+0.35%) ▲ 10-YR. NOTE 2.98% (+0.02)

North Beach project moves ahead

Luxury condos get \$23M in backing

BY DAVID LYONS
Staff writer

A luxury boutique condo project — originally announced two years ago for the Fort Lauderdale North Beach area — is now moving forward after its developer received \$23 million in financial support from private backers in South Florida and Canada.

The project, called 30 Thirty North Ocean and developed by an affiliate of Cavache Properties of Pompano Beach, is a two-building, five-story development with 24, two-level condo units and a ground-floor garage. Available units range in size from 2,100 to 2,400 square feet and are priced from \$1.2 million to \$1.55 million. Sales were launched in late 2016. Construction was originally scheduled to begin in the summer of 2017, with completion slated for this summer. But ground was broken last December and comple-

tion is now scheduled for the first quarter of 2019. A Cavache spokeswoman attributed the schedule changes to delays in financing. 30 Thirty North Ocean is located amid single-family homes on the east side of State Road A1A, and south of Galt Ocean Mile and the twin L'Hermitage condo towers — on the last vacant piece of land of its size along A1A and south of East Oakland Park Boulevard. Trez Forman Capital of Boynton Beach provided a \$17 million construction loan to 30 Thirty North Ocean Blvd LLC, an affiliate

of Cavache Properties. Roberts Equities of Boca Raton invested \$6 million in the project. "Securing this financing reflects the appeal of 30 Thirty by commercial lending institutions eager to invest in a project with an exceptional Fort Lauderdale Beach location," said Adam Adache, managing partner of Cavache Properties LLC. "Fort Lauderdale Beach's residential market fundamentals continue to show great strength," said Brett Forman, president and CEO of Trez Forman Capital. He said

the project is compelling for its "proximity to the beach, business corridor and main highways," as well as for the developer's track record. Cavache Properties plans to include a resort-style swimming pool, spa, clubhouse with kitchen, bar, TV lounge, billiards, sauna and gym. Other features will include private elevators, gazebo barbecue area, Wi-Fi in the common areas, and a private neighborhood security patrol.

See **CONDOS**, 8B

SunTrust Bank building demolished



CARLINE JEAN/STAFF PHOTOGRAPHER

The former SunTrust Bank and other buildings on Federal Highway, north of Camino Real, are being demolished to make room for Boca's only 5-star hotel, The Mandarin Oriental. This is a Penn-Florida project with a large apartment building already up and leasing on one side (named Via Mizner) and a planned condo on the north.

Supreme Court wrestles with judges case

BY JESSICA GRESKO
Associated Press

WASHINGTON — The Supreme Court wrestled Monday with a case brought by a former financial adviser known for his "Buckets of Money" strategy who is challenging the appointment of the administrative law judge who ruled against him.

The case involves the Securities and Exchange Commission's administrative law judges, who conduct hearings on alleged securities law violations and issue initial decisions. The federal government employs administrative law judges in more than 30 agencies, however, giving the case the potential to have a broader impact.

During arguments Monday, Justice Anthony Kennedy wanted to know "what effect, if any" the case would have on administrative law judges in other agencies. Attorney Mark Perry suggested that the court's decision could effect some 150 administrative law judges in 25 agencies.

The question the justices are being asked to decide is whether the SEC's adminis-

trative law judges are SEC employees or instead "inferior officers" of the United States. The answer is important in determining who can appoint them to their positions.

The case before the Supreme Court involves former financial adviser Raymond Lucia, who as a radio show host, author and seminar leader promoted a retirement strategy he called "Buckets of Money." Lucia's strategy was that in retirement investors should first sell safer investments, giving riskier investments time to grow.

The SEC charged Lucia in 2012 with violating federal law and SEC rules, saying he used misleading slides in a free presentation to potential clients. One of the SEC's five administrative law judges conducted a nine-day hearing and ultimately found against Lucia, fining him and his company \$300,000 and barring him from working as an investment adviser.

Lucia challenged the decision and argued that the administrative law judge

See **SEC**, 8B

Silver Airways acquires Puerto Rico-based airline

BY RON HURTIBISE
Staff writer

Fort Lauderdale-based Silver Airways announced it has finalized its acquisition of Seaborne Airlines, creating a fleet of 31 aircraft connecting Florida to the Caribbean, Bahamas, Puerto Rico, U.S. Virgin Islands and beyond.

Terms of the deal were not announced Monday. The merged airline will employ nearly 1,000 people and be headquartered at Silver Airways' Fort Lauderdale offices under the leadership of executives of both companies, a news release said.

Corporate and operations support functions will continue at locations in Fort Lauderdale; Orlando; Tampa; San Juan, Puerto Rico; and St. Croix, U.S. Virgin Islands.

The combined airline will continue operating under the two respective brand names for the time being, according to the announcement.

Silver Airways will operate between Florida, the Bahamas and other destinations, while

Seaborne-branded flights will continue throughout Puerto Rico, the Virgin Islands and the Caribbean.

A merger of the operating functions and branding, plus "streamlining of the guest experience," is expected to occur within the next year, according to the announcement.

Silver Airways CEO Steve Rossum will remain as CEO of the merged airline, which combines similar Saab 340B fleets and common operational partners, including United, Jet Blue, American, Delta and more.

Headquartered in San Juan, Puerto Rico, Seaborne began by flying sightseeing tours over Alaska and the Virgin Islands in the early 1990s. Seaborne Airlines brings to the merger its de Havilland DHC-Twin Otter seaplanes and its status as the Caribbean region's largest regional airline.

After suffering financially from the impacts of hurricanes Harvey and Irma last year, the airline announced in January plans to restructure under Ch. 11 bankruptcy

organization and sell its assets to Silver Airways.

Founded in 2011 with assets from the bankrupt Gulfstream International Airlines, Silver is owned by affiliates of Versa Capital Management LLC, a Philadelphia-based investment firm. Additionally, Versa Capital is Seaborne's largest creditor and majority owner.

Silver last week announced it took delivery of its first ATR-600 turboprop, 46-passenger plane and has a firm order for 19 more. In August 2017, Silver announced it had inked a deal to spend as much as \$1 billion for up to 50 of the new French-made aircraft.

The new planes, which will gradually replace the Saabs, offer "best-in-class quiet cabins, premium leather seats with more legroom, and spacious overhead bins that accommodate full-size, carry-on roller bags," the airline said.

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Hasbro seeks toy sales outlets

Associated Press

NEW YORK — With its sales falling due to the liquidation of Toys R Us, Hasbro is looking for new places to sell Monopoly, My Little Pony and its other toys.

Hasbro said Monday it will rely more on online sales, although it has also been working on getting its toys into more stores. CEO Brian Goldner said major retailers plan to increase their toy sections to lure former Toys R Us shoppers, which could benefit the toy maker. But, he added, it could take a year before the company sees sales rise again.

"We're working aggressively around the world to

put the impact of Toys R Us behind us," Goldner said in a conference call Monday.

Toys R Us, hammered by shifting consumer trends, is shuttering the 700 stores it has left, depriving Hasbro, Barbie maker Mattel and other toy companies of prime display space nationwide.

Mattel, which has been struggling with falling sales for years, had said Thursday that its CEO will step down. The company is set to report its quarterly results later this week.

Hasbro said its revenue in the first three months of the year fell 16 percent to

See **HASBRO**, 8B

Report: Hannity used HUD aid to build real estate empire

BY DAN SWEENEY
Staff writer

Fox News commentator and radio host Sean Hannity built a real estate empire primarily in the South, including in Florida, in part by using mortgage loans backed by the U.S. Department of Housing and Urban Development, according to a report in the Guardian newspaper.

The Guardian found Hannity had spent about \$90 million buying at least 870 properties in sev-

en states, including Florida, Alabama, Georgia, New York, North Carolina, Texas and Vermont.

The properties were purchased through holding companies based in Georgia, and the deals were made in part through the HUD mortgage loans even as Hannity sang the praises of the department without disclosing his financial ties.

The report follows news that Hannity defended President Donald Trump's personal lawyer, Michael Cohen, without disclos-

ing that he, too, was a client of Cohen's.



Hannity

Later Monday, Fox News issued a statement to the Sun Sentinel from Hannity that read in full:

"It is ironic that I am being attacked for investing my personal money in communities that badly need

such investment and in which, I am sure, those attacking me have not invested their money. The fact is, these are investments that I do not individually select, control, or know the details about; except that obviously I believe in putting my money to work in communities that otherwise struggle to receive such support.

"I have never discussed with anybody at HUD the original loans that were obtained in the Obama years, nor the subsequent refinancing of such loans, as they are a

private matter. I had no role in, or responsibility for, any HUD involvement in any of these investments. I can say that every rigorous process and strict standard of improvement requirements were followed; all were met, fulfilled and inspected.

"The LLC's are REAL companies that spend real investment money on real properties."

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