



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, FEBRUARY 7, 2023**

335 SW 2<sup>ND</sup> Avenue

South Bay, FL 33493

[www.southbaycity.com](http://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**

# 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 COMMISSION WORKSHOP

CITY HALL CHAMBER  
TUESDAY, FEBRUARY 7, 2023  
6:30 PM

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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.

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION**
  - a. Vector Disease Control International (Mosquito Control) Peter J. Obenauer, Ph.D.
4. **ADJOURNMENT**

# CITY OF SOUTH BAY

## REGULAR CITY MEETING AGENDA

CITY HALL CHAMBER  
TUESDAY, FEBRUARY 7, 2023  
7:00 PM

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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.

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1. **CALL TO ORDER, ROLL CALL; PRAYER, PLEDGE OF ALLEGIANCE**
2. **DISCLOSURE OF VOTING CONFLICTS**
3. **PRESENTATIONS AND PROCLAMATIONS (*Up to 5 minutes*)**
  - a. Glades Live Matter (Lavita Holmes)
  - b. Glades Regional Superintendent ( Angela Moore) / School Board Member-District 6 (Marcia Andrews)
  - c. 38th Annual Dr. MLK Oratorical Contest Winners
  - d. Baker Southeast Yard-South Bay (Hunter Campbell/Damien Portillo)
  - e. Gun Violence Survivors Proclamation
  - f. Strategic SMART Planning (Commissioner Esther Berry)

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.

- a. Regular City Workshop and City Meeting  
**Approval of City Minutes –**
    - 5.a. Commission Meeting Minutes 01/03/2023
  - b. Regular City Workshop and City Meeting  
**Approval of Meeting Agenda - February 7, 2023**
6. **RESOLUTIONS – (Non- Consent) and Quasi-Judicial Hearing, if applicable)**
- a. RESOLUTION NO. 01-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, CONSIDERING A REQUEST FOR SITE PLAN REVIEW AND APPROVAL PURSUANT TO APPENDIX A, ARTICLE XXIII, SECTION 23.10, OF THE CITY’S CODE OF ORDINANCES ENTITLED “SITE PLAN REVIEW PROCEDURE”, REQUESTING THE CITY TO APPROVE A UNITY OF TITLE; PROVIDING FOR AN EFFECTIVE DATE

- 6.a. Race Trac South Bay Unity of Title
- 6.a. Site Plan and  
Conditions of Approval
- 6.a. Race Trac South Bay ART Deck

**b. RESOLUTION 02-2023**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA ACKNOWLEDGING THE EVALUATION RESULTS FOR PERIOD JANUARY 2022 TO DECEMBER 2022 AND APPROVING AN EIGHTH AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR CITY MANAGER LEONDRAE D. CAMEL; PROVIDING FOR AN EFFECTIVE DATE

**6.b. Eighth Amendment to City Manager Employment Agreement**

**6.b. City Manager Evaluation Spreadsheet**

**7. ORDINANCE**

**a. ORDINANCE NO. 01-2023 (Public Hearing)**

AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE FUTURE LAND USE MAP/COMPREHENSIVE PLAN AMENDMENT KNOWN AS THE BAKER SOUTHEAST YARD, LLC SITE IN ORDER TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCEL CONTROL NOS. (PCNs) 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, AND A PORTION OF PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 GENERALLY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF SOUTH BAY ON THE WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY; AND, COMPRISING APPROXIMATELY 25.909 ACRES AND LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' OF THE BAKER SOUTHEAST YARD, LLC APPLICATION AND AS ATTACHED HERETO FROM COMM-COMMERCIAL FUTURE LAND USE DESIGNATION TO IND-INDUSTRIAL DESIGNATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

**7.a. Small-Scale Future Land Use  
Map (FLUM)/Comprehensive Plan Amendment**

**7.a. BAKER SOUTHEAST YARD – SOUTH BAY  
City of South Bay Small-Scale Comprehensive Plan Map &  
Official Zoning Map Amendments and Site Plan Review  
Applications**

**7.a. Baker Southeast Yard-South Bay Existing Future Land Use Map**

7.a. Baker Southeast Yard-South Bay Proposed Future Land Use Map

7.a. Notice of Proposed Land Use Ordinance

**b. ORDINANCE NO. 02-2023 (Public Hearing)**

AN ORDINANCE OF THE CITY OF SOUTH BAY TO RE-ZONE PARCEL CONTROL NOS. 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, AND A PORTION OF PARCELS 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 ON THE SITE KNOWN AS THE BAKER SOUTHEAST YARD, LLC SITE GENERALLY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF SOUTH BAY WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, AND, SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY COMPRISING APPROXIMATELY 25.909 ACRES AND AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM B-1 RETAIL COMMERCIAL DISTRICT ZONING TO I-L LIGHT INDUSTRIAL DISTRICT ZONING PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

7.b. Re-Zoning/Official Zoning Map Amendment

7.b. BAKER SOUTHEAST YARD – SOUTH BAY  
City of South Bay Small-Scale Comprehensive Plan Map &  
Official Zoning Map Amendments and Site Plan Review  
Applications

7.b. Baker Southeast Yard-South Bay Existing Zoning Map

7.b. City of South Bay Proposed Zoning Map

7.b. Notice of Proposed Zoning Ordinance

**8. ROSENWALD ELEMENTARY SCHOOL**

**9. FINANCE REPORT**

a. Accounts Payable Report

9.a. AP Report 02/07/2023

- 10. CITY CLERK REPORT**
- 11. CITY MANAGER REPORT**
  - a. UNICUS Rail and Consulting (Update)**
  - b. Minor Home Repair Program (10) (update)**
- 12. CITY ATTORNEY REPORT**
- 13. FUTURE AGENDA ITEMS**
- 14. COMMISSIONER COMMENTS: FOR THE GOOD OF THE ORDER**
- 15. ADJOURNMENT**



City of South Bay  
335 SW 2<sup>nd</sup> Avenue  
South Bay, FL 33493

## Strategic SMART Planning

|         |                                                                                                                                                                                                                                             |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9am     | Arrival/Agenda Review/Purpose<br>Commissioner Esther Berry                                                                                                                                                                                  |
| 9:30 am | Open Session-Leondrae D. Camel, City Manager <ul style="list-style-type: none"><li>• Introductions</li><li>• Reflection City Accomplishments</li></ul>                                                                                      |
| 10 am   | PURPOSE: To identify the community's Economic Development Successes <ul style="list-style-type: none"><li>• Meeting the desired needs of local businesses</li><li>• Community Needs</li><li>• Improving Legislative Relationships</li></ul> |
| 10:30am | Summary/ Q & A                                                                                                                                                                                                                              |
| 11am    | Adjournment                                                                                                                                                                                                                                 |

CITY OF SOUTH BAY, FL  
**CITY WORKSHOP AGENDA**

CITY HALL CHAMBER  
TUESDAY, January 3, 2023  
6:30PM

**Present:**

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

**Staff:**

Vicky Del Bosquez, City Clerk  
Leondrae Camel, City Manager  
Burnadette Norris-Weeks, Esq., City Attorney  
Massih Saadatmand, Finance Director  
Caroline Larris, Community Engagement Coordinator  
Joe Shannon, Code Enforcement Officer

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

1. **CALL TO ORDER at 6:30pm**
2. **ROLL CALL**
3. **DISCUSSION**
  - a. Presentation
  - 3a. Raquel Torres, Secrap. Inc.
  - 3b. NLC City Summit (JoAnn Finney)
4. **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**
5. **ADJOURNMENT at 6:54pm**

CITY OF SOUTH BAY, FL  
**REGULAR CITY MEETING**

CITY HALL CHAMBER  
TUESDAY, January 3, 2023  
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. 2<sup>nd</sup> Avenue, South Bay, Florida on January 3, 2023 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 John Wilson  
Commissioner Taranza McKelvin

**Staff:**

Vicky Del Bosquez, City Clerk  
Leondrae Camel, City Manager  
Burnadette Norris-Weeks, Esq., City Attorney  
Massih Saadatmand, Finance Director  
Caroline Larris, Community Engagement Coordinator  
Joe Shannon, Code Enforcement Officer

1. CALL TO ORDER, ROLL CALL; PRAYER, PLEDGE OF ALLEGIANCE
2. DISCLOSURE OF VOTING CONFLICTS: NONE
3. PRESENTATIONS AND PROCLAMATIONS *(Up to 5 minutes)*: NONE
4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION: NONE

**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: January 3, 2023  
Approval of City Minutes: January 3, 2023

**5b.** Regular City Workshop and City Meeting  
Approval of Meeting Agenda – February 7, 2023

**Moved by: Commissioner Berry**  
**Seconded by: Vice-Mayor Barnard**

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

**5c. RESOLUTION NO. 60- 2023**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, ADOPTING SITE PLAN REVIEW FOR STORM WATER POLLUTION PREVENTION PLANS (EROSION AND SEDIMENTATION CONTROL) PLAN REVIEW STANDARD OPERATING PROCEDURES; PROVIDING FOR AN EFFECTIVE DATE

**Moved by: Commissioner McKelvin**  
**Seconded by: Commissioner Wilson**

| 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 NO. 61-2023**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE MAYOR AND THE CITY MANAGER TO EXECUTE AN AGREEMENT AS AN EMERGENCY PURCHASE BETWEEN GRID- ONE ELECTRICAL CONSTRUCTION, INC. AND THE CITY OF SOUTH BAY FOR STREET LIGHT POLE REPAIRS ALONG US HWY 27 IN THE CITY OF SOUTH BAY; PROVIDING FOR AN EFFECTIVE DATE

**Moved By: Commissioner John Wilson**

**Second By: Commissioner McKelvin**

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

**6.b. RESOLUTION NO. 62- 2023**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE CITY OF SOUTH BAY FOR CONSTRUCTION INSPECTION SERVICES FOR SW 10<sup>TH</sup> AVENUE FROM THE SOUTH TERMINUS TO DR. MARTIN LUTHER KING JR. BOULEVARD PROJECT #2022602; 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. 63-2023**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE GRANT AGREEMENTS BETWEEN QUALIFIED APPLICANTS AND THE CITY OF SOUTH BAY FOR THE CITY'S MINOR HOME REPAIR PROGRAM; PROVIDING FOR AN EFFECTIVE DATE

**Moved By: Commissioner Berry**

**Second By: Commissioner McKelvin**

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

**7. ORDINANCE****8. ROSENWALD ELEMENTARY SCHOOL****9. FINANCE REPORT**

- 9.a. Accounts Payable Report

**10. CITY CLERK REPORT**

- 10.a. NLC Congressional City Conference March 26-28, 2023  
10.b. Herbert Hoover Dike Rehabilitation Ribbon Cutting Ceremony January 25, 2023  
10.c. PBC Day 2023 March 7-8, 2023

**11. CITY MANAGER REPORT**

- 11.a. PBCWUD SW 10<sup>th</sup> Ave Update  
11.b. Economic Development Projects (RaceTrac/ Gator land)  
11.c. Unity Community Day

**12. CITY ATTORNEY REPORT Expressing City Accomplishments**

**13. FUTURE AGENDA ITEMS**

- 13.a. City Manager Evaluation Performance
- 13.b. Legislative Priorities

**14. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER**

- 14.a. **Commissioner Taranza McKelvin**
  - Thank you, Continue to Support
- 14.b. **Commissioner John Wilson**
  - Thank you, Youth Council
- 14.c. **Commissioner Esther Berry**
  - Thank you
- 14.d. **Vice Mayor Betty Barnard**
  - Thank you
- 14.e. **Mayor Joe Kyles**
  - Acknowledgements of support
  - Thank you

**15. ADJOURNMENT 7:57pm**

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Joe Kyles, Mayor

**ATTESTED BY:**

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South Bay City Clerk

## RESOLUTION NO. 01-2023

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, CONSIDERING A REQUEST FOR SITE PLAN REVIEW AND APPROVAL PURSUANT TO APPENDIX A, ARTICLE XXIII, SECTION 23.10, OF THE CITY'S CODE OF ORDINANCES ENTITLED "SITE PLAN REVIEW PROCEDURE", REQUESTING THE CITY TO APPROVE A UNITY OF TITLE; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the applicant, RaceTrac, Inc., is seeking site plan review and approval pursuant to Section 20.10 of the City of South Bay's ("City") Code of Ordinances with the intent to develop a 8100 square foot RaceTrac Travel Center on approximately 23.4 acres located north of NW 4<sup>th</sup> Street and west of U.S. Highway 27 North (Folio Numbers 58-36-44-11-00-000-7090 and 58-36-44-11-00-000-7100) within the city limits; and

**WHEREAS**, the parcels are proposed to be developed as one (1) site requiring a Unity of Title, attached hereto as Exhibit "A"; and

**WHEREAS**, City's Planning and Zoning staff have reviewed the request for site plan review and approval and have reviewed accompanying conditions and recommends approval; and

**WHEREAS**, notice requirements for consideration of the site approval request have been complied with in all respects prior to approval.

**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.**    Request for Site Plan Approval and Unity of Title.    The City Commission of the City of South Bay hereby determines that the Request for Site Plan Review and Approval and Unity of Title requesting that the City consider a site plan request pursuant to Section 23.10 of the City's Code of Ordinances regarding property located north of NW 4<sup>th</sup> Street and west of U.S. Highway 27 North (Folio Numbers 58-36-44-11-00-000-7090 and 58-36-44-11-00-000-7100), South Bay, Florida, **is/is not** in substantial compliance with the requirements of Section 23.10, Article XXIII of the City's Code of Ordinances, the City's zoning code and the City's Land Development Regulations and is **approved/denied** subject to the following conditions:

**Conditions of Approval:**

- 1. Official action on the RaceTrac Travel Center Site Plan shall be contingent upon review and approval of the Unity of Title by the City Attorney; and, the Site Plan shall not become effective until that has been accomplished and entered into the public record.*

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

**PASSED** and **ADOPTED** this 7th day of February 2023.

\_\_\_\_\_  
Joe Kyles, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Vicenta Del Bosquez, 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) |

PREPARED BY, RECORD & RETURN TO:

SHUTTS & BOWEN, LLP  
Harvey E. Oyer, III, Esq.  
525 Okeechobee Boulevard  
Suite 1100  
West Palm Beach, FL 33401  
Phone No. (561) 835-8500

PCN Nos. 58-36-44-11-00-000-7100 and 58-36-44-11-00-000-7090

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City of South Bay  
**UNITY OF TITLE**

The undersigned Property Owner(s), in consideration for certain development approvals granted by the City of South Bay, Florida ("City"), hereby agree to restrict the conveyance of:

SEE EXHIBIT "A"

(together, the "Property") in the following manner:

1. One Parcel. The applicant, RaceTrac, Inc., is seeking site plan review and approval pursuant to Section 20.10 of the City of South Bay's ("City") Code of Ordinances with the intent to develop an 8,100 square foot RaceTrac Travel Center on approximately 23.4 acres located north of NW 4<sup>th</sup> Street and west of U.S. Highway 27 North (Folio Numbers 58-36-44-11-00-000-7090 and 58-36-44-11-00-000-7100) within the City limits. Said Property shall be considered as one lot and parcel of land, and that no portion of said lot and parcel of land shall be sold, conveyed, transferred, devised, divided or assigned separately, except in its entirety as one lot or parcel of land, except as permitted herein.
2. Enforcement. Enforcement of this Unity of Title shall be by action against any parties or person violating any of the covenants set forth herein. The prevailing party in any action or suit pertaining to or arising out of this Unity of Title shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable attorneys' fees.
3. Covenant Running with the Land. The undersigned Property owner agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and Property, and shall remain in full force and effect, and be binding upon the undersigned, and their heirs, grantees, successors and assigns.
4. Amendments, Modifications and Release. This Unity of Title shall become effective upon recordation in the Public Records of Palm Beach County, Florida. The provisions of this instrument may be amended, modified, or released by a written instrument executed by the (i) then Property Owner(s) AND (ii) the City Manager of the City, subject to the approval of the City Attorney as to legal form and correctness, or their respective designees or successors, upon the demonstration and affirmative finding that the same is no longer necessary for the purposes herein intended. All amendments, modifications, or releases

of this Unity of Title shall be executed in the manner enumerated in this section and shall be recorded in the Public Records of Palm Beach County, Florida in order for the amendment, modification, or release to be valid and effective.

5. Recorded. The undersigned further agrees that this instrument shall be recorded in the Public Records of Palm Beach County, at the Property Owner's expense, upon full execution.

Witnesses:

Property Owner:

\_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ }

COUNTY OF \_\_\_\_\_ } SS:

The foregoing instrument was sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by means of [ ] physical presence or [ ] online notarization, by \_\_\_\_\_. He/she is [ ] personally known to me or [ ] has produced identification \_\_\_\_\_ (*type of identification*) and [ ] did or [ ] did not take an oath.

By: \_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
(*Print, type or stamp name*)

[seal]

Commission No. \_\_\_\_\_

City Manager Approval:

By: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT "A"

### Parcel 1:

A parcel of land lying in the West 1/2 of State Lot 4, Section 11, Township 44 South, Range 36 East, City of South Bay, Palm Beach County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of said Section 11, thence run N.0°02'07"E., along the West line of said Section 11, for a distance of 1315.37 feet to the Southwest corner of State Lot 4 and the POINT OF BEGINNING of the following described parcel; thence continue N.0°02'07"E., along the West line of said Section 11, for a distance of 1362.75 feet, thence run S.89°57'53"E. a distance of 140.00 feet, thence run S.0°02'07"W., along a line parallel with the West line of said Section 11, a distance of 23.62 feet, thence run S.89°57'53"E. a distance of 356.00 feet to the Northwest corner of that parcel described in Official Records Book 1446, Page 473, Palm Beach County Public Records, thence run S.0°02'07"W., along the West line of said parcel described in Official Records Book 1446, Page 473, a distance of 115.00 feet, thence run S.89°57'53"E. for a distance of 81.69 feet (erroneously described as 81.85 feet in Official Records Book 1446, Page 473) to a point of curvature, thence run along the arc of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 90°10'40" (erroneously described as 89°49'20" in said Official Records Book 1446, Page 473) for a distance of 39.35 feet (erroneously described as 39.19 feet in said Official Records Book 1446, Page 473) to a point of tangency, thence run N.0°08'33"W. for a distance of 37.11 feet (erroneously described as 37.26 feet in said Official Records Book 1446, Page 473) to a point of curvature, thence run along the arc of a curve concave to the Southeast having a radius of 122.23 feet and a central angle of 25°34'53" for a distance of 54.58 feet to a point of intersection with the Southwesterly right-of-way line of U.S. 27, thence run Southeasterly along said right-of-way line of U.S. 27 and the arc of a curve having a radius of 2783.93 feet and a central angle of 1°20'18" for a distance of 65.03 feet to the intersection with the East line of the West 1/2 of said State Lot 4, thence run S.0°08'33"E., along the East line of the West 1/2 of said State Lot 4, a distance of 1282.33 feet to the South line of said State Lot 4, thence run S.89°40'27"W., along the South line of State Lot 4, a distance of 656.51 feet to the POINT OF BEGINNING.

### Parcel 2:

The East 1/2 of State Lot 4 by State Survey in Section 11, Township 44 South, Range 36 East, Palm Beach County, Florida. LESS AND NOT INCLUDING any right-of-way for State Road 80 (also known as State Road 25 and State Road 27).

THE ABOVE DESCRIBED PARCELS BEING LESS AND EXCEPT any portion lying within Official Records Book 22972, Page 1508, Official Records Book 24891, Page 544, and Official Records Book 24985, Page 904, AND also lying West of and adjacent to U.S. 27.

## Site Plan and Conditions of Approval

**Applicant:** RACETRAC PETROLEUM, INC.  
**Project Name:** RaceTrac Travel Center  
**Project Location:** North of NW 4<sup>th</sup> Street, west of U.S. Highway 27 N. (Parcel 58-36-44-11-00-000-7090 and Parcel 58-36-44-11-00-000-7100)  
**Project Identifier:** SB-RaceTrac/Site Plan  
**Date:** December 28, 2022

---

RaceTrac Petroleum, Inc. has submitted a request for a Site Plan Review and approval to the City of South Bay with the intent to develop a 8100 square RaceTrac Travel Center on approximately 23.4 acres located north of NW 4<sup>th</sup> Street and west of U.S. Highway 27 N. The site lies entirely within the City of South Bay corporate limits. The request to develop the RaceTrac Travel Center includes two (2) parcels; Parcel Number 58-36-44-11-00-000-7090 (west parcel), containing 14.2 acres and Parcel Number 58-36-44-11-00-000-7100 (east parcel) containing 9.21 acres. Access to the development site is proposed from U.S. Highway 27 N. The parcels are proposed to be developed as one (1) site requiring a Unity of Title, or other acceptable legal instrument, to tie the parcels together.

The purpose of combining the site is to develop the travel center with a filling station, convenience store and market. The Warranty Deed and legal descriptions of the parcels have been provided as part of the Site Plan submittal. Water and sewer utilities are readily available to the site from the Palm Beach County Water Utilities. Access points to the site will be from U.S. Highway 27 N. to accommodate both auto and truck traffic. A Future Land Use Traffic Impact Analysis has been prepared as part of the submittal. The site proposes four (4) fueling positions for trucks and eight (8) fueling positions for passenger vehicles along with truck parking and a truck scale. The site is designed with a one (1) acre storm water detention area (pond).

The proposed Site Plan was reviewed for consistency with applicable City of South Bay Zoning Code regulations and other submittal requirements. Specifically, the proposed Site Plan was reviewed against the following Zoning Code regulations; ARTICLE XII. B-2 WAREHOUSE COMMERCIAL DISTRICT zoning district regulations; special regulations governing Filling Stations (Sec.21.3, FILLING STATIONS); ARTICLE XXIII, ADMINISTRATION AND PROCEDURES, Sec. 23.10 C. Site Plan submittal requirements, ARTICLE XVIII. OFF-STREET PARKING AND LOADING REQUIREMENTS; ARTICLE XIX, LANDSCAPING REQUIREMENTS and ARTICLE XX. SIGN REQUIREMENTS. The proposal was also reviewed for consistency with the SUBDIVISION/DEVELOPMENT APPLICATION requirements established by the City. Comments on the proposed Site Plan have been prepared and communicated to the Applicant at various times throughout the review process. Most

issues have been resolved. However, still unresolved issues requiring special consideration are discussed below in the **Conditions of Site Plan Approval** section of this report.

**Conditions of Site Plan Approval**

Based on the review and analysis described above, it is recommended that the proposed RaceTrac Travel Center Site Plan be approved subject to the following conditions:

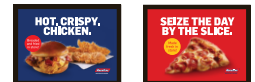
1. Official action on the RaceTrac Travel Center Site Plan shall be contingent upon review and approval of the Unity of Title by the City Attorney; and, the Site Plan shall not become effective until that has been accomplished and entered into the public record.

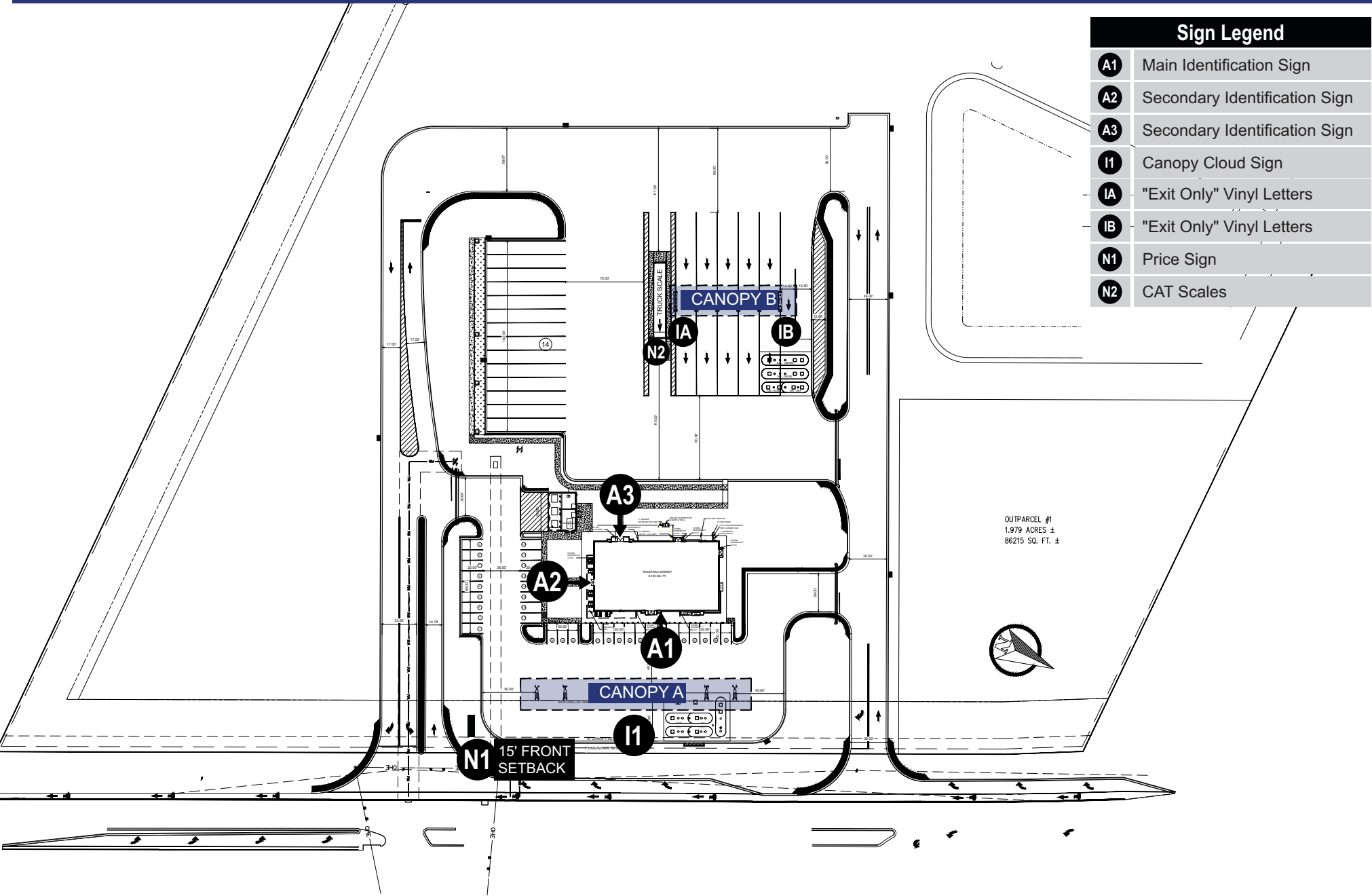


**RT1555 - South Bay Travel Center  
Preliminary Art Deck  
NW Corner of US 27 & NW 4th Street  
South Bay, FL 33493**

| Revision # | Date     | Page # and Details                                                                             |
|------------|----------|------------------------------------------------------------------------------------------------|
| 1          | 12.14.22 | Revised site plan sheet w/ new sign location<br>Updated building elevations<br>Boxed out signs |
| 2          | 12.20.22 | Removed F1, F2, E, I1 signs per<br>EPM request                                                 |

| COLOR                                 | SUPPLIER(S)            | PART NUMBER(S)                                                                                                 |
|---------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>C1</b> LOGO RED                    | AKZO NOBEL MATTHEWS    | Akzo SIGN91780 Red*<br>MP81489 R137186 LVS Semi-Gloss V1.1 Racetrac Red                                        |
| <b>C2</b> WHITE                       | AKZO NOBEL MATTHEWS    | Akzo Sign 10553 White*<br>MP83729 R143456 LVS Semi Gloss V1.1 White                                            |
| <b>C3</b> DARK BRONZE                 | AKZO NOBEL MATTHEWS    | Dark Bronze 313E<br>MP21286 R170760 Dark Bronze 313E                                                           |
| <b>C5</b> RACETRAC BLUE               | AKZO NOBEL MATTHEWS 3M | Akzo Code Sign3243 Blue*<br>MP02136 R143265 LVS Semi-Gloss V1.1 Sultan Blue<br>7725-17 Vivid Blue Opaque Vinyl |
| <b>C6</b> PRICER BLACK                | 3M                     | 3630-22 Black Translucent Vinyl                                                                                |
| <b>C7</b> PRICER GREEN                | 3M                     | 3630-156 Vivid Green Translucent Vinyl                                                                         |
| <b>C8</b> PRICER RED                  | 3M                     | 3630-143 Poppy Red Translucent Vinyl                                                                           |
| <b>C9</b> PRICER BLUE                 | 3M                     | 3630-127 Intense Blue Translucent Vinyl (Ethanol Free-DEF)                                                     |
| <b>C11</b> FORT MYERS, FL AWNING ONLY | AKZO NOBEL MATTHEWS    | PMS 1807C Color Match (see provided sample)<br>PMS 1807C Color Match (see provided sample)                     |
| <b>C15</b> NAPLES, FL AWNING ONLY     | AKZO NOBEL MATTHEWS    | SW 6444 Color Match (see provided sample)<br>SW 6444 Color Match (see provided sample)                         |
| <b>C18</b> ADDRESS WHITE              | 3M                     | 7725-10 White Opaque Vinyl                                                                                     |
| <b>C19</b> STANDARD AWNING RED        | AKZO NOBEL MATTHEWS    | CUSTOM COLOR MATCH-SAMPLE PROVIDED<br>Mp15024 RED DRAGON LVS SEMI GLOSS V1.1                                   |
| <b>C20</b> STANDARD AWNING BLUE       | AKZO NOBEL MATTHEWS    | CUSTOM COLOR MATCH-SAMPLE PROVIDED<br>Mp10259 LVS SEMI GLOSS V1.1                                              |
| <b>C21</b> EFC WGYG BLUE              | MATTHEWS               | Mp10147 IMPULSE SATIN FINISH                                                                                   |
| <b>C22</b> EFC WGYG BEIGE             | SHERWIN WILLIAMS       | Sw9087 SMOKEY BEIGE                                                                                            |
| <b>C23</b> EFC STANDARD COLOR         | SHERWIN WILLIAMS       | Sw7675 SEALSKIN                                                                                                |

|                                                                                       |                                                                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|    | RACETRAC PRINT-Provided by Miratec Systems                                                                                            |
|    | S WIRLWORLD PRINT-Provided by Miratec Systems                                                                                         |
|    | Flex Face Provided by Others; Install by Sign Vendor                                                                                  |
|    | Provided by Others; Install by Sign Vendor                                                                                            |
|    | Provided by Others; Install by Sign Vendor                                                                                            |
|    | 3M 3630-43 Light Tomato Red Translucent Vinyl                                                                                         |
|    | Provided by Others; Install by Sign Vendor                                                                                            |
|    | 3M 3630-015 Yellow Translucent Vinyl<br>3M 3630-22 Black Translucent Vinyl<br>or Laminated Digital Print -Provided by Miratec Systems |
|   | 3M 3630-167 Bright Blue Translucent Vinyl<br>or Laminated Digital Print -Provided by Miratec Systems                                  |
|  | 3M 3630-337 Process Blue Translucent Vinyl<br>or Laminated Digital Print -Provided by Miratec Systems                                 |



## Travel Center

**A2** A2 - 40SqFt Main Identification Sign - Brick Mount  
Dimensions: 13'-1 11/16" x 3'-0"  
Boxed Letters = 16.23 SF



4 LEFT ELEVATION  
3/16" = 1'-0"

3 RIGHT ELEVATION  
3/16" = 1'-0"

**A3** A3 - 40SqFt Main Identification Sign - Brick Mount  
Dimensions: 13'-1 11/16" x 3'-0"  
Boxed Letters = 16.23 SF



2 REAR ELEVATION  
3/16" = 1'-0"

**A1** A1 - 40SqFt Main Identification Sign - Brick Mount  
Dimensions: 13'-1 11/16" x 3'-0"  
Boxed Letters = 16.23 SF

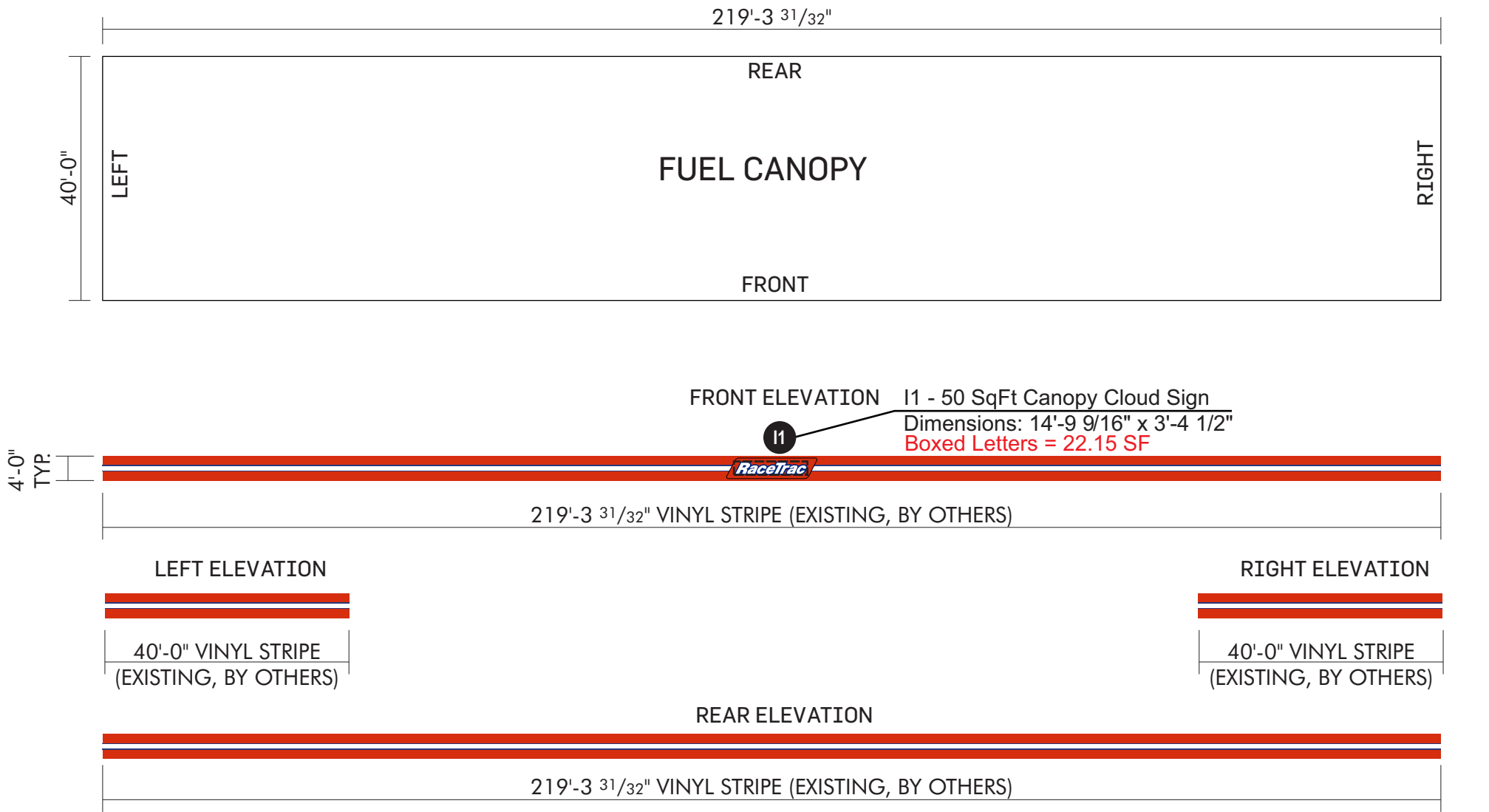


1 FRONT ELEVATION  
3/16" = 1'-0"

| CANOPY FRONT | ITEM       | SQ. FT. | LIN. FT. |
|--------------|------------|---------|----------|
|              | CLOUD SIGN | 50      | 14.9     |
|              |            |         |          |
| TOTAL FRONT  |            | 50      | 14.9     |

| ENTIRE CANOPY |  | SQ. FT. | LIN. FT. |
|---------------|--|---------|----------|
|               |  | 50      | 14.9     |

ACM COLORS:  
Program Red  
Larson Program Red

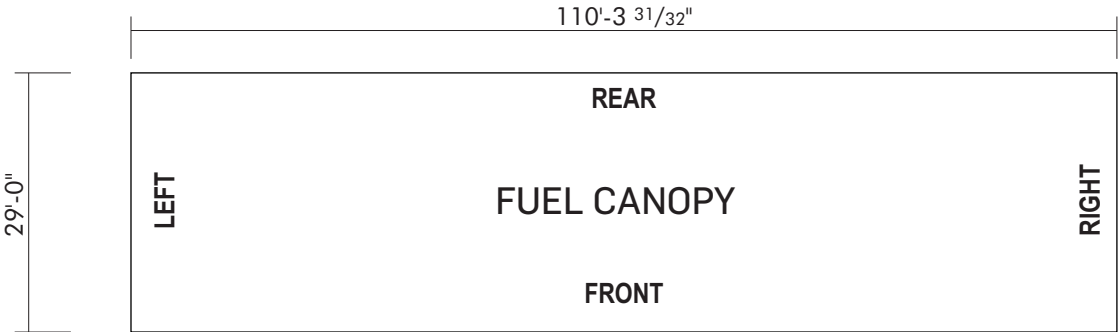


# EDO Fuel Canopy B Layout

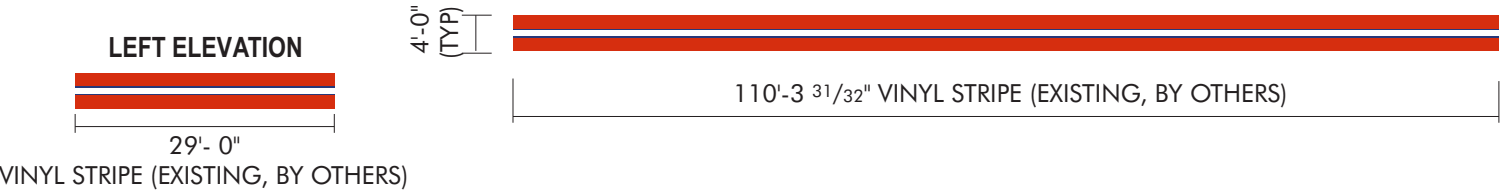
| CANOPY REAR | ITEM                         | SQ. FT. | LIN. FT. |
|-------------|------------------------------|---------|----------|
|             | CLOUD SIGN                   | 50      | 14.9     |
|             | "EXIT ONLY" VINYL LETTERS x2 | 54      | 27       |
| TOTAL REAR  |                              | 81      | 41.9     |

| ENTIRE CANOPY |  | SQ. FT. | LIN. FT. |
|---------------|--|---------|----------|
|               |  | 81      | 41.9     |

ACM COLORS:  
Program Red  
Larson Program Red



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



# 75 SqFt Price Sign- (2) 28" LED- N1

\*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.

**STAMPED, SEALED ENGINEERING REQUIRED**

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

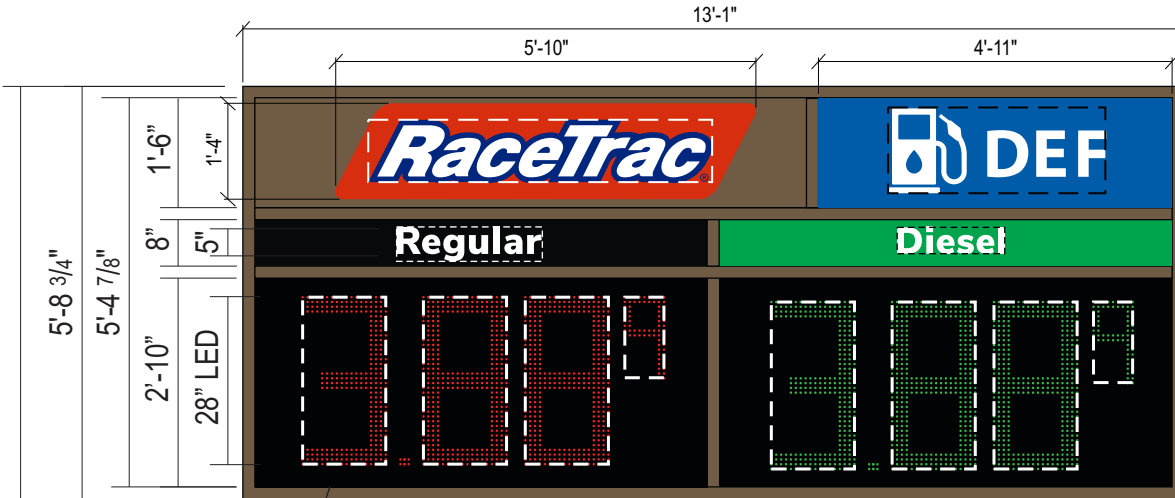
DOUBLE FACED

QUANTITY 1

ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



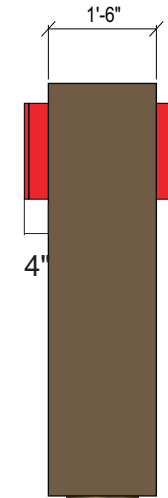
**Sloan Sign Box 3  
LED Interior Illumination**



THIS SIDE OF SIGN  
FACES ROADWAY

**Boxed SF:**  
RT Logo: 4.13 SF  
Regular: 0.96 SF  
Diesel: 0.81 SF  
DEF: 3.59 SF  
LED Regular: 8.47 SF Total  
LED Diesel: 8.47 SF Total

**FRONT VIEW**



**SIDE VIEW**

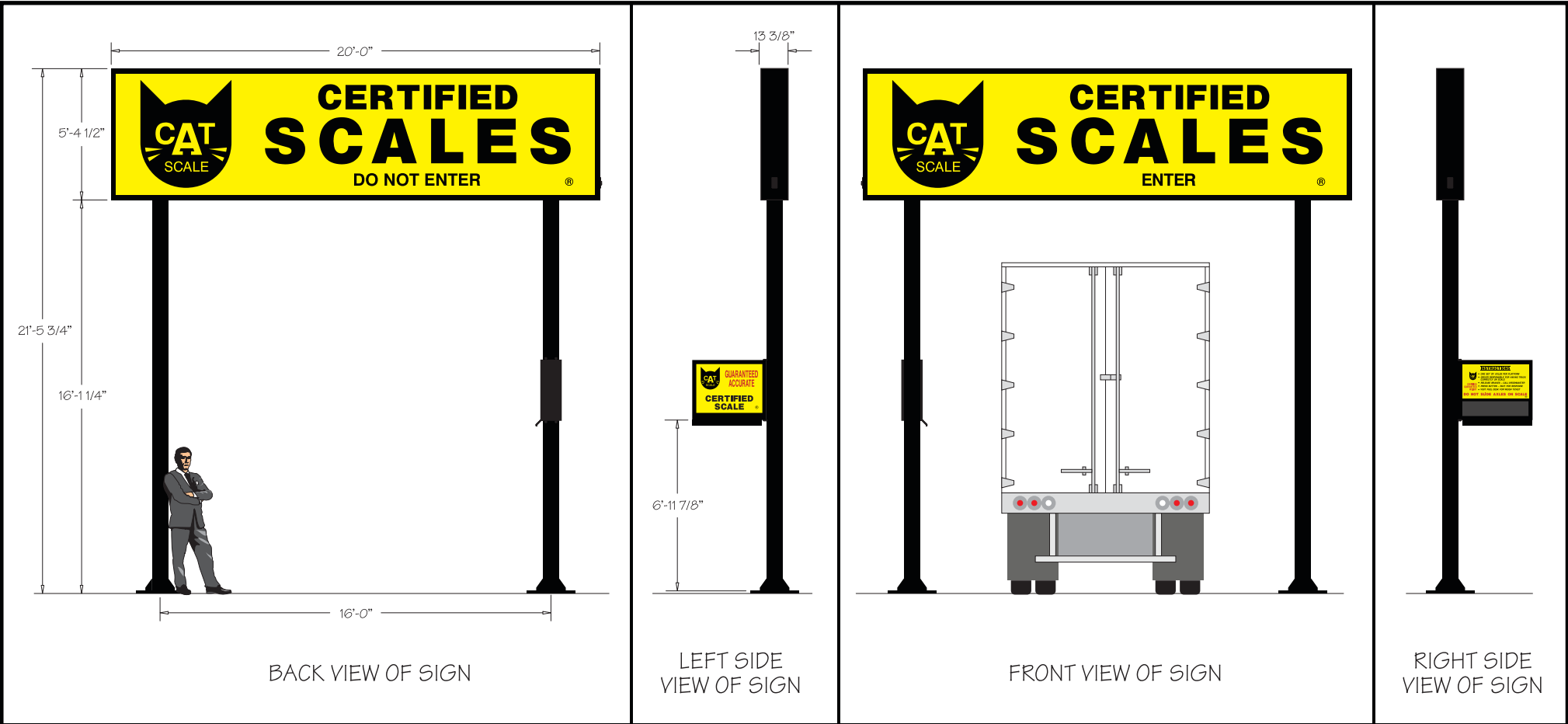
## Specifications: Sign Faces:

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.

**Interior Illumination:** Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels only

**Sign Frame:** 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted Bronze C3.

**Sign Support:** Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame. External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.



CAT Scale ID sign – Qty (5) Advance ISB104014E Ballasts and Qty (20) F60T12CW/HO lamps. Power Consumption: (approx. 1000 W)  
Speaker Sign – Qty (1) Advance ISB104014E Ballast and Qty (3) F36T12CW/HO lamps. Power Consumption: (approx. 100 W)

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

|                                                                                                                                            |                                                                                                                         |                                                                                                                    |                 |                                                                                                                       |                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <br>EAGLE SIGN CO.<br>A DIVISION OF WHEELER GROUP, INC. | 605 SW 37TH ST.<br>GRIMES, IA 50111<br>515-243-5663 • FAX: 515-243-5313<br>TOLL FREE: 800-307-8186<br>www.eaglesign.net | <b>NAME:</b> CAT SCALE - STANDARD SIGN PACKAGE<br><b>SKETCH #:</b> 0218-01<br><b>APPROVAL:</b> X<br><b>DATE:</b> X | <b>PROJECT:</b> | <b>SCALE:</b> 1/4" = 1'   <b>DESIGNER:</b> CRN<br><b>REVISIONS:</b><br>VERSION #1 - 2/2/2018<br>VERSION #2 - 2/6/2018 | THIS IS A CONCEPTUAL<br>DRAWING. FINAL PRODUCT<br>MAY VARY. THIS ARTWORK<br>IS PROPERTY OF<br>EAGLE SIGN CO. AND<br>MAY NOT BE REPRODUCED |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|



See Color Schedule on Page 2

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

## **RESOLUTION 02-2023**

### **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA ACKNOWLEDGING THE EVALUATION RESULTS FOR PERIOD JANUARY 2022 TO DECEMBER 2022 AND APPROVING AN EIGHTH AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR CITY MANAGER LEONDRAE D. CAMEL; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, an employment agreement between the City of South Bay ("City") and Leondrae D. Camel ("Camel") was entered into on March 19, 2013 designating Camel as Interim City Manager; and

**WHEREAS**, on January 7, 2014 a first amendment was entered into between the parties designating Camel as the official City Manager and providing for a three (3) year term; and

**WHEREAS**, the City Commission of the City of South Bay ("City Commission") has recently completed a performance evaluation and questionnaire regarding the City Manager's performance; and

**WHEREAS**, an average score of 3.0 is deemed to be "Satisfactory" but the City Manager received an above average score of 4.464, denoting his performance as "Superior"; and

**WHEREAS**, the City Commission finds that acknowledgement of the results of the City Manager's performance evaluation is an important role of the City Commission; and

**WHEREAS**, on July 19, 2016 a second amendment was entered into between the parties providing for a term ending January 7, 2019, increasing salary from Eighty Thousand Dollars (\$80,000.00) to One Hundred Seven Thousand Nine Hundred Dollars (\$107,900.00) per year; granting an additional 80 hours of vacation time; providing for contribution for Camel into the City's retirement plan as well as other conditions; and

**WHEREAS**, on May 15, 2018, the City Manager and City Commission entered into a third amendment to the contract between the parties to provide for a bonus for the City Manager in an amount of Twenty Thousand Dollars (\$20,000.00), as determined by the Commission; and

**WHEREAS**, on December 4, 2018, the City Manager and the City Commission entered into a fourth amendment to the contract between the parties to extend the term of the contract with the City Manager to January 7, 2022; and

**WHEREAS**, on November 5, 2019, the City Manager and City Commission entered into a fifth amendment to the contract between the parties to increase the salary of the City Manager to One Hundred Twenty-Five Thousand Dollars (\$125,000.00) as determined by the Commission; and

**WHEREAS**, on March 16, 2021, the City Manager and City Commission entered into a sixth amendment to the contract between the parties for the provisions of a Twenty Thousand Dollars (\$20,000.00) one-time bonus; and

**WHEREAS**, on March 1, 2022, the City Manager and City Commission entered into a seventh amendment to the contract between the parties to increase the salary of the City Manager to One Hundred Forty-Five Thousand Dollars (\$145,000.00) as determined by the Commission; and

**WHEREAS**, the parties desire to enter into an eighth amendment consistent with the terms and conditions set forth in attached Exhibit "A"; and

**WHEREAS**, the City Commission finds that acknowledgement of the results of the City Manager's performance evaluation is an important role of the City Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SOUTH BAY, 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.** Acknowledgement of Evaluation Results. The City Commission for the City of South Bay hereby acknowledges the performance evaluation results for City Manager, Leondrae D. Camel.

**Section 3.** Approval of a Eighth Amendment to Employment Agreement. The City Commission of the City of South Bay hereby approves the eighth amendment to the employment agreement between the City and Leondrae D. Camel, City Manager and the City of South Bay, as set forth in Exhibit "A", attached hereto.

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

**PASSED** and **ADOPTED** this 7th day of February 2023.

\_\_\_\_\_  
Joe Kyles, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Vicenta Del Bosquez, 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) |

**AMENDMENT TO THE EMPLOYMENT AGREEMENT  
OF LEONDRAE D. CAMEL**

This AMENDMENT TO EMPLOYMENT AGREEMENT (the "Amendment") is dated \_\_\_\_\_, 2023 (the "Amendment Effective Date"), and is between CITY OF SOUTH BAY, a Florida municipal corporation, through its City Commission ("City") and LEONDRAE D. CAMEL ("Mr. Camel"). This Amendment modifies the terms and conditions of the Employment Agreement dated January 7, 2014 between CITY and Mr. Camel (the "Agreement"). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Agreement.

**WHEREAS**, an employment agreement between the City of South Bay ("City") and Leondrae D. Camel ("Camel") was entered into on March 19, 2013 designating Camel as Interim City Manager; and

**WHEREAS**, on January 7, 2014 a first amendment was entered into between the parties designating Camel as the official City Manager and providing for a three (3) year term; and

**WHEREAS**, on July 19, 2016 a second amendment was entered into between the parties providing for a term ending January 7, 2019, increasing salary from \$80,000.00 to \$107,900.00 per year; granting an additional 80 hours of vacation time; providing for contribution for Camel into the City's retirement plan and other conditions as set forth; and

**WHEREAS**, on May 15, 2018, the City Manager and City Commission entered into a third amendment to the contract between the parties to either increase the salary of the City Manager to \$\_\_0\_\_ or to provide for a bonus for the City Manager for an amount of twenty thousand dollars (\$20,000), as determined by the Commission; and

**WHEREAS**, on December 4, 2018, the City Manager and the City Commission entered into a fourth amendment to the contract between the parties to extend the term of the contract with the City Manager to January 7, 2022; and

**WHEREAS**, on November 5, 2019, the City Manager and City Commission entered into a fifth amendment to the contract between the parties to increase the salary of the City Manager to \$125,000 as determined by the Commission; and

**WHEREAS**, on March 16, 2021, the City Manager and City Commission entered into a sixth amendment to the contract between the parties for the provisions of a Twenty Thousand Dollars (\$20,000.00) one-time bonus; and

**WHEREAS**, on March 1, 2022, the City Manager and City Commission entered into a seventh amendment to the contract between the parties to increase the salary of the City Manager to One Hundred Forty-Five Thousand Dollars (\$145,000.00) as determined by the Commission; and

**WHEREAS**, the parties desire to enter into a eighth amendment consistent with the terms and conditions set forth herein to increase the City Manager's salary and/or offer a bonus.

**IT IS MUTUALLY AGREED** by and between City and Mr. Camel as follows:

3. Subsection A of Section VI of the Agreement (entitled Compensation) shall be deleted in its entirety and replaced by the following:

*The City agrees to pay Mr. Camel for services rendered pursuant to his agreement a bonus amount of \$XX,XXX. Hereafter the City Commission may adjust employee's salary by Resolution.*

4. Except as expressly set forth herein, all other terms and conditions in the Agreement shall remain in full force and effect. In the event of any inconsistency between the provisions of this Amendment and the provisions of the Agreement, the terms of this Amendment shall prevail.

**IN WITNESS WHEREOF**, the parties hereto have executed this Amendment as of the Amendment Effective Date first above written.

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

\_\_\_\_\_  
**LEONDRAE D. CAMEL**

By: \_\_\_\_\_  
Joe Kyles, Mayor

ATTEST:

By: \_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
Burnadette Norris-Weeks  
City Attorney

## SUMMARY OF CITY MANAGER EVALUATION

January 2022 - December 2022

| <u>Commissioner</u>         | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>Scoring</u> |      |
|-----------------------------|----------|----------|----------|----------|----------|----------------|------|
| 1) Mayor Joe Kyles          | 25       | 25       | 25       | 25       | 25       | 125.00         | 5    |
| 2) John Wilson              | 23       | 23       | 23       | 22       | 24       | 115.00         | 4.6  |
| 3) Esther Berry             | 15       | 15       | 15       | 15       | 15       | 75.00          | 3    |
| 4) Taranza McKelvin         | 24       | 24       | 22       | 25       | 23       | 118.00         | 4.72 |
| 5) Vice Mayor Betty Barnard | 25       | 25       | 25       | 25       | 25       | 125.00         | 5    |

### AVERAGE SCORE

|               |              |
|---------------|--------------|
| <b>111.60</b> | <b>4.464</b> |
|---------------|--------------|

NOTE: An average score of 3.0 or better is deemed Satisfactory

1. Commission Relations
2. Policy Execution
3. Intergovernmental Relations
4. Fiscal Management
5. Planning and Org. Dev.

**ORDINANCE NO. 01-2023**

**AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE FUTURE LAND USE MAP/COMPREHENSIVE PLAN AMENDMENT KNOWN AS THE BAKER SOUTHEAST YARD, LLC SITE IN ORDER TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCEL CONTROL NOS. (PCNs) 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, AND A PORTION OF PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 GENERALLY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF SOUTH BAY ON THE WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY; AND, COMPRISING APPROXIMATELY 25.909 ACRES AND LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' OF THE BAKER SOUTHEAST YARD, LLC APPLICATION AND AS ATTACHED HERETO FROM COMM-COMMERCIAL FUTURE LAND USE DESIGNATION TO IND-INDUSTRIAL DESIGNATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND 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 Baker Southeast Yard, LLC, has submitted a request for a Small-Scale Future Land Use Map (FLUM)/Comprehensive Plan Amendment to change the future land use on Parcel Control Nos. (PCNs) 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-

000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 of the site generally located in the southern portion of the City of South Bay on the West of U.S. Highway 27 and accessible from U.S. Highway 27; and, South of the G2 Canal Road Street Right-of-Way comprising approximately 25.909 acres and as legally described in 'Exhibit A' attached hereto from COMM - Commercial future land use designation to IND - Industrial future land use designation;

**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 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 Ordinance.

**Section 2. Amending Designation.**

That 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 PCNs. 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026,

and a portion of PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 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 PCNs. 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 of the Baker Southeast Yard, LLC site from COMM - Commercial to IND - Industrial designation as described in the Staff Report Project Identifier: SB-Baker Southeast Yard, LLC/Small-Scale Future Land Use Map/Comprehensive Plan Amendment; Applicant, Baker Southeast Yard, LLC December 27, 2022.

### **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 \_\_\_\_\_ 2023.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Joe Kyles, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Vicenta Del Bosquez, 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'**

### **Large-Scale Future Land Use Map Amendment Request**

**Applicant:** Van Johnson - Palm Beach County Housing Authority  
**Petitioner:** Wantman Group, Inc.  
**Project Location:** South side of Dr. Martin Luther Jr. Boulevard approximately 1000 feet west of U.S. Highway 27  
**Project Identifier:** SB - South Bay Villas/ Marshall Heights - *Large-Scale Future Land Use Amendment*  
**Date:** July 15, 2016

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On behalf of the Applicant, the Petitioner, Wantman Group, Inc. is requesting approval for a Future Land Use Map Amendment for property located on the south side of Dr. Martin Luther King Jr. Boulevard, approximately 1,000 feet west of US Highway 27 in South Bay, Florida. More specifically, approval is being sought for a Large Scale Comprehensive Plan Amendment, as follows:

- Amend the Future Land Use designation of the subject properties from RLD (Residential Low Density) and COMM (Commercial) to RMD (Residential Medium Density).

The 11.15 acre subject property contains four (4) Parcels described on Sheet 2 of 2 on the Boundary Survey submitted as part of the Application. Parcels 1 (3.31 acres) and 4 (6.75 acres) describe the proposed Residential land use components of the overall development and comprise a combined 10.06 acres. Parcel 2 (0.63 acres), Day Care facility property, and Parcel 3 (0.46 acres), the Community Center, describe the properties currently identified on the Future Land Use Map as Commercial use that are proposed for RMD (Residential Medium Density) and comprise a combined 1.09 acres. All Parcels combined total the 11.15 acre site.

The properties are accessed by Dr. Martin Luther King Jr. Blvd. The site is currently improved with 131 Multi-Family dwelling units, consisting of the "Marshall Heights" and "South Bay Villas" developments, as well as a day care center and community center. The overall density

proposed is 11.75 dwelling units per acre (131 units/11.15 acres = 11.75) which falls within the density range (6-13 du's/ac.) adopted by the City on its Future Land Use Map.

*Therefore, the Applicant's request is for a Large-Scale Future Land Use Map Amendment to the City of South Bay Future Land Use Map for a site containing four (4) Parcels located on the south side of Martin Luther King, Jr. Boulevard approximately 1000 feet west of U.S. Highway 27 known as South Bay Villas and Marshall Heights. It is proposed that Parcels 1 and 4, as legally described on the Applicant's Boundary Survey (Sheet 2 of 2) comprising 10.06 acres, be revised from a current RLD (Residential Low Density) future land use designation to RMD (Residential Medium Density), and that Parcels 2 and 3, also described on the Boundary Survey comprising 1.09 acres, be revised from a current COMM (Commercial) designation to RMD (Residential Medium Density). Review and Comments on the Large-Scale Future Land Use Map Amendment Application dated February 23, 2016 were provided by the City to the Applicant and Responses to those Comments were provided as part of the Application re-submittal dated July 1, 2016 (See attached letter). Any issues or concerns expressed by the City staff in its Comments, or through subsequent discussions, have been sufficiently addressed. The attached Maps identified as New South Bay Villas & Marshall Heights 'Existing Future Land Use' and 'Proposed Future and Use' illustrate the proposed future land use changes as proposed. Legal Descriptions of the four (4) Parcels comprising the entire development site are also attached.*

### **Recommendation**

*It is recommended that the City Commission approve the requested Future Land Use Amendments as proposed.*

### **LEGAL DESCRIPTION - COMPREHENSIVE PLAN AMENDMENT**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

#### **PARCEL 1:**

THE NORTH 635.59 FEET OF TRACT 35 OF THE AMENDED PLAT AND RESUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 36 EAST AND PLAT OF THE TOWN OF SOUTH BAY, CITY OF SOUTH BAY, PALM BEACH COUNTY, FLORIDA; AS RECORDED IN PLAT BOOK 7, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THE NORTH 183.45 FEET THEREOF. (Containing 144,430.34 square feet, 3.31 acres)

#### **PARCEL 2:**

THE NORTH 183.45 FEET OF TRACT 35 OF THE AMENDED PLAT AND RESUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 36 EAST AND PLAT OF THE TOWN OF SOUTH BAY, CITY OF SOUTH BAY, PALM BEACH COUNTY, FLORIDA; AS RECORDED IN PLAT BOOK 7, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THE NORTH 33 FEET AND THE EAST 134.47 FEET THEREOF. (Containing 27,771.42 square feet, 0.63 acres)

**PARCEL 3:**

THE NORTH 183.45 FEET OF TRACT 35 OF THE AMENDED PLAT AND RESUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 36 EAST AND PLAT OF THE TOWN OF SOUTH BAY, CITY OF SOUTH BAY, PALM BEACH COUNTY, FLORIDA; AS RECORDED IN PLAT BOOK 7, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THE NORTH 33 FEET AND THE WEST 184.49 FEET THEREOF. (Containing 20, 244.51 square feet, 0.46 acres)

**PARCEL 4:** (SEE SHEET 1 OF 2)

TRACT 36 OF THE TOWN OF SOUTH BAY, FLORIDA, LOCATED IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 36 EAST, ACCORDING TO THE AMENDED PLAT OF SAID SECTION EXECUTED BY FLORIDA STATE DRAINAGE LAND COMPANY AND LESS THE SOUTH 408 FEET OF SAID TRACT 36.

("PARCEL 2" AS RECORDED IN O.R.B. 2240, PAGE 1022 & 1023) (Containing 294,152.56 square feet, 6.75 acres)

**(INSERT --**  
South  
Bay Villas/Marshall Heights proposed Zoning - Attached separately)

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

**Applicant:** BAKER SOUTHEAST YARD, LLC

**Project Location:** West of U.S. Highway 27 N. just south of the G2 Canal Road right-of-way (Property Control Numbers (PNCs): 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of PNCs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072)

**Project Identifier:** SB-Baker Southeast Yard, LLC/Small-Scale Future Land Use Amendment/Comprehensive Plan Amendment

**Date:** December 27, 2022

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On behalf of the Property Owner, SOUTH BAY DEVELOPERS, LLC (“Owner”) and the and Applicant, BAKER SOUTHEAST YARD, LLC (Applicant), Bowman Consulting Group Ltd, (Agent”) respectfully requests your approval of a Small-Scale Future Land Use Map (FLUM)/Comprehensive Plan Amendment for a property located in the City of South Bay, Florida. The ±25.909-acre (±1,128,596 SF) subject property (Property Control Numbers (PCNs): 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of PNCs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072) is located in the southern portion of the City of South Bay along on the west side of US Highway 27, just south of the G2 Canal Road right-of-way. The application is being submitted to allow the Applicant to utilize the subject property as a contractor’s storage and equipment lay-down yard.

The subject property is currently vacant and has an Existing Future Land Use designation of COMM-Commercial. The subject property appears to be an ideal location for the light industrial activities proposed as part of the contractor’s storage and equipment lay-down yard for reasons cited in their Application. The proposed Small-Scale FLUM/Comprehensive Plan Amendment is consistent with the Goals, Objectives, and Policies of City of South Bay Comprehensive Plan. The proposed Map amendments are also compatible with the surrounding agricultural land uses to the west, north, south and east, as well as the FP&L substation to the south of this property. The Applicant seeks to amend ±25.909 acres of land from COMM – Commercial land use to IND – Industrial use to allow the proposed light industrial use of the property.

*Therefore, the Applicant's request is for a Small-Scale Future Land Use Map/Comprehensive Plan Amendment for 25.909 acres (PCNs: 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026 and a portion of PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072) from COMM- Commercial existing future land use to IND – Industrial future land use.*

Review and verbal comments on the proposed Small-Scale FLUM/Comprehensive Plan Amendment have been provided by the City to the Applicant at various times/meetings during the application process. The Application package submitted is attached as background material for this proposal. The attached Map identified as 'Existing Future Land Use' shows the current future land use designation as COMM-Commercial for the PCNs, and the attached Map identified as 'Proposed Future Land Use' illustrates the proposed use for IND - 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.***

## JUSTIFICATION STATEMENT

### BAKER SOUTHEAST YARD – SOUTH BAY City of South Bay Small-Scale Comprehensive Plan Map & Official Zoning Map Amendments and Site Plan Review Applications Original Submittal: December 9, 2022

#### Introduction

On behalf of the Property Owner, SOUTH BAY DEVELOPERS, LLC (“Owner”) and the Applicant, BAKER SOUTHEAST YARD LLC (“Applicant”), Bowman Consulting Group, Ltd. (“Agent”) respectfully requests your approval of this 3-part application for a Small-Scale Comprehensive Plan Map Amendment, an Official Zoning Map Amendment (“Rezoning”), and Site Plan Review for a property located in the City of South Bay, Florida (“City”). The ±25.909-acre (±1,128,596 SF) subject property (Property Control Numbers (PCNs): 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072) is located in the southern portion of the City of South Bay along on the west side of US Highway 27 (“US 27”), just south of the G2 Canal Road right-of-way (“subject property”). These applications are being submitted to allow the Applicant to utilize the subject property as a contractor’s storage yard and locate their business operations in the City of South Bay. It should be noted that that there is a total of eight (8) PCNs included in this request according to the Palm Beach County Property Appraiser records but the Owner is retaining the southern portions of PCNs 36-44-23-01-000-0031 & 58-36-44-23-01-000-0072, which total approximately ±31.27 acres. A lot combination/lot reconfiguration, if required, will be completed as part of this development process.

Currently, the subject property supports a future land use designation of COMM - Commercial and is within the B-1 – Retail Commercial zoning district. The subject property is currently vacant but has site development work operations including de-mucking, grading, grubbing and clearing to restore the upland areas to be usable under the Applicant’s intentions as a contractor storage and equipment lay-down yard. Below is a summary of surrounding properties:

| Adjacent Lands          | Uses (Current Occupancy)                                                                           | Future Land Use                        | Zoning District |
|-------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------|-----------------|
| <b>Subject Property</b> | <b>Vacant with site development operations and upland restoration</b>                              | <b>Commercial</b>                      | <b>B-1</b>      |
| <b>North</b>            | G2 Canal Road right-of-way and Active Agriculture (Sugar Cane Fields)                              | Agriculture (part) & Commercial (part) | B-1             |
| <b>South</b>            | Vacant with site development operations and upland restoration (pond)                              | Commercial                             | B-1             |
| <b>East</b>             | US 27 right-of-way (FDOT), SFWMD North New River Canal, and Active Agriculture (Sugar Cane Fields) | Residential Low Density                | R-1             |
| <b>West</b>             | Active Agriculture (Sugar Cane Fields)                                                             | Agricultural Production (AP)*          | AP*             |

\*Unincorporated Palm Beach County (outside the City Limits)

## **Request**

The Applicant is requesting approval of this 3-part application for:

- A Small-Scale Comprehensive Plan (Minor) Map Amendment to change the property's future land use designation from COMM – Commercial to IND – Industrial.
- An Official Zoning Map Amendment to amend the property's zoning district from B-1 – Retail Commercial to IL – Light Industrial; and
- Site Plan Review to all a contractor's storage yard on the subject property, a use permitted by-right in the IL – Light Industrial zoning district.

Again, the purpose of these applications is to allow the Applicant to utilize the subject property as a contractor's storage and equipment lay-down yard for the proposed BAKER SOUTHEAST YARD – SOUTH BAY. BAKER SOUTHEAST YARD is part of the BAKER Concrete Construction, Inc. with operations that supply concrete formwork and equipment to various land development projects all over South Florida and around the United States.

Some of BAKER's well-known local South Florida projects include:

- Seminole Hard Rock Hollywood Hotel,
- Panorama high rise residential tower in downtown Miami,
- The Miami Science Museum,
- Miami Art Museum – Perez Art Museum,
- 545 Wynwood
- Norwegian Cruise Line Port of Miami's B Terminal,
- Biscayne Beach Club, and
- Brightline Miami Central Train Station and so many more...

As part of the contractor's storage yard proposed on the subject property, BAKER SOUTHEAST YARD – SOUTH BAY will store and prepare equipment and materials and deliver them to and from job sites for the various BAKER construction projects located within the region. Due to the ideal location, both the Applicant and Agent believe the subject property is in the appropriate location for approval of these amendments and allow this type of light industrial development on the subject property. The property's central location along US 27 provides regional access to both the east and west coasts of Florida and all the active commercial and residential development occurring in South Florida that BAKER SOUTHEAST YARD – SOUTH BAY currently services. Operations at this location in South Bay will allow the Applicant to expand their existing operations in Fort Lauderdale, Florida to better serve their customers. The City of South Bay also provides a unique opportunity to partner with local trade schools like West Technical Education Center in Belle Glade to hire skilled carpentry workers and student with other skills needed for their daily operations. Further, the increased ad valorem tax base generated by just the sale alone of the property will benefit the City more than what the property generates in its current and vacant condition. The increased activity on this property could be a catalyst for other commercial and residential development along US 27 in the south end of the City.

## **Existing Property Conditions**

The subject property is mostly flat with an elevation of 11 feet above NGVD and is currently maintained as dirt and brush-covered land with a large freshwater lake in the rear. The freshwater pond in the rear was excavated back in the early 1950's as shown on historical aerials. Over time the property has been graded, cleared and de-mucked with intermittent agricultural uses, as well as a church. The property

is surrounded by active agricultural uses to west, north, and east with a major utility (FP&L Substation) just to south of the owner's overall land holdings. The current soil conditions are Pahokee muck. According to the Wellfield Protection Areas Map produced by Palm Beach County, the subject property is not located within a zone of influence of a public wellfield in Palm Beach County. Access to the property currently exists along US 27 approximately 700 feet south of the G2 Canal Road. This access point will be maintained through a cross-access with current owner as shown on the attached survey and site plan. The subject property has been used for site development activities associated with the de-mucking, land clearing, grubbing and grading with various pieces of large equipment being stored there over a period of two (2) years. As such, the current conditions of the property are more associated with light industrial use than commercial.

### **Small-Scale Comprehensive Plan Map Amendment**

According to the City of South Bay Code of Ordinances, Chapter 22, Sec. 22-46 – Amendments, the city plan may be amended or revised at any time at the discretion of and by the City Commission. Therefore, the City Commission has the authority to amend the City's Future Land Use Map when they deem it is appropriate to do so. This justification statement seeks to justify an amendment to the future land use designation of the subject property to allow the Applicant to seek development opportunity for the betterment of the City as a whole. According to the City of South Bay Comprehensive Plan, Future Land Use Element, 3.2.6 Existing Land Use Inventory, South Bay is essentially a rural residential and agricultural community with scattered commercial and industrial areas along U.S. Highway 27 and State Road No. 80. The subject property appears to be an ideal location for the light industrial activities proposed as part of the contractor's storage yard, thus necessitating the need for this future land use amendment. The Applicant seeks to amend ±25.909 acres of land from COMM – Commercial to IND – Industrial to allow the proposed light industrial use of the property.

The City of South Bay does not have any specific Comprehensive Plan Map Amendment standards however, the Applicant offers the following additional justification for this application request.

### **Utilities and Services:**

The following is an analysis of the existing utilities and public services available to the property or nearby thus not requiring additional costly infrastructure improvements. The subject property will be serviced by the following services that are readily available, including but not limited to:

- Water – Proposed on-site well (no water service lines are adjacent to property). There were two (2) previous wells on the site, one for the church and another for the Gator Land recreation use;
- Sewer – Proposed on-site septic (no sewer services are adjacent to the property);
- Fire – Serviced by Palm Beach County Fire Department – Water would likely be hose drawn from the lake in the rear of the property in case of a fire. Only an office trailer is being proposed on the property. The Closest Fire Station is Station #74 located at 530 US Highway 27 N, South Bay, FL 33493 – Approx. 1.6 miles from subject property (3.5 mins);
- Police – Serviced by the Palm Beach County Sheriff's Office – The nearest PBSO location is at 38840 FL-80, Belle Glade, FL 33430 – Approx. 8 miles from subject property (12 mins);

- Solid Waste – Serviced by Waste Management under contract with City. Waste Management has significant capacity to accommodate solid waste generated from the future development of this property.
- Electrical Power – FP&L currently services the property and will continue to do so with adequate capacity. See attached FP&L Will-serve letter.

#### Traffic:

As it relates to traffic and highest and best use, per the City's Zoning code, the existing COMM – Commercial future land use would allow up to 60% lot coverage with no limits on floor area ratio (FAR), while the proposed IND – Industrial Future Land Use is only allowed a maximum FAR of 0.45. Therefore, it is reasonable to assume that this amendment from Commercial to Industrial land use will result in a reduction in the overall development potential of the property.

#### Comprehensive Plan Consistency:

The proposed amendment is consistent with the City of South Bay Comprehensive Plan, specifically the Future Land Use Element as shown below:

#### *Future Land Use Element*

##### 3.2.6 Existing Land Use Inventory

*South Bay, incorporated in 1963, is essentially a rural residential and agricultural community with scattered commercial and industrial areas along U.S. Highway 27 and State Road No. 80.*

**Response: The subject property appears to be an ideal location along US 27 for the light industrial activities proposed as part of the contractor's storage yard, thus necessitating the need for this future land use amendment.**

##### 3.2.6.3 Industrial

*Approximately forty-six (46) acres in the City are currently developed as industrial uses. Similar to Commercial use, the light industrial uses are generally confined to areas accessed by the major arterials. Only 3.6% of the presently developed land area and 3.3% of the total land area in South Bay is developed in these uses.*

**Response: The proposed amendment seeks to convert commercial future land use to industrial along the US 27 corridor and increase the industrial land uses in the City. The location is ideal for industrial uses as it is along a major corridor with easy access and away from existing residential uses.**

#### Official Zoning Map Amendment (Rezoning)

The Applicant is requesting an Official Zoning Map Amendment to change the property's zoning district from B-1 – Retail Commercial to IL – Light Industrial. The B-1 zoning district is consistent with the proposed Industrial future land use. This Rezoning application is necessary to ensure the consistency between the future land use designation and the zoning district for the subject property. Once approved, the Applicant intends to utilize the subject property as a contractor's storage yard, which is a permitted use by-right in the IL – Light Industrial zoning district. Both the Applicant and Agent believe the subject property is in the appropriate location for this Rezoning to IL – Light Industrial due to its location along a major corridor (US 27) and its remote distance from any existing residential uses. Even if residential

uses are constructed on the east side of US 27 in the future, there is over 400 feet of FDOT right-of-way (US 27) and SFWMD canal between these properties and uses.

Per the City's Zoning Code Sec. 23-.3 – District boundary change (rezoning), this rezoning application complies with the following criteria:

Every application for rezoning involving changes in district boundaries shall include the following:

- A. Authority. A statement of the petitioner's interest in the property to be rezoned including a copy of the last recorded warranty deed, and written consent:

**Response: This justification statement shall act as the petitioner (Applicant's) interest in the property to be rezoned and the warranty deed is attached. This application has supplied written consent from both the property owner SOUTH BAY DEVELOPERS, LLC ("Owner") and the contract purchaser, BAKER SOUTHEAST YARD LLC. See attached.**

- B. Survey. A certified boundary sketch by a surveyor registered in the State of Florida at a scale prescribed by the city containing the following:
  - 1. An accurate legal description of the property to be rezoned.
  - 2. A computation of the total acreage of the tract to the nearest tenth of an acre.

**Response: This application provides a certified boundary survey, an accurate legal description of the property to be rezoned and the total acreage of the subject property to the nearest tenth of an acre (±25.909).**

- C. Area location map. A map showing the location of the subject parcel drawn to a scale prescribed by the city.

**Response: Please see attached survey, site plan and location map.**

- D. Courtesy notice property owners list. A complete list of all property owners, mailing addresses, and legal descriptions for all property within three hundred (300) feet of the subject parcel as recorded in the most recent official tax rolls in the county court house. Such list shall be accompanied by an affidavit stating that to the best of the petitioner's knowledge said list is complete and accurate.

**Response: Courtesy notice property owners list has been ordered from the Property Appraiser's office and will be delivered to the City.**

- E. Courtesy notice property owner's location drawing. A property owner's location drawing showing all property owners' information required in section 23.3(D) above and their relation to the subject parcel.

**Response: Courtesy notice property owners map has been ordered from the Property Appraiser's office and will be delivered to the City.**

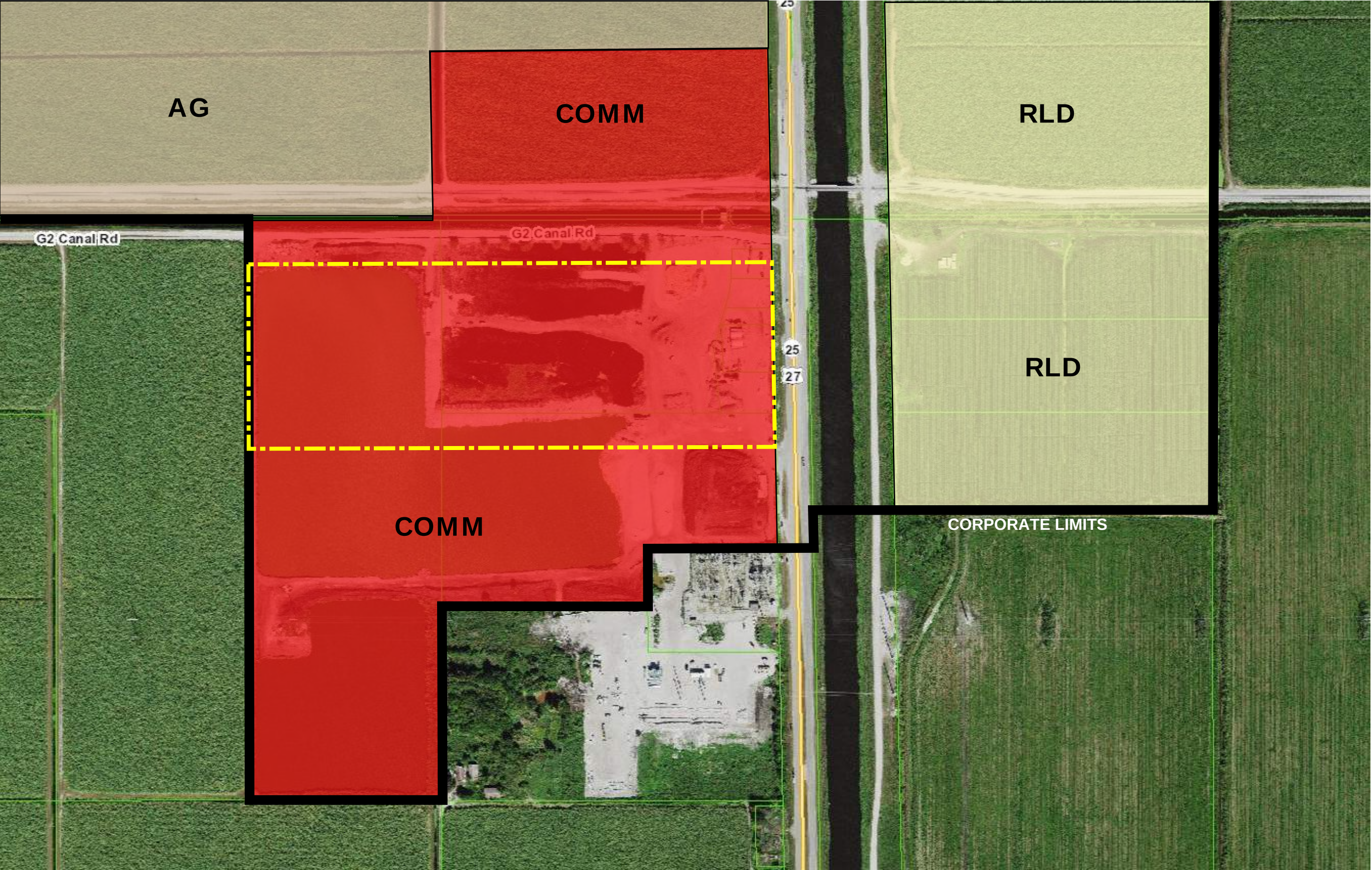
- F. Statement of use. A statement of special reasons or basis for the rezoning request including the intended use of the property.

**Response: This justification statement shall act as the statement of special reasons or basis for the rezoning.**

- G. Filing fee. Payment of the official filing fee as set by the city and received by the city clerk. Filing fees may be waived for an applicant who presents a certificate from the director of the county welfare department stating that the applicant is qualified to receive either federal, state or county welfare assistance and is unable to afford said fee.

**Response: The filing fees are attached.**

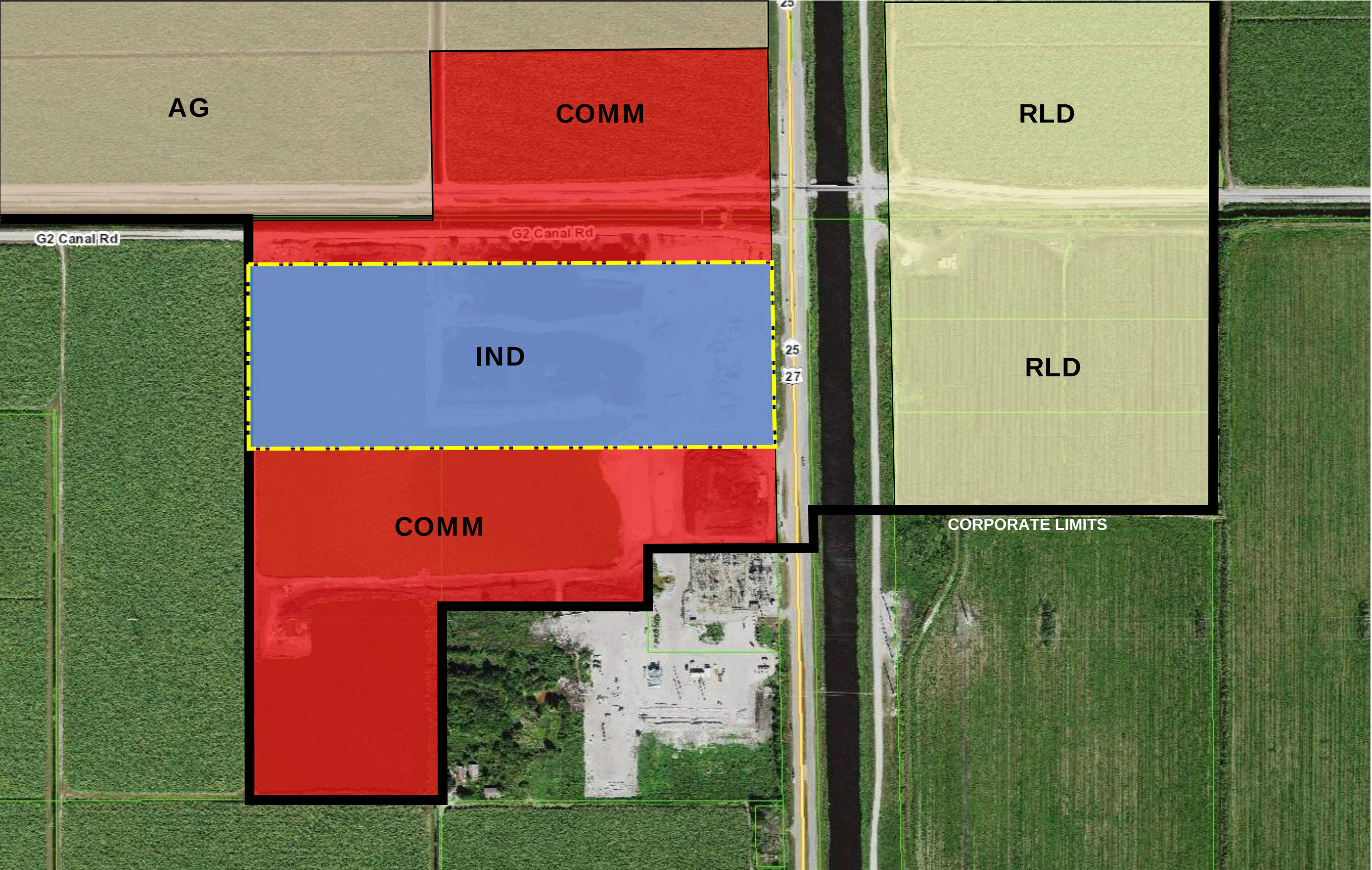
In conclusion, the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment and Official Zoning Map Amendment are both consistent with the Goals, Objectives, and Policies of City of South Bay Comprehensive Plan and the Code of Ordinance, including the zoning code. The proposed map amendments are also compatible with the surrounding land uses in the immediate area due to the existing agricultural lands to the west, north, south and east, as well as the FP&L substation to the south. On behalf of the Owner, SOUTH BAY DEVELOPERS, LLC and Applicant and the contract purchaser, BAKER SOUTHEAST YARD LLC, Bowman Consulting Group, Ltd. respectfully requests your approval of these amendments site plan review applications.



**LEGEND**

- RLD - RESIDENTIAL LOW DENSITY (10-40 UNITS / ACRE)
- RMD - RESIDENTIAL MEDIUM DENSITY (6-10 UNITS / ACRE)
- RHD - RESIDENTIAL HIGH DENSITY (15-20 UNITS / ACRE)
- MHP - MOBIL HOME PARK
- COMM - COMMERCIAL
- IND - INDUSTRIAL
- R/O/S - RECREATION / OPEN SPACE
- PB/G PUBLIC BUILDINGS / GROUNDS
- OPF - OTHER PUBLIC FACILITIES
- TRANSPORTATION
- WATER
- PD/RMD - PLANNED DEVELOPMENT POTENTIAL (MEDIUM DENSITY RESIDENTIAL)
- PD/C - PLANNED DEVELOPMENT POTENTIAL (COMMERCIAL)
- AG - AGRICULTURE
- SUBJECT PROPERTY
- CITY OF SOUTH BAY CORPORATE LIMITS

**BAKER SOUTHEAST YARD - SOUTH BAY**  
**EXISTING FUTURE LAND USE MAP**



**LEGEND**

- RLD - RESIDENTIAL LOW DENSITY (10-40 UNITS / ACRE)
- RMD - RESIDENTIAL MEDIUM DENSITY (6-10 UNITS / ACRE)
- RHD - RESIDENTIAL HIGH DENSITY (15-19 UNITS / ACRE)
- MHP - MOBIL HOME PARK
- COMM - COMMERCIAL
- IND - INDUSTRIAL
- R/O/S - RECREATION / OPEN SPACE
- PB/G PUBLIC BUILDINGS / GROUNDS
- OPF - OTHER PUBLIC FACILITIES
- TRANSPORTATION
- WATER
- PD/RMD - PLANNED DEVELOPMENT POTENTIAL (MEDIUM DENSITY RESIDENTIAL)
- PD/C - PLANNED DEVELOPMENT POTENTIAL (COMMERCIAL)
- AG - AGRICULTURE
- SUBJECT PROPERTY
- CITY OF SOUTH BAY CORPORATE LIMITS



Lake Okeechobee News  
313 NW 4th Avenue  
Okeechobee, FL 34972  
863-763-3134

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared **Katrina Elsken Muros**, who on oath says that she is **Editor in Chief** of the **Lake Okeechobee News**, a weekly newspaper published in **Palm Beach County, Florida**; that the attached copy of advertisement, being a **Public Notice** matter of

**Public Notice**

in the **20th Judicial District of the Circuit Court of Palm Beach County, Florida**, was published in said newspaper in the issues of

01/18/23  
(Print Dates)

or by publication on the newspaper's website, if authorized, on

01/18/23, 01/19/23, 01/20/23, 01/21/23, 01/22/23, 01/23/23,  
01/24/23, 01/25/23, 01/26/23, 01/27/23, 01/28/23, 01/29/23,  
01/30/23, 01/31/23

(Website Dates)

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

**CITY OF SOUTH BAY  
NOTICE OF PROPOSED ORDINANCE**

The following Ordinance described by title only will be placed on First Reading and Adoption at the City Commission Meeting of the City of South Bay, Florida to be held on February 7, 2023 at 7:00 P.M. at the City of South Bay City Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida.

**ORDINANCE 01-2023**

**AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE FUTURE LAND USE MAP/ COMPREHENSIVE PLAN AMENDMENT KNOWN AS THE BAKER SOUTHEAST YARD, LLC SITE IN ORDER TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCEL CONTROL NOS. (PCNs) 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, AND A PORTION OF PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 GENERALLY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF SOUTH BAY ON THE WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY; AND, COMPRISING APPROXIMATELY 25.909 ACRES AND LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' OF THE BAKER SOUTHEAST YARD, LLC APPLICATION AND AS ATTACHED HERETO FROM COMM-COMMERCIAL FUTURE LAND USE DESIGNATION TO IND-INDUSTRIAL DESIGNATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

If anyone has any questions regarding this proposal, they may be submitted in writing or at the time of the scheduled public hearing as noted above. Written comments should be addressed to the City Clerk, 335 S.W. 2nd Avenue, South Bay, FL 33493.

All interested parties are encouraged to attend the City Commission meeting and be heard concerning these matters. Copies of the full text of the Ordinance may be inspected by the public at City Hall, 335 SW. 2nd Avenue, South Bay, FL 33493 by contacting the City Clerk at (561) 996-6751.

If a person decides to appeal the decision of the City Commission with respect to any matter considered at the public hearings or meetings herein referred, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. The City of South Bay does not prepare or provide such a record. The above items may be postponed or withdrawn without prior notice. Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, because of a disability or physical impairment, should contact the City Clerk, (561) 996-6751, at least three (3) calendar days prior to the hearing.

**CITY OF SOUTH BAY**  
578773 LON 01/18/2023

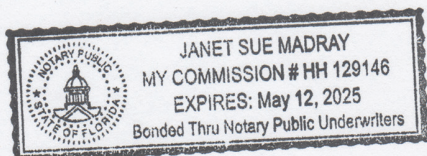
*Katrina Elsken Muros*  
Katrina Elsken Muros

Sworn to and subscribed before me by means of

☐ Physical Presence ☒ Online Notarization

physical presence or online notarization, this

23rd day of January, 2023.



(Signature of Notary Public)  
STAMP OF NOTARY PUBLIC

**ORDINANCE NO. 02-2023**

**AN ORDINANCE OF THE CITY OF SOUTH BAY TO RE-ZONE PARCEL CONTROL NOS. 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, AND A PORTION OF PARCELS 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 ON THE SITE KNOWN AS THE BAKER SOUTHEAST YARD, LLC SITE GENERALLY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF SOUTH BAY WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, AND, SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY COMPRISING APPROXIMATELY 25.909 ACRES AND AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM B-1 RETAIL COMMERCIAL DISTRICT ZONING TO I-L LIGHT INDUSTRIAL DISTRICT ZONING PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, with authorization from the interested owner Baker Southeast Yard, LLC has submitted a request to amend the South Bay Zoning Map and to re-zone Parcel Control Nos. 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of Parcel Control Nos. 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 of the site generally located in the southern portion of the City of South Bay West of U.S. Highway 27 and accessible from U.S. Highway 27; and, South of G2 Canal Road Street and as legally described in 'Exhibit A' attached hereto from B-1 Retail Commercial District to I-L Light Industrial District zoning ; 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, the City Commission has determined that the petition for re-zoning should be granted.

**NOW, THEREFORE, BE IT ORDAINED 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 Ordinance.

**Section 2. Approval of Re-zoning.**

The Applicant's request is for a Re-Zoning of Parcel Control Nos. 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of Parcel Control Nos. 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 comprising approximately 25.909 acres from B-1 Retail Commercial District zoning to I-L Light Industrial District zoning is granted and approved as to application Project Identifier: SB-Baker Southeast Yard, LLC Re-Zoning/Official Zoning Map Amendment. 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 Control Nos. 58-36-44-11-00-000-7090 the subject property from B-1 Retail Commercial District zoning I-L Light Industrial District zoning as described in the

Staff Report for Project Identifier: SB-Baker Southeast Yard, LLC Re-Zoning/Official  
Zoning Map Amendment, December 27, 2022

**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 \_\_\_\_\_ 2023.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Joe Kyles, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Vicenta Del Bosquez, 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) |

## Re-Zoning/Official Zoning Map Amendment

**Applicant:** BAKER SOUTHEAST YARD, LLC  
**Project Location:** West of U.S. Highway 27 N. just south of the G2 Canal Road right-of-way (Property Control Numbers (PNCs): 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of PNCs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072)  
**Project Identifier:** SB-Baker Southeast Yard, LLC Re-Zoning/Official Zoning Map Amendment  
**Date:** December 27, 2022

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On behalf of the Property Owner, SOUTH BAY DEVELOPERS, LLC (“Owner”) and the and Applicant, BAKER SOUTHEAST YARD, LLC (Applicant), Bowman Consulting Group Ltd, (Agent”) respectfully requests your approval of this application for a Re-Zoning/Official Zoning Map Amendment for a property located in the City of South Bay, Florida. The ±25.909-acre (±1,128,596 SF) subject property (Property Control Numbers (PCNs): 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of PNCs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072) is located in the southern portion of the City of South Bay along on the west side of US Highway 27 (“US 27”), just south of the G2 Canal Road right-of-way.

The Applicant is requesting an official Zoning Map Amendment to change the property’s zoning district from B-1 – Retail Commercial to I-L – Light Industrial. The I-L – Light Industrial zoning district use is consistent with the proposed Industrial future land use proposed by the Applicant. The Re-Zoning is necessary to ensure the consistency between the future land use designation and the zoning district for the subject property. The subject property appears to be an ideal location for the light industrial activities proposed as part of the contractor’s storage and equipment lay-down yard for reasons cited in their Application. It is also an appropriate location for light industrial use due to its location along the U.S. 27 corridor and its remote distance from existing residential uses. The proposed Re-Zoning/Official Zoning Map Amendment is consistent with the Goals, Objectives, and Policies of City of South Bay Comprehensive Plan. The proposed Map amendments are also compatible with the surrounding agricultural land uses to the west, north, south and east, as well as the FP&L substation to the south of this property.

***Therefore, the Applicant's request is for a Re-Zoning/Official Zoning Map Amendment for 25.909 acres (PCNs: 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, and a portion of PCNs 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072) from B-1 – Retail Commercial district to I-L -Light Industrial district.***

Review and verbal comments on the proposed Re-Zoning/Official Zoning Map Amendment have been provided by the City to the Applicant at various times/meetings during the application process. The Application package submitted is attached as background material for this proposal. The attached Map identified as 'Existing Zoning Map' shows the current zoning designation as B-1 – Retail Commercial district for the PCNs, and the attached Map identified as 'Proposed Zoning Map' illustrates the proposed use for I-L – Light Industrial district, if approved by the City Commission.

**Recommendation**

***It is recommended that the City Commission approve the requested Re-Zoning/Official Zoning Map Amendment.***

## JUSTIFICATION STATEMENT

### BAKER SOUTHEAST YARD – SOUTH BAY City of South Bay Small-Scale Comprehensive Plan Map & Official Zoning Map Amendments and Site Plan Review Applications Original Submittal: December 9, 2022

#### Introduction

On behalf of the Property Owner, SOUTH BAY DEVELOPERS, LLC (“Owner”) and the Applicant, BAKER SOUTHEAST YARD LLC (“Applicant”), Bowman Consulting Group, Ltd. (“Agent”) respectfully requests your approval of this 3-part application for a Small-Scale Comprehensive Plan Map Amendment, an Official Zoning Map Amendment (“Rezoning”), and Site Plan Review for a property located in the City of South Bay, Florida (“City”). The ±25.909-acre (±1,128,596 SF) subject property (Property Control Numbers (PCNs): 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072) is located in the southern portion of the City of South Bay along on the west side of US Highway 27 (“US 27”), just south of the G2 Canal Road right-of-way (“subject property”). These applications are being submitted to allow the Applicant to utilize the subject property as a contractor’s storage yard and locate their business operations in the City of South Bay. It should be noted that that there is a total of eight (8) PCNs included in this request according to the Palm Beach County Property Appraiser records but the Owner is retaining the southern portions of PCNs 36-44-23-01-000-0031 & 58-36-44-23-01-000-0072, which total approximately ±31.27 acres. A lot combination/lot reconfiguration, if required, will be completed as part of this development process.

Currently, the subject property supports a future land use designation of COMM - Commercial and is within the B-1 – Retail Commercial zoning district. The subject property is currently vacant but has site development work operations including de-mucking, grading, grubbing and clearing to restore the upland areas to be usable under the Applicant’s intentions as a contractor storage and equipment lay-down yard. Below is a summary of surrounding properties:

| Adjacent Lands          | Uses (Current Occupancy)                                                                           | Future Land Use                        | Zoning District |
|-------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------|-----------------|
| <b>Subject Property</b> | <b>Vacant with site development operations and upland restoration</b>                              | <b>Commercial</b>                      | <b>B-1</b>      |
| <b>North</b>            | G2 Canal Road right-of-way and Active Agriculture (Sugar Cane Fields)                              | Agriculture (part) & Commercial (part) | B-1             |
| <b>South</b>            | Vacant with site development operations and upland restoration (pond)                              | Commercial                             | B-1             |
| <b>East</b>             | US 27 right-of-way (FDOT), SFWMD North New River Canal, and Active Agriculture (Sugar Cane Fields) | Residential Low Density                | R-1             |
| <b>West</b>             | Active Agriculture (Sugar Cane Fields)                                                             | Agricultural Production (AP)*          | AP*             |

\*Unincorporated Palm Beach County (outside the City Limits)

## **Request**

The Applicant is requesting approval of this 3-part application for:

- A Small-Scale Comprehensive Plan (Minor) Map Amendment to change the property's future land use designation from COMM – Commercial to IND – Industrial.
- An Official Zoning Map Amendment to amend the property's zoning district from B-1 – Retail Commercial to IL – Light Industrial; and
- Site Plan Review to all a contractor's storage yard on the subject property, a use permitted by-right in the IL – Light Industrial zoning district.

Again, the purpose of these applications is to allow the Applicant to utilize the subject property as a contractor's storage and equipment lay-down yard for the proposed BAKER SOUTHEAST YARD – SOUTH BAY. BAKER SOUTHEAST YARD is part of the BAKER Concrete Construction, Inc. with operations that supply concrete formwork and equipment to various land development projects all over South Florida and around the United States.

Some of BAKER's well-known local South Florida projects include:

- Seminole Hard Rock Hollywood Hotel,
- Panorama high rise residential tower in downtown Miami,
- The Miami Science Museum,
- Miami Art Museum – Perez Art Museum,
- 545 Wynwood
- Norwegian Cruise Line Port of Miami's B Terminal,
- Biscayne Beach Club, and
- Brightline Miami Central Train Station and so many more...

As part of the contractor's storage yard proposed on the subject property, BAKER SOUTHEAST YARD – SOUTH BAY will store and prepare equipment and materials and deliver them to and from job sites for the various BAKER construction projects located within the region. Due to the ideal location, both the Applicant and Agent believe the subject property is in the appropriate location for approval of these amendments and allow this type of light industrial development on the subject property. The property's central location along US 27 provides regional access to both the east and west coasts of Florida and all the active commercial and residential development occurring in South Florida that BAKER SOUTHEAST YARD – SOUTH BAY currently services. Operations at this location in South Bay will allow the Applicant to expand their existing operations in Fort Lauderdale, Florida to better serve their customers. The City of South Bay also provides a unique opportunity to partner with local trade schools like West Technical Education Center in Belle Glade to hire skilled carpentry workers and student with other skills needed for their daily operations. Further, the increased ad valorem tax base generated by just the sale alone of the property will benefit the City more than what the property generates in its current and vacant condition. The increased activity on this property could be a catalyst for other commercial and residential development along US 27 in the south end of the City.

## **Existing Property Conditions**

The subject property is mostly flat with an elevation of 11 feet above NGVD and is currently maintained as dirt and brush-covered land with a large freshwater lake in the rear. The freshwater pond in the rear was excavated back in the early 1950's as shown on historical aerials. Over time the property has been graded, cleared and de-mucked with intermittent agricultural uses, as well as a church. The property

is surrounded by active agricultural uses to west, north, and east with a major utility (FP&L Substation) just to south of the owner's overall land holdings. The current soil conditions are Pahokee muck. According to the Wellfield Protection Areas Map produced by Palm Beach County, the subject property is not located within a zone of influence of a public wellfield in Palm Beach County. Access to the property currently exists along US 27 approximately 700 feet south of the G2 Canal Road. This access point will be maintained through a cross-access with current owner as shown on the attached survey and site plan. The subject property has been used for site development activities associated with the de-mucking, land clearing, grubbing and grading with various pieces of large equipment being stored there over a period of two (2) years. As such, the current conditions of the property are more associated with light industrial use than commercial.

### **Small-Scale Comprehensive Plan Map Amendment**

According to the City of South Bay Code of Ordinances, Chapter 22, Sec. 22-46 – Amendments, the city plan may be amended or revised at any time at the discretion of and by the City Commission. Therefore, the City Commission has the authority to amend the City's Future Land Use Map when they deem it is appropriate to do so. This justification statement seeks to justify an amendment to the future land use designation of the subject property to allow the Applicant to seek development opportunity for the betterment of the City as a whole. According to the City of South Bay Comprehensive Plan, Future Land Use Element, 3.2.6 Existing Land Use Inventory, South Bay is essentially a rural residential and agricultural community with scattered commercial and industrial areas along U.S. Highway 27 and State Road No. 80. The subject property appears to be an ideal location for the light industrial activities proposed as part of the contractor's storage yard, thus necessitating the need for this future land use amendment. The Applicant seeks to amend ±25.909 acres of land from COMM – Commercial to IND – Industrial to allow the proposed light industrial use of the property.

The City of South Bay does not have any specific Comprehensive Plan Map Amendment standards however, the Applicant offers the following additional justification for this application request.

### **Utilities and Services:**

The following is an analysis of the existing utilities and public services available to the property or nearby thus not requiring additional costly infrastructure improvements. The subject property will be serviced by the following services that are readily available, including but not limited to:

- Water – Proposed on-site well (no water service lines are adjacent to property). There were two (2) previous wells on the site, one for the church and another for the Gator Land recreation use;
- Sewer – Proposed on-site septic (no sewer services are adjacent to the property);
- Fire – Serviced by Palm Beach County Fire Department – Water would likely be hose drawn from the lake in the rear of the property in case of a fire. Only an office trailer is being proposed on the property. The Closest Fire Station is Station #74 located at 530 US Highway 27 N, South Bay, FL 33493 – Approx. 1.6 miles from subject property (3.5 mins);
- Police – Serviced by the Palm Beach County Sheriff's Office – The nearest PBSO location is at 38840 FL-80, Belle Glade, FL 33430 – Approx. 8 miles from subject property (12 mins);

- Solid Waste – Serviced by Waste Management under contract with City. Waste Management has significant capacity to accommodate solid waste generated from the future development of this property.
- Electrical Power – FP&L currently services the property and will continue to do so with adequate capacity. See attached FP&L Will-serve letter.

#### Traffic:

As it relates to traffic and highest and best use, per the City's Zoning code, the existing COMM – Commercial future land use would allow up to 60% lot coverage with no limits on floor area ratio (FAR), while the proposed IND – Industrial Future Land Use is only allowed a maximum FAR of 0.45. Therefore, it is reasonable to assume that this amendment from Commercial to Industrial land use will result in a reduction in the overall development potential of the property.

#### Comprehensive Plan Consistency:

The proposed amendment is consistent with the City of South Bay Comprehensive Plan, specifically the Future Land Use Element as shown below:

#### *Future Land Use Element*

##### 3.2.6 Existing Land Use Inventory

*South Bay, incorporated in 1963, is essentially a rural residential and agricultural community with scattered commercial and industrial areas along U.S. Highway 27 and State Road No. 80.*

**Response: The subject property appears to be an ideal location along US 27 for the light industrial activities proposed as part of the contractor's storage yard, thus necessitating the need for this future land use amendment.**

##### 3.2.6.3 Industrial

*Approximately forty-six (46) acres in the City are currently developed as industrial uses. Similar to Commercial use, the light industrial uses are generally confined to areas accessed by the major arterials. Only 3.6% of the presently developed land area and 3.3% of the total land area in South Bay is developed in these uses.*

**Response: The proposed amendment seeks to convert commercial future land use to industrial along the US 27 corridor and increase the industrial land uses in the City. The location is ideal for industrial uses as it is along a major corridor with easy access and away from existing residential uses.**

#### Official Zoning Map Amendment (Rezoning)

The Applicant is requesting an Official Zoning Map Amendment to change the property's zoning district from B-1 – Retail Commercial to IL – Light Industrial. The B-1 zoning district is consistent with the proposed Industrial future land use. This Rezoning application is necessary to ensure the consistency between the future land use designation and the zoning district for the subject property. Once approved, the Applicant intends to utilize the subject property as a contractor's storage yard, which is a permitted use by-right in the IL – Light Industrial zoning district. Both the Applicant and Agent believe the subject property is in the appropriate location for this Rezoning to IL – Light Industrial due to its location along a major corridor (US 27) and its remote distance from any existing residential uses. Even if residential

uses are constructed on the east side of US 27 in the future, there is over 400 feet of FDOT right-of-way (US 27) and SFWMD canal between these properties and uses.

Per the City's Zoning Code Sec. 23-.3 – District boundary change (rezoning), this rezoning application complies with the following criteria:

Every application for rezoning involving changes in district boundaries shall include the following:

- A. Authority. A statement of the petitioner's interest in the property to be rezoned including a copy of the last recorded warranty deed, and written consent:

**Response: This justification statement shall act as the petitioner (Applicant's) interest in the property to be rezoned and the warranty deed is attached. This application has supplied written consent from both the property owner SOUTH BAY DEVELOPERS, LLC ("Owner") and the contract purchaser, BAKER SOUTHEAST YARD LLC. See attached.**

- B. Survey. A certified boundary sketch by a surveyor registered in the State of Florida at a scale prescribed by the city containing the following:
  - 1. An accurate legal description of the property to be rezoned.
  - 2. A computation of the total acreage of the tract to the nearest tenth of an acre.

**Response: This application provides a certified boundary survey, an accurate legal description of the property to be rezoned and the total acreage of the subject property to the nearest tenth of an acre (±25.909).**

- C. Area location map. A map showing the location of the subject parcel drawn to a scale prescribed by the city.

**Response: Please see attached survey, site plan and location map.**

- D. Courtesy notice property owners list. A complete list of all property owners, mailing addresses, and legal descriptions for all property within three hundred (300) feet of the subject parcel as recorded in the most recent official tax rolls in the county court house. Such list shall be accompanied by an affidavit stating that to the best of the petitioner's knowledge said list is complete and accurate.

**Response: Courtesy notice property owners list has been ordered from the Property Appraiser's office and will be delivered to the City.**

- E. Courtesy notice property owner's location drawing. A property owner's location drawing showing all property owners' information required in section 23.3(D) above and their relation to the subject parcel.

**Response: Courtesy notice property owners map has been ordered from the Property Appraiser's office and will be delivered to the City.**

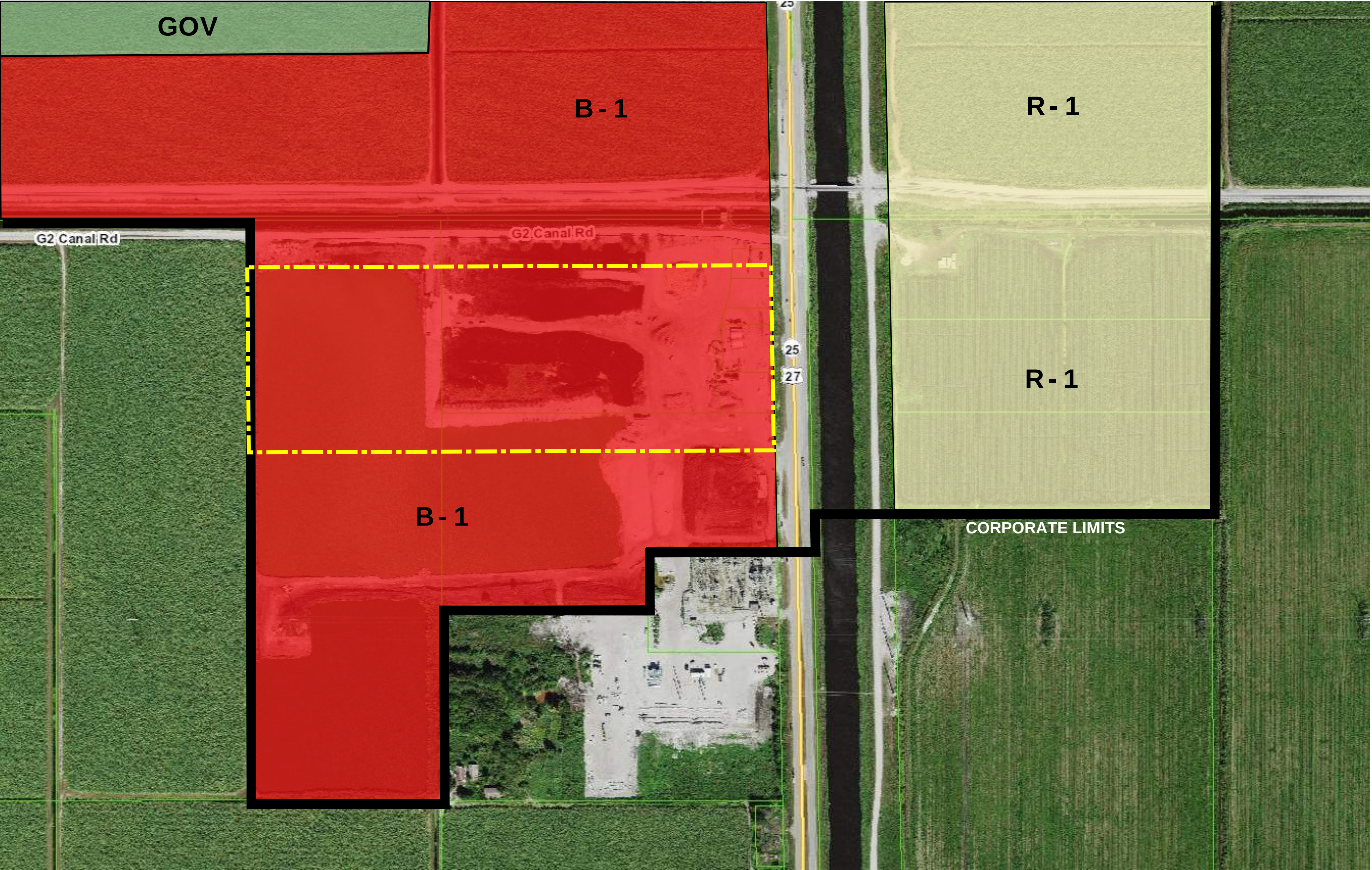
- F. Statement of use. A statement of special reasons or basis for the rezoning request including the intended use of the property.

**Response: This justification statement shall act as the statement of special reasons or basis for the rezoning.**

- G. Filing fee. Payment of the official filing fee as set by the city and received by the city clerk. Filing fees may be waived for an applicant who presents a certificate from the director of the county welfare department stating that the applicant is qualified to receive either federal, state or county welfare assistance and is unable to afford said fee.

**Response: The filing fees are attached.**

In conclusion, the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment and Official Zoning Map Amendment are both consistent with the Goals, Objectives, and Policies of City of South Bay Comprehensive Plan and the Code of Ordinance, including the zoning code. The proposed map amendments are also compatible with the surrounding land uses in the immediate area due to the existing agricultural lands to the west, north, south and east, as well as the FP&L substation to the south. On behalf of the Owner, SOUTH BAY DEVELOPERS, LLC and Applicant and the contract purchaser, BAKER SOUTHEAST YARD LLC, Bowman Consulting Group, Ltd. respectfully requests your approval of these amendments site plan review applications.



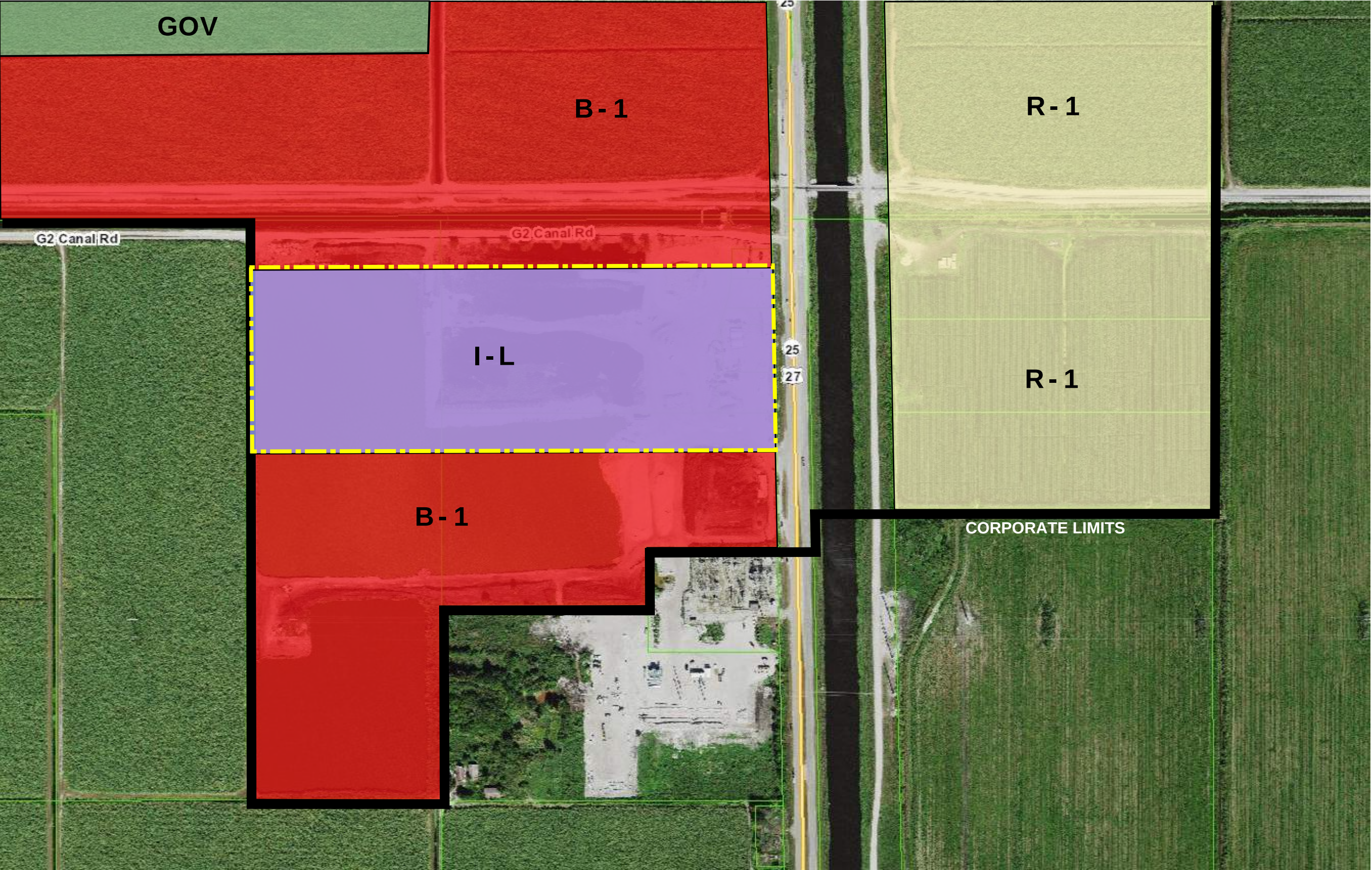
**LEGEND**

- R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT (0-4.0 UNITS / ACRE)
- R-2 - MULTIPLE FAMILY DWELLING DISTRICT (6.0 - 15.0 UNITS / ACRE)
- R-3 - MULTIPLE FAMILY DWELLING DISTRICT (15.0 - 19.0 UNITS / ACRE)
- MHRP - MOBILE HOME RENTAL PARKS
- B-1 - RETAIL COMMERCIAL DISTRICT
- B-2 - WHOLESALE COMMERCIAL DISTRICT
- I-L - LIGHT INDUSTRIAL DISTRICT
- I-G - GENERAL INDUSTRIAL DISTRICT
- GOVERNMENT - UTILITIES, RECREATION/OPEN SPACE, PUBLIC SCHOOLS, PUBLIC PARK AREAS AND GOVERNMENTAL ADMINISTRATION.
- PLANNED DEVELOPMENT

SUBJECT PROPERTY

CITY OF SOUTH BAY CORPORATE LIMITS





**LEGEND**

- R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT  
(0-8.0 UNITS / ACRE)
- R-2 - MULTIPLE FAMILY DWELLING DISTRICT  
(6.0 - 15.0 UNITS / ACRE)
- R-3 - MULTIPLE FAMILY DWELLING DISTRICT  
(15.0 - 19.0 UNITS / ACRE)
- MHRP - MOBILE HOME RENTAL PARKS
- B-1 - RETAIL COMMERCIAL DISTRICT
- B-2 - WHOLESALE COMMERCIAL DISTRICT
- I-L - LIGHT INDUSTRIAL DISTRICT
- I-G - GENERAL INDUSTRIAL DISTRICT
- GOVERNMENT - UTILITIES, RECREATION/OPEN SPACE,  
PUBLIC SCHOOLS, PUBLIC PARK AREAS AND  
GOVERNMENTAL ADMINISTRATION.
- PLANNED DEVELOPMENT

SUBJECT PROPERTY

CITY OF SOUTH BAY  
CORPORATE LIMITS



Certificate of Authorization License No. 30462  
Bowman Consulting Group Ltd      13450 W. Sunrise Blvd., Suite 320  
www.bowman.com                  Sunrise, FL 33323  
© 2021 Bowman Consulting Group Ltd      Phone: (954) 314-8480

**CITY OF SOUTH BAY  
PROPOSED ZONING MAP**



**CITY OF  
SOUTH BAY  
Florida**



Lake Okeechobee News  
313 NW 4th Avenue  
Okeechobee, FL 34972  
863-763-3134

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared **Katrina Elsken Muros**, who on oath says that she is **Editor in Chief** of the **Lake Okeechobee News**, a weekly newspaper published in **Palm Beach County, Florida**; that the attached copy of advertisement, being a **Public Notice** matter of

**Public Notice**

in the **20th Judicial District of the Circuit Court of Palm Beach County, Florida**, was published in said newspaper in the issues of

01/18/23

(Print Dates)

or by publication on the newspaper's website, if authorized, on

01/18/23, 01/19/23, 01/20/23, 01/21/23, 01/22/23, 01/23/23,  
01/24/23, 01/25/23, 01/26/23, 01/27/23, 01/28/23, 01/29/23,

01/30/23, 01/31/23

(Website Dates)

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

**CITY OF SOUTH BAY  
NOTICE OF PROPOSED ORDINANCE**

The following Ordinance described by title only will be placed on First Reading and Adoption at the City Commission Meeting of the City of South Bay, Florida to be held on February 7, 2023 at 7:00 P.M. at the City of South Bay City Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida.

**ORDINANCE NO. 02-2023**

**AN ORDINANCE OF THE CITY OF SOUTH BAY TO RE-ZONE PARCEL CONTROL NOS. 58-36-44-23-01-000-0021, 58-36-44-23-01-000-0022, 58-36-44-23-01-000-0023, 58-36-44-23-01-000-0024, 58-36-44-23-01-000-0025, 58-36-44-23-01-000-0026, AND A PORTION OF PARCELS 58-36-44-23-01-000-0031 & 58-36-44-23-01-000-0072 ON THE SITE KNOWN AS THE BAKER SOUTHEAST YARD, LLC SITE GENERALLY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF SOUTH BAY WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, AND, SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY COMPRISING APPROXIMATELY 25.909 ACRES AND AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM B-1 RETAIL COMMERCIAL DISTRICT ZONING TO I-1 LIGHT INDUSTRIAL DISTRICT ZONING PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

If anyone has any questions regarding this proposal, they may be submitted in writing or at the time of the scheduled public hearing as noted above. Written comments should be addressed to the City Clerk, 335 S.W. 2nd Avenue, South Bay, FL 33493.

All interested parties are encouraged to attend the City Commission meeting and be heard concerning these matters. Copies of the full text of the Ordinance may be inspected by the public at City Hall, 335 SW. 2nd Avenue, South Bay, FL 33493 by contacting the City Clerk at (561) 996-6751.

If a person decides to appeal the decision of the City Commission with respect to any matter considered at the public hearings or meetings herein referred, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. The City of South Bay does not prepare or provide such a record. The above items may be postponed or withdrawn without prior notice. Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, because of a disability or physical impairment, should contact the City Clerk, (561) 996-6751, at least three (3) calendar days prior to the hearing.

**CITY OF SOUTH BAY**  
578775 LON 01/18/2023

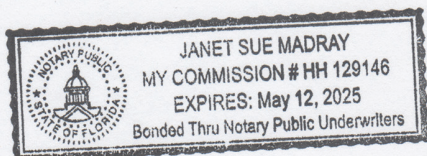
Katrina Elsken Muros

Sworn to and subscribed before me by means of

☐ Physical Presence ☒ Online Notarization

physical presence or online notarization, this

23rd day of January, 2023.



(Signature of Notary Public)  
STAMP OF NOTARY PUBLIC



## City of South Bay

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

[www.southbaycity.com](http://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  
Vicky Del Bosquez

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: January 30, 2023  
Ref: Weekly check register

Enclosed, please find the summary of check register as of January 30, 2023

#### General Fund

|                                              |              |                      |
|----------------------------------------------|--------------|----------------------|
| • Utility:                                   |              |                      |
|                                              | Comcast      | \$ 2,247.53          |
|                                              | FPL          | 12,957.13            |
|                                              | PBCWU Dept   | 5,263.35             |
|                                              | Verizon      | 780.72               |
| • Bank of America                            |              | 2,032.86             |
| • United Health Ins                          |              | 8,091.35             |
| • PBC Sheriff                                |              | 38,434.34            |
| • Norris Week PA                             |              | 21,230.10            |
| • JLH Associates                             |              | 4,785.00             |
| • CAP Government                             |              | 4,103.75             |
| • Marathon                                   |              | 2,323.41             |
| • Andre Hamilton                             |              | 6,500.00             |
| • Purchased of supplies, materials and parts |              | 4,472.16 <i>A</i>    |
| • Payment for various services               |              | 7,011.12 <i>B</i>    |
| • Payroll deductions                         |              | 3,420.73 <i>C</i>    |
| • Other                                      |              | 7,219.08 <i>D</i>    |
|                                              | <b>Total</b> | <b>\$ 130,872.63</b> |

#### ARP Act Fund

|                |                      |
|----------------|----------------------|
| Home repair    | \$ 190,239.00        |
| Stony Electric | 3,250.00             |
| Payroll        | 4,570.60             |
|                | <b>\$ 198,059.60</b> |

#### Capital Project Fund

|                  |                      |
|------------------|----------------------|
| CAP Government   | \$ 2,520.00          |
| Hinterland Group | 106,475.52           |
|                  | <b>\$ 108,995.52</b> |

#### Sanitation Fund

|                  |                     |
|------------------|---------------------|
| Waste Management | <b>\$ 48,466.17</b> |
|------------------|---------------------|

# AP Check Register Report

## City Of South Bay (CSBFND)

1/30/2023 2:33:26 PM

Page 1

| Check Number                 | Vendor Number         | Vendor Name                       | Check Date | Check Amount |   |
|------------------------------|-----------------------|-----------------------------------|------------|--------------|---|
| 15047                        | 1143                  | PPLSI                             | 1/30/2023  | 118.70       | C |
| 15048                        | 1231                  | THOMAS STEWART JR.                | 1/30/2023  | 150.00       | D |
| 15049                        | AFLAC                 | AFLAC                             | 1/30/2023  | 1,333.01     | C |
| 15050                        | ANDRE L. HAMILTON     | ANDRE L. HAMILTON                 | 1/30/2023  | 6,500.00     |   |
| 15051                        | BURNADETTE NORRIS-W   | BURNADETTE NORRIS-WEEKS, PA       | 1/30/2023  | 21,230.10    |   |
| 15052                        | COASTAL NETWORK SOL   | COASTAL NETWORK SOLUTIONS, LLC    | 1/30/2023  | 1,500.00     | B |
| 15053                        | COLONIAL LIFE PROCES  | COLONIAL LIFE PROCESSING CENTER   | 1/30/2023  | 734.40       | C |
| 15054                        | FPL                   | FPL                               | 1/30/2023  | 6,461.26     |   |
| 15055                        | IAMAW                 | IAMAW                             | 1/30/2023  | 262.48       | C |
| 15056                        | JLH ASSOCIATES        | JLH ASSOCIATES                    | 1/30/2023  | 4,785.00     |   |
| 15057                        | JP ELECTRONIC         | JEFF PAULO D/B/A JP ELECTRONICS & | 1/30/2023  | 282.00       | B |
| 15058                        | LIBERTY NATIONAL      | LIBERTY NATIONAL                  | 1/30/2023  | 284.94       | C |
| 15059                        | MUTUAL OF OMAHA       | MUTUAL OF OMAHA                   | 1/30/2023  | 291.62       | D |
| 15060                        | PBC WATER UTILITIES   | PALM BEACH COUNTY WATER UTILITIES | 1/30/2023  | 2,648.88     |   |
| 15061                        | SEASON TO SEASON, LLC | SEASON TO SEASON, LLC             | 1/30/2023  | 230.00       | B |
| 15062                        | UNITED HEALTH CARE    | UHS PREMIUM BILLING               | 1/30/2023  | 8,091.35     |   |
| 15063                        | VERIZON WIRELESS      | VERIZON WIRELESS                  | 1/30/2023  | 594.76       |   |
| 15064                        | WALMART (CAPITAL ONE  | CAPITAL ONE                       | 1/30/2023  | 91.40        | A |
| 15065                        | WASHINGTON NATIONAL   | WASHINGTON NATIONAL INS. CO.      | 1/30/2023  | 68.50        | D |
| Non-Electronic Transactions: |                       |                                   |            | 55,658.40    |   |
| Total Transactions:          |                       |                                   |            | 55,658.40    |   |

# AP Check Register Report

City Of South Bay (CSBFND)

1/20/2023 12:09:52 PM

Page 1

| Check Number                 | Vendor Number        | Vendor Name                        | Check Date | Check Amount    |
|------------------------------|----------------------|------------------------------------|------------|-----------------|
| 15041                        | CLARKE               | CLARKE                             | 1/20/2023  | 606.31 <i>B</i> |
| 15042                        | ECONOMY TRANSMISSIO  | ECONOMY TRANSMISSION SERVICE       | 1/20/2023  | 15.00 <i>J</i>  |
| 15043                        | PBC SHERIFF'S OFFICE | PALM BEACH COUNTY SHERIFF'S OFFICE | 1/20/2023  | 19,217.17       |
| 15044                        | ROSENWALD ELEMENTAI  | ROSENWALD ELEMENTARY               | 1/20/2023  | 500.00 <i>C</i> |
| 15045                        | VRC                  | VRC                                | 1/20/2023  | 385.29 <i>B</i> |
| 15046                        | WOLFF'S LAWN         | WOLFF LAWN MACHINE INC             | 1/20/2023  | 169.96 <i>A</i> |
| Non-Electronic Transactions: |                      |                                    |            | 20,893.73       |
| Total Transactions:          |                      |                                    |            | 20,893.73       |

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

1/19/2023 2:04:30 PM

Page 1

| Check Number | Vendor Number | Vendor Name    | Check Date           | Check Amount |
|--------------|---------------|----------------|----------------------|--------------|
| 15040        | 1230          | ALTHEA BRONSON | 1/19/2023            | 5,000.00     |
| Totals:      |               |                | Total Transactions : | 5,000.00     |

# AP Immediate Check Register Report

## City Of South Bay (CSBFND)

1/19/2023 9:48:09 AM

Page 1

| Check Number   | Vendor Number | Vendor Name             | Check Date                  | Check Amount      |
|----------------|---------------|-------------------------|-----------------------------|-------------------|
| 14984          | 1172          | LAVERN SANFORD EDWARDS  | 1/18/2023                   | 3,000.00          |
| 14985          | 1173          | FLORA M. BENNETT        | 1/18/2023                   | 3,000.00          |
| 14986          | 1174          | MILDRED SMITH           | 1/18/2023                   | 3,000.00          |
| 14987          | 1175          | BETTY GUY               | 1/18/2023                   | 5,000.00          |
| 14988          | 1176          | CYNTHIA CLARKE          | 1/18/2023                   | 3,000.00          |
| 14989          | 1177          | SHIRLEY BUTTS           | 1/18/2023                   | 3,000.00          |
| 14990          | 1178          | ISIDORO ESPINOZA JR.    | 1/18/2023                   | 3,000.00          |
| 14991          | 1179          | JEREMIAH THOMAS         | 1/18/2023                   | 3,000.00          |
| 14992          | 1180          | LORINE WOODFOLK         | 1/18/2023                   | 3,000.00          |
| 14993          | 1181          | JOHN BROCKMAN           | 1/18/2023                   | 3,000.00          |
| 14994          | 1182          | WILLIE MAE BARNES       | 1/18/2023                   | 3,000.00          |
| 14995          | 1183          | ROBERT JEFFERSON        | 1/18/2023                   | 3,000.00          |
| 14996          | 1184          | NORA HAMILTON           | 1/18/2023                   | 3,000.00          |
| 14997          | 1185          | MAMIE WALKER            | 1/18/2023                   | 3,000.00          |
| 14998          | 1186          | DARLENE DUNNING         | 1/18/2023                   | 3,000.00          |
| 14999          | 1187          | RUSHIE M. OSBY          | 1/18/2023                   | 3,000.00          |
| 15000          | 1188          | LORAIN CLARK CAIN       | 1/18/2023                   | 3,000.00          |
| 15001          | 1189          | JOYCE SINGLETARY        | 1/18/2023                   | 3,000.00          |
| 15002          | 1190          | MARGARET MANN           | 1/18/2023                   | 3,000.00          |
| 15003          | 1191          | KRYSTAL F. JOHNSON      | 1/18/2023                   | 3,000.00          |
| 15004          | 1192          | ERSKINE COX SR.         | 1/18/2023                   | 3,000.00          |
| 15005          | 1193          | ALEXANDER MCAULEY       | 1/18/2023                   | 3,000.00          |
| 15006          | 1194          | VALIRA HARRELL          | 1/18/2023                   | 3,000.00          |
| 15007          | 1195          | ESTELLE SINCLAIR        | 1/18/2023                   | 3,000.00          |
| 15008          | 1196          | AMELIA KING             | 1/18/2023                   | 3,000.00          |
| 15009          | 1197          | GLADYS WILLIAMS         | 1/18/2023                   | 3,000.00          |
| 15010          | 1198          | LANCY CAMPBELL          | 1/18/2023                   | 3,000.00          |
| 15011          | 1199          | RICKY V. GRAHAM         | 1/18/2023                   | 3,000.00          |
| 15012          | 1200          | MARION MANN             | 1/18/2023                   | 3,000.00          |
| 15013          | 1201          | ESSIE MCPHEE            | 1/18/2023                   | 3,000.00          |
| 15014          | 1202          | WILLIAM BLAND           | 1/18/2023                   | 3,000.00          |
| 15015          | 1203          | MARVIN DIXON            | 1/18/2023                   | 3,000.00          |
| 15016          | 1204          | SANDRA LUSUNARIZ        | 1/18/2023                   | 3,000.00          |
| 15017          | 1205          | ROSIE B. BENNIEFIELD    | 1/18/2023                   | 3,000.00          |
| 15018          | 1206          | LATONIA MCFARLAND       | 1/18/2023                   | 3,000.00          |
| 15019          | 1207          | IVAN WOODS              | 1/18/2023                   | 3,000.00          |
| 15020          | 1208          | COCYNTHIA R. NIX        | 1/18/2023                   | 3,000.00          |
| 15021          | 1210          | ROSA GRANT              | 1/18/2023                   | 3,000.00          |
| 15022          | 1211          | SAMUEL KING             | 1/18/2023                   | 3,000.00          |
| 15023          | 1212          | LORETTA S. SANDIFORD    | 1/18/2023                   | 3,000.00          |
| 15024          | 1213          | RONALD V. GRAHAM        | 1/18/2023                   | 3,000.00          |
| 15025          | 1214          | MATTIE WILLIAMS         | 1/18/2023                   | 3,000.00          |
| 15026          | 1215          | GWENDOLYN L. CALLOWAY   | 1/18/2023                   | 5,000.00          |
| 15027          | 1216          | PAULINO RODRIGUEZ       | 1/18/2023                   | 3,000.00          |
| 15028          | 1217          | JEANETTE ZAMORA         | 1/18/2023                   | 3,000.00          |
| 15029          | 1218          | PEARLIE M. CALLOWAY     | 1/18/2023                   | 3,000.00          |
| 15030          | 1219          | JACQUELINE T. HAMILTON  | 1/18/2023                   | 3,000.00          |
| 15031          | 1220          | ANNETTE J. PARCHMENT    | 1/18/2023                   | 3,000.00          |
| 15032          | 1221          | WILLIE CARSWELL         | 1/18/2023                   | 5,000.00          |
| 15033          | 1222          | FELIPE FIGUEROA         | 1/18/2023                   | 3,000.00          |
| 15034          | 1223          | PATRICIA HUBBARD HARVEY | 1/18/2023                   | 3,000.00          |
| 15035          | 1224          | BEATRICE BAILEY         | 1/18/2023                   | 3,000.00          |
| 15036          | 1225          | LLOD H. MESSAM          | 1/18/2023                   | 3,000.00          |
| 15037          | 1226          | GLORIA JACOBS           | 1/18/2023                   | 3,000.00          |
| 15038          | 1228          | CHARLIE KELLAR          | 1/18/2023                   | 3,000.00          |
| 15039          | 1229          | ARTHUR BRYANT           | 1/18/2023                   | 3,000.00          |
| <b>Totals:</b> |               |                         | <b>Total Transactions :</b> | <b>174,000.00</b> |

# AP Check Register Report

City Of South Bay (CSBFND)

1/18/2023 12:07:53 PM

Page 1

| Check Number                 | Vendor Number | Vendor Name                  | Check Date | Check Amount |
|------------------------------|---------------|------------------------------|------------|--------------|
| 14980                        | 1227          | CHRISTOPHER HUMPHREY         | 1/18/2023  | 400.00       |
| 14981                        | PETTY CASH    | CITY OF SOUTH BAY-PETTY CASH | 1/18/2023  | 300.00       |
| Non-Electronic Transactions: |               |                              |            | 700.00       |
| Total Transactions:          |               |                              |            | 700.00       |

# AP Immediate Check Register Report

City Of South Bay (CSBFND)

1/17/2023 9:00:20 AM

Page 1

| Check Number | Vendor Number | Vendor Name                  | Check Date           | Check Amount |
|--------------|---------------|------------------------------|----------------------|--------------|
| 14979        | PETTY CASH    | CITY OF SOUTH BAY-PETTY CASH | 1/17/2023            | 440.00       |
| Totals:      |               |                              | Total Transactions : | 440.00       |

# AP Immediate Check Register Report

City Of South Bay (CSBFND)

1/13/2023 2:34:46 PM

Page 1

| Check Number | Vendor Number        | Vendor Name                  | Check Date          | Check Amount |
|--------------|----------------------|------------------------------|---------------------|--------------|
| 14978        | BUSY BEE PARTY RENTA | BUSY BEE PARTY RENTALS, CORP | 1/13/2023           | 345.74       |
| Totals:      |                      |                              | Total Transactions: | 345.74       |

# AP Check Register Report

## City Of South Bay (CSBFND)

1/13/2023 9:52:22 AM

Page 1

| Check Number | Vendor Number          | Vendor Name                            | Check Date | Check Amount                 |           |
|--------------|------------------------|----------------------------------------|------------|------------------------------|-----------|
| 14955        | 1004                   | RELIANT FIRE & SECURITY                | 1/13/2023  | 239.97                       | B         |
| 14956        | 1143                   | PPLSI                                  | 1/13/2023  | 118.70                       | C         |
| 14957        | 1171                   | CENTRAL FLORIDA EXPRESSWAY AUTHORITY   | 1/13/2023  | 6.16                         | D         |
| 14958        | ALLY                   | ALLY                                   | 1/13/2023  | 726.70                       | B         |
| 14959        | AMAZON CAPITAL SERV    | AMAZON CAPITAL SERVICES                | 1/13/2023  | 755.29                       | A         |
| 14960        | AMERICAN PUBLIC LIFE I | AMERICAN PUBLIC LIFE INSURANCE COMPANY | 1/13/2023  | 1,481.30                     | D         |
| 14961        | BELLE GLADE WHOLESAL   | BIG LAKE SNACK SALES, INC              | 1/13/2023  | 97.21                        | A         |
| 14962        | CAP GOVERNMENT         | CAP GOVERNMENT                         | 1/13/2023  | 1,933.75                     |           |
| 14963        | CLARKE                 | CLARKE                                 | 1/13/2023  | 602.70                       | B         |
| 14964        | FDOT                   | FDOT                                   | 1/13/2023  | 32.20                        | D         |
| 14965        | FEDERAL EXPRESS        | FEDERAL EXPRESS                        | 1/13/2023  | 80.36                        | B         |
| 14966        | FLORIDA LEAGUE 2       | FLORIDA LEAGUE OF CITIES               | 1/13/2023  | 743.00                       | D         |
| 14967        | FPL                    | FPL                                    | 1/13/2023  | 6,495.87                     |           |
| 14968        | MARATHON/MEX BANK      | WEX BANK                               | 1/13/2023  | 2,323.41                     |           |
| 14969        | OFFICE DEPOT CREDIT    | OFFICE DEPOT BUSINESS CREDIT           | 1/13/2023  | 111.42                       | A         |
| 14970        | ORIGINAL EQUIPMENT     | ORIGINAL EQUIPMENT                     | 1/13/2023  | 118.54                       | L         |
| 14971        | PBC WATER UTILITIES    | PALM BEACH COUNTY WATER UTILITIES      | 1/13/2023  | 2,614.47                     |           |
| 14972        | QUADIENT FINANCE USA   | QUADIENT LEASING USA, INC.             | 1/13/2023  | 500.00                       | B         |
| 14973        | SEASON TO SEASON, LLC  | SEASON TO SEASON, LLC                  | 1/13/2023  | 230.00                       | L         |
| 14974        | STITCH WORK PLUS       | STITCH WORK PLUS                       | 1/13/2023  | 618.05                       | B         |
| 14975        | STONY ELECTRICAL LLC   | THELUSCA GERARD                        | 1/13/2023  | 3,250.00                     |           |
| 14976        | TRACTOR SUPPLY         | TRACTOR SUPPLY CREDIT PLAN             | 1/13/2023  | 299.98                       | A         |
| 14977        | TRC FARM INDUSTRIAL    | TRC FARM & INDUSTRIAL SUPPLY INC       | 1/13/2023  | 200.53                       | L         |
|              |                        |                                        |            | Non-Electronic Transactions: | 23,579.61 |
|              |                        |                                        |            | Total Transactions:          | 23,579.61 |

# AP Check Register Report

City Of South Bay (CSBFND)

1/5/2023 11:41:52 AM

Page 1

| Check Number                 | Vendor Number       | Vendor Name                                 | Check Date | Check Amount |
|------------------------------|---------------------|---------------------------------------------|------------|--------------|
| 14948                        | 1002                | BOYS & GIRLS CLUBS OF PALM BEACH COUNTY INC | 1/5/2023   | 2,500.00     |
| 14949                        | 1078                | HERMAN S. BROWN                             | 1/5/2023   | 2,000.00     |
| 14950                        | 1087                | DELORIS BETHEA                              | 1/5/2023   | 1,439.00     |
| 14951                        | 1108                | LUCIANO CRISTOBAL                           | 1/5/2023   | 2,000.00     |
| 14952                        | 1110                | SALVADOR GAMA                               | 1/5/2023   | 2,000.00     |
| 14953                        | 1111                | CLARA MINCEY                                | 1/5/2023   | 2,000.00     |
| 14954                        | CITY OF BELLE GLADE | CITY OF BELLE GLADE                         | 1/5/2023   | 724.80       |
| Non-Electronic Transactions: |                     |                                             |            | 12,663.80    |
| Total Transactions:          |                     |                                             |            | 12,663.80    |

# AP Check Register Report

City Of South Bay (CSBFND)

12/30/2022 9:56:16 AM

Page 1

| Check Number                 | Vendor Number         | Vendor Name                        | Check Date | Check Amount |
|------------------------------|-----------------------|------------------------------------|------------|--------------|
| 14942                        | 1124                  | LEATRICE STEWART                   | 12/30/2022 | 1,800.00     |
| 14943                        | 1170                  | EDJVON MCCALL                      | 12/30/2022 | 150.00 D     |
| 14944                        | CAP GOVERNMENT        | CAP GOVERNMENT                     | 12/30/2022 | 2,170.00     |
| 14945                        | PBC SHERIFF'S OFFICE  | PALM BEACH COUNTY SHERIFF'S OFFICE | 12/30/2022 | 19,217.17    |
| 14946                        | PRIMESTAR DIGITAL NET | PRIMESTAR DIGITAL NETWORK          | 12/30/2022 | 410.00 B     |
| 14947                        | WALMART (CAPITAL ONE  | CAPITAL ONE                        | 12/30/2022 | 2,627.83 A   |
| Non-Electronic Transactions: |                       |                                    |            | 26,375.00    |
| Total Transactions:          |                       |                                    |            | 26,375.00    |

# AP Check Register Report

City Of South Bay (CSBFND)

1/24/2023 2:59:33 PM

Page 1

| Check Number     | Vendor Number | Vendor Name | Check Date               | Check Amount |
|------------------|---------------|-------------|--------------------------|--------------|
| ACH PYMT 1-24-23 | COMCAST       | COMCAST     | 1/24/2023                | 147.05       |
| Totals:          |               |             | Electronic Transactions: | 147.05       |
|                  |               |             | Total Transactions :     | 147.05       |

# AP Check Register Report

City Of South Bay (CSBFND)

1/20/2023 12:23:24 PM

Page 1

| Check Number     | Vendor Number    | Vendor Name | Check Date                      | Check Amount    |
|------------------|------------------|-------------|---------------------------------|-----------------|
| DEC22-ACH PAYMEI | COMCAST BUSINESS | COMCAST     | 1/20/2023                       | 760.00          |
| JAN23-ACH PAYMEN | COMCAST BUSINESS | COMCAST     | 1/20/2023                       | 763.03          |
| <b>Totals:</b>   |                  |             | <b>Electronic Transactions:</b> | <b>1,523.03</b> |
|                  |                  |             | <b>Total Transactions:</b>      | <b>1,523.03</b> |

# AP Check Register Report

City Of South Bay (CSBFND)

1/9/2023 12:04:08 PM

Page 1

| Check Number      | Vendor Number | Vendor Name | Check Date               | Check Amount |
|-------------------|---------------|-------------|--------------------------|--------------|
| ACH PAYMENT-1/9/2 | COMCAST       | COMCAST     | 1/9/2023                 | 406.10       |
| ACH-01/09/2023    | COMCAST       | COMCAST     | 1/9/2023                 | 171.35       |
| Totals:           |               |             | Electronic Transactions: | 577.45       |
|                   |               |             | Total Transactions:      | 577.45       |

# AP Check Register Report

City Of South Bay (CSBFND)

1/11/2023 10:09:36 AM

Page 1

| Check Number      | Vendor Number | Vendor Name                   | Check Date               | Check Amount |
|-------------------|---------------|-------------------------------|--------------------------|--------------|
| ACH PAYMENT 1/10/ | 1146          | VERIZON CONNECT FLEET USA LLC | 1/10/2023                | 185.96       |
| Totals:           |               |                               | Electronic Transactions: | 185.96       |
|                   |               |                               | Total Transactions:      | 185.96       |

# AP Check Register Report

City Of South Bay (CSBFND)

1/30/2023 1:03:35 PM

Page 1

| Check Number | Vendor Number       | Vendor Name     | Check Date               | Check Amount |
|--------------|---------------------|-----------------|--------------------------|--------------|
| ACH-1/30/23  | BANK OF AMERICA, NA | BANK OF AMERICA | 1/30/2023                | 2,032.86     |
| Totals:      |                     |                 | Electronic Transactions: | 2,032.86     |
|              |                     |                 | Total Transactions:      | 2,032.86     |

# AP Check Register Report

City Of South Bay (CSBFND)

12/29/2022 3:36:21 PM

Page 1

| Check Number                 | Vendor Number    | Vendor Name                      | Check Date | Check Amount |
|------------------------------|------------------|----------------------------------|------------|--------------|
| 299                          | WASTE MANAGEMENT | WASTE MANAGEMENT INC. OF FLORIDA | 12/29/2022 | 24,144.12    |
| Non-Electronic Transactions: |                  |                                  |            | 24,144.12    |
| Total Transactions:          |                  |                                  |            | 24,144.12    |

# AP Check Register Report

City Of South Bay (CSBFND)

1/13/2023 2:11:23 PM

Page 1

| Check Number                 | Vendor Number    | Vendor Name                      | Check Date | Check Amount |
|------------------------------|------------------|----------------------------------|------------|--------------|
| 300                          | WASTE MANAGEMENT | WASTE MANAGEMENT INC. OF FLORIDA | 1/13/2023  | 20,025.42    |
| Non-Electronic Transactions: |                  |                                  |            | 20,025.42    |
| Total Transactions:          |                  |                                  |            | 20,025.42    |

# AP Check Register Report

City Of South Bay (CSBFND)

1/26/2023 3:13:39 PM

Page 1

| Check Number                 | Vendor Number    | Vendor Name                      | Check Date | Check Amount |
|------------------------------|------------------|----------------------------------|------------|--------------|
| 301                          | WASTE MANAGEMENT | WASTE MANAGEMENT INC. OF FLORIDA | 1/26/2023  | 4,296.63     |
| Non-Electronic Transactions: |                  |                                  |            | 4,296.63     |
| Total Transactions:          |                  |                                  |            | 4,296.63     |

# AP Check Register Report

City Of South Bay (CSBFND)

12/29/2022 12:14:28 PM

Page 1

| Check Number                 | Vendor Number  | Vendor Name          | Check Date | Check Amount |
|------------------------------|----------------|----------------------|------------|--------------|
| 252                          | 1069           | HINTERLAND GROUP INC | 12/29/2022 | 106,475.52   |
| 253                          | CAP GOVERNMENT | CAP GOVERNMENT       | 12/29/2022 | 2,200.00     |
| Non-Electronic Transactions: |                |                      |            | 108,675.52   |
| Total Transactions:          |                |                      |            | 108,675.52   |

# AP Check Register Report

City Of South Bay (CSBFND)

1/26/2023 3:24:29 PM

Page 1

| Check Number                 | Vendor Number  | Vendor Name    | Check Date | Check Amount |
|------------------------------|----------------|----------------|------------|--------------|
| 254                          | CAP GOVERNMENT | CAP GOVERNMENT | 1/26/2023  | 320.00       |
| Non-Electronic Transactions: |                |                |            | 320.00       |
| Total Transactions:          |                |                |            | 320.00       |