



The Crossroads of South Florida,
We envision a sustainable economy, Let Us Grow Together

CITY OF SOUTH BAY

CITY COMMISSION AGENDA

CITY HALL CHAMBER
TUESDAY, JANUARY 4, 2022

335 SW 2ND Avenue
South Bay, FL 33493
www.southbaycity.com
Phone: 561-996-6751 Fax: 561-996-7950

Mayor:

Joe Kyles Sr.

Vice Mayor:

Betty Barnard

Commissioner:

Esther Berry

Commissioner:

Taranza McKelvin

Commissioner:

John Wilson

City Manager:

Leondrae D. Camel

City Attorney:

Burnadette Norris-Weeks

City Clerk:

Natalie Malone

RULES OF PROCEDURE

WHO MAY SPEAK

Meetings of the City Commission are open to the public. They are not; however, public forums. Any resident who wishes to address the commission on any subject within the scope of the Commission's authority may do so, providing it is accomplished in an orderly manner and in accordance with the procedures outlined below.

SPEAKING ON AGENDA ITEM

- I. Consent Agenda Item** – These are items, which the Commission does not need to discuss individually, and which are voted on as a group. Any Commissioner who wishes to discuss any individual item on the consent agenda may request the Mayor to pull such item from the consent agenda. Those items pulled will be discussed and voted upon individually.
- II. Regular Agenda Items** – These are items, which the Commission will discuss individually in the order listed on the agenda. By majority vote, the City Commission may permit any person to be heard on an item at a non-public hearing.
- III. Public Hearing Items** – This portion of the agenda is to obtain input from the public on some ordinances, resolutions and zoning applications. The chair will permit any person to be heard on the item during formal public hearings.

SPEAKING ON SUBJECTS NOT ON THE AGENDA

Any resident may address the Commission on any items pertaining to City business during the Opportunity for the Public to Address the Commission portion of the agenda. Persons wishing to speak must sign in with the City Clerk before the start of the meeting.

ADDRESSING THE COMMISSION: MANNER AND TIME

By majority vote the City Commission may invite citizen discussion on any agenda item. In every case where a citizen is recognized by the Mayor to discuss an agenda item, the citizen shall step to the podium/microphone, state his or her name and address for the benefit of the city clerk, identify any group or organization he or she represents and shall then succinctly state his or her position regarding the item before the city commission. Any question, shall be related to the business of the City and deemed appropriate by the Mayor, shall be directed to the Mayor and the Mayor shall then re-direct the question to the appropriate Commissioner or City Staff to answer the citizen question which shall be related to the business of the City.

All comments or questions of the public are to be directed to the Mayor as presiding officer only. There shall be no cross conversations or questions of any other persons. The length of time each individual may speak should be limited in the interest or order and conduct of the business at hand. Comments to the Commission by individual citizens shall be limited to three (3) minutes during the citizens request period. The City clerk shall be charged with the responsibility of notifying each citizen thirty (30) seconds before said time shall elapse and when said time limit has expired.

APPEALS

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

DECORUM

If a member of the audience becomes unruly, the Mayor has the right to require the person to leave the room. If a crowd becomes unruly, the Mayor may recess or adjourn the meeting.

PLEASE SILENCE ALL CELL PHONES AND PAGERS

CONTACT INFORMATION

If anyone has questions or comments about anything on the meeting agenda, please contact the City Manager at 561-996-6751.

AMERICANS WITH DISABILITY ACT

In accordance with the Americans with Disability Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in this proceeding should contact the city clerk no later than three (3) days prior to the meeting at 561-996-6751 for assistance.

CITY OF SOUTH BAY
CITY WORKSHOP AGENDA

CITY HALL CHAMBER
TUESDAY, JANUARY 4, 2022
6:30 PM

NOTICE: If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to F.S. 286.01055. The City of South Bay does not prepare or provide such records.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DISCUSSION**
 - 3.a.** Federation of Families Lease
 - 3.b.** Agenda Items
- 4. ADJOURNMENT**

CITY OF SOUTH BAY
REGULAR CITY MEETING AGENDA
CITY HALL CHAMBER
TUESDAY, JANUARY 4, 2022
7:00 PM

NOTICE: If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to F.S. 286.01055. The City of South Bay does not prepare or provide such records.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations in order to participate in this proceeding are entitled to the provision of certain assistance at no cost. Please call the City Clerk's Office at 561-996-6751 no later than 2 days prior to the hearing if this assistance is required. For hearing impaired assistance, please call the Florida Relay Service Numbers: 800-955-8771 (TDD) or 800-955-8770 (VOICE).

Any citizen of the audience wishing to appear before the City Commission to speak with reference to any agenda item must complete their "Request for Appearance and Comment" card and present completed form to the City Clerk.

- 1. CALL TO ORDER, ROLL CALL; PRAYER, PLEDGE OF ALLEGIANCE**
- 2. DISCLOSURE OF VOTING CONFLICTS**
- 3. PRESENTATIONS AND PROCLAMATIONS (*Up to 5 minutes*)**
 - 3.a. Florida Department of Transportation
Active Road and Bridge Construction Update for Western Palm Beach County
Presenters:
Melissa Readling, Community Outreach Consultant
Jessica Lewis, Construction Project Manager**
- 4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**
- 5. CONSENT AGENDA**

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which the item will be removed from the general order of business and considered in its normal sequence on the Agenda.

 - 5.a. Regular City Workshop and City Meeting**
Approval of City Minutes – December 07, 2021
 - 5.b. Regular City Workshop and City Meeting**
Approval of Meeting Agenda- January 04, 2022
- 6. RESOLUTIONS – (Non- Consent) and Quasi-Judicial Hearing, if applicable)**
- 7. ORDINANCE**
 - 7.a. ORDINANCE NO 01-2022**
AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA,
APPROVING A SMALL-SCALE FUTURE LAND USE
MAP/COMPREHENSIVE PLAN AMENDMENT IN ORDER TO AMEND
THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCEL NO. 58-
36-44-10-00-000-1080 GENERALLY LOCATED EAST OF U.S.
HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; WEST OF

THE N. NEW RIVER CANAL; AND, NORTH OF ROCK ROAD
COMPRISING APPROXIMATELY 22.9 ACRES AND LEGALLY
DESCRIBED HEREIN IN "EXHIBIT A" OF THE SAMJACK
BLACKSTONE APPLICATION AND AS ATTACHED HERETO FROM
RLD - RESIDENTIAL LOW DENSITY FUTURE LAND USE
DESIGNATION TO IND - INDUSTRIAL DESIGNATION; PROVIDING
FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER;
PROVIDING FOR AN EFFECTIVE DATE

7.b. ORDINANCE NO. 02-2022

AN ORDINANCE OF THE CITY OF SOUTH BAY, FLORIDA TO RE-
ZONE PARCEL NO. 58-36-44-10-00-000-1080, KNOWN AS THE
SAMJACK BLACKSTONE, LLC SITE AND GENERALLY LOCATED
EAST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY
27; WEST OF THE N. NEW RIVER CANAL: AND, NORTH OF ROCK
ROAD COMPRISING APPROXIMATELY 22.9 ACRES; AS LEGALLY
DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO
FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT ZONING TO I-L
LIGHT INDUSTRIAL DISTRICT ZONING; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER;
PROVIDING FOR AN EFFECTIVE DATE

8. ROSENWALD ELEMENTARY SCHOOL

9. FINANCE REPORT

9.a. Finance Report

10. CITY CLERK REPORT

10.a. Palm Beach County Day 2022
January 11-12, 2022

11. CITY MANAGER REPORT

11.a. Federation of Families Lease

11.b. FDLE Covid Expenditures

12. CITY ATTORNEY REPORT

13. FUTURE AGENDA ITEMS

14. COMMISSIONER COMMENTS: FOR THE GOOD OF THE ORDER

15. ADJOURNMENT

RESOLUTION 07-2018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, APPROVING A LEASE AGREEMENT WITH FEDERATION OF FAMILIES OF FLORIDA, INC., RELATING TO THE LEASE OF PROPERTY LOCATED AT 101 N.W. 1ST AVENUE, SOUTH BAY, KNOWN AS THE "COMMERCE CENTER"; AUTHORIZING THE MAYOR AND THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT ON BEHALF OF THE CITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of South Bay ("City"), desires to enter into a Lease Agreement with Federation of Families of Florida, Inc. ("Tenant") for the lease of a building located at 101 N.W. 1st Street, South Bay, Florida 33493, known as the "Commerce Center"(hereinafter "subject property"); and

WHEREAS, the City has always desired that the subject property serve as a Chamber of Commerce location to further the interests of the local businesses community and residents of the City of South Bay; and

WHEREAS, Tenant has agreed to establish a Chamber of Commerce, in addition to the provision of other activities which will take place as set forth in Exhibit "A" hereto (Lease Agreement); and

WHEREAS, the City Commission has determined that leasing the subject property is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AS FOLLOWS:

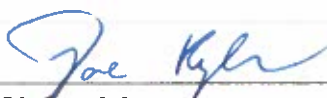
Section 1. Adoption of Representations. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Approval of Lease Agreement and Execution. The Lease Agreement between the City of South Bay and Federation of Families of Florida, Inc., a copy of

which is attached as Exhibit "A" hereto, is hereby approved. The Mayor and the City Manager are hereby authorized to execute the Lease Agreement on behalf of the City.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 6th day of February, 2018.

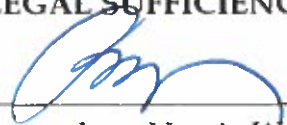

Joe Kyles, Mayor

Attested

By:


Jessica Figueroa, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**


Burnadette Norris-Week, Esquire
City Attorney

Moved by: Vice-Mayor Wilson

Seconded by: Commissioner McKelvin

VOTE:

Commissioner Berry
Commissioner McKelvin
Commissioner Scott
Vice-Mayor Wilson
Mayor Kyles

☒	(Yes)	☐ (No)
☒	(Yes)	☐ (No)
☒	(Yes)	☐ (No)
☒	(Yes)	☐ (No)
☒	(Yes)	☐ (No)

EXHIBIT A
LEGAL DESCRIPTION
(attached)

EXHIBIT B

DESCRIPTION OF FAMILY EMPOWERMENT CENTER AND CHAMBER OF COMMERCE

Background:

Established in 2001, the *Federation of Families of Florida, Inc.* is a 501(c) (3) non-profit community and parent-run organization headquartered in Royal Palm Beach, Florida. Our mission is to provide services that inform, educate, train, and support individuals at-risk; and families whose children are at-risk, or who have emotional or behavioral health needs. It is also our mission to bring together the voices and concerns of families and youth impacted by the challenges associated with mental health disorders, and to use this information to change the system of care by working collaboratively with community and faith-based partners.

We were birthed from a federally funded system of care grant project lead by the Department of Children and Families and are a chapter of the national parent-run organization, the Federation of Families for Children's Mental Health. To better serve teens and young adults we started a Youth M.O.V.E. (Motivating Others through Voices of Experience) Florida, a chapter of the National Youth M.O.V.E. Additionally, we have provider under the Southeast Florida Behavioral Health Network and have a Level II Substance Abuse Prevention services license for children and adults. We have proudly provided services in the Glades in various collaborations over years in several locations including Belle Glade Weed and Seed, Belle Glade Youth Empowerment Center, Pioneer Park Beacon Center and The Lighthouse Café.

Children's Mental Health System of Care Program

The Federation is contracted with the Florida Department of Children and Families and the Southeast Florida Behavioral Health Network to help families to navigate systems to obtain better mental health and other services for their children. We are also funded to provide specific services to help increase the education, awareness and treatment outcomes for children.

Through the advocacy of the Federation, family and community partners of the Glades; the Glades has been selected as one of five implementation sites across the state to receive infrastructure support to develop its own Children's Mental System of Care. This grant which is operated through the Florida Department of Children and Families with federal funding from the Substance Abuse Mental Health Services Administration brings specific resources to the Glades. Including:

- Training for Evidence Based Mental Health Practices such as Wraparound and Trauma Informed Care and recruitment of clinicians to provide mental health services that are culturally competent.
- Outreach and education in the form of community needs assessment, strategic planning for development of mental health services, parent, youth and community mental health

education and awareness and Community Cafés for ongoing dialogue and the harvest of feedback from the citizens for the betterment of the community.

- Leadership and community involvement through active citizen participation on advisory council and subcommittees. Leondrae D. Camel, City Manager of South Bay is one the leaders appointed to sit on the statewide advisory council board.
- Youth and parents will be recruited and trained for leadership on the council by the Federation of Families to prepare them for these leadership roles.
- The University of South Florida will provide technical assistance and evaluation oversight of the project including the hiring of parents to serve as parent interviewers.
- DCF is funding a full time system of care coordinator to organize this effort.
- Family and youth involvement, support and outreach will be provided by the Federation of Families through funding from the system of care grant and the managing entity.

The following table outlines services and supports that will be provided by the Federation of Families for the City of South Bay Family Empowerment Initiative where citizens of all ages may gather for services and support to foster positive mental health and wellness in South Bay.

Federation of Families and City of South Bay Tasks Specific for the Family Empowerment Initiative

Family Empowerment Initiative Programs:	Responsibility
Family Empowerment Facility Tenant will be fully responsible for the upkeep and maintenance of the facility known as the commerce center other than those items set forth in the lease agreement (Article V).	City of South Bay
Family Empowerment Facility/Commerce Center Federation will be responsible for all utilities and rent per lease agreement.	Federation of Families
Youth MOVE (Motivating Other Through Voices of Experience) Program) (14-29 year olds) Provide youth leadership training, entrepreneur training, peer support groups, field trips and participation of youth on community and system of care leadership councils and boards.	Federation of Families
Youth FAIR (Friends Are Important Resources) (Elementary School Age) Provide educational and recreational programming including substance abuse prevention group, homework assistance,	Federation of Families

field trips, arts and crafts	
Parents with a Purpose Provide parent education and training on advocacy, child rearing, systems of care. Provide parent support including support group, information and referrals, advocacy in schools, court, services	Federation of Families
ACCESS Help eligible candidates apply for food stamps, Medicaid and other benefits	Federation of Families
Community Outreach Conduct community needs assessment, host Community Café dialogues, host workshops, health fairs, participate in community events	Federation of Families
Volunteerism/Community Services Provide formal volunteer experiences for youth and adults including community services mandates. Provide judges with the options of having youth complete their sanctions in the neighborhood and repay the community for their law violations	Federation of Families
Life Skills Provide life skills training to teens and adults based on their assessed needs such as budgeting, resume writing, advocacy, anger management	Federation of Families
Certified Recovery Peer Specialist Training Provide training to eligible candidates to become family or consumer peer specialists which may lead to volunteer and employment opportunities in the community	Federation of Families
Mental Health Services The Federation of Families will work with the DCF System of Care Coordinator, the Managing Entity, local provider agencies to obtain assistance to those seeking treatment for mental health services over and above that which Federation offers through its' prevention and outreach programs. Federation will help facilitate Wraparound and systems navigation.	Federation of Families
Substance Abuse Services The Federation of Families will work with the DCF System of Care Coordinator, the Managing Entity, local provider agencies to obtain assistance to those seeking treatment for mental health services over and above that which Federation offers through its' prevent and outreach programs. Federation will help facilitate Wraparound and systems navigation	Federation of Families
Cultural Competency Training	Federation of Families

Link community representatives to the Statewide Cultural and Linguistic Competency Committee for the System of Care – City Manager or designee already appointed	
Evaluation Link community representatives to University of Florida to serve as parent evaluators and advisory team members	Federation of Families
Transportation/Child Care Provide incentives for travel and childcare to allow parents and youth to participate in system of care activities. Van available for transportation to Federation sponsored and project related events.	Federation of Families
Ongoing collaboration and program development Continued partnership for program enhancement, site development and sustainability and active involvement of the community youth, families and agencies.	Federation of Families and City of South Bay
Establishment of a Chamber of Commerce Establish a Chamber of Commerce and a network of businesses whose goal is to further the interests of local businesses, citizens and the City of South Bay community.	Federation of Families
The Chamber of Commerce shall have an office in which to operate in the premises leased to the Federation of Families by the City of South Bay	

USE OF FACILITIES AGREEMENT

between

FEDERATION OF FAMILIES OF FLORIDA INC.
(Tenant)

and

CITY OF SOUTH BAY,
A POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA
(City)

AGREEMENT

THIS AGREEMENT, made and entered into, February 6, 2018 (the "Effective Date"), by and between Federation of Families of Florida, Inc., a non-profit corporation, hereinafter referred to as "Tenant" and City of South Bay, Florida, a political subdivision of the State of Florida, on behalf of City of South Bay, hereinafter referred to as "City" or "Landlord".

WITNESSETH:

WHEREAS, Landlord is the owner of certain real property in Palm Beach County, Florida, known as South Bay Commerce Center located at, 101 N.W. 1st Street, South Bay, Florida 33493, which property is legally described in Exhibit "A" attached hereto and by reference made a part hereof (the "Property"); and

WHEREAS, the Property is improved with a 1,632 square foot facility (the "Building") and parking lot (the Building and parking lot are hereinafter referred to as the "Premises") and City desires to lease the Premises as hereinafter defined for the purpose of establishing a Family Empowerment Center and South Bay Chamber of Commerce; and

WHEREAS, Landlord is willing to lease the Premises to the Tenant for the purposes hereinafter defined.

NOW THEREFORE, in consideration of the rents, covenants, and agreements hereinafter reserved and contained on the part of the Tenant to be observed and performed, the Landlord leases to Tenant, and the Tenant rents from Landlord the Premises upon the following terms and conditions:

ARTICLE I BASIC AGREEMENT PROVISIONS

Section 1.01 Premises.

The Premises subject to this Lease shall consist of the Property together with any improvements now existing or constructed hereinafter thereon.

The Premises subject to this agreement shall consist of 101 N.W. 1st Street, South Bay, consisting of approximately 1,632 total gross square feet of floor space in the Building.

Section 1.02 Parking and Common Areas.

The use and occupancy of the Premises by Tenant shall include the exclusive right to use parking space(s), as well as exclusive use of the Building, which includes use for the Chamber of Commerce, for which Tenant will allocate a reasonable size space within the Building.

Section 1.03 Length of Term and Effective Date.

The term of this Agreement shall be for one year to commence on the date of full execution of this Lease (the "Effective Date"), and may extend for a period of two (2) additional one (1) year terms thereafter (the "Term"), unless sooner terminated pursuant to the provisions of this Lease.

Section 1.04 Extension.

The Term may be extended only in writing signed by both parties. In the event of an extension allowable under the terms of this Agreement, the City Manager shall have the authority to extend for a one-year term if the terms of this Agreement have been fully complied with by Tenant

**ARTICLE II
RENT**

Section 2.01 Rent.

Tenant shall pay Landlord for the use and occupancy of the Premises a monthly rate of Eight Hundred Dollars (\$800.00).

Section 2.02 Payment.

All Rent due hereunder shall be payable on or before the first day of each and every month of the Term of this Lease. The Federation and the City are tax-exempt entities. No sales or use tax shall be included or charged with the Rent. Payment of Rent shall be made to the City of South Bay Finance Department at 335 SW 2nd Avenue, South Bay, Florida 33493.

**ARTICLE III
CONDUCT OF BUSINESS AND USE OF PREMISES BY TENANT**

Section 3.01 Use of Premises.

The Premises shall be used solely for the establishment and operation of a Family Empowerment Center and a Chamber of Commerce, as more specifically described on Exhibit "B" hereto. Tenant shall not use, permit, or suffer the use of the Premises for any other purpose whatsoever without the prior written consent of City.

Section 3.02 Conduct.

Tenant shall not commit waste upon the Premises, nor maintain, commit, or permit the maintenance or commission of a nuisance thereon, or use the Premises for any unlawful purpose. Tenant acknowledges that its employees and the Premises shall, throughout the Term of this Lease, be in full compliance with all federal, state, county, and local statutes, laws, rules, and regulations respecting the use and occupancy of the Premises.

Section 3.03 Hazardous Substances.

Tenant shall comply with all applicable Federal, State and local laws, regulations and ordinances protecting the environment and natural resources and regulating hazardous substances.

Section 3.04 Surrender of Premises.

Upon termination, expiration, or cancellation of this Agreement, Tenant, at its sole cost and expense, shall remove Tenant's personal property and removable fixtures and equipment from the Premises, and shall surrender the Premises to the Landlord. Upon surrender of the Premises, title to any alterations shall vest in Landlord.

ARTICLE IV ALTERATION OF LEASED PREMISES

Section 4.01 Landlord's Work.

Landlord shall not be obligated or required to perform any improvements whatsoever to the Property.

Section 4.02 Tenant's Work.

(a) Alterations.

Provided that the City has pre-approved the same in writing if required under this Section, Tenant shall be entitled to make alterations, improvements, or additions to the Premises, (hereinafter, collectively "Alterations") at its sole cost and expense. Tenant agrees and acknowledges that all Tenant's Alterations installed on the Premises by Tenant, whether pursuant to this Section or otherwise, shall be performed and accomplished solely for the benefit and convenience of Tenant, and not for the benefit of Landlord, such Alterations being nevertheless subject to each and every provision of this Lease. Any Alterations to the Premises, the value of which exceeds Twenty-Five Thousand Dollars (\$25,000), shall require the prior written approval of Landlord in each instance. Tenant shall submit plans and specifications for all such Alterations to Landlord in writing for Landlord's written approval prior to Tenant commencing work on same. Landlord shall provide written response within thirty (30) days after receipt of request therefore by Tenant, failing which Landlord shall be deemed to have consented to such plans and specifications. All work done by Tenant in connection with any

Alterations, repairs, and maintenance on the Premises shall be done in a good and workmanlike manner.

(b) Construction Liens.

Tenant shall comply with the Construction Lien Law, Florida Statutes Chapter 713, Part I, to the extent applicable, in the construction of any Alterations to the Premises and shall obtain a public construction performance bond in accordance with Florida Statutes section 255.05, if required by such statute. In the event a construction lien is filed against the Premises in connection with any work performed by or on behalf of the Tenant, the party performing such work shall promptly cause such lien to be removed from the Premises.

**ARTICLE V
REPAIRS AND MAINTENANCE OF PREMISES**

With the exception of maintenance of the outside grounds and repairs that exceed Two Hundred and Fifty Dollars (\$250), Tenant shall be obligated to ensure that the building is maintained in a tenable condition during the terms of the lease; Landlord shall make all repairs or conduct any maintenance whatsoever to the Property that exceeds Two Hundred and Fifty Dollars (\$250). Tenant shall provide ordinary course janitorial services at its sole cost and expense. Tenant accepts the premises in the condition they are in on the Effective Date and Tenant agrees that it shall make any repairs to the Premises at its sole cost and expenses.

**ARTICLE VI
INSURANCE AND INDEMNIFICATION**

Section 6.01 Liability Insurance.

Tenant shall, during the entire Term hereof, provide Landlord with a certificate evidencing self-insurance coverage for comprehensive general liability in the amount of One Million Dollars (\$1,000,000) per person and One Million Dollars (\$1,000,000) per incident or occurrence and Workers' Compensation insurance covering all employees in accordance with Chapter 440 Florida Statutes. The City shall be named as an additional insured for all policies except Workers' Compensation. In the event the Legislature should change the City's exposure by Statute above or below the sums insured against, Tenant shall provide insurance to the extent of that exposure.

Tenant hereby agrees to protect, indemnify, save and hold harmless Landlord from, without limitation, attorney's fees, cost, or expense of any kind imposed upon or incurred by or assessed against Tenant by reasons of (a) any accident, injury to or death of persons, (including workmen) or loss of or damage

to property occurring on or about the premises or any part thereof as a result of any action or failure to take action by Tenant, its servants, employees, guests, licensees and contractor; (b) failure on the part of Tenant to conform or comply with any of the terms of this lease or any law, rule or regulation or (c) performance of any labor or service or the furnishing of any materials or other property in respect to the premises or any part thereof by, or for Tenant. In case any action, suit or proceedings is brought against Tenant for any reason whatsoever, the same shall be resisted and defended by counsel designated by the insurer whose policy covers such occurrence or by counsel designated by Tenant and approved by Landlord. The obligations of Tenant under this paragraph arising by reason of any such occurrence taking place during the term of this lease shall survive any termination of this lease, and constitute a material consideration of this lease.

Section 6.02 Personal Property.

All of Tenant's personal property placed or moved in the Premises shall be at the risk of the Tenant or the owner thereof. Except as otherwise provided herein, Landlord shall not be liable for any damage to such personal property, except to the extent caused by the Landlord, its agents', or its employees' willful or negligent acts or omissions.

ARTICLE VII DAMAGE OR DESTRUCTION OF PREMISES

In the event the Premises shall be destroyed or so damaged or injured by fire or other casualty during the Term of this Lease, or any extension thereof, whereby the same shall be rendered untenable, in whole or in part, Tenant shall have the right to terminate this Lease, whereupon the parties shall be relieved of all further obligations hereunder occurring subsequent to the date of such casualty. In the event the Tenant elects to terminate this Lease as provided in this Section, the Rent payable hereunder shall be prorated to the date of the casualty. In the event Tenant does not exercise its right to terminate this Lease due to any such casualty, Landlord shall, if Landlord shall have received insurance proceeds therefore, promptly commence restoration of the Premises and diligently pursue such restoration to completion using materials of like kind and quality or better. The rental due hereunder relating to the portion of the Premises rendered untenable shall be abated from the date of such casualty until completion of such restoration.

ARTICLE VIII UTILITIES AND SERVICES

Tenant shall pay all charges for water, sewer, electricity, internet and telephone utility service to the Premises, except for any balance due prior to the Effective Date.

ARTICLE IX ASSIGNMENT AND SUBLETTING

Tenant may not assign, mortgage, pledge, or encumber this Lease in whole or in part, nor sublet all or any portion of the Premises, without Landlord's prior written consent. In the event of an approved assignment, Tenant shall be released from any further obligation hereunder. Any sale, mortgage, pledge, or encumbrance of the Property by Landlord shall be subject to the terms of this Lease.

ARTICLE X DEFAULT

The occurrence of any one or more of the following shall constitute an Event of Default by Tenant under this Lease: (i) failure by Tenant to pay the Rent within fifteen (15) days after receipt of notice from Landlord; (ii) failure by Tenant to perform or observe any of the agreements, covenants, or conditions contained in this Lease on Tenant's part to be performed or observed for more than thirty (30) days after notice from Landlord of such failure; (iii) Tenant's vacating or abandoning the Premises; or (iv) Tenant's leasehold estate being taken by execution, attachment, or process of law. If any Event of Default occurs, then, at any time thereafter while the Event of Default continues, Landlord shall have the right to give Tenant notice that Landlord intends to terminate this Lease upon a specified date not less than thirty (30) days after the date notice is received by Tenant, and this Lease shall then expire on the date specified as if that date had been originally fixed as the expiration date of the Term of this Lease. If, however, the default is cured within such period, this Lease will continue.

ARTICLE XI ACCESS BY LANDLORD

Landlord and Landlord's agents and employees shall have the right to enter upon the Premises at all reasonable times to examine the same, and to take such actions are consistent with this agreement and/or Landlord's ownership of the Premises.

ARTICLE XII ANNUAL BUDGETARY FUNDING/CANCELLATION

This Lease and all obligations of Tenant hereunder are subject to and contingent upon annual budgetary funding needs of the City of South Bay. Notwithstanding anything in this Lease to the contrary, Landlord shall have the right to cancel this Lease for any reason upon ninety (90) days prior written notice to Tenant, whereupon the parties shall be relieved of all further obligation hereunder.

ARTICLE XIII QUIET ENJOYMENT

Upon the observance and performance of all the covenants, terms, and conditions on Tenant's part to be observed and performed, Tenant shall peaceably and quietly hold and enjoy the Premises for the Term hereby demised and any extensions thereof without hindrance or unreasonable interruption by Landlord or any other person or persons lawfully or equitably claiming by, through, or under the Landlord, subject, nevertheless, to the terms and conditions of this Lease.

ARTICLE XIV CONDEMNATION

If all or part of the Premises shall be taken, condemned or conveyed pursuant to agreement in lieu of condemnation for public or quasi public use, the entire compensation or award therefore, including any severance damages, shall be apportioned between Landlord and Tenant in proportion to the value of their respective interests and the rent shall be recalculated effective upon the date of vesting of title in the condemning authority to reflect the reduction in the Premises. Tenant shall also be entitled to receive compensation for the value of any alterations or other improvements made by Tenant to the Premises, if applicable. In addition, Tenant may elect to terminate this Lease in which event this Lease shall terminate effective as of the date title is vested in the condemning authority, whereupon the parties shall be relieved of all further obligations occurring subsequent to the date of termination other than those relating to apportionment of the compensation for such condemnation. In the event the Tenant elects to terminate this Lease as provided in this Article, the Rent payable hereunder shall be prorated to the date of termination. Tenant will be allowed not less than sixty (60) days notice to remove its property from the Premises.

ARTICLE XV MISCELLANEOUS

Section 15.01 Waiver, Accord and Satisfaction.

The waiver by Landlord of any default of any term, condition, or covenant herein contained shall not be a waiver of such term, condition, or covenant, or any subsequent

default of the same or any other term, condition, or covenant herein contained. The consent or approval by Landlord to or of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent to or approval of any subsequent similar act by Tenant.

Section 15.02 Criminal History Records Check

Tenant acknowledges and agrees that all employees, agents, and contractors who are to perform work in a critical facility will be subject to a fingerprint check based criminal history check.

Section 15.03 Public Entity Crimes.

As provided in Florida Statutes 287.132-133, Tenant hereby certifies that neither Tenant nor its employees, who will perform hereunder, have been placed on the convicted vendor list maintained by the State of Florida Department of Management Services within the thirty-six (36) month period immediately preceding the Effective Date of the Term of this Lease. This certification is required pursuant to Florida Statutes 287.133 (3)(a).

Section 15.04 Entire Agreement.

This Lease and any Exhibits attached hereto constitute all agreements, conditions, and understandings between Landlord and Tenant concerning the Premises. All representations, either oral or written, shall be deemed to be merged into this Lease. Except as herein otherwise provided, no subsequent alteration, waiver, change, or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by them.

Section 15.05 Notices.

All notices, consents, approvals, and elections (collectively, "notices") to be given or delivered by or to any party hereunder shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service, or national overnight delivery service (provided in each case a receipt is obtained), telecopied or faxed, or alternatively shall be sent by United States Certified Mail, with Return-Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services, or national overnight delivery service, or on the date of transmission with confirmed answer back if telecopier or fax if transmitted before 5PM on a business day and on the next business day if transmitted after 5PM or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

- (a) If to the Landlord at:
City of South Bay
Attn: City Manager
335 SW 2nd Avenue
South Bay, Florida 33493
Fax: 561-996-7950
- (b) If to the Tenant at:
Federal of Families of Florida, Inc.
Attn: C. Veree Jenkins, CEO
1402 Royal Palm Beach Blvd. Ste. 102
Royal Palm Beach, FL 33411
Fax: 561-246-3318

with a copy to:

Burnadette Norris-Weeks, PA
Attention: Burnadette Norris-Weeks, Esquire
401 North Avenue of the Arts (NW 7th Avenue)
Fort Lauderdale, FL 33311
Telephone: 954-768-9770
Fax: 954-768-9790

Any party may from time to time change the address to which notice under this Lease shall be given such party, upon three (3) days prior written notice to the other parties

Section 15.06 Brokers' Commission.

Each of the parties represents and warrants to the other that they have not dealt with any real estate salesperson, agent, finder, or broker in connection with this Lease.

Section 15.07 Severability.

If any term of this Lease, or the application thereof to any person or circumstances, shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application or such term to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Lease shall be valid and enforceable to the fullest extent permitted by law.

Section 15.08 Captions.

The captions in this Lease are included for convenience only and shall not be taken into consideration in any construction or interpretations of this Lease or any of its provisions.

Section 15.09 Recording.

Landlord shall be entitled to record this Lease or a Memorandum of Lease in the public records of City of South Bay for the purpose of providing public notice of Tenant's interest in the Premises.

Section 15.10 Waiver of Jury Trial.

THE PARTIES HERETO WAIVE TRIAL BY JURY IN CONNECTION WITH PROCEEDINGS OR COUNTERCLAIMS BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER IN CONNECTION WITH THIS LEASE, BUT DO NOT WAIVE A TRIAL.

Section 15.11 Governing Law and Venue.

This Lease shall be governed by and interpreted according to the laws of the State of Florida and venue shall be in a state court of competent jurisdiction in Palm Beach County.

Section 15.12 Time of Essence.

Time is of the essence with respect to the performance of every provision of this Lease in which time of performance is a factor.

Section 15.13 Benefit and Binding Effect.

This Lease shall be binding upon and inure to the benefit of the heirs, successors, legal representatives, and assigns of the parties hereto.

Section 15.14 Radon.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from County's public health unit.

Section 15.15 Non-Exclusivity of Remedies.

No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

Section 15.16 Non-Discrimination.

The parties agree that no person shall, on the grounds of race, color, sex, age, national origin, disability, religion, ancestry, marital status, familial status, sexual orientation, gender identity or expression, or genetic information, be excluded from the benefits of, or be subjected to any form of discrimination under any activity conducted pursuant to this Lease.

Section 15.17 Construction.

No party shall be considered the author of this Lease since the parties hereto have participated in extensive negotiations and drafting and redrafting of this document to arrive at a final agreement. Thus, the terms of this Lease shall not be strictly construed against one party as opposed to the other party based upon who drafted it. In the event that any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Lease and the same shall remain in full force and effect.

Section 15.18 Incorporation by Reference.

Exhibits attached hereto and referenced herein shall be deemed to be incorporated into this Lease by reference.

Section 15.19 No Third Party Beneficiary.

No provision of this Lease is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this Lease including but not limited to any residents of the City of South Bay or employees of the City or Landlord.

Section 15.20 Office of the Inspector General.

Palm Beach County has established the Office of the Inspector General. The Inspector General's authority includes but is not limited to the power to review past, present and proposed City contracts, transactions, accounts and records, to require the production of records, and audit, investigate, monitor, and inspect the activities of the parties or entities with which the City enters into agreements, their officers, agents, employees, and lobbyists in order to ensure compliance with contract specifications and detect corruption and fraud. All parties or entities doing business with the City or receiving City funds shall fully cooperate with the Inspector General including granting the Inspector General access to records relating to the agreement and transaction.

Section 15.21 Past Debt.

Any past debt owed to the City of South Bay for any other contract, penalty or violation shall be fully paid prior to the execution of this agreement.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease, or have caused the same to be executed, as of the day and year first above written.

WITNESS:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

TENANT:

By: C. Vire Jauh

Title: CEO

(SEAL) **OR**
(SEAL) (corporation not for
profit)

ATTEST:

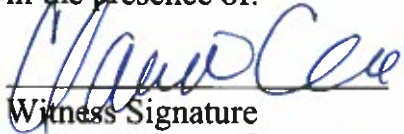
JESSICA FIGUEROA
CITY CLERK

CITY OF SOUTH BAY, a political
subdivision of the State of Florida

By: 
Clerk

By: 
Mayor

Signed and delivered
in the presence of:


Witness Signature

Claudia Cano
Print Witness Name


Witness Signature

Olivia Mejia
Print Witness Name

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
City Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: 
City Manager



Florida Department of
TRANSPORTATION

**Florida Department of Transportation
Western Palm Beach County
Active Bridge and Road Construction
Project Updates**

**City of South Bay
City Commission Meeting
Tuesday, January 4, 2022
7 P.M.**



Project Updates



Pre-construction photo of SR 25 looking north



State Road 25 Resurfacing Project



**Anticipated completion
January 2022**



**Broward/Palm Beach County Line
to MP 12.626**



Current photo of SR 25 looking north



FPID: 439842-1-52-01, 02 & 03

Project Updates



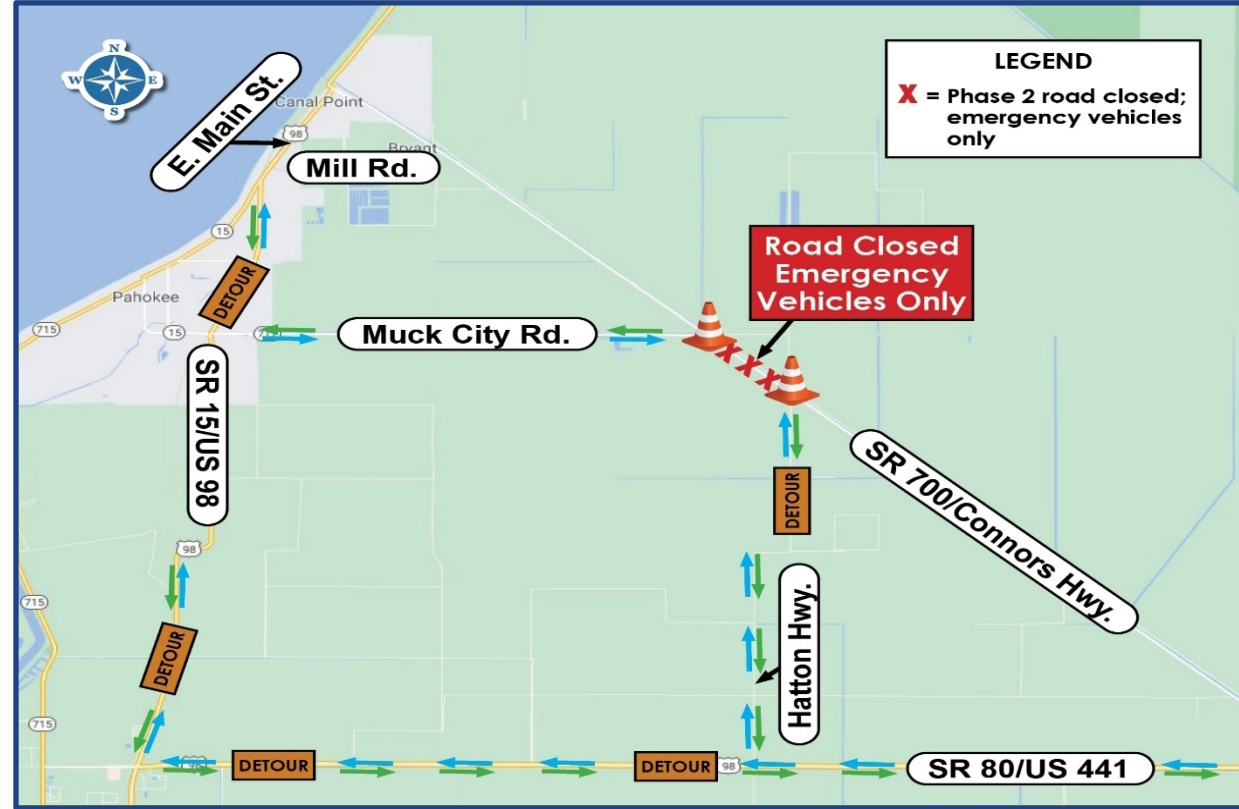
New concrete rip-rap between East Main St. to Muck City Rd.



State Road 700
Hurricane Irma Repairs
Project
Anticipated completion fall
2022



SR 700, from West Main Street to
Hatton Highway in western Palm
Beach County



Detour 2 of 2 anticipated to begin June 1, 2022



FPID: 443155-1-52-01

Project Updates



Pre-construction photo at US 27 and bridge over Bolles Canal



Pre-construction photo at SR 25 and Okeelanta Sugar Mill


**State Road 25 Safety
Improvements Project**


Start Date: January 3, 2022



**From MP 12.599 in Palm Beach
County to MP 25.854 south of the
City of South Bay**



FPID: 439929-1-52-01

Upcoming Projects



Pre-construction photo of SR 25 at SR 80/East Palm Beach Road



Pre-construction photo of SR 25 at John Stretch Memorial Park



**State Road 25 Resurfacing
and Restoration Project**

Start Date: Early 2022



**From Hendry/Palm Beach County
line to SR 80/East Palm Beach Road**

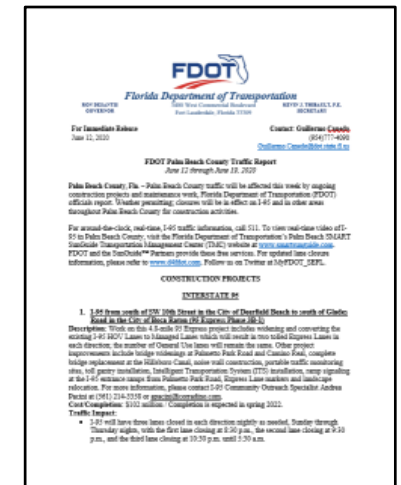


FPID: 441631-1-52-01

Community Outreach

For more information on FDOT projects...

- Project Website: www.d4fdot.com
- Weekly Lane Closure Press Release
- Please contact Melissa Readling, Community Outreach Specialist, to be added to the lane closure email notification blast list
 - 772-577-8803
 - mreadling@corrado.com



 **MOVE OVER** 

or slow down for emergency lights.

#MoveOverFL

FLHSMV



CITY OF SOUTH BAY, FL
CITY BUDGET WORKSHOP

CITY HALL CHAMBER
TUESDAY, DECEMBER 07, 2021
6:30PM

Present:

Mayor Joe Kyles
Vice-Mayor Betty Barnard
Commissioner Esther Berry
Commissioner Taranza McKelvin at 6:35pm

Staff:

Natalie Malone, City Clerk
Leondrae Camel, City Manager
Vicky DelBosquez, Human Resources
Massih Saadatmand, Finance Director
Burnadette Norris-Weeks, Esq., City Attorney

(Full recording/discussion available through the City Clerk/City website)

1. **CALL TO ORDER at 6:30pm**
2. **ROLL CALL**
3. **DISCUSSION**
 - 3.a. **Agenda Items**
4. **ADJOURNMENT at 6:52pm**

CITY OF SOUTH BAY, FL
REGULAR CITY MEETING
CITY HALL CHAMBER
TUESDAY, DECEMBER 07, 2021
7:00PM

A Regular City Meeting of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on December 07, 2021, at 7:00 p.m.

(Full recording/discussion available through the City Clerk/City website)

Present:

Mayor Joe Kyles
Vice-Mayor Betty Barnard
Commissioner Esther Berry
Commissioner Taranza McKelvin
Commissioner John Wilson

Staff:

Natalie Malone, City Clerk
Leondrae Camel, City Manager
Massih Saadatmand, Finance Director
Burnadette Norris-Weeks, Esq., City Attorney

1. **CALL TO ORDER, ROLL CALL; PRAY ER, PLEDGE OF ALLEGIANCE**
2. **DISCLOSURE OF VOTING CONFLICTS: NONE**
3. **PRESENTATIONS AND PROCLAMATIONS** *(Up to 5 minutes)*
4. **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**
 - 4.a. Jose Flores-Basketball Tournament
5. **CONSENT AGENDA**

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commission. or person so requests, in which the item will be removed from the general order of business and considered in its normal sequence on the Agenda.

- 5.a. Regular City Workshop and City Meeting
Approval of City Minutes - November 16, 2021
- 5.b. Regular City Workshop and City Meeting
Approval of Meeting Agenda- December 07, 2021

Moved By: Commissioner Wilson
Second By: Commissioner McKelvin

COMMISSION	VOTE
Mayor Kyles	YES
Vice Mayor Barnard	YES
Commissioner Berry	YES
Commissioner McKelvin	YES
Commissioner Wilson	YES

6. RESOLUTIONS- (Non- Consent) and Quasi-Judicial Hearing, if applicable)

6.a. RESOLUTION 59-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE ATTACHED STATE-FUNDED SUPPLEMENTAL GRANT AGREEMENT NUMBER ONE BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF SOUTH BAY; PROVIDING FOR AN EFFECTIVE DATE

Moved By: Commissioner Berry
Second By: Vice-Mayor Barnard

COMMISSION	VOTE
Mayor Kyles	YES
Vice Mayor Barnard	YES
Commissioner Berry	YES
Commissioner McKelvin	YES
Commissioner Wilson	YES

6.b. RESOLUTION NO. 60-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA AUTHORIZING THE AWARD OF INVITATION TO BID NO. 2021-02 TO HINTERLAND GROUP, INC. FOR THE PROVISION OF ROADWAY, WATER AND SEWER RECONSTRUCTION; PROVIDING FOR AN EFFECTIVE DATE

Moved By: Commissioner Berry
Second By: Vice-Mayor Barnard

COMMISSION	VOTE
Mayor Kyles	YES
Vice Mayor Barnard	YES
Commissioner Berry	YES
Commissioner McKelvin	YES
Commissioner Wilson	YES

6.c. RESOLUTION NO. 61-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, APPOINTING TATIANA R. MESSEROLE TO THE CAREERSOURCE PALM BEACH COUNTY INC. BOARD; PROVIDING FOR AN EFFECTIVE DATE

**Moved By: Commissioner McKelvin
Second By: Commissioner Wilson**

COMMISSION	VOTE
Mayor Kyles	YES
Vice Mayor Barnard	YES
Commissioner Berry	YES
Commissioner McKelvin	YES
Commissioner Wilson	YES

7. ORDINANCE**7.a. ORDINANCE 02-2021-FIRST READING**

AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A LARGE-SCALE FUTURE LAND USE MAP/COMPREHENSIVE PLAN AMENDMENT IN ORDER TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCEL NO. 58-36-44-10-00-000-1080 GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; WEST OF THE N. NEW RIVER CANAL; AND, NORTH OF ROCK ROAD COMPRISING APPROXIMATELY 22.9 ACRES AND LEGALLY DESCRIBED HEREIN IN "EXHIBIT A" OF THE SAMJACK BLACKSTONE APPLICATION AND AS ATTACHED HERETO FROM RLD - RESIDENTIAL LOW DENSITY FUTURE LAND USE DESIGNATION TO IND - INDUSTRIAL DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR AN EFFECTIVE DATE

7.b. ORDINANCE 03-2021- FIRST READING

AN ORDINANCE OF THE CITY OF SOUTH BAY, FLORIDA TO RE-ZONE PARCEL NO. 58-36-44-10-00-000-1080, KNOWN AS THE SAMJACK BLACKSTONE, LLC SITE AND GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; WEST OF THE N. NEW RIVER CANAL; AND, NORTH OF ROCK ROAD COMPRISING APPROXIMATELY 22.9 ACRES; AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT ZONING TO I-L LIGHT INDUSTRIAL DISTRICT ZONING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR AN EFFECTIVE DATE

8. ROSENWALD ELEMENTARY SCHOOL

Mr. Hightower, Principal:

8.a. Winter Holiday**8.b. December 09, 2021:**

- 3-5th grade Math Brain Bowl

8.c. December 10, 2021:

- Vaccination bus will be available from 7:00am-10:00am to vaccinate students/kids (ages 5-11) and general public

8.d. December 11, 2021:

- Drumline performing at 12:00pm-Winn Dixie Grand Opening

8.e. January 12, 2022:

- **MLK Oratorical Contest**

Contest will be held virtually (live streamed) and in-person

9. FINANCE REPORT**9.a. Accounts Payable Report****10. CITY CLERK REPORT****10.a. South Bay Annual Toy Giveaway**

December 11, 2021 at 11:00am, Tanner Park

10.b. Palm Beach County Day 2022

January 11-12, 2022

11. CITY MANAGER REPORT**11.a. ARP Rental Assistance****11.b. Road Project Update****11.c. Upcoming travel-Tallahassee FL (Park of Commerce)****11.d. Brownsfield****12. CITY ATTORNEY REPORT****13. FUTURE AGENDA ITEMS***Commissioner Berry:***13.a. Strategic Plan****14. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER****14.a. Commissioner Mckelvin**

- Thank you, Happy Holidays

14.b. Commissioner John Wilson

- Thanks for being here
- Acknowledgements
- BAYFEST 2022

14.c. Commissioner Esther Berry

- Thank you so much
- Spirit of the Holidays, Family, Legacy
- Be safe

14.d. Vice Mayor Betty Barnard:

- Thank you
- Acknowledgements

14.e. Mayor Joe Kyles

- Thank you
- Acknowledgements

15. ADJOURNMENT

Joe Kyles, Mayor

ATTESTED BY:

Natalie Malone, City Clerk

ORDINANCE NO 01-2022

AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE FUTURE LAND USE MAP/COMPREHENSIVE PLAN AMENDMENT IN ORDER TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCEL NO. 58-36-44-10-00-000-1080 GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; WEST OF THE N. NEW RIVER CANAL; AND, NORTH OF ROCK ROAD COMPRISING APPROXIMATELY 22.9 ACRES AND LEGALLY DESCRIBED HEREIN IN "EXHIBIT A" OF THE SAMJACK BLACKSTONE APPLICATION AND AS ATTACHED HERETO FROM RLD - RESIDENTIAL LOW DENSITY FUTURE LAND USE DESIGNATION TO IND - INDUSTRIAL DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 22, Section 22-45 of the City of South Bay Code of Ordinances and Chapter 163.3184 of the Florida Statutes provides for amendment of the City's Comprehensive Plan; and

WHEREAS, with authorization from the interested owner Samjack Blackstone, LLC, Johnson-Prewitt & Associates, Inc. has submitted a request for a Small-Scale Future Land Use Map (FLUM)/Comprehensive Plan Amendment to change the future land use on Parcel 58-36-44-10-00-000-1080 of the site generally located East of U.S. Highway 27 and accessible from U.S. Highway 27; West of the N. New River Canal; and, North of Rock Road comprising approximately 22.9 acres and as legally described in 'Exhibit A' attached hereto from RLD - Residential Low Density future land use designation to IND - Industrial (Medium Density Residential) future land use designation;

WHEREAS, the entire site known as Samjack Blackstone, LLC contains one (1), Parcel No. 58-36-44-10-00-000-1080 parcel which requires a change to future land use;

WHEREAS, following an advertised public hearing, the City Commission considered the recommendations of staff and provided the public with an opportunity to present testimony and evidence, the City Commission has determined that the petition should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SOUTH BAY, FLORIDA:

Section 1. Adoption of Representations.

The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

Section 2. Amending Designation.

The Small-Scale Future Land Use Map/ Comprehensive Plan Amendment, is hereby granted for a small-scale comprehensive plan amendment to the Future Land Use Map designating the entire site known as Samjack Blackstone, LLC containing one (1) parcel as IND - Industrial future land use designation.

Section 3. Amendment to Future Land Use Map.

The City of South Bay’s Comprehensive Plan Future Land Use Map, as currently applicable in the City of South Bay, is hereby amended by re-designating Parcel No. 58-36-44-10-00-000-1080 of the Samjack Blackstone, LLC site from RLD - Residential Low Density to IND - Industrial designation as described in the Staff Report Project Identifier: SB-Samjack/Small-Scale Future Land Use Amendment; Applicant, Samjack Blackstone, LLC November 5, 2021.

Section 4. Disclaimer and Permit Condition.

Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfills the obligations imposed by a State or Federal agency or undertakes actions that results in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

Section 5. Severability.

It is declared to be the intent of the City, that if any section, subsection, paragraph, sentence, clause or provision of this Ordinance be held invalid, the remainder of this Ordinance shall not be affected.

Section 6. Conflict and Repealer.

All ordinances, parts of ordinances or code provisions in conflict herewith are hereby repealed.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon final passage and adoption.

PASSED FIRST READING this ____ day of _____ 2022.

PASSED SECOND READING this ____ day of _____ 2022.

Joe Kyles, Mayor

ATTEST:

By: _____
Natalie Malone, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Week, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Berry	_____ (Yes)	_____ (No)
Commissioner McKelvin	_____ (Yes)	_____ (No)
Commissioner Wilson	_____ (Yes)	_____ (No)
Vice-Mayor Barnard	_____ (Yes)	_____ (No)
Mayor Kyles	_____ (Yes)	_____ (No)

“EXHIBIT A”

Small-Scale Future Land Use Map (FLUM)/Comprehensive Plan Amendment

Applicant: SAMJACK BLACKSTONE, LLC
Project Location: East of U.S. Highway 27; West of the N. New River Canal;
North of Rock Road (Parcel 58-36-44-10-00-000-1080)
Project Identifier: SB-Samjack/Small-Scale Future Land Use Amendment
Date: December 13, 2021

Samjack Blackstone, LLC has submitted a request for a Small-Scale Future Land Use Map (FLUM)/Comprehensive Plan Amendment, for approximately 22.9 acres, to the City of South Bay Future Land Use – 2021 Map. Parcel 58-36-44-10-00-000-1080 is generally located East of U.S. Highway 27 and accessible from U.S. Highway 27; West of the N. New River Canal; and, North of Rock Road.

The site is proposed for Warehousing and Open Space uses which are inconsistent with the RLD – Residential Low Density (0-6 dwellings units/acre) use designated on the existing Future Land Use Map. Land uses south and west of the site are designated on the Future Land Use Map for Industrial and Commercial uses, while Recreation/Open Space use is designated north of the site. The most appropriate use to accommodate this small-scale future land use amendment proposal would be IND - Industrial use.

Therefore, the Applicant's request is for a Small-Scale Future Land Use Map Amendment for 22.9 acres (Parcel 58-36-44-10-00-000-10180) from RLD - Residential Low Density future land use to IND - Industrial land use. Review and verbal Comments on the proposed Small-Scale FLUM Amendment have been provided by the City to the Applicant at various times/meetings during the application process. The Application package submitted by Johnson-Prewitt & Associates, Inc. for their client Samjack Blackstone, LLC is attached as background material for this proposal. The attached Map identified as 'Future Land Use - Existing' shows the current future land use designation for the site, and the attached Map identified as "'Future Land Use – Proposed' illustrates that the entire site is proposed to be designated as Industrial land use, if approved by the City Commission.

Recommendation

It is recommended that the City Commission approve the requested Small-Scale Future Land Use Map/Comprehensive Plan Amendment.

ORDINANCE NO. 02-2022

AN ORDINANCE OF THE CITY OF SOUTH BAY, FLORIDA TO RE-ZONE PARCEL NO. 58-36-44-10-00-000-1080, KNOWN AS THE SAMJACK BLACKSTONE, LLC SITE AND GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; WEST OF THE N. NEW RIVER CANAL; AND, NORTH OF ROCK ROAD COMPRISING APPROXIMATELY 22.9 ACRES; AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT ZONING TO I-L LIGHT INDUSTRIAL DISTRICT ZONING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, with authorization from the interested owner, Samjack Blackstone, LLC, Johnson – Prewitt & Associates, Inc. has submitted a request to amend the South Bay Zoning Map and to re-zone Parcel No. 58-36-44-10-00-000-1080 of the site generally located East of U.S. Highway 27 and accessible from U.S. Highway 27; West of the N. New River Canal; and, North of Rock Road and as legally described in 'Exhibit A' attached hereto from R-1 Single Family Residential District to I-L Light Industrial District zoning; and

WHEREAS, the entire site known as Samjack Blackstone, LLC contains approximately 22.9 acres; and

WHEREAS, following an advertised public hearing, the City Commission considered the recommendations of staff and provided the public with an opportunity to present testimony and evidence and the City Commission has determined that the petition for re-zoning should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS
OF THE CITY OF SOUTH BAY, FLORIDA, AS FOLLOWS:**

Section 1. Adoption of Representations.

The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

Section 2. Approval of Re-zoning. The Applicant's request is for a Re-Zoning of Parcel No. 58-36-44-10-00-000-1080 comprising approximately 22.9 acres from R-1 Single Family Residential District zoning to I-L Light Industrial District zoning is

granted and approved as to application Project Identifier: SB-Samjack/Re-Zoning. The zoning map for the City of South Bay shall be amended to reflect said re-zoning.

Section 3. Development Documents and Maps Approved.

The amended proposed zoning map attached hereto is hereby approved for re-zoning of Parcel No 58-36-44-10-00-000-1080 the subject property from R-1 Single Family Residential District zoning I-L Light Industrial District zoning as described in the Staff Report for Project Identifier: SB-Samjack/Re-Zoning, Applicant, Samjack Blackstone, LLC dated November 5, 2021.

Section 4. Disclaimer & Permit Condition.

Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfills the obligations imposed by a State or Federal agency or undertakes actions that results in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

Section 5. Severability.

It is declared to be the intent of the City, that if any section, subsection, paragraph, sentence, clause or provision of this Ordinance be held invalid, the remainder of this Ordinance shall not be affected.

Section 6. Conflict and Repealer.

All ordinances, parts of ordinances or code provisions in conflict herewith are hereby repealed.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon final passage and adoption.

PASSED FIRST READING this ____ day of _____ 2022.

PASSED SECOND READING this ____ day of _____ 2022.

Joe Kyles, Mayor

ATTEST:

By: _____
Natalie Malone, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Week, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Berry	_____ (Yes)	_____ (No)
Commissioner McKelvin	_____ (Yes)	_____ (No)
Vice Mayor Bernard	_____ (Yes)	_____ (No)
Vice-Mayor Wilson	_____ (Yes)	_____ (No)
Mayor Kyles	_____ (Yes)	_____ (No)

“EXHIBIT A”

Re-Zoning Request

Applicant: SAMJACK BLACKSTONE, LLC
Project Location: East of U.S. Highway 27; West of the N. New River Canal; and
North of Rock Road (Parcel 58-36-44-10-00-000-1080).
Project Identifier: SB-Samjack/Re-Zoning
Date: November 12, 2021

Samjack Blackstone, LLC has submitted a request for the re-zoning of a 22.9 acre site identified as Parcel 58-36-44-10-00-000-1080 which is generally located East of U.S. Highway 27 and accessible from U.S. Highway 27; West of the N. New River Canal; and, North of Rock Road.

The site is proposed for Warehousing and Open Space uses which are inconsistent with the R-1 Single Family Residential District (0-6 units/acre) zoning designated on the existing City’s Official Zoning Map. Parcels south of the site are designated on the Zoning Map for I-G General Industrial use; on the west and adjacent to the site for I-L Light Industrial and B-1 Retail Commercial uses while Government zoning is designated north of the site. The most appropriate zoning to accommodate the proposed warehousing and open storage uses would be I-L Light Industrial District, which would also be consistent with the proposed Small-Scale Future Land (FLUM) Map/Comprehensive Plan Amendment for this site.

Therefore, the Applicant’s request is for a Re-Zoning of 22.9 acres (Parcel 58-36-44-10-00-000-1080) from R-1 Single Family Residential District to I-L Light Industrial District. Review and Comments on the proposed Re-Zoning request have been provided by the City to the Applicant at various times during the application process. The attached Map identified as the City of South Bay Official Zoning Map illustrates the proposed re-zoning of the Parcel if approved by the City Commission.

Recommendation

It is recommended that the City Commission approve the Re-zoning request.



City of South Bay

South Bay City Hall
335 SW 2nd Avenue
South Bay, FL 33493
Telephone: 561-996-6751
Facsimile: 561-996-7950

www.southbaycity.com

Commission

Joe Kyles Sr.
Mayor

Betty Barnard
Vice Mayor

Esther E. Berry

John Wilson

Taranza McKelvin

Leondrae Camel
City Manager

City Clerk
Natalie Malone

Burnadette Norris-Weeks
City Attorney

"An equal Opportunity
Affirmative Action Employer"

To: Honorable Mayor and Commissioners
From: Massih Saadatmand, Finance Director
Thru: Mr. Leondrae Camel, City Manager
Date: December 30, 2021
Ref: Weekly check register

Enclosed, please find the summary of check register as of December 30, 2021:

General Fund

• Utility:	
Comcast	\$ 1,342.18
Verizon	1,215.84
PBC Water Utility	2,665.27
• Bank of America	3,468.92
• United Health	11,446.67
• Norris-Weeks, PA	14,020.34
• PBC Sheriff Office	18,657.42
• Webstaurant Store	26,292.24
• National Pen Company	13,583.00
• FL Municipal Ins	25,394.49
• CAP Government	8,693.75
• Ford Credit	1,768.19
• Kirby Built	11,799.10
• Solid Waste	11,457.31
• Clarke	1,766.02
• Purchased of supplies, materials and parts	6,471.35
• Payment for various services	9,082.42
• Payroll deductions	4,584.58
• Other	6,080.22
Total	\$ 179,789.32

ARP Act Fund

Rental Assistant Program	2,900.00
Payroll	1,681.06
	<u>\$ 4,581.06</u>

Capital Project Fund

Cap Government	\$ 4,412.50
R&D Paving, LLC	83,824.62
	<u>\$ 88,237.12</u>

Sanitation Fund

Waste Management	\$ 41,350.83
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AP Check Register Report

City Of South Bay (CSBFND)

12/6/2021 10:48:39 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
13895	CLARKE	CLARKE	12/6/2021	585.17
13896	WALMART (CAPITAL ONE	CAPITAL ONE	12/6/2021	955.35
Non-Electronic Transactions:				1,540.52
Total Transactions:				1,540.52

A

AP Check Register Report
City Of South Bay (CSBFND)

12/7/2021 9:03:11 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
13897	ALLY	ALLY	12/7/2021	725.70 B
Non-Electronic Transactions:				725.70
Total Transactions:				725.70

AP Check Register Report

City Of South Bay (CSBFND)

12/9/2021 2:16:35 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	
13898	AMAZON CAPITAL SERV	AMAZON CAPITAL SERVICES	12/9/2021	660.89	A
13899	AMERICAN PUBLIC LIFE I	AMERICAN PUBLIC LIFE INSURANCE COMPANY	12/9/2021	1,336.53	D
13900	BELLE GLADE WHOLES	BIG LAKE SNACK SALES, INC	12/9/2021	108.54	A
13901	BURNADETTE NORRIS-W	BURNADETTE NORRIS-WEEKS, PA	12/9/2021	14,020.34	
13902	CLARKE	CLARKE	12/9/2021	588.67	
13903	COMCAST	COMCAST	12/9/2021	310.51	
13904	EVERGLADES FARM EQU	EVERGLADES EQUIPMENT GROUP	12/9/2021	141.46	A
13905	JLH ASSOCIATES	JLH ASSOCIATES	12/9/2021	2,300.00	B
13906	JORDAN CONNORS GRO	JORDAN CONNORS GROUP, INC	12/9/2021	1,666.66	L
13907	LAKE HARDWARE	LAKE HARDWARE	12/9/2021	107.95	A
13908	PBC SHERIFF'S OFFICE	PALM BEACH COUNTY SHERIFF'S OFFICE	12/9/2021	18,657.42	
13909	PRIMESTAR DIGITAL NET	PRIMESTAR DIGITAL NETWORK	12/9/2021	410.00	B
13910	SOLID WASTE AUTHORIT	SOLID WASTE AUTHORITY	12/9/2021	11,457.31	
13911	STEVEN G BINES	STEVEN G BINES	12/9/2021	250.00	B
13912	STITCH WORK PLUS	STITCH WORK PLUS	12/9/2021	126.00	L
13913	TIRE SERVICE PLUS CO	TIRE SERVICE PLUS CO	12/9/2021	171.00	A
				Non-Electronic Transactions:	52,313.28
				Total Transactions:	52,313.28

AP Check Register Report

City Of South Bay (CSBFND)

12/10/2021 12:26:19 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
13914	1003	BUSINESS DEVELOPMENT BOARD OF PBC INC	12/10/2021	2,750.00 D
13915	BUSY BEE PARTY RENTA	BUSY BEE PARTY RENTALS, CORP	12/10/2021	251.25 B
Non-Electronic Transactions:				3,001.25
Total Transactions:				3,001.25

AP Check Register Report
City Of South Bay (CSBFND)

12/13/2021 11:34:54 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	
13916	1005	SOUTH BAY TRUCK PARTS	12/13/2021	90.00	A
13917	FORD CREDIT DEPT 67-4	FORD MOTOR CREDIT COMPANY LLC	12/13/2021	868.46	
13918	T-MOBILE	T-MOBILE	12/13/2021	680.04	B
Non-Electronic Transactions:				1,638.50	
Total Transactions:				1,638.50	

AP Check Register Report

City Of South Bay (CSBFND)

12/14/2021 3:55:25 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
13919	1000	YANIRA LOPEZ	12/14/2021	150.00 <i>D</i>
13920	1007	WEBSTaurant STORE	12/14/2021	26,292.24
13921	1008	NATIONAL PEN COMPANY	12/14/2021	13,583.00
13922	FLORIDA MUNICIPAL IN	FLORIDA MUNICIPAL INSURANCE TRUST	12/14/2021	22,759.25
13923	XEROX CORP	XEROX CORPORATION	12/14/2021	352.39 <i>B</i>
Non-Electronic Transactions:				63,136.88
Total Transactions:				63,136.88

AP Check Register Report

City Of South Bay (CSBFND)

12/20/2021 2:47:50 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	
13924	1009	WALKERIA CARTER	12/20/2021	150.00	D
13925	1010	ERROL SMITH	12/20/2021	2,200.00	
13926	BANK OF AMERICA, NA	BANK OF AMERICA	12/20/2021	3,468.92	
13927	CLARKE	CLARKE	12/20/2021	592.18	
13928	COMCAST	COMCAST	12/20/2021	131.24	
13929	COMCAST BUSINESS	COMCAST	12/20/2021	657.18	
13930	EKEIRA SCOTT	EKEIRA JSHARA SCOTT ELLISION	12/20/2021	150.00	D
13931	FLORIDA MUNICIPAL IN	FLORIDA MUNICIPAL INSURANCE TRUST	12/20/2021	2,635.24	
13932	FORD CREDIT DEPT 67-4	FORD MOTOR CREDIT COMPANY LLC	12/20/2021	899.74	
13933	PETTY CASH	CITY OF SOUTH BAY-PETTY CASH	12/20/2021	339.63	D
13934	ROSENWALD ELEMENTAI	ROSENWALD ELEMENTARY	12/20/2021	500.00	C
13935	SEASON TO SEASON, LL	SEASON TO SEASON, LLC	12/20/2021	265.00	B
13936	SEMINOLE SUPPLY CO	SEMINOLE SUPPLY CO	12/20/2021	25.00	A
13937	SIGN A RAMA	SIGN A RAMA	12/20/2021	269.50	L
13938	VERIZON WIRELESS	VERIZON WIRELESS	12/20/2021	1,215.84	
13939	VRC	VRC	12/20/2021	359.56	B
13940	WHITE ELECTRICAL CON	WHITE ELECTRICAL CONTRACTORS INC	12/20/2021	550.00	L
				Non-Electronic Transactions:	14,409.03
				Total Transactions:	14,409.03

AP Immediate Check Register Report
City Of South Bay (CSBFND)

12/21/2021 8:45:19 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
13941	1011	BANYAN TREE RESTAURANT	12/21/2021	360.00
Totals:			Total Transactions:	360.00

AP Check Register Report

City Of South Bay (CSBFND)

12/22/2021 12:02:55 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	
13942	1012	HENDERSON'S MHC LLC	12/22/2021	700.00	
13943	AFLAC	AFLAC	12/22/2021	1,456.01	C
13944	BELLE GLADE WHOLES	BIG LAKE SNACK SALES, INC	12/22/2021	555.24	A
13945	COLONIAL LIFE PROCES	COLONIAL LIFE PROCESSING CENTER	12/22/2021	1,326.30	C
13946	ECONO SIGNS	ECONO SIGNS	12/22/2021	564.36	A
13947	HILTON GARDEN INN	HILTON GARDEN INN	12/22/2021	506.00	D
13948	IAMAW	IAMAW	12/22/2021	239.68	C
13949	MOSS TOWING	MOSS TOWING	12/22/2021	429.00	B
13950	MUTUAL OF OMAHA	MUTUAL OF OMAHA	12/22/2021	338.06	D
13951	PRIMESTAR DIGITAL NET	PRIMESTAR DIGITAL NETWORK	12/22/2021	410.00	B
13952	SOLSTICE BENEFITS IN	SOLSTICE MARKETPLACE	12/22/2021	599.63	C
13953	ST. JUDE PLACE	ST. JUDE PLACE	12/22/2021	40.00	L
13954	TRC FARM INDUSTRIAL	TRC FARM & INDUSTRIAL SUPPLY INC	12/22/2021	39.97	A
13955	UNITED HEALTH CARE	UHS PREMIUM BILLING	12/22/2021	11,446.67	
13956	WASHINGTON NATIONAL	WASHINGTON NATIONAL INS. CO.	12/22/2021	97.00	C
Non-Electronic Transactions:				18,747.92	
Total Transactions:				18,747.92	

AP Check Register Report

City Of South Bay (CSBFND)

12/28/2021 3:36:11 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
13957	1006	KIRBY BUILT	12/28/2021	11,799.10
13958	4IMPRINT	4IMPRINT	12/28/2021	306.82 <i>B</i>
13959	CAP GOVERNMENT	CAP GOVERNMENT	12/28/2021	8,693.75
13960	COMCAST	COMCAST	12/28/2021	243.25
13961	LIBERTY NATIONAL	LIBERTY NATIONAL	12/28/2021	325.96 <i>C</i>
13962	PBC WATER UTILITIES	PALM BEACH COUNTY WATER UTILITIES	12/28/2021	2,665.27
13963	WALMART (CAPITAL ONE)	CAPITAL ONE	12/28/2021	2,782.09 <i>A</i>
Non-Electronic Transactions:				26,816.24
Total Transactions:				26,816.24

AP Check Register Report

City Of South Bay (CSBFND)

12/27/2021 11:29:12 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
219	R&D PAVING LLC	R&D PAVING LLC	12/27/2021	31,384.57
Non-Electronic Transactions:				31,384.57
Total Transactions:				31,384.57

AP Check Register Report

City Of South Bay (CSBFND)

12/6/2021 9:31:23 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
217	CAP GOVERNMENT	CAP GOVERNMENT	12/6/2021	4,412.50
218	R&D PAVING LLC	R&D PAVING LLC	12/6/2021	52,440.05
Non-Electronic Transactions:				56,852.55
Total Transactions:				56,852.55

AP Check Register Report

City Of South Bay (CSBFND)

12/6/2021 10:30:33 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
266	WASTE MANAGEMENT	WASTE MANAGEMENT INC. OF FLORIDA	12/6/2021	25,291.58
Non-Electronic Transactions:				25,291.58
Total Transactions:				25,291.58

AP Check Register Report

City Of South Bay (CSBFND)

12/9/2021 2:59:42 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
267	WASTE MANAGEMENT	WASTE MANAGEMENT INC. OF FLORIDA	12/9/2021	11,689.76
Non-Electronic Transactions:				11,689.76
Total Transactions:				11,689.76

AP Check Register Report

City Of South Bay (CSBFND)

12/20/2021 3:22:33 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
268	WASTE MANAGEMENT	WASTE MANAGEMENT INC. OF FLORIDA	12/20/2021	4,369.49
Non-Electronic Transactions:				4,369.49
Total Transactions:				4,369.49