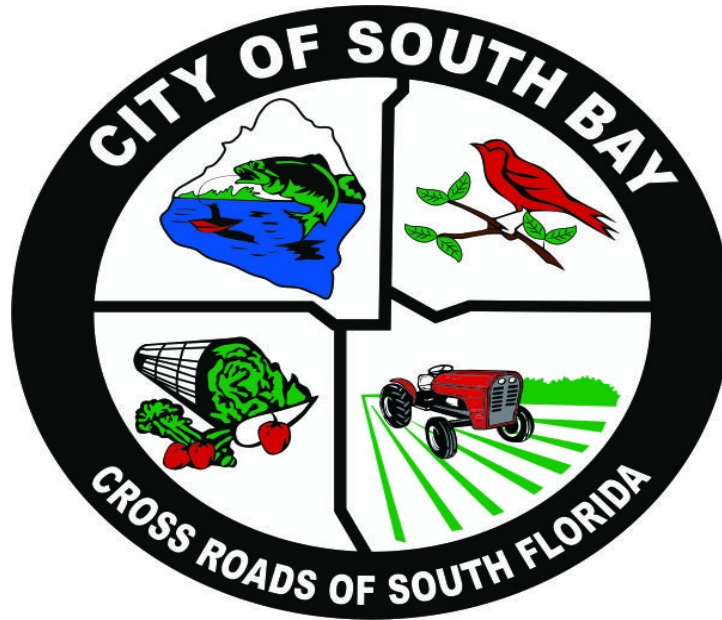




The Crossroads of South Florida,
We envision a sustainable economy, Let Us Grow Together

CITY OF SOUTH BAY

CITY COMMISSION AGENDA

CITY HALL CHAMBER

TUESDAY, OCTOBER 1, 2024

335 SW 2ND Avenue

South Bay, FL 33493

www.southbaycity.com

Phone: 561-996-6751 Fax: 561-996-7950

Mayor:

Joe Kyles Sr.

Vice Mayor:

Taranza McKelvin

Commissioner:

Esther Berry

Commissioner:

Albert Polk

Commissioner:

Barbara King

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, OCTOBER 1, 2024
6:30 PM

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION**
 - a. Gina Levesque
Intake and Compliance Manager
PBC Commission on Ethics
 - b. Discussion: Department Head Report
 - c. Discussion: Recreation Advisory Committee
 - 3.c. Advisory Committee (Resolution 15-2021)
4. **ADJOURNMENT**

CITY OF SOUTH BAY

REGULAR CITY MEETING AGENDA

CITY HALL CHAMBER
TUESDAY, OCTOBER 1, 2024
7:00 PM

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations in order to participate in this proceeding are entitled to the provision of certain

assistance at no cost. Please call the City Clerk's Office at 561-996-6751 no later than 2 days prior to the hearing if this assistance is required. For hearing impaired assistance, please call the Florida Relay Service Numbers: 800-955-8771 (TDD) or 800-955-8770 (VOICE).

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

1. CALL TO ORDER, ROLL CALL; PRAYER, PLEDGE OF ALLEGIANCE

2. DISCLOSURE OF VOTING CONFLICTS

3. PRESENTATIONS AND PROCLAMATIONS (*Up to 5 minutes*)

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 – September 17th and 18th Meeting Minutes

5.a. Commission Meeting Minutes September 17, 2024

5.a. City Budget Minutes

b. Regular City Workshop and City Meeting

Approval of Meeting Agenda -October 1, 2024

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

a. RESOLUTION 43-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA RATIFYING THE CITY MANAGER'S SUBMISSION OF A STATE OF FLORIDA RURAL INFRASTRUCTURE FUND PROGRAM APPLICATION FOR THE FISCAL YEAR 2024-2025; PROVIDING FOR AN EFFECTIVE DATE

6.a. Florida Rural Infrastructure Fund Program Application for Funding

b. RESOLUTION 44-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF MACHINISTS AND AEROSPACE WORKERS; PROVIDING FOR AN EFFECTIVE DATE

6.b. Union Agreement

7. ORDINANCE

8. ROSENWALD ELEMENTARY SCHOOL

9. **FINANCE REPORT**
 - a. Accounts Payable Report
 - 9.a. AP Report
10. **CITY CLERK REPORT**
11. **CITY MANAGER REPORT**
12. **CITY ATTORNEY REPORT**
13. **FUTURE AGENDA ITEMS**
14. **COMMISSIONER COMMENTS: FOR THE GOOD OF THE ORDER**
15. **ADJOURNMENT**

RESOLUTION 15-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA AUTHORIZING THE CITY MANAGER TO ESTABLISH A PARKS AND RECREATIONAL ADVISORY COMMITTEE; PROVIDING FOR APPOINTMENT OF MEMBERS; PROVIDING FOR DUTIES; PROVIDING FOR REMOVAL FROM MEMBERSHIP; PROVIDING FOR ADVISORY NATURE OF COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, issues of providing quality recreational offerings to the public through the Parks and Recreational Department have been of concern to the City of South Bay; and

WHEREAS, the City Commission of the City of South Bay ("City Commission") and other interested parties desire to formally establish a City Parks and Recreation Advisory Committee; and

WHEREAS, the Committee is intended to establish the framework for Parks and Recreational needs including; making recommendations on the development and implementation of a master plan for facilities and reviewing policies and matters of concern pertaining to all recreation facilities; and

WHEREAS, the Committee may further serve in an advisory capacity on matters pertaining to the youth, adult and senior residents and present plans encouraging their healthy, moral, physical and mental development; and

WHEREAS, the City Parks and Recreational Advisory Committee will provide various duties and functions to assist the City Commission on matters relating to parks and recreation; and

WHEREAS, such a Committee will be instrumental in providing promotion and stimulation of public interest in the City's recreational facilities.

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. Establishment of Committee; Composition of Membership.

The Parks and Recreational Committed is hereby established. The members of this Committee shall be appointed for a term of one (1) year and shall be composed of no more than five (5) individuals who are residents of the City of South Bay and appointed by the City Commission based upon special knowledge, skills or interest in parks and recreation.

Members of the Committee may consist of but not limited to the following:

- (a) Business Sector Representative
- (b) Youth and Family Representative
- (c) School Representative
- (d) Senior Representative
- (e) Special Needs Representative

Section 3. Appointment of Members.

The Committee shall appoint a Chairman and a Vice-Chairman for its own membership by majority vote. The Chairman will preside at all meetings except the Vice-Chairman will preside in the absence of the Chairman. Regular meetings may be held monthly and special meetings may be held, as necessary. The Chairman and/or majority of the membership may set meeting dates and times. City staff shall provide public notice requirements, minute taking and record keeping.

Section 4. Duties.

The duties and responsibilities of the Parks and Recreation Advisory Committee are hereby outlined and the duties and responsibilities of such committee shall be as follows:

- (a) Encourage healthy lifestyles for City of South Bay residents of all ages and fitness levels;
- (b) Monitor, review, and prepare recommendations to City Commission consistent with the City of South Bay plan, including the Parks Master Plan, for the programming and facilities of the City's Parks and Recreation Facilities;
- (c) Prepare recommendations to City Commission for the long-term financial stability for the maintenance and programming of the City's Parks and

Recreation facilities, including evaluating the feasibility of establishing a "501(c)3" not-for-profit corporation, e.g., "Friends of South Bay Parks and Recreation;"

(d) Prepare recommendations to City Commission regarding recruiting, recognizing and utilizing volunteers to provide citizens rewarding volunteer opportunities and improving the quality of the City's recreational programming;

(e) Promote memberships for the City of South Bay Recreation Center and Senior Center;

(f) Review and advise local traditions and recreational usage patterns and offer guidance when departures from these norms are contemplated;

(g) Stimulate community members to participate in various programs by showing the values to be derived from their participation;

(h) All of the foregoing shall be consistent with the City of South Bay's master plan.

Section 5. Removal from Membership.

Committee members shall be subject to removal from the Committee for missing three (3) consecutive Committee meetings or four (4) total meetings during any fiscal year. The members shall serve at the pleasure of the Commission and may be suspended and removed at the discretion of the City Commission. Any member who becomes a candidate for public elective office, or becomes an employee of the city, shall automatically forfeit membership.

Section 6. Advisory Action of Committee.

All actions and recommendations of the City Parks and Recreation Advisory Committee shall be advisory in nature and shall not be binding upon either the City or the City Commission. Any and all actions and/or recommendations of the Committee shall be communicated directly to the City Commission at a duly noticed meeting of the City Commission.

Section 7. Authorization of City Manager.

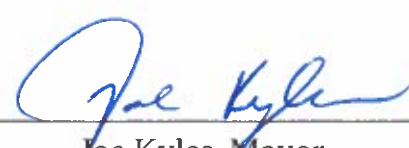
The City Commission of the City of South Bay hereby authorizes the City Manager to establish a Parks and Recreational Advisory Committee to serve the City Commission, in an advisory capacity.

Section 8. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED and **ADOPTED** this 4th day of May 2021.

ATTEST:

By: 
Natalie Malone, City Clerk


Joe Kyles, Mayor

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


Burnadette Norris-Week, P.A.
City Attorney

Moved by: Commissioner Wilson

Seconded by: Vice-Mayor Barnard

VOTE:

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

CITY OF SOUTH BAY, FL
CITY WORKSHOP AGENDA

CITY HALL CHAMBER
TUESDAY, SEPTEMBER 17, 2024
6:30PM

Present:

Mayor Joe Kyles
Vice-Mayor Taranza McKelvin
Commissioner Esther Berry
Commissioner Albert Polk
Commissioner Barbara King

Staff

Leondrae Camel, City Manager
Burnadette Norris-Weeks, City Attorney
Massih Saadatmand, Finance Director
Aiyana Bent, Community Navigator

(Full recording/discussion available through the City website)

1. **CALL TO ORDER at 6:30pm**
2. **ROLL CALL**
3. **DISCUSSION**
 - a. **Agenda Items**
4. **ADJOURNMENT at 6:59pm**

Moved by: Vice-Mayor McKelvin
Seconded by: Commissioner Polk

CITY OF SOUTH BAY, FL
REGULAR CITY MEETING

CITY HALL CHAMBER
TUESDAY, SEPTEMBER 17, 2024
7:00PM

A Regular City Meeting of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on September 17, 2024 at 7:00 p.m.

(Full recording/discussion available through the City website)

Present:

Mayor Joe Kyles
 Vice-Mayor Taranza McKelvin
 Commissioner Esther Berry
 Commissioner Albert Polk IV
 Commissioner Barbara King

Staff:

Leondrae Camel, City Manager
 Burnadette Norris-Weeks, City Attorney
 Massih Saadatmand, Finance Director
 Aiyana Bent, Community Navigator

1. **CALL TO ORDER, ROLL CALL; PRAYER, PLEDGE OF ALLEGIANCE**
2. **DISCLOSURE OF VOTING CONFLICTS: NONE**
3. **PRESENTATIONS AND PROCLAMATIONS** (*Up to 5 minutes*):
 - a. **FLM Executive Director Scott Dudley**
 - b. **Alpha Phi Alpha Fraternity Inc. Men of Tomorrow Adrian Dowdell**
 - c. **National Recovery Month (Rebel Recovery Florida)**
 - d. **Palm Beach County Fire Rescue – Lt. Alex Chau**
 - e. **Unicus Consulting – Vision and Master Plan**
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 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.

- a. Regular City Workshop and City Meeting

Approval of Meeting Agenda-September 3, 2024

Approve Consent Agenda

Moved by: Vice-Mayor McKelvin

Seconded by: Commissioner Berry

- b. Regular City Workshop and City Meeting

Approval of Meeting Agenda -September 17, 2024

Approve Consent Agenda

Moved by: Commissioner Berry

Seconded by: Vice-Mayor McKelvin

COMMISSION	VOTE
Mayor Kyles	YES
Vice-Mayor McKelvin	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

- a. RESOLUTIONS 39-2024(Non- Consent) and Quasi-Judicial Hearing, if applicable
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
SOUTH BAY, FLORIDA, APPROVING THE OFFICIAL RENAMING OF
THE TANNER PARK RECREATIONAL CENTER TO THE ESTHER E.
BERRY EMERGENCY SHELTER AND COMMUNITY CENTER;
PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING
FOR AN EFFECTIVE DATE

Moved by: Commissioner Berry
Seconded by: Vice-Mayor Mckelvin

COMMISSION	VOTE
Mayor Kyles	YES
Vice-Mayor McKelvin	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

- b. RESOLUTION NO. 40-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
SOUTH BAY, FLORIDA, APPOINTING MEMBERS TO THE PARKS
AND RECREATIONAL ADVISORY COMMITTEE; PROVIDING FOR
AN EFFECTIVE DATE

- 6.b. Resolution 15-2021 Advisory Committee

Moved by: Vice-Mayor McKelvin
Seconded by: Commissioner Polk

COMMISSION	VOTE
Mayor Kyles	YES
Vice-Mayor McKelvin	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

Motion to Table Resolution No. 40-2024

Moved By: Commissioner Polk
Seconded By: Vice-Mayor McKelvin

COMMISSION	VOTE
Mayor Kyles	YES
Vice-Mayor McKelvin	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

7.ORDINANCE(NONE)**8. ROSENWALD ELEMENTARY SCHOOL****9. FINANCE REPORT****a. Accounts Payable Report****9.a. AP Report****Motion to Table Accounts Payable for October 2, 2024 Meeting****Moved by: Commissioner Berry****Seconded by: Vice-Mayor McKelvin**

COMMISSION	VOTE
Mayor Kyles	YES
Vice-Mayor McKelvin	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

10. CITY CLERK REPORT (NONE)**11. CITY MANAGER REPORT****a. NW 10th Project for bidding October 2024****b. Brownfield Site 480 US HWY 27 North Report.****12. CITY ATTORNEY REPORT (NONE)****13. FUTURE AGENDA ITEMS****a. Have each department head give a quarterly update for discussion.****Moved by: Commissioner King****Seconded by: Commissioner Polk**

COMMISSION	VOTE
Mayor Kyles	YES
Vice-Mayor McKelvin	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

14. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER

- 14.a. Commissioner Albert Polk
 - Thank you
- 14.b. Commissioner Esther Berry
 - Thank you
- 14.c. Commissioner King
 - Thank you
- 14.d. Vice- Mayor McKelvin
 - Thank you
- 14.e. Mayor Joe Kyles
 - Thank you

15. ADJOURNMENT 8:13 pm

Moved by:

Joe Kyles, Mayor

ATTESTED BY:

South Bay City Clerk

CITY OF SOUTH BAY, FL
CITY BUDGET AGENDA

CITY HALL CHAMBER
WEDNESDAY, SEPTEMBER 18, 2024
5:30PM

Present:

Mayor Joe Kyles
Commissioner Esther Berry
Commissioner Albert Polk
Commissioner Barbara King

Staff

Leondrae Camel, City Manager
Burnadette Norris-Weeks, City Attorney(Via Telephone)
Massih Saadatmand, Finance Director
Vicenta Del Bosquez, City Clerk
(Full recording/discussion available through the City website)

1. CALL TO ORDER at 5:30pm
2. ROLL CALL
3. DISCUSSION
 - a. Agenda Items
4. ADJOURNMENT at 5:30pm
 - Moved by: Commissioner Polk
 - Seconded by: Commissioner Berry

CITY OF SOUTH BAY
FINAL BUDGET HEARING AGENDA

CITY HALL CHAMBER
WEDNESDAY, SEPTEMBER 18, 2024
5:30 PM

A Final Budget Hearing Meeting of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on September 18, 2024 at 5:30 p.m.

(Full recording/discussion available through the City website)

1. CALL TO ORDER, ROLL CALL; PRAYER, PLEDGE OF ALLEGIANCE**2. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION****3. 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. RESOLUTIONS 41-2024 (Non- Consent) and Quasi-Judicial Hearing, if applicable)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, ADOPTING A FINAL MILLAGE RATE FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, THROUGH SEPTEMBER 30, 2025, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; COMPUTING THE ROLLED-BACK RATE; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING INSTRUCTIONS TO THE CITY MANAGER; PROVIDING FOR AN EFFECTIVE DATE

**Moved by: Commissioner Polk
Seconded by: Commissioner Berry**

COMMISSION	VOTE
Mayor Kyles	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

b. RESOLUTION 42-2024

A RESOLUTION OF THE CITY OF SOUTH BAY OF PALM BEACH COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, THROUGH SEPTEMBER 30, 2025, PURSUANT TO FLORIDA STATUTES SECTION 200.065; PROVIDING FOR AN EFFECTIVE DATE.

**Moved by: Commissioner Polk
Seconded by: Commissioner Berry**

COMMISSION	VOTE
Mayor Kyles	YES
Commissioner Berry	YES
Commissioner Polk	YES
Commissioner King	YES

4. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER

- 14.a. Commissioner Albert Polk
 - Thank you
- 14.b. Commissioner Esther Berry
 - Thank you
- 14.c. Commissioner King
 - Thank you
- 14.d. Mayor Joe Kyles
 - Thank you

5. ADJOURNMENT 5:46 pm

Moved by:

Joe Kyles, Mayor

ATTESTED BY:

South Bay City Clerk

RESOLUTION 43-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA RATIFYING THE CITY MANAGER'S SUBMISSION OF A STATE OF FLORIDA RURAL INFRASTRUCTURE FUND PROGRAM APPLICATION FOR THE FISCAL YEAR 2024-2025; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Rural Infrastructure Fund ("RIF") facilitates planning, preparing, and financing of infrastructure projects in rural communities to encourage job creation, capital investment and the strengthening and diversification of rural economies. RIF funds are often used by rural communities as a match for other infrastructure funding programs, such as those offered by the Small Cities Community Development Block Grant, United States Department of Agriculture - Rural Development, and the United States Department of Commerce - Economic Development Administration. A total of \$20 million in funding is available through RIF for Fiscal Year (FY) 2024-2025. Funding in the amount of \$15 million is available for eligible rural communities statewide; and

WHEREAS, the City of South Bay ("City") has submitted a Florida Rural Infrastructure Fund Program Grant Application in the amount of One Hundred Seventeen Thousand Dollars (\$117,000.00) to develop the groundwork for future infrastructure development to drive sustainable tourism and economic growth in the region; and

WHEREAS, if awarded, through comprehensive strategic planning, including a SOAR Analysis, Community Survey and Asset Mapping Exercise, the City developed its five-year Strategic Plan and Eco-Tourism Master Plan. These efforts highlighted South Bay's proximity to Lake Okeechobee and the Lake Okeechobee Scenic Trail as central to its vision of becoming a premier eco-tourism destination; and

WHEREAS, the five-year Strategic Plan emphasizes economic diversification in tourism, agriculture and logistics, focusing on leveraging the City's natural assets. The Eco-Tourism Master Plan builds on this by promoting sustainable growth, environmental stewardship and community involvement. At the heart of this plan is the Village by the Lake, where the City envisions a 30-acre eco-tourism hub featuring nature trails, bird-watching stations, an amphitheater and eco-friendly accommodations like RV sites, tent camping and rental cabins.; and

WHEREAS, the City is completing the Action Oriented Development and Resiliency Strategy, Ecotourism Master Plan and updating the Comprehensive Plan's Open Space element; and

WHEREAS, further planning efforts are necessary to fully realize the goal for the City's future; and

WHEREAS, the City Manager was required to submit the Florida Rural Infrastructure Fund Program Funding (RIF) Grant ("Grant") application prior to the regularly scheduled commission meeting of October 01, 2024; and

WHEREAS, the City Commission of the City of South Bay ("City Commission") desires to ratify the submission of the Grant application; and

WHEREAS, the City Commission finds that ratification of the submission of the RIF Grant Program Application is in the best interests of the residents of the City.

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. Authorization of City Manager. The City Commission of the City of South Bay hereby ratifies the City Manager's submission of a Florida Rural Infrastructure Fund Program (RIF) Grant Program Funding Application, attached hereto as Exhibit "A." The City Manager is further authorized to take all necessary and expedient action to carry out the intent of this Resolution.

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

PASSED and ADOPTED this 1st day of October 2024.

Joe Kyles, Mayor

ATTEST:

By: _____

Vicenta Del Bosquez, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Berry	_____ (Yes)	_____ (No)
Commissioner King	_____ (Yes)	_____ (No)
Commissioner Polk	_____ (Yes)	_____ (No)
Vice-Mayor McKelvin	_____ (Yes)	_____ (No)
Mayor Kyles	_____ (Yes)	_____ (No)

September 16, 2024



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

www.southbaycity.com

Commission

Joe Kyles Sr.
Mayor

Taranza McKelvin
Vice Mayor

Esther E. Berry
Treasurer

Barbara King

Albert Polk

Leondrae D. Camel
City Manager

Vicenta Delbosquez
City Clerk

Burnadette Norris-Weeks
City Attorney

"An equal Opportunity
Affirmative Action Employer"

FloridaCommerce
Bureau of Small Cities and Rural Communities
107 East Madison Street - MSC 400
Tallahassee, Florida 32399-6508

To Whom It May Concern,

As Mayor of the City of South Bay, I am writing to respectfully request your consideration of our application for the Rural Infrastructure Fund (RIF) Project Planning and Preparation Grant to support the Village by the Lake project. This initiative is the culmination of our extensive strategic planning efforts to revitalize South Bay and the surrounding Glades region through sustainable Eco-Tourism.

Over the past year, the City of South Bay has proactively engaged in multiple planning initiatives, including a SOAR Analysis, a Community Survey, Asset Mapping Exercise, and the development of a 5-year Strategic Plan and Eco-Tourism Master Plan. Our current comprehensive plan update, in preparation for the April 2025 Evaluation and Appraisal Report (EAR), will further integrate these efforts to ensure alignment with the City's goals for sustainable growth. These efforts have highlighted our city's untapped potential, particularly our unique location near Lake Okeechobee and the Lake Okeechobee Scenic Trail (LOST).

The Village by the Lake project represents a transformative opportunity for South Bay to establish the City as a premier Eco-Tourism destination. It will provide eco-friendly accommodations, nature trails, bird-watching stations, and recreational facilities. This development will enhance our local economy by creating jobs supporting local businesses and offering educational and engagement opportunities for youth in the Glades region. Programs like the MCA Total Experience summer camp have already demonstrated the positive impact such initiatives can have, and the Village by the Lake will expand these opportunities.

We are committed to ensuring that this project is a success, bringing lasting benefits to South Bay and the broader region. I kindly urge you to consider our application for the RIF Project Planning and Preparation Grant to help us realize this vision.

Thank you for your consideration.

Sincerely,

Joe Kyles, Sr.
Mayor, City of South Bay



Florida Rural Infrastructure Fund Program

Application for Funding

Applicant: City of South Bay
(Name of Applicant)

Project Title: The Village by the Lake
(Name of Project)

State Fiscal Year 2024-2025

Application Date: September 16, 2024

Mailing Address: FloridaCommerce
Bureau of Small Cities and Rural Communities
107 East Madison Street – MSC 400
Tallahassee, Florida 32399-6508

Telephone: (850) 717-8405
Web: <http://www.FloridaJobs.org/RIF>

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Part I – Applicant Profile

Applicant Contact Information:

Entity Name: City of South Bay, Florida		
Street Address: 335 SW 2 nd Ave		
Mailing Address (if different):		
City: South Bay	Zip Code: 33493	County: Palm Beach
Main Telephone: 561-996-6751	Main Facsimile: 561-996-7950	Federal ID Number: 59-6000429

Chief Elected Official: Joe Kyles, Sr.	Title: Mayor
Telephone: 561-996-6751	Facsimile: 561-996-7950
E-mail Address: kylesj@southbaycity.org	

Chief Financial Officer: Leondrae D. Camel	Title: City Manager
Telephone: (561) 996-6751 Ext. 130	Facsimile: 561-996-7950
E-mail Address: camell@southbaycity.com	

Applicant Project Contact: Napoleon T. Collins	Title: Director, Economic and Business Development
Street Address: 335 SW 2 nd Ave	
City: South Bay	Zip Code: 33493
Direct Telephone: (561) 996-6751 Ext. 131	Facsimile: 561-996-7950
E-mail Address: ncollins@southbaycity.com	

Application Preparer Information		
Preparer's Name: Laura Goodman	Organization Preparing Application: ☐ Local Government ☒ Private Company ☐ Regional Planning Council	
Street Address: 3551 S. Blairstone Rd. STE 105-49		
City: Tallahassee	State: Florida	Zip Code: 32301
Telephone: 448-215-0573	Facsimile: N/A	
E-mail Address: lmgoodman@unicusrail.com		

Consultant Information (if applicable)		
Consultant's Name: Laura Goodman, UNICUS Rail and Consulting Services	☒ Private Company ☐ Regional Planning Council	
Street Address: 3551 S. Blairstone Rd. STE 105-49		
City: Tallahassee	State: FL	Zip Code: 32301
Telephone: 448-215-0573	E-mail Address: lmgoodman@unicusrail.com	

Demographics and Area Data		
U.S. Congressional District Number: 20	Florida Senate District Number: 26	Florida House District Number: 94
Total Population: 4,830	Unemployment Rate: 25%	Poverty Rate: 32.0%
Source: 2022 American Community Survey	Source: 2022 American Community Survey	Source: 2022 American Community Survey
Source Date: 9-10-24	Source Date: 9-10-24	Source Date: 9-10-24

Indicate what RIF grant category is being applied for: ☐ Total Project Participation Grant ☒ Project Planning and Preparation Grant ☐ Preclearance Review Grant		
Indicate the total amount of RIF funding being requested: \$117,000		
If the proposed project is located in a Rural Area of Opportunity (RAO), indicate which one: (See list of RAOs in application instructions.) ☐ Northwest RAO ☒ South Central RAO ☐ North Central RAO		
If applying for Panhandle Specific Appropriation funds, please indicate the County in which the project is located: ☐ Calhoun County ☐ Gadsden County ☐ Holmes County ☐ Jackson County ☐ Liberty County ☐ Washington County		
Answer the following questions by clicking on the correct check box.		
Historic Preservation Will the project impact a building, public improvement, or planned open space that is 50 or more years old? If yes, include the documentation specified in the application instructions.	☐ Yes	☒ No
Interlocal Agreement Will project activities require an interlocal agreement? If yes , the interlocal agreement(s) must be included.	☐ Yes	☒ No
Regulatory Action Are improvements being made in this project to inadequate infrastructure that has resulted in regulatory action that prohibits economic or community growth? If yes , include a copy of the letter citing the regulatory action.	☐ Yes	☒ No
Catalyst Site Is the project related to preclearance review and also located within a catalyst site as defined in Section 288.061, Florida Statutes? If yes , include a map showing the boundary of the catalyst site and the project boundary within.	☐ Yes	☒ No
Comprehensive Plan Is the proposed project consistent with the applicant's Comprehensive Plan? The project must be consistent in order for the project to be funded through the RIF program and supporting documentation must be included with the application.	☒ Yes	☐ No

Part II – Project Description and Timeline

Project Description

Describe the proposed project in no more than three sentences:

The proposed Village by the Lake project will focus on the initial steps necessary to develop 30 acres within the City of South Bay, located on U.S. 27 and adjacent to Lake Okeechobee, as an eco-tourism hub. Phase One will include essential planning activities such as area analysis, feasibility studies, and creating a Master Plan to ensure alignment with the City and region's eco-tourism and economic development goals. With a \$117,000 investment in mapping, stakeholder engagement, schematic design, and obtaining estimates to perform technical assessments, this phase will lay the groundwork for future infrastructure development to drive sustainable tourism and economic growth in the region.

Clearly summarize the proposed project as outlined in the application instructions.

The City of South Bay, known as "the Crossroads of South Florida," is strategically located at the intersection of U.S. 27 and SR 80, making it a critical area for economic development in western Palm Beach County. Despite facing significant economic challenges, South Bay has taken a proactive approach to revitalize its economy and promote sustainable growth. Through a series of comprehensive strategic planning efforts, the City has identified eco-tourism as a critical driver of future economic development.

Through comprehensive strategic planning, including a SOAR Analysis, Community Survey, and Asset Mapping Exercise, the City developed its 5-year Strategic Plan and Eco-Tourism Master Plan. These efforts highlighted South Bay's proximity to Lake Okeechobee and the Lake Okeechobee Scenic Trail (LOST) as central to its vision of becoming a premier eco-tourism destination.

The 5-year Strategic Plan emphasizes economic diversification in tourism, agriculture, and logistics, focusing on leveraging the City's natural assets. The Eco-Tourism Master Plan builds on this by promoting sustainable growth, environmental stewardship, and community involvement. At the heart of this plan is the Village by the Lake, where the City envisions a 30-acre eco-tourism hub featuring nature trails, bird-watching stations, an amphitheater, and eco-friendly accommodations like RV sites, tent camping, and rental cabins.

The project will be accomplished over several phases. Phase One of the Village by the Lake project is crucial for advancing South Bay's long-term goals. It includes feasibility studies, stakeholder engagement, site design, and development estimates. This phase will set the foundation for the Village by the Lake and the City's future growth, positioning South Bay as a regional leader in eco-tourism and addressing local economic challenges. Through strategic vision and actionable planning, the City is poised for a transformation that will benefit residents and visitors.

The City of South Bay will own and maintain all infrastructure associated with the Village by the Lake Project.

The following table describes the Village by the Lake Phase One location, activities, quantity of each activity, cost of each activity, and source of funds.

Location of Activity	Activity Description	Quantity of the Activity	Cost of Activity	Source of Funds
City of South Bay, Florida - Village by the Lake Site – See attached map.	Feasibility & Planning Study - This study will assess the potential for eco-tourism, public usage, and the site's capacity to drive local economic growth while preserving natural resources. It will provide a critical foundation for planning a development that promotes tourism, environmental sustainability, and community benefit.	1. Conduct two stakeholder and project partner planning meetings to establish development priorities and determine the essential facilities needed for the Village by the Lake. 2. Prepare a comprehensive Feasibility and Planning Study to evaluate infrastructure requirements, environmental impacts, and long-term operational needs.	Not to Exceed \$25,000	Florida Commerce Rural Infrastructure Grant Fund
City of South Bay, Florida - Village by the Lake Site – See attached map.	Area Analysis & Map Development - This map will be crucial for visualizing the project's scope and integration with surrounding areas.	1. Develop a preliminary map that defines the project area and identifies key eco-tourism connections, transportation corridors, public utilities, and other relevant infrastructure.	Not to Exceed \$35,000	Florida Commerce Rural Infrastructure Grant Fund
City of South Bay, Florida - Village by the Lake Site – See attached map.	Area Master Plan—This plan will provide a clear, strategic framework that aligns the Village by the Lake's development with eco-tourism and economic growth objectives. It will ensure that the project meets community needs, long-term economic development, and sustainability goals.	1. Develop a detailed Master Plan that outlines development guidelines for the Village by the Lake, ensuring alignment with eco-tourism and economic development goals. 2. Present the Master Plan to the City Commission for review, feedback, and public input. 3. Revise the Master Plan based on feedback to secure City Commission approval and address all community and stakeholder priorities.	Not to Exceed \$17,000	Florida Commerce Rural Infrastructure Grant Fund
City of South Bay, Florida - Village by the Lake Site – See	Schematic Design - This design will provide a visual and conceptual foundation for the project's	1. Develop schematic designs for the Village by the Lake project, detailing the layout of key amenities, infrastructure, and eco-	Not to Exceed \$15,000	Florida Commerce Rural

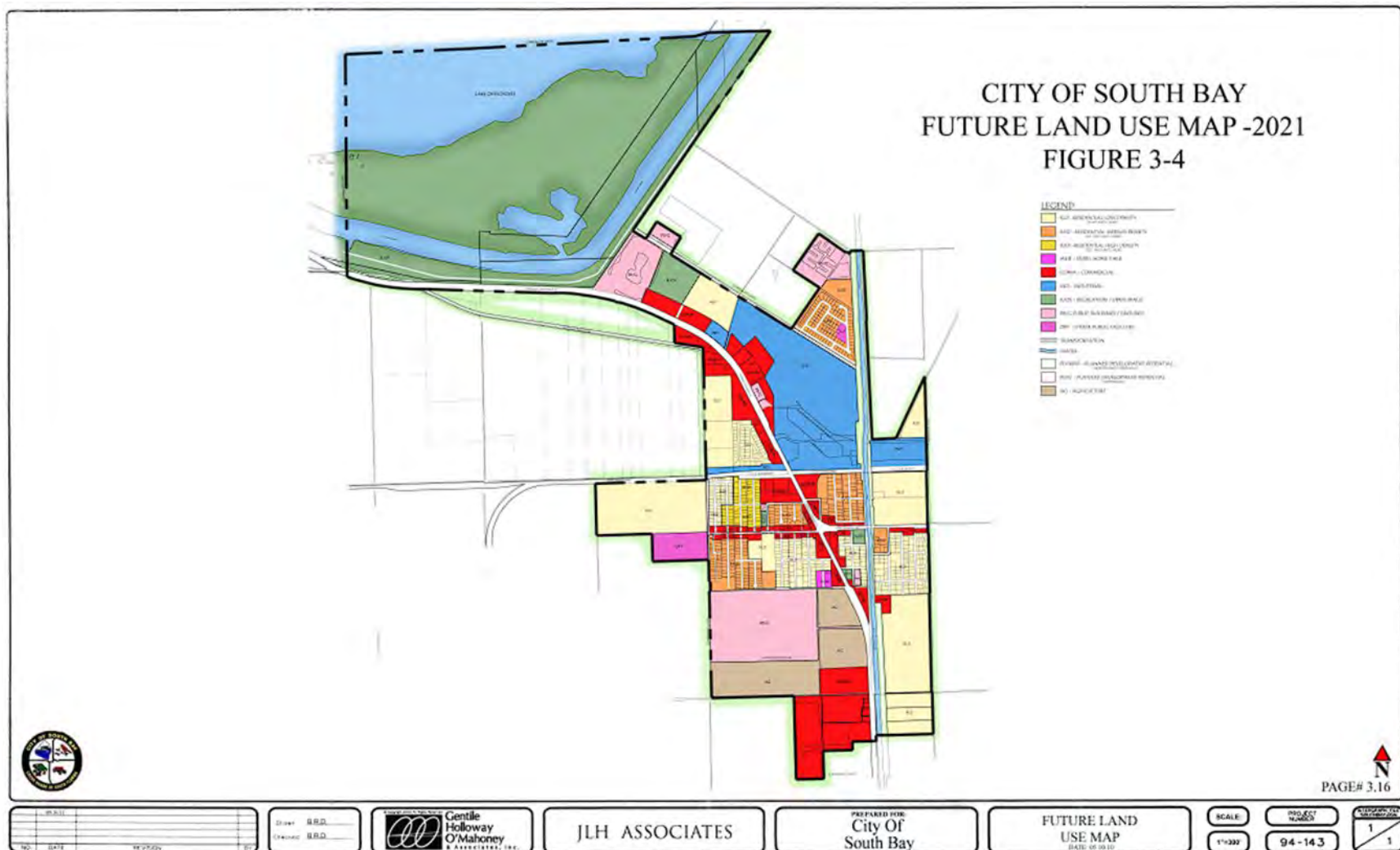
attached map.	development.	tourism facilities.		Infrastructure Grant Fund
City of South Bay, Florida - Village by the Lake Site – See attached map.	Development Study Estimates - Utilize the schematic design to prepare requests for and obtain detailed cost estimates for essential studies that will ensure the viability and feasibility of the Village by the Lake project. These studies are critical for gathering the necessary information to finalize the development design and provide accurate projections for overall project costs. The results from these analyses will be used to refine the development plan, allowing the City of South Bay to confidently proceed with the final stages of the project, ensuring it remains both sustainable and economically viable as an eco-tourism destination.	1. Site Analysis: Comprehensive examination of the land's topography, slope, drainage patterns, and potential environmental constraints. 2. Soil Investigation: Analysis of soil quality, bearing capacity, and potential issues like expansive soils or contamination that could affect the development. 3. Geotechnical Survey: Assessment of the soil consistency and structure, assessing groundwater levels, and providing technical project recommendations based on the findings for requirements for safe construction. 4. Environmental Assessment: Identify any environmental concerns, including wetlands, endangered species habitats, or hazardous materials, to ensure compliance with environmental regulations. 5. Utility Availability: Evaluate access to essential utilities such as water, sewer, electricity, and other infrastructure needed to support the development.	Not to Exceed \$25,000	Florida Commerce Rural Infrastructure Grant Fund
City of South Bay, Florida - Village by the Lake Site – See attached map.	Total Grant Funding Request	All activities listed above - Phase One of the Village by the Lake Project.	Not to Exceed \$117,000	Florida Commerce Rural Infrastructure Grant Fund

City of South Bay – Village by the Lake – Project Area Map



City of South Bay Comprehensive Plan

The City of South Bay 2021 Future Land Use Map is consistent with the Village by the Lake project. The 30-acre project's three parcels are currently designated COMM—Commercial, R/OS—Recreation/Open Space, and PB/G—Public Buildings and Grounds.



The City of South Bay is currently undergoing a comprehensive plan update in preparation for the April 1, 2025, second-round due date for the Evaluation and Appraisal Report (EAR) notification to the Florida Department of Commerce. This update will include the preparation of the EAR, a draft update of the City's Comprehensive Plan, and a review of statutory changes to the Community Planning Act since the plan's adoption in 1989. The update aims to strengthen the goals, objectives, and policies in each element of the plan, ensuring that strategic planning efforts—such as the 5-year Strategic Plan and Eco-Tourism Master Plan—are fully integrated and compliant with Florida Statutes 163.3177 and Chapter 73C-49 of the Florida Administrative Code.

This comprehensive plan update will incorporate necessary changes to ensure that the Village by the Lake project aligns with the City's long-term goals for sustainable growth, eco-tourism, and infrastructure development, positioning South Bay for economic and environmental success.

The following elements of the plan will be reviewed and amended:

- **Capital Improvements Element:** Ensure public infrastructure improvements necessary for the Village by the Lake are included in the City's capital planning.
- **Future Land Use Element:** Adjust land use designations to ensure the project area is designated and zoned for eco-tourism development.
- **Transportation Element:** Support transportation infrastructure development to accommodate the project development and increased visitor traffic.
- **Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element:** Ensure the City's utilities can meet the increased demand generated by the project.
- **Conservation Element:** Protect natural resources, such as wetlands and wildlife habitats, during and after development.
- **Recreation and Open Space Element:** Ensure the development of recreational amenities aligns with the City's Plan.
- **Housing Element:** Analyzes housing needs for seasonal workers supporting tourism activities.
- **Intergovernmental Coordination Element:** Encourage coordination between South Bay, Palm Beach County, and state agencies for project development and management.

Proposed Timeline

Task/Activity Description	Task/Activity Duration	Deliverable
Feasibility & Planning Study - 1. Conduct two stakeholder and project partner planning meetings to establish development priorities and determine the essential facilities needed for the Village by the Lake. 2. Prepare a comprehensive Feasibility and Planning Study to evaluate infrastructure requirements, environmental impacts, and long-term operational needs.	January 2025 - March 2025	1. Digital and/or hardcopy of the City of South Bay, Village by the Lake Feasibility and Planning Study. 2. Digital and/or hardcopies of the following items from the two stakeholder and project partner planning meetings: • Advertisement(s) • Agenda • Sign-in sheet(s) • Presentation materials • Written summary of the two meetings
Area Analysis & Map Development – 1. Develop a preliminary map that defines the project area and identifies key eco-tourism connections, transportation corridors, public utilities, and other relevant infrastructure.	April 2025 - June 2025	1. Digital and/or hardcopy of the City of South Bay, Village by the Lake Preliminary Map.
Area Master Plan— 4. Develop a detailed Master Plan that outlines development guidelines for the Village by the Lake, ensuring alignment with eco-tourism and economic development goals. 5. Present the Master Plan to the City Commission for review, feedback, and public input. Revise the Master Plan based on feedback to secure City Commission approval and address all community and stakeholder priorities.	July 2025 - September 2025	1. Digital and/or hardcopy of the City of South Bay, Village by the Lake draft and final Master Plan. 2. Digital and/or hardcopies of the following items from the City Commission meetings: • Advertisement(s) • Agenda • Meeting Minutes • Presentation materials
Schematic Design – 1. Develop schematic designs for the Village by the Lake project, detailing the layout of key amenities, infrastructure, and eco-tourism facilities	October 2025 - November 2025	1. Digital and/or hardcopy of the City of South Bay, Village by the Lake schematic design.
Development Study Estimates – 1. Site Analysis: Comprehensive examination of the	December 2025 - January 2026	1. Digital and/or hardcopy of the City of South Bay, Village by the Lake development study estimates for site

land's topography, slope, drainage patterns, and potential environmental constraints. 2.Soil Investigation: Analysis of soil quality, bearing capacity, and potential issues like expansive soils or contamination that could affect the development. 3.Geotechnical Survey: Assessment of the soil consistency and structure, assessing groundwater levels, and providing technical project recommendations based on the findings for requirements for safe construction. 4.Environmental Assessment: Identify any environmental concerns, including wetlands, endangered species habitats, or hazardous materials, to ensure compliance with environmental regulations. 5.Utility Availability: Evaluate access to essential utilities such as water, sewer, electricity, and other infrastructure needed to support the development.		analysis, soil investigation, geotechnical survey, environmental assessment, and utility availability.
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Part III – Economic Narrative

Provide a summary of the project's economic benefit, long-term viability, and potential local or regional economic impact. The summary should include a description of the current and anticipated economic conditions of the area.

The City of South Bay, Florida, faces economic challenges typical of many rural communities, with a local economy primarily dependent on agriculture. The Glades region's nutrient-rich "muck" soil has long-sustained crops like sugar, corn, and vegetables, but this agricultural reliance has limited economic diversification and job creation. As a result, South Bay struggles with limited employment opportunities, declining economic growth, and higher-than-average poverty rates.

Although tourism is a major industry in Palm Beach County, generating over \$10 billion annually and supporting more than 85,000 jobs, South Bay has not benefited from these economic gains. Despite its proximity to Lake Okeechobee and its natural beauty, the City's lack of tourism infrastructure has hindered its ability to attract visitors and diversify its economy. Unlike other areas of the county that thrive on tourism revenue, South Bay's continued dependence on agriculture has restricted job creation and perpetuated poverty. Expanding tourism infrastructure will create new opportunities for economic growth and poverty reduction, enabling South Bay and the surrounding Glades region to tap into Palm Beach County's thriving tourism sector.

The Village by the Lake project is designed to address these economic challenges by creating significant benefits for South Bay and the Glades region. Although agriculture remains a cornerstone of the local economy, South Bay's strategic location at the intersection of U.S. 27 and SR 80, coupled with its proximity to Lake Okeechobee and the Lake Okeechobee Scenic Trail (LOST) loop of the Florida Scenic Trail, offers a unique opportunity for economic diversification through eco-tourism. The Village by the Lake will capitalize on these geographic and natural assets to establish a sustainable tourism hub, providing eco-conscious accommodations, recreational activities, and educational programs.

This project will enhance local tourism and stimulate year-round regional economic growth by attracting birdwatching, fishing, hiking, and camping visitors. The anticipated influx of tourists will drive demand for local services, create jobs, and encourage new business ventures in nature-guiding lodging and outdoor recreation areas. Additionally, the Village by the Lake will generate long-term revenue for South Bay through tourism-related fees and increased local spending, contributing to the City's economic resilience. By developing infrastructure that supports public tourism amenities and private enterprises, the project will foster sustainable economic growth and ensure the long-term viability of South Bay as an eco-tourism destination.

Describe the proposed project’s potential for enhanced job creation and/or increased capital investment, including but not limited to the following information:

- **The nature of the business activities which will be conducted at the site of, or which relate to the project.**
- **Description of the capital investment in real and personal property – do not include product inventory.**

Potential for Job Creation and Increased Capital Investment

The Village by the Lake project offers significant potential for job creation and capital investment in the City of South Bay and the Glades region of Palm Beach County. This eco-tourism project will transform 30 acres within the City into a vibrant tourism hub, creating sustainable business activities and driving economic growth in the region. With nature-based tourism at its core, the project will host eco-conscious accommodations such as campgrounds and rental cabins and recreational facilities like nature trails, bird-watching stations, fishing docks, and an amphitheater for outdoor events, attracting year-round visitors and generating substantial economic benefits for the community.

Job Creation

- **Construction Phase:** The development will initially create numerous short-term jobs in construction, architecture, landscaping, and project management. Increased demand for materials and services will also benefit local contractors and suppliers.
- **Hospitality and Service Jobs:** Once operational, the project will create long-term employment opportunities in park management, maintenance, and hospitality services such as retail, nature-based activities, lodging, and food service. Seasonal or part-time jobs will arise for events and festivals held at the amphitheater. Additionally, tourism-related jobs will be created, including guides for hiking, camping, and outdoor activities and rental services for kayaks and bicycles.
- **Indirect Jobs:** As tourism grows, supporting industries such as transportation, local artisans, and eco-friendly businesses will benefit, further expanding job creation. This may include shuttle services, local cultural attractions, or artisans selling goods to visitors, increasing the project’s overall economic impact.

Capital Investment The Village by the Lake will require substantial capital investment for infrastructure development, including hiking trails, campsites, the amphitheater, and festival spaces. Site preparation will involve significant investments in land grading, soil assessments, and utility installations for water, sewer, and electricity. Additional personal property investments, including kayaks, fishing gear, and camping equipment, will be required.

Phase One Investment

Completing Phase One of the project, which includes area analysis, feasibility studies, and schematic design, will help identify the specific capital investment requirements. This will enable the City of South Bay to assess infrastructure and facility needs accurately and seek funding from public and private sources. Once these capital investment needs are established, the City will be well-positioned to secure additional funding to complete the project, ensuring the long-term success of the Village by the Lake as an eco-tourism destination.

Tourism and Economic Growth Potential

According to data from the Florida Department of Commerce, eco-tourism plays a crucial role in both the state and national economies, offering

significant opportunities for sustainable growth. Eco-tourism, defined as exploring natural habitats to minimize ecological impact, is a rapidly growing sector of the tourism industry, contributing \$730 billion annually to the U.S. economy and supporting nearly 6.5 million jobs. Eco-tourism in Florida encompasses diverse activities, including birdwatching, hiking, camping, fishing, and viewing wildlife. These activities generate substantial economic benefits for local communities, and wildlife viewing alone contributed \$5.2 billion to Florida's economy, creating over 51,000 jobs. Given its natural assets, the Village by the Lake project is well-positioned to capitalize on the rising demand for eco-tourism and outdoor recreational experiences.

Florida's eco-tourism infrastructure, such as trails and scenic byways, has proven to drive significant economic impact. For example, the combined benefit of all state trails contributes \$95 million annually to local communities. In the Everglades region, fishing alone generates \$1.2 billion in economic activity. By developing infrastructure such as nature trails, campsites, and the amphitheater, the Village by the Lake will attract eco-conscious tourists interested in outdoor activities like birdwatching, hiking, and fishing, like other successful eco-tourism sites in the state. This project will generate demand for local services and create jobs in tourism-related fields such as guiding, equipment rentals, and hospitality.

Moreover, the Village by the Lake will allow South Bay to tap into the year-round tourism market. Outdoor activities like hiking and birdwatching can attract visitors during cooler months, while fishing and camping will draw tourists during the warmer seasons. The project's multiplier effect will stimulate growth in related sectors, encouraging the development of local businesses such as restaurants, specialty stores, and bed-and-breakfasts. This, in turn, will create additional job opportunities and further boost South Bay's economic resilience.

The project also holds the potential to attract investment in complementary ventures such as eco-lodges, additional nature trails, and wildlife conservation efforts, further driving job creation and economic diversification. By supporting low-impact, sustainable development, the Village by the Lake will ensure long-term environmental stewardship while promoting South Bay as a premier eco-tourism destination in rural western Palm Beach County.

Describe the level of public and private commitment to the project. Include the extent of local expenditures for construction, use of local firms or resources, or purchase of local equipment or materials which have or will have ripple effects on the area's economy.

The Village by the Lake project has garnered strong support from both public and private sectors, reflecting a shared commitment to sustainable economic development and the growth of eco-tourism in South Bay and the broader Glades region. The City of South Bay has proactively engaged in strategic planning initiatives and secured widespread backing from local and regional organizations.

When possible, the City will prioritize sourcing local firms for construction work and purchasing materials from local suppliers to ensure the project generates significant economic ripple effects within the community. Quotes will be sought from local contractors for the various construction activities required at the site, including site development, infrastructure improvements, and the provision of materials and equipment. This approach will ensure the project supports the local economy, creates jobs, and encourages local spending during construction and long-term operations.

The City of South Bay has demonstrated its strong commitment to the Village by the Lake project through extensive strategic planning initiatives emphasizing eco-tourism as a key driver of economic growth and diversification. As part of its broader vision for the City's future, South Bay has developed a comprehensive 5-year Strategic Plan and an Eco-Tourism Master Plan. Both plans prioritize developing eco-tourism infrastructure and promoting South Bay as a premier destination.

The attached City of South Bay 5-year Strategic Plan outlines specific goals to enhance the local economy by capitalizing on South Bay's natural assets and strategic location. One of the core objectives is to promote tourism and eco-tourism, recognizing the City's proximity to Lake Okeechobee and other natural landscapes as a critical advantage. The plan includes initiatives such as developing integrated eco and cultural tourism trails, hosting signature festivals and cultural events, and expanding educational programs highlighting South Bay's unique cultural and natural resources. These efforts will attract diverse visitors and foster economic growth through increased tourism activity.

Similarly, the attached City of South Bay Eco-Tourism Master Plan focuses on transforming the City into a sustainable eco-tourism hub by leveraging critical local assets, including Lake Okeechobee and the Lake Okeechobee Scenic Trail (LOST). Built around four strategic pillars—environmental stewardship, cultural preservation, community involvement, and sustainable economic growth—the plan serves as a blueprint for positioning South Bay as a leader in eco-tourism.

These planning efforts underscore the City's dedication to fostering sustainable development and economic diversification through eco-tourism. By aligning with the goals of both the 5-year Strategic Plan and the Eco-Tourism Master Plan, the Village by the Lake project will help realize South Bay's vision of becoming a regional leader in sustainable tourism, enhancing both local economic opportunities and environmental conservation efforts.

Support from public entities is evidenced through letters of endorsement from key regional stakeholders, including the Palm Beach County Tourist Development Council, the Treasure Coast Regional Planning Council, the Business Development Board of Palm Beach County, and local nonprofit organizations (see attached letters). These groups recognize the Village by the Lake project's transformative potential and alignment with regional goals for economic revitalization and tourism development.

In their letter of support, the Palm Beach County Tourist Development Council emphasizes South Bay's proactive efforts in strategic planning and economic revitalization, acknowledging the importance of this project in leveraging the City's natural resources and strategic location. The Treasure Coast Regional Planning Council also highlights the project's alignment with its Strategic Regional Policy Plan and Comprehensive Economic Development Strategy, underscoring its role in enhancing the region's tourism, environmental conservation, and economic growth. Additionally, the Business Development Board of Palm Beach County has strongly supported the project, citing its potential to attract public and private investment, boost local job creation, and further diversify the county's economy.

Local nonprofit organizations, such as MCA Total Experience, also support the Village by the Lake project. They recognize the project's potential to provide community engagement opportunities, create jobs, and support local environmental conservation efforts, all of which are crucial to improving the quality of life in the area.

With this extensive public, private, and nonprofit backing, the City of South Bay is well-positioned to successfully implement the Village by the Lake project. The collaborative commitment of public agencies, local businesses, and regional organizations will drive the project's success, ensuring it enhances job creation, increases capital investment, and fosters sustainable economic growth for South Bay and the Glades region.

Partners

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CS Ventures Management LLC
Douglas Elliman Real Estate - Michelle Kirschner
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Fifth Third Bank
First Citizens Bank
Florida Atlantic University
Florida Blue
Gatsby Florida
GI Homes
Good Samaritan Medical Center
Grassi Advisors and Accountants
GrayRobinson, P.A.
Greenberg Traurig, P.A.
Guarantee Insurance Partners
Gulf Building
Helix Logistics LLC
HLW Architecture Florida LLC
Hotwire Communications
I.T. Solutions of South Florida, Inc.
KCS Advisors
JLL
Jones Foster
Jupiter Medical Center
K2 Sports Ventures, LLC
KAST Construction
Lesla RE Inc.
Lessor, Lesser, Landy & Smith, PLLC
Lynn University
Lyal Reiter Smith Ivey & Fronrath
M&B Bank
Margaretville At Sea
MolgaHealth LLC
MorsLife Health System
NAI/Merlin Hunter Codman, Inc.
Native Intelligence
Norwest Equity Partners
ONE Business Software Inc.
Oxford Financial Group, Ltd.
Palm Beach Capital
Palm Beach Marriott Singer Island Beach Resort & Spa
Palm Beach State College
PEBB Enterprises
Plastridge Insurance Agency
Point 72
Posh Properties
Ranger Construction Industries, Inc.
Rapid Removal, Inc.
Regions Bank
Related Companies, The
Rendina Healthcare Real Estate
SBA Communications
Seacoast Bank
Shields Insurance
Shoreline Building Group
Siebert Williams Shank & Co., LLC
SouthState Bank
Symptico Real Estate
The Boca Raton
The Euclid Group
Toshiba Business Solutions
Trust
UOVO Fine Art
Vecellio Group, Inc.
Verdex Construction
Weitz Company, The
Wellington Regional Medical Center
WGB
World Trade Center Palm Beach

BDB BUSINESS DEVELOPMENT BOARD **of PALM BEACH COUNTY**

September 6, 2024

Subject: Support for Florida Department of Commerce Rural Infrastructure Fund (RIF) Project Planning and Preparation Grant Application by the City of South Bay, Florida.

I am writing to express our strong support for the City of South Bay's application for the Florida Department of Commerce Rural Infrastructure Fund (RIF) Project Planning and Preparation Grant for the State Fiscal Year 2024-2025.

The City of South Bay, often referred to as "the Crossroads of South Florida," is strategically located at the intersection of U.S. 27 and SR 80, making it a critical area for economic development. Despite facing economic challenges, particularly in the tri-city Glades region of western Palm Beach County, South Bay has demonstrated remarkable leadership through targeted efforts aimed at economic revitalization and sustainable growth.

The City of South Bay has proactively engaged in several strategic planning initiatives to address its challenges and leverage its strengths. These efforts include developing a comprehensive 5-year Strategic Plan supported by multiple stakeholder meetings, a Community Survey, a SOAR Analysis, and an Asset Mapping Exercise. Additionally, the City has created an Eco-Tourism Master Plan and an Action-Oriented Economic and Resiliency Strategy. These initiatives have highlighted South Bay's untapped potential, particularly in its natural resources and strategic location, setting the stage for its transformation into a premier eco-tourism destination.

The South Bay Eco-Tourism Master Plan is a forward-thinking strategy aimed at promoting sustainable economic development, conserving natural resources, and improving the quality of life for residents and visitors. The plan includes enhancing access to the Lake Okeechobee Scenic Trail (LOST) and developing "The Village by The Lake" at the former Seminole Brighton Water Treatment Plant site. This visionary project features plans for nature trails, bird-watching stations, an amphitheater, a field area for regional events, and eco-friendly accommodations such as tent camping, RV sites, and future rental cabins.

To bring these developments to fruition, the City of South Bay is seeking the RIF Project Planning and Preparation Grant. The grant will be instrumental in conducting critical planning and design work, including the assessment of site development needs, infrastructure improvements, and ensuring the resiliency of these projects. Additionally, the grant will support vital data collection, preliminary site design, and facilitate stakeholder engagement through a series of community meetings.

Our agency is fully committed to supporting the City of South Bay in these efforts. We will continue to provide technical assistance and share resources to ensure the successful realization of these initiatives. We believe that the proposed projects will not only benefit the City of South Bay but also have a transformative impact on the entire Glades Region, driving both economic revitalization and environmental sustainability.

We respectfully urge you to consider the City of South Bay's application favorably. Their commitment to strategic planning, community engagement, and sustainable development makes them an ideal candidate for this funding. We are confident that their projects will deliver significant and lasting benefits to the region.

Thank you for your consideration of this application.

Sincerely,



Shawn Rowan
Vice President, Business Recruitment, Retention and Expansion
Business Development Board of Palm Beach County, Inc.

310 EVERNIA STREET, WEST PALM BEACH, FL, 33401
TEL (561) 835-1008 FAX (561) 835-1160 www.bdb.org



TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

September 5, 2024

Bureau of Small Cities and Rural Communities
FloridaCommerce
107 East Madison Street, MSC 400
Tallahassee, FL 32399-6508

Subject: Support for Rural Infrastructure Fund (RIF) Grant Application for the City of South Bay

To Whom It May Concern:

Treasure Coast Regional Planning Council (Council) offers its support for the City of South Bay's application for a RIF Grant to complete the proposed *Village by the Lake* project, an integral part of the City's Eco-Tourism Master Plan. The development of nature trails, bird-watching stations, an amphitheater, and eco-friendly accommodations will enrich the lives of the residents as well as attract visitors, driving sustainable economic development and making the City and the Glades Region a premier eco-tourism destination.

The City's proposed project is supported by Council's Strategic Regional Policy Plan, particularly **Regional Goals 3.1** concerning an improved economy for the Region's distressed communities, and **Regional Goal 3.3** concerning maintenance and expansion of the tourism sector of the Region's economy. The efforts are also supported by Council's Comprehensive Economic Development Strategy Plan by furthering **Goal 7** preserving and enhancing the Region's quality of life, and **Objective 6.2** supporting industries where the Region's unique attributes are compelling.

The award of a RIF grant will be instrumental in conducting critical planning and design work to include infrastructure improvements to ensure resiliency of the proposed project, as well as preliminary site design and stakeholder engagement. As a municipality in the Treasure Coast Region, Council will support the City by providing technical assistance and shared resources to aid in the successful realization of this project.

We look forward to a successful review by FloridaCommerce and the award of funding for this project.

Sincerely yours,



Thomas J. Lanahan
Executive Director

"Bringing Communities Together" • Est.1976

421 SW Camden Avenue - Stuart, Florida 34994
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org

Dear Grant Review Committee:

I am writing to express our strong support for the City of South Bay's application for the Florida Department of Commerce Rural Infrastructure Fund (RIF) Project Planning and Preparation Grant for the State Fiscal Year 2024-2025.

The City of South Bay, often referred to as "the Crossroads of South Florida," is strategically located at the intersection of U.S. 27 and SR 80, making it a critical area for economic development. Despite facing economic challenges, particularly in the tri-city Glades region of western Palm Beach County, South Bay has demonstrated remarkable leadership through targeted efforts aimed at economic revitalization and sustainable growth.

The City of South Bay has proactively engaged in several strategic planning initiatives to address its challenges and leverage its strengths. These efforts include developing a comprehensive 5-year Strategic Plan supported by multiple stakeholder meetings, a Community Survey, a SOAR Analysis, and an Asset Mapping Exercise. Additionally, the City has created an Eco-Tourism Master Plan and an Action-Oriented Economic and Resiliency Strategy. These initiatives have highlighted South Bay's untapped potential, particularly in its natural resources and strategic location, setting the stage for its transformation into a premier eco-tourism destination.

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We respectfully urge you to consider the City of South Bay's application favorably. Their commitment to strategic planning, community engagement, and sustainable development makes them an ideal candidate for this funding. We are confident that their projects will deliver significant and lasting benefits to the region.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to be 'E. Perry', with a large, stylized loop for the 'P'.

Emanuel Perry
Executive Director
Palm Beach County Tourist Development Council
Eperry@palmbeachfl.com
561-233-3130

September 10, 2024

FloridaCommerce
Bureau of Small Cities and Rural Communities
107 East Madison Street - MSC 400
Tallahassee, Florida 32399-6508

To Whom It May Concern,

I am writing to express my strong support for the City of South Bay's application for the Rural Infrastructure Fund (RIF) Project Planning and Preparation Grant, specifically for the Village by the Lake project. As the founder and director of MCA Total Experience, I have had the privilege of consulting with the City on the initial concepts for this eco-tourism destination. I believe this project will have a transformative impact on our local community and the broader Glades region.

The Village by the Lake will enhance the natural beauty of our area, establish South Bay as a premier eco-tourism destination, and create new opportunities for youth engagement and education. In the summers of 2023 and 2024, MCA Total Experience offered a summer camp for local youth. The summer 2024 program had an average of 35 children participating weekly from June 10th through July 19th (see the attached flyer). Supported by Florida Crystals, US Sugar, the HE Hill Foundation, the City of South Bay, the City of Belle Glade, Florida Fish and Wildlife, and the University of Florida IFAS, this program provides outdoor education and activities that help instill structure, stability, and positive mindsets in our community's youth. Through fishing, wildlife conservation, and environmental stewardship activities, these young participants develop new skills and gain a sense of pride in their community's natural assets.

The Village by the Lake project will significantly expand the scope and impact of programs like ours, providing the necessary infrastructure and resources to sustain these initiatives year-round. This vibrant space will allow young people to connect with nature while learning critical life skills. Additionally, the summer camp will provide substantial economic benefits to the City of South Bay by generating revenue through camp fees and attracting families across the Glades region, further stimulating local tourism and business activity.

Beyond youth programs, MCA Total Experience and other local businesses will utilize the infrastructure of Village by the Lake to offer charter fishing, kayak trips, photography tours, bird-watching expeditions, nature tours, eco-cruises, and other guided services that capitalize on the region's natural beauty and resources. The development of these businesses will generate revenue and contribute to the overall growth of South Bay's eco-tourism industry, positioning it as a thriving hub for residents and visitors.

Thank you for considering the City of South Bay's application.

Sincerely,



Jeffery Willis, Jr.
Director, MCA total experience
561-985-8786
jeffwillis@mcatotalex.org

Summer CAMP

**REGISTER
NOW**
SCAN QR CODE TO SIGN UP

MON-THUR

JUNE 10TH – JULY 19TH

8:00am - 2:00pm Daily

- **GOLFING**
- **FISHING**
- **ARCHERY**
- **WILDLIFE**
- **WORKSHOPS**
- **FIELD TRIPS**
- **CONSERVATION**



**TORRY ISLAND
CAMPGROUND & MARINA**

**5000 W Canal St N,
Belle Glade, FL 33430**

COMMUNITY SUPPORTERS



UF IFAS Research
UNIVERSITY OF FLORIDA



For more info: www.mcatotalexpo.org/summer



MCATotal Experience
2023
Summer Fishing Camp

JUNE 12TH THRU JULY 27TH

"EDUCATION IS OUR DRIVING FORCE!"

ROSENWALD ELEMENTARY
 PROUDLY SPONSORED BY:
 W E Hill Foundation, Inc.

ECO-TOURISM
 GUEST INSTRUCTORS TO INCLUDE:

PIONEER PARK ELEMENTARY
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 U.S. SUGAR

FLORIDA CRYSTALS

UF IFAS
 UNIVERSITY OF FLORIDA

MetekCity

NATIONAL WILDLIFE REFUGE SYSTEM



Part IV – Project Budget

Provide a breakdown of the total budget for the proposed project, including both RIF funding and other sources of funding.

ACTIVITY/TASK	RIF FUNDS	OTHER FUNDING SOURCES	TOTAL
Feasibility & Planning Study	\$25,000.00	\$0.00	\$25,000.00
Area Analysis & Map Development	\$35,000.00	\$0.00	\$35,000.00
Area Master Plan	\$17,000.00	\$0.00	\$17,000.00
Schematic Design	\$15,000.00	\$0.00	\$15,000.00
Development Study Estimates	\$25,000.00	\$0.00	\$25,000.00
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL	\$	\$	\$117,000.00

Provide an explanation of how the total infrastructure costs for the proposed project were estimated.

The total costs for Phase One of the Village by the Lake project were estimated based on the detailed proposal provided by UNICUS Rail and Consulting Services. This proposal, attached to this application, includes a comprehensive overview of the project's origins, concept, scope of services, and associated costs for Phase One.

UNICUS Rail and Consulting Services conducted an in-depth analysis of the project, which involved examining the current site conditions, the desired outcomes, and the necessary steps to achieve these objectives. The proposal outlines the project's concept, emphasizing the site's transformation into a premier eco-tourism destination, and defines the scope of services required for the successful execution of Phase One. This scope includes essential planning and preparation activities such as area analysis, feasibility studies, schematic design, stakeholder engagement, and development study estimates.

Costs for Phase One were determined by breaking down each component of the proposed services into individual tasks, estimating the time and resources required for each, and incorporating the expenses for professional services, materials, and stakeholder engagement activities. The proposal from UNICUS Rail and Consulting Services includes itemized cost estimates, ensuring transparency and accuracy in budgeting for this phase of the project.

The City of South Bay is confident that the estimated costs for Phase One are comprehensive and reflective of the scope and complexity of the work required to set the foundation for the Village by the Lake project.

**UNICUS Rail
and Consulting Services**

PROJECT PROPOSAL

CITY OF SOUTH BAY

VILLAGE BY THE LAKE

PHASE ONE PROPOSAL

Prepared for

City of South Bay, Florida

Who We Are



Thank you for considering UNICUS Consulting as your partner for the Village by the Lake Phase One planning and site design project. Led by Laura and Eric Goodman, UNICUS combines complementary expertise to deliver exceptional results.

Laura Goodman holds a Bachelor of Design from the University of Florida and a Master of Science in Urban and Regional Planning from Florida State University. With extensive experience in site design, project management, and infrastructure development, she excels at balancing beauty, functionality, and efficiency. Laura's years of work with Florida state agencies have given her invaluable expertise in managing complex projects, public facilitation, and sustainable infrastructure development. Her focus on ecological responsibility and long-term sustainability makes her an ideal fit for the Village by the Lake Phase One.

Eric Goodman specializes in business management, budgeting, procurement, and project management. His experience overseeing large-scale projects ensures they stay on time and within budget while maintaining financial transparency and stability.

UNICUS Consulting has a strong track record in grant writing, public facilitation, visioning, and master planning. This broad expertise, coupled with our commitment to guiding projects from concept through execution, ensures that community needs and regulatory requirements are met, making us a reliable partner for the Village by the Lake Phase One.

With over 40 years of combined experience, UNICUS Consulting is uniquely positioned to support the planning and site design of the Village by the Lake Phase One. By choosing us, you can expect cost savings, time efficiency, and high community satisfaction. We look forward to collaborating with you to bring this exciting project to life.

The Village by the Lake



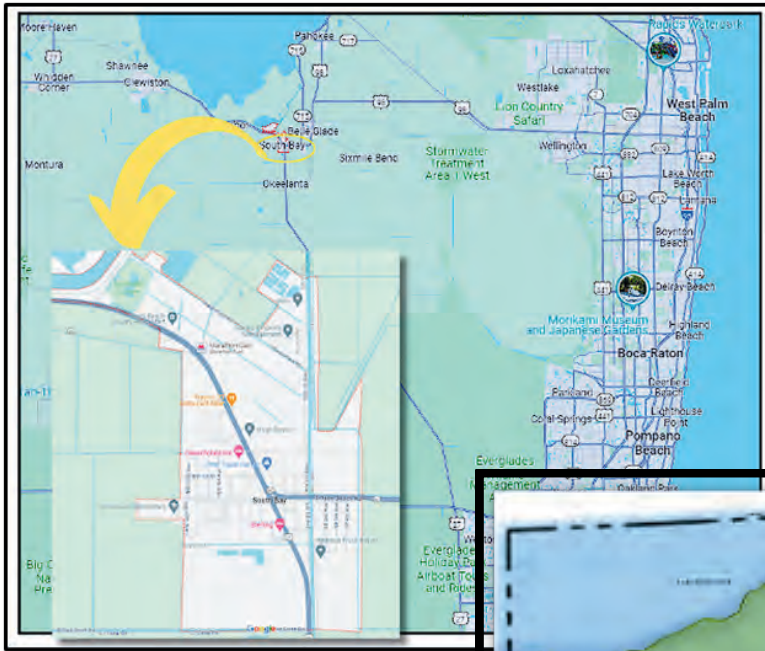
The City of South Bay, known as "the Crossroads of South Florida," is strategically located at the intersection of U.S. 27 and SR 80, making it a critical area for economic development in western Palm Beach County. Despite facing significant economic challenges, South Bay has taken a proactive approach to revitalize its economy and promote sustainable growth. Through a series of comprehensive strategic planning efforts, the City has identified eco-tourism as a critical driver of future economic development.

Through comprehensive strategic planning, including a SOAR Analysis, Community Survey, and Asset Mapping Exercise, the City developed its 5-year Strategic Plan and Eco-Tourism Master Plan. These efforts highlighted South Bay's proximity to Lake Okeechobee and the Lake Okeechobee Scenic Trail (LOST) as central to its vision of becoming a premier eco-tourism destination.

The 5-year Strategic Plan emphasizes economic diversification in tourism, agriculture, and logistics, focusing on leveraging the City's natural assets. The Eco-Tourism Master Plan builds on this by promoting sustainable growth, environmental stewardship, and community involvement. At the heart of this plan is the Village by the Lake, where the City envisions a 30-acre eco-tourism hub featuring nature trails, bird-watching stations, an amphitheater, and eco-friendly accommodations like RV sites, tent camping, and rental cabins.

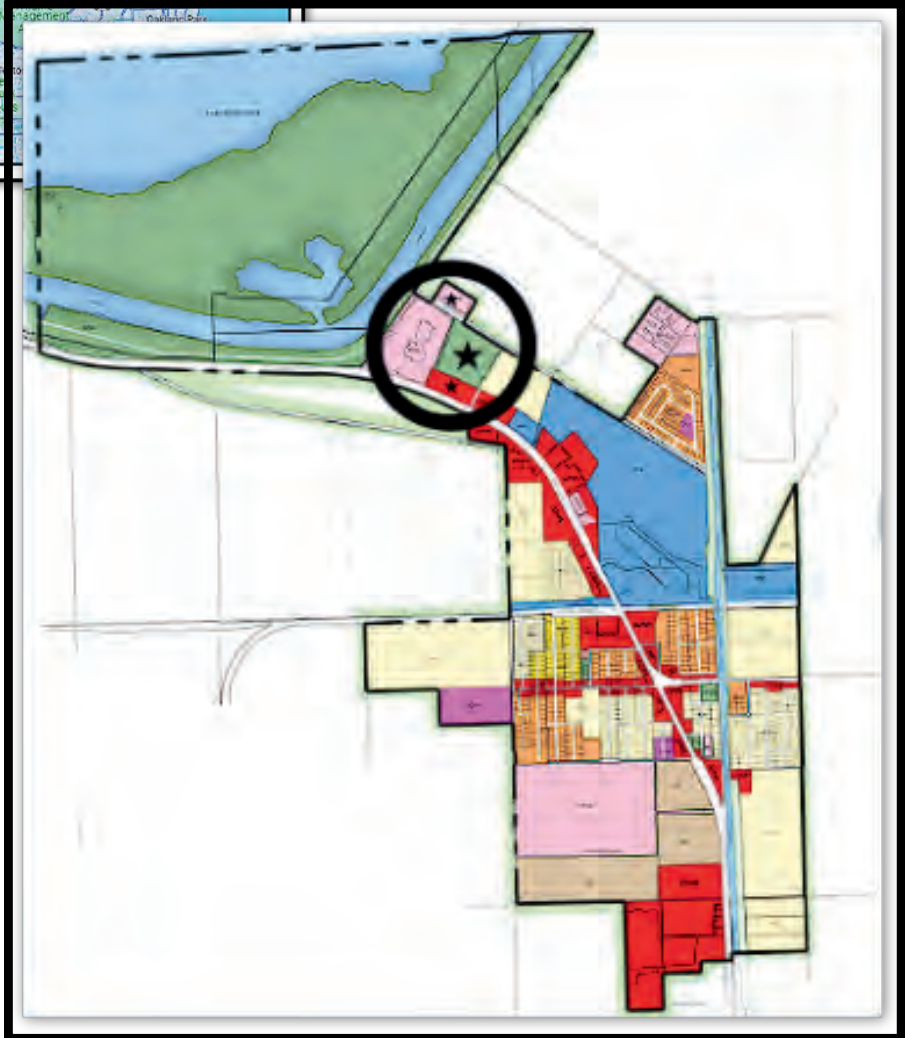
The project will be accomplished over several phases. Phase One of the Village by the Lake project is crucial for advancing South Bay's long-term goals. It includes feasibility studies, stakeholder engagement, site design, and development estimates. This phase will set the foundation for the Village by the Lake and the City's future growth, positioning South Bay as a regional leader in eco-tourism and addressing local economic challenges. Through strategic vision and actionable planning, the City is poised for a transformation that will benefit residents and visitors.

Project Location



The City of South Bay is situated in the rural western part of Palm Beach County, around 45 miles west of West Palm Beach. Covering an area of 3.7 square miles, South Bay consists of 2.7 square miles of land and 1.0 square mile of water.

The Village by the Lake project encompasses three adjacent parcels totaling 30 acres within the City of South Bay. These parcels are strategically located on U.S. 27 near the southeastern shores of Lake Okeechobee and an access point to the Lake Okeechobee Scenic Trail (LOST). The site provides excellent access to natural attractions and is conveniently linked to major transportation routes, making it a prime spot for eco-tourism development.



Village by the Lake

Phase One Scope of Services

Feasibility & Planning Study

This study will assess the potential for eco-tourism, public usage, and the site's capacity to drive local economic growth while preserving natural resources. It will provide a critical foundation for planning a development that promotes tourism, environmental sustainability, and community benefit.

- Conduct two stakeholder and project partner planning meetings to establish development priorities and determine the essential facilities needed for the Village by the Lake.
- Prepare a comprehensive Feasibility and Planning Study to evaluate infrastructure requirements, environmental impacts, and long-term operational needs.

Area Analysis & Map Development

This analysis and the resulting map will be crucial for visualizing the project's scope and integration with surrounding areas.

- Develop a preliminary map that defines the project area and identifies key eco-tourism connections, transportation corridors, public utilities, and other relevant infrastructure.

Area Master Plan

This plan will provide a clear, strategic framework that aligns the Village by the Lake's development with eco-tourism and economic growth objectives. It will ensure that the project meets community needs, long-term economic development, and sustainability goals.

- Develop a detailed Master Plan that outlines development guidelines for the Village by the Lake, ensuring alignment with eco-tourism and economic development goals.
- Present the Master Plan to the City Commission for review, feedback, and public input.
- Revise the Master Plan based on feedback to secure City Commission approval and address all community and stakeholder priorities.

Schematic Design

This design will provide a visual and conceptual foundation for the project's development.

- Develop schematic designs for the Village by the Lake project, detailing the layout of key amenities, infrastructure, and eco-tourism facilities.

Development Study Estimates

Utilize the schematic design to prepare requests for and obtain detailed cost estimates for essential studies that will ensure the viability and feasibility of the Village by the Lake project. These studies are critical for gathering the necessary information to finalize the development design and provide accurate projections for overall project costs. The results from these analyses will be used to refine the development plan, allowing the City of South Bay to confidently proceed with the final stages of the project, ensuring it remains both sustainable and economically viable as an eco-tourism destination.

- Site Analysis: Comprehensive examination of the land's topography, slope, drainage patterns, and potential environmental constraints.
- Soil Investigation: Analysis of soil quality, bearing capacity, and potential issues like expansive soils or contamination that could affect the development.
- Geotechnical Survey: Assessment of the soil consistency and structure, assessing groundwater levels, and providing technical project recommendations based on the findings for requirements for safe construction.
- Environmental Assessment: Identify any environmental concerns, including wetlands, endangered species habitats, or hazardous materials, to ensure compliance with environmental regulations.
- Utility Availability: Evaluate access to essential utilities such as water, sewer, electricity, and other infrastructure needed to support the development.

Legal Notice: Intellectual Property Rights

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Phase One Costs

TASK	DESCRIPTION	PRICE
FEASIBILITY & PLANNING STUDY	Conduct two stakeholder meetings and prepare a comprehensive Feasibility and Planning Study.	Not to Exceed \$25,000
AREA ANALYSIS & MAP DEVELOPMENT	Develop a preliminary map that identifies key connections and infrastructure.	Not to Exceed \$35,000
AREA MASTER PLAN	Develop a detailed Master Plan. Present the plan to the City Commission and revise based on comments.	Not to Exceed \$17,000
SCHEMATIC DESIGN	Develop schematic designs detailing the layout of key amenities, infrastructure, and eco-tourism facilities.	Not to Exceed \$15,000
DEVELOPMENT STUDY ESTIMATES	Utilize the schematic design to prepare requests for and obtain detailed cost estimates for a site analysis, soil investigation, geotechnical survey, environmental assessment, and utility availability.	Not to Exceed \$25,000
TOTAL PHASE ONE		Not to Exceed \$117,000

Let's Get to Work Together

We would be delighted to discuss this proposal further and address any questions you may have.

We look forward to the opportunity to work with the City of South Bay on Phase One of the Village by the Lake.

**Laura
Goodman**

→ **Phone**
448-215-0573

→ **Email**
lmgoodman@unicusrail.com

→ **Website**
www.unicusrail.com

**Eric
Goodman**

→ **Phone**
448-215-0572

→ **Email**
eggoodman@unicusrail.com

→ **Website**
www.unicusrail.com

Part V – Sources and Uses of Non-RIF Funds

Source	Amount Contributed	Type (Loan, Grant, Local Government Funds, Donated Land, or Other Funding)
There are no non-RIF funds	\$	
	\$	
	\$	
	\$	
	\$	
Totals	\$0.00	

Part VI – Participating Party Information (if applicable)

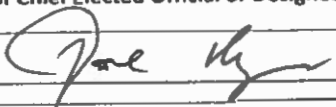
Complete and attach a [Participating Party Information Form](#) for each entity creating or retaining jobs as a result of this project.

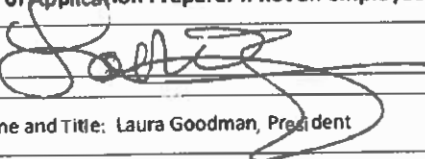
Part VII – Application Authorization

I, the undersigned chief elected official or authorized representative of the applicant, certify that to the best of my knowledge:

- a. This application is in all respects fair and submitted in good faith without collusion or fraud;*

- b. If selected through this application process, the recipient will work in good faith and in partnership with the Department of Commerce to manage its grant in a timely and accurate manner;
- c. The information in this application is accurate; and,
- d. The undersigned is duly authorized to bind the entity represented in this application.

Signature of Chief Elected Official or Designee
Signature: 
Typed Name and Title: Joe Kyles, Sr.
Date: 9-16-24
If signed by a person other than the chief elected official, a signature authorization must be included.

Signature of Application Preparer If not an employee of the Applicant
Signature: 
Typed Name and Title: Laura Goodman, President
Name of Firm or Agency: UN CUS Rail and Consulting Services



Florida Rural Infrastructure Fund Program

Application Instructions

Part I – Applicant Profile

The application profile must reflect the requested information about the applicant, including demographics, area data, and the person who prepared the application.

Application Category

There are three categories of RIF grants that applicants can request funding for. Indicate which category is being applied for:

Total Project Participation Grants

To facilitate access to and maximize the use of state, federal, local, and private resources, grants may be awarded for up to 75 percent (75%) of the total infrastructure project costs, or up to one hundred percent (100%) of the total infrastructure project cost for a project located in a rural community as defined in s. 288.0656(2), F.S., which is also located in a fiscally constrained county as defined in s. 218.67(1), F.S., or a rural area of opportunity as defined in s. 288.0656(2), F.S.

Eligible uses of funds include:

- Improvements to public infrastructure for industrial or commercial sites.
- Upgrades to or development of public tourism infrastructure.
- Improvements to inadequate infrastructure that has resulted in regulatory action.

Authorized infrastructure may include the following public-private partnership facilities:

- Storm water systems.
- Telecommunications facilities.
- Roads or other remedies to transportation impediments.
- Other physical requirements to facilitate economic development activities in the community.

Project Planning and Preparation Grants

Grants may be awarded for up to \$300,000 for feasibility studies, design and engineering activities, or other infrastructure planning and preparation activities. Grants awarded under this category may be used in conjunction with Total Project Participation grants.

Preclearance Review Grants

To enable rural communities to access the resources available under the Expedited Permitting – Preclearance Review Process (Section 403.973(18), Florida Statutes), grants may be awarded for surveys, feasibility studies, and other activities related to the identification and preclearance review of land which is suitable for preclearance review. Grant application criteria includes the extent to which administrative and consultant expenses are minimized.

Maximum award amounts and local funds match requirements:

- Projects located outside a RAO - \$75,000 with 50 percent local funds match.
- Projects located within a RAO - \$300,000 with no local funds match required.
- Projects located within a catalyst site (as defined in Section 288.0656, Florida Statutes) - maximum amounts same as above, depending on RAO status. However, the local funds match requirement may be waived pursuant to the process in Section 288.06561, Florida Statutes, for projects outside an RAO.

Rural Area of Opportunity (RAO)

If the proposed project is located in a RAO, indicate which one.

- *Northwest Rural Area of Opportunity:* Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and the area within the city limits of Freeport and Walton County north of the Choctawhatchee Bay and intercoastal waterway. To learn more about the Northwest RAO region, please contact [Opportunity Florida](#).
- *South Central Rural Area of Opportunity:* DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay (Palm Beach County), and Immokalee (Collier County). For more information about the South Central RAO region, please contact [Florida's Heartland Regional Economic Development Initiative, Inc.](#)
- *North Central Rural Area of Opportunity:* Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties. For more information about the North Central RAO region, please contact [North Florida Economic Development Partnership](#).

Historic Preservation

Answer "Yes" if any project activity will result in one of the following:

- Direct physical changes to a structure 50 or more years old, such as demolition (partial or complete), rehabilitation, restoration, remodeling, renovation, expansion, or relocation.
- Direct physical changes to public improvements 50 or more years old, such as stone curbs or brick streets.
- Direct physical changes to a planned open space 50 or more years old, such as a park or plaza.
- Project activities occurring within 100 feet of a structure, public improvement, or planned open space 50 or more years old.
- Project activities occurring in a Historic District listed on the National Register of Historic Places.

If this question is answered "Yes," proceed as follows:

- Contact the State Historic Preservation Office (SHPO) during the application planning process. Properties listed, or eligible for listing, in the National Register of Historic Places must be designed in accordance with the recommended approaches in the ***Secretary of the Interior's Standards or Rehabilitation Guidelines for Rehabilitating Historic Buildings*** (U.S. Department of the Interior, National Park Service). This publication and technical assistance may be obtained from the SHPO, 500 South Bronough Street, Tallahassee, Florida 32399-0250.
- Provide original photographs to SHPO that can be used to determine the historical/architectural significance of the property. Photographs must show each side of the structure and general views of the property in its surroundings; they should be identified by street address and keyed to the service area map. If potentially significant historic properties are identified, SHPO will recommend the appropriate approach.

- Provide the following documentation:
 - The location/address.
 - The construction date.
 - The activity affecting the historic property.
 - The results of any pre-application discussions with SHPO regarding the potential impact of the proposed project on historic properties

Interlocal Agreements

Indicate whether or not activities will require an interlocal agreement. If activities will take place, or services will be extended or provided, outside of the local government applicant's jurisdiction, include an interlocal agreement signed by the chief elected officials, or legally designated individuals of the jurisdictions, that specifies:

- The units of local government (parties involved).
- The purpose of the interlocal agreement.
- A delineation of the cooperation between the parties involved.
- A description of the activities and the service area(s).
- The amount of funds being committed (and associated terms).
- A statement that the project is not inconsistent with the local comprehensive plans of all involved jurisdictions.

Regulatory Action

If the proposed project will address inadequate infrastructure that has resulted in regulatory action that prohibits economic or community growth, the application must include a copy of the letter citing the relevant regulatory action.

Catalyst Site

If the proposed project is related to preclearance review and is also located within a catalyst site as defined in Section 288.061, Florida Statutes, the application must include a map showing the boundary of the catalyst site and the project boundary within.

Comprehensive Plan

The proposed project must be consistent with the applicant's comprehensive plan and the application must include documentation to support this consistency.

Part II – Project Description and Timeline

Project Description

Provide a narrative description of each proposed activity. Applications proposing more than one activity should include a description for each activity.

Each description should include the following minimum information:

- Quantity of the activity.
- If funds from other sources are being used, describe how the funds will be used.
- Location of the activity within the applicant's jurisdiction.
- Cost of the activity.
- A list of any major permits, comprehensive plan amendments, zoning changes, or similar approvals required.
- For infrastructure projects, an indication of who will own and maintain the infrastructure once completed.

In addition to describing the location of the project, the applicant must provide a project map, which, at a minimum, shows:

- A scale.
- A north arrow.
- The boundaries of the applicant's jurisdiction.
- The specific location of the project activity within the applicant's jurisdiction.
- The applicant's administration building, from which it will be managing the project.
- Street names and other identifying landmarks within the jurisdiction.

Project Timeline

Outline each step of the project, from grant award to closing out the agreement. Provide an estimate of how long each step of the process will take, in months, and the associated activity/task deliverable.

Part III – Economic Narrative

Describe the proposed project's economic benefit, long-term viability, and potential local or regional economic impact. The summary should include a description of the current and anticipated economic conditions of the area. Describe the project's potential for enhanced job creation or increased capital investment, including but not limited to, the following information:

- (1) The nature of business activities which will be conducted at the site of, or which relate to, the project.
- (2) A description of the capital investment in real and personal property, not including product inventory.
- (3) Describe the level of public and private commitment to the project. Include the extent of local expenditures for construction, use of local firms or resources, or purchase of local equipment or materials which have or will impact on the area's economy.

Part IV – Project Budget

Complete the budget table included in the application based on the type of activity being applied for. If funds from another source are being used to

assist with a particular activity, those funds should be listed separately from the requested RIF funds.

Applicants must also detail how they determined the total estimated costs associated with the project and upload all documentation used to make the determination. The written explanation should detail how the proposed budget is reasonable and appropriate considering the scope, substance, and duration of the proposed project. There is no specific format for providing budget assumption documentation, but it should clearly correspond with the type of activities and their associated costs entered in the budget table. The documentation should also demonstrate that the applicant has carefully considered the financial aspects of the project and has a solid rationale for the amount of RIF funding being requested.

Part V – Sources and Uses of Non-RIF Funds

Identify any additional sources of funding that will be contributed to the project. Additionally, include documentation that the funds are available for use, such as an award letter, and that they have been contributed to this project, such as a resolution or minutes from a council or commission meeting. If an application has been submitted, but not yet awarded, for other non-RIF funds, include a copy of the application. Please note: all other funds must be available for use prior to award of RIF funding.

Part VI – Participating Party Information (if applicable)

Complete a Participating Party Information Form for each entity creating or retaining jobs as a result of this project and upload them as part of the application. Participating Party Information Form available for download from www.FloridaJobs.org/RIF

Part VII – Application Authorization

The application certification statement must be signed by the applicant's chief elected official. Any other signatory must be accompanied by a letter of signature authority signed by the chief elected official.

Supporting Documentation Summary

- Communications with the State Historic Preservation Office (SHPO), if applicable.
- Interlocal Agreements, if applicable.
- Letter citing regulatory action, if applicable.
- Catalyst Site Map, if applicable.
- Comprehensive Plan documentation.
- Project Map.

- Cost Estimate documentation.
- Documentation of other sources of funding.
- [Participating Party Information Forms](#) for each Participating Party, if applicable.
- Letter of signature authority signed by chief elected official, if applicable.

CITY OF SOUTH BAY 5-YEAR STRATEGIC PLAN

FY2025-2030



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Introduction

South Bay, Florida, a city with historical roots and modern potential on Lake Okeechobee's southeastern shores, aims for strategic transformation through a 5-Year Strategic Plan to address economic, infrastructural, and community challenges while leveraging its locational and recreational assets.

Located on the southeastern shores of Lake Okeechobee, the City of South Bay, Florida, represents a vibrant blend of historical roots and modern potential. Founded in 1910 and incorporated in 1941, South Bay spans an area of 3.93 square miles and is an integral part of the Glades region of western Palm Beach County. The city, home to nearly 5,000 residents, has a diverse demographic and a strong sense of community.

As a pivotal gateway between Florida's east and west coasts, South Bay's strategic geographical location significantly enhances its prospects for growth. South Bay has the potential to become a critical hub for agriculture, distribution, and tourism, underscored by its proximity to major Florida cities like Palm Beach, Fort Myers, Ft. Lauderdale, and Miami. However, South Bay faces several challenges, including limited job opportunities, the need for infrastructure improvements, and a significant portion of its population living below the poverty line.

The city's unique assets, such as its access to the nutrient-rich muck soil ideal for agriculture and the recreational allure of Lake Okeechobee, position it for a strategic transformation. Recognizing these opportunities and challenges, South Bay has developed a comprehensive 5-Year Strategic Plan to revitalize its economy, enhance its community services, and bolster its environmental resiliency.

This 5-Year Strategic Plan is a roadmap for economic and community development and a testament to South Bay's commitment to sustainable growth and improved quality of life for all residents. The plan will leverage South Bay's strengths and opportunities to foster a robust, diversified economy and a resilient community by engaging community members, stakeholders, and city leaders through structured conversations and assessments. This document outlines the city's ambitious goals to enhance our status as a key player in Florida's landscape through innovative and inclusive strategies that respect our rich heritage and anticipate future needs.

Approach to the 5-Year Strategic Plan

South Bay's 5-Year Strategic Plan has been developed through a combination of community engagement, detailed SOAR Analysis, and Asset Mapping, ensuring a comprehensive and forward-thinking framework for the city's sustainable growth.

South Bay's approach to developing its 5-Year Strategic Plan was multifaceted. It combined community engagement with rigorous analytical assessments to create a comprehensive plan for the city's future. The strategic planning process was designed to be inclusive and data-driven, ensuring that the plan reflected the community's current needs and anticipated future challenges and opportunities.

Community Survey

South Bay conducted a comprehensive community survey to gauge the community's pulse and incorporate a broad spectrum of voices in the planning process. This survey collected data on residents' satisfaction with current services, perceptions of the city's economic and social environment, and aspirations for future development. The survey results augmented the insights from community conversations, ensuring an approach that considered residents' perspectives.



**South Bay's
Strategic
Planning: An
Inclusive and
Analytical
Approach to
Shaping the
Future.**

SOAR Analysis

The SOAR Analysis (Strengths, Opportunities, Aspirations, and Results) was a significant component of the strategic planning process. This analytical tool helped the city understand its internal capabilities and external possibilities. It involved:

- **Strengths:** South Bay boasts a prime location ideal for logistics, a strong agricultural heritage, and a network of community organizations enhancing social cohesion.
- **Opportunities:** Opportunities for economic diversification include expanding into tourism and manufacturing, investing in infrastructure, and promoting eco-tourism to enhance local business and employment.
- **Aspirations:** Aspirations focus on fostering a resilient economy with sustainable practices, improving quality of life through enhanced public services, and preserving cultural and natural heritage to strengthen community pride.
- **Results:** Expected results include sustained economic growth and stability, environmental conservation balancing growth with natural preservation, and inclusive community development ensuring broad benefits.

The SOAR Analysis was conducted through workshops involving city officials, business leaders, and community representatives, supported by data from existing reports and new research. Insights from the SOAR Analysis guided the strategic priorities and actions in the plan.

Asset Mapping Exercise

Asset mapping complemented the SOAR Analysis by providing a detailed inventory of South Bay's resources, including:

- **Physical and Built Assets:** Documenting infrastructure like roads, utilities, and buildings.
- **Natural Assets:** Cataloging environmental features, including proximity to Lake Okeechobee and local wildlife habitats.
- **Cultural and Human Assets:** Identifying skills, knowledge, and cultural heritage within the community.
- **Social and Political Assets:** Outlining networks, relationships, and governance structures to support future endeavors and community activities.

This exercise included field surveys and qualitative analysis of 12 city assets. The goal was to identify existing resources and gaps to be addressed in the strategic plan.

South Bay's 5-Year Strategic Plan is designed to harness the city's distinct strengths and opportunities, effectively aligning with current realities to drive South Bay towards a prosperous and sustainable future.

Vision

**South Bay, the Crossroads of
South Florida:
We Envision a Sustainable
Economy, Let Us Grow
Together**

Mission

01

To diligently maintain and ensure access to municipal records and documents, dedicating our efforts to support the Mayor, Commission, and our community with unwavering integrity.

02

To strategically plan, guide, and coordinate South Bay's development, fostering economic growth and business opportunities for a thriving community.

03

To provide exceptional parks and recreational programs, ensuring South Bay remains an enjoyable and livable city with abundant leisure and recreational activities for everyone.

04

To deliver effective, efficient, and safe public services, managing South Bay's infrastructure, vehicles, and facilities with dedication, responsiveness, and professionalism, enhancing the city's beauty and reputation.

South Bay's Strategic Priorities

South Bay's 5-Year Strategic Plan comprises five strategic priorities, each underpinned by Goals, Objectives, and Initiatives. The goals represent the high-level outcomes the city strives to accomplish. Objectives break these goals into more specific, actionable components, while the initiatives are the concrete actions planned to fulfill these objectives.



COMMUNITY VISIONING, PLANNING, AND MARKETING

Crafting a Unified Vision, Advancing Strategic Planning, and Elevating Brand Presence.



ECONOMIC DIVERSIFICATION AND GROWTH

Leveraging Location, Enriching Business Climates, and Boosting Tourism.



INFRASTRUCTURE IMPROVEMENT

Investing in Essential Upgrades and Improving Quality of Life Through Environmental and Cultural Enhancements.



COMMUNITY WELL-BEING

Enhancing Service Delivery, Beautifying Public Spaces, and Enriching Cultural and Recreational Activities.



GOVERNANCE AND CIVIC ENGAGEMENT

Building Strong Partnerships, Fostering Vibrant Communities, and Embracing New Technologies.

Strategic Priority 1

Community Visioning, Planning, and Marketing



Goal 1 Create a Unified Community Vision

Objective: Formulate a cohesive community vision incorporating input from residents, businesses, and institutions, establishing a clear sense of identity and direction for South Bay.

Initiatives:

- South Bay Master Plan: Develop a comprehensive master plan for developing commercial, civic, and residential areas that aligns with the community's values and long-term aspirations.
- Implement Zoning Reforms: Revise zoning laws to ensure that new developments enhance South Bay's aesthetic and strategic positioning, fostering a well-defined sense of place.
- Standardize City Signage: Create uniform signage across the city to strengthen South Bay's identity and promote a unified urban aesthetic.

Goal 2 Advance Economic, Environmental, and Recreational Planning

Objective: Develop comprehensive strategic plans that promote sustainable economic growth, enhance eco-tourism, and improve recreational and open space facilities.

Initiatives:

- Prepare an Action-Oriented Economic Development and Resilience Strategy: Develop a strategy focused on stimulating economic growth, attracting investments, and building financial resilience to support sustainable development and ensure long-term prosperity.
- Prepare an Eco-tourism Master Plan: Create a master plan that promotes sustainable tourism practices, protects and leverages natural resources, implements community outreach programs, and delivers lasting benefits to the local community while enhancing visitor experiences.
- Prepare a Draft Update to the City of South Bay Comprehensive Plan Recreation and Open Space Element: Update the comprehensive plan to reflect current needs and future aspirations in managing and expanding the city's recreational and open spaces, ensuring they meet community standards and sustainability goals.

Goal 3 Strategic Marketing and Branding

Objective: Implement a comprehensive marketing strategy to promote South Bay's strategic location, vibrant community, and tourism potential.

Initiatives:

- Launch a Digital Marketing Campaign: Use digital platforms to create targeted advertising campaigns highlighting South Bay's strategic location near transportation hubs, vibrant local events, and unique tourism opportunities. Use Search Engine Optimization (SEO) and social media strategies to reach a broader audience.
- Develop a South Bay Branding Kit: Create a cohesive branding kit that includes logos, taglines, and promotional materials that reflect the unique character and attractions of South Bay, ensuring consistent branding across all marketing channels and materials.
- Partner with Influencers and Tourism Agencies: Collaborate with travel influencers and regional tourism agencies to feature South Bay in travel blogs, videos, and social media posts. Focus on attractions like Lake Okeechobee, The Village by The Lake, and the Crossroads Museum and Cultural Center.

Strategic Priority 2

Economic Diversification and Growth



Goal 1 Capitalize on Strategic Location

Objective: Leverage South Bay's proximity to major transportation hubs to attract logistics and distribution sector businesses.

Initiatives:

- Develop the South Bay Park of Commerce: Explore tax incentives and streamlined permitting processes to attract logistics and distribution companies to the South Bay Park of Commerce.
- Enhance Transportation Infrastructure: Invest in upgrading local roads to support heavy vehicles and improve connections to major highways and rail lines, ensuring efficient transport links attractive to businesses.
- Partner with Logistics Companies: Develop partnerships with major logistics companies to establish distribution centers, provide employment opportunities, and stimulate local economic growth.

Goal 2 Enhance the Business Environment

Objective: Stimulate economic growth through diversified local and private investments in strategic sectors.

Initiatives:

- Undertake a Holistic Market Analysis: Focus on industries like tourism, retail, and logistics to identify investment opportunities that match the city's vision, strategic advantages, and community needs.
- Enhance Job Training and Education: Partner with local colleges and vocational schools to align educational programs with the job market, focusing on agriculture, tourism, and small business management.
- Develop Strategic Partnerships with Financial Institutions: Collaborate with banks, credit unions, and investment firms to create tailored financing options for local businesses. This partnership could include special loan programs, investment matching, and financial workshops to boost local business growth and attract outside investors.

Goal 3 Promote Tourism and Eco-Tourism

Objective: Enhance South Bay's appeal as a tourist destination by showcasing its natural landscapes and cultural and historical assets, including The Village by The Lake and the Crossroads Museum and Cultural Center.

Initiatives:

- Develop Integrated Eco and Cultural Tourism Trails: Establish interconnected trails that combine the natural beauty of South Bay with visits to cultural landmarks like The Village by The Lake and the Crossroads Museum and Cultural Center.
- Host Signature Festivals and Cultural Events: Organize annual events such as the "South Bay Heritage and Eco Festival," featuring ecological presentations at The Village by The Lake and cultural performances at the Crossroads Museum and Cultural Center, to attract a broad audience and boost local pride.
- Expand Educational Programs and Community Workshops: Offer workshops and hands-on activities that educate visitors on the area's history, culture, and local eco-systems, promoting interactive learning experiences.

Strategic Priority 3

Infrastructure Improvement



Goal 1 Invest in Critical Infrastructure Improvements

Objective: Enhance transportation networks and public utilities to support economic growth and community well-being.

Initiatives:

- Expand Public Transportation Options: Increase the availability and efficiency of public transportation to ensure easy access throughout the city and neighboring areas.
- Enhance Pedestrian Connectivity: Upgrade pedestrian pathways to safely connect residential neighborhoods with critical public areas, including safe routes across major highways.
- Upgrade Technological Infrastructure: Ensure comprehensive access to high-speed internet and modern technological resources across all community segments to foster innovation and connectivity.

Goal 2 Enhance Infrastructure to Improve Quality of Life

Objective: Upgrade community facilities and public spaces to enhance safety, functionality, and resilience.

Initiatives:

- Implement Safety and Environmental Design Improvements: To ensure resilience and functionality, focus on safety and environmental design improvements across all community facilities and public spaces.
- Transform City Hall into a Resilience and Business Hub: Equip City Hall to function as a central emergency information center and a business incubator that supports local economic growth.
- Modernize Public Spaces: Upgrade Tanner Park and other communal areas with modern amenities such as free Wi-Fi, enhanced landscaping, and improved transportation links.

Goal 3 Enhance Environmental and Cultural Infrastructure

Objective: Strengthen South Bay's infrastructure to support the preservation of cultural and natural resources, foster environmental stewardship, and integrate community involvement in conservation efforts.

Initiatives:

- Establish Protected Cultural Zones: Designate key areas rich in cultural history and natural beauty, such as the vicinity around the Lake Okeechobee Scenic Trail (LOST), as protected zones to prevent overdevelopment and maintain their heritage and ecological value.
- Implement Community-Led Conservation Programs: Develop programs that empower residents to participate in conserving natural landscapes and cultural sites, offering training and resources for community-driven preservation projects.
- Enhance Infrastructure to Support Eco-Tourism: Upgrade and construct eco-friendly infrastructure like viewing decks, informational kiosks, and sustainable trails that facilitate access while minimizing environmental impact, promoting eco-tourism that educates and inspires visitors and locals alike.

Strategic Priority 4

Community Well-Being



Goal 1 Improve Delivery of Essential Services

Objective: Enhance healthcare, education, and housing services to meet South Bay's diverse and evolving needs.

Initiatives:

- Implement Adult and Career Source Education Programs: Launch comprehensive adult education and career development programs at local libraries and community centers, featuring skills training, certification courses, and job placement services.
- Enhance School Zone Safety: Upgrade infrastructure around schools to manage traffic, improve pedestrian routes, and secure crossings, ensuring the safety and well-being of students and residents.
- Expand Healthcare and Housing Services: Invest in developing healthcare facilities and affordable housing projects to provide high-quality services and living conditions that accommodate the needs of all community members.

Goal 2 Beautify and Utilize Public Spaces

Objective: Revitalize and enhance public spaces, parks, and community centers to foster livability and instill community pride.

Initiatives:

- **Redesign Public Areas:** Transform parks, community centers, and public squares with modern landscaping, comfortable seating, and eco-friendly materials to create inviting and functional spaces.
- **Implement Greening Projects:** Introduce urban greening projects such as tree planting and community gardens, contributing to environmental sustainability, community health, and aesthetic appeal.
- **Create Interactive Public Art Installations:** Develop public art projects that engage the community, celebrate local artists, and enhance the visual landscape of public areas.

Goal 3 Enhance Cultural and Recreational Offerings

Objective: Bolster South Bay's cultural and recreational infrastructure to boost community engagement and attract tourists.

Initiatives:

- **Celebrate South Bay's Heritage:** Install cultural displays and historical exhibits at City Hall to highlight South Bay's rich heritage and educate both residents and visitors.
- **Develop Community-Driven Programs:** Promote and support the organization of community-driven events and educational programs in parks and libraries that encourage cultural exchange and community learning.
- **Promote the Crossroads Center:** Establish it as a premier venue for events and community gatherings, enhancing its role as a cultural and recreational hub within the community.

Strategic Priority 5

Governance and Civic Engagement



Goal 1 Strengthen Community and Government Partnerships

Objective: Bolster collaboration between local government and community stakeholders to drive inclusive social and economic development.

Initiatives:

- Establish a Community-Government Liaison Panel: Create a panel consisting of residents, business owners, and local leaders to provide continuous input on urban development projects and ensure they meet the community's needs and aspirations.
- Facilitate Regular Town Hall Meetings: Organize regular town hall meetings to encourage direct dialogue between citizens and government officials to discuss and shape future community projects.
- Implement Collaborative Planning Workshops: Conduct workshops that involve community members in the planning and execution of local projects, promoting a participatory approach to urban development.

Goal 2 Foster a Vibrant Community Environment

Objective: Promote initiatives that empower community members to actively participate in city planning and local governance, creating a city that fosters pride and active engagement.

Initiatives:

- **Launch Civic Engagement Campaigns:** Develop campaigns encouraging residents to participate in volunteer programs and local government committees, enhancing civic responsibility and community involvement.
- **Support Community Leadership Programs:** Establish leadership training programs that equip residents with the skills needed to take on leadership roles within community projects and local governance.
- **Create Interactive Community Forums:** Set up online and physical forums where residents can regularly interact with city officials, share ideas, and provide feedback on local issues, ensuring a continuous and dynamic exchange between the government and the community.

Goal 3 Embrace Technological Innovations

Objective: Invest in advanced technologies and digital infrastructure to improve public service delivery, stimulate economic development, and enhance community engagement.

Initiatives:

- **Upgrade Digital Services:** Implement an integrated digital platform that offers streamlined access to public services and real-time communication with local government.
- **Promote Smart City Projects:** Develop smart city technologies to enhance urban efficiency and environmental sustainability.
- **Introduce E-Governance Tools:** Deploy electronic governance tools that facilitate online voting, remote public consultations, and digital feedback mechanisms to increase civic participation and make government processes more accessible to all residents.

Conclusion

As the City of South Bay, Florida, embarks on its ambitious 5-Year Strategic Plan, the stage is set for transformative growth and sustainable development. This plan, meticulously crafted through community engagement and thorough analysis, charts a bold course toward revitalizing the local economy, enhancing community services, and bolstering environmental resilience.

Through initiatives like the South Bay Master Plan and strategic zoning reforms, the city is poised to unify its vision, fostering a distinct identity and robust economic environment. The commitment to expanding eco-tourism, updating recreational facilities, and embracing digital marketing strategies will attract tourists and benefit residents by creating a more vibrant, connected community and economy.

Moreover, the focus on infrastructure improvement—from enhancing transportation networks to upgrading public utilities—will support economic activities and improve quality of life. The strategic emphasis on community well-being, including healthcare, housing, and education, ensures that these advancements are inclusive, touching every corner of South Bay.

South Bay's 5-Year Strategic Plan is more than a roadmap; it is a testament to the city's dedication to progress and prosperity. By leveraging its unique geographical advantages and rich cultural heritage, South Bay is set to not only meet the current needs of its residents but also anticipate and prepare for future challenges. This plan embodies the community's aspirations for a brighter, more resilient future, promising to elevate South Bay's standing as a key player in Florida's dynamic landscape.

South Bay's 5-Year Strategic Plan sets a visionary course for sustainable growth and enhanced community life, promising a vibrant future rooted in inclusivity and resilience.

CITY OF **SOUTH BAY** *Florida*
— *The Crossroads of South Florida* —

2024 ECO-TOURISM MASTER PLAN

FLORIDACOMMERCE

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VISION AND MISSION STATEMENTS

Vision Statement

To establish South Bay as a premier eco-tourism destination that harmoniously integrates cultural heritage and environmental conservation, fostering a sustainable future and enhancing its residents' and visitors' quality of life.

Mission Statement

Our mission is to transform South Bay into a leading eco-tourism hub by capitalizing on its unique natural landscapes and rich cultural heritage. We are committed to driving sustainable economic growth through responsible and innovative tourism practices emphasizing environmental stewardship. By fostering active community involvement, we aim to ensure that the benefits of eco-tourism are widely shared among all residents and the region while preserving our local ecosystems. Our approach is designed to respect and enhance the City of South Bay's heritage, promoting a sustainable future for the area and its people.

INTRODUCTION

The City of South Bay, known as “the Crossroads of South Florida,” is strategically located at the intersection of US 27 and SR 80. Along with the rest of the tri-city glades region of western Palm Beach County, South Bay faces economic challenges. However, the City is proactively addressing these challenges through multiple strategic planning efforts. These include developing a State of the City Report, conducting a SOAR Analysis, performing an Asset Mapping Exercise, formulating a 5-year Strategic Plan, and creating an Action-Oriented Economic and Resiliency Strategy. Through these initiatives, South Bay’s unique location and natural amenities have been identified as significant yet underutilized assets. The City is now poised for transformation into a premier eco-tourism destination.

The strategic development and implementation of the South Bay Eco-tourism Master Plan will create opportunities for economic development, sustainable growth, and resource protection. Central to this transformation is the enhancement of critical local assets: the Lake Okeechobee Scenic Trail (LOST), the Crossroads Center, the 1926 FEC Railroad Workers Cottage, Tanner and Cox Parks, and the development of The Village by The Lake at the site of the City’s no longer used Seminole Brighton Water Treatment Plant. This Eco-tourism Master Plan is anchored by four strategic pillars: environmental stewardship, cultural preservation, community involvement, and sustainable economic growth.

Environmental Stewardship

This pillar prioritizes the conservation of South Bay’s natural environments, especially Lake Okeechobee’s delicate ecosystems. Sustainable practices and green technologies will be incorporated to ensure that the natural beauty and biodiversity of South Bay’s environments are preserved. Efforts will include habitat restoration, sustainable water management, and eco-friendly infrastructure development to support an increase in eco-tourism activities without compromising the condition of the environment.

Cultural Preservation

South Bay is rich in cultural heritage, highlighted by the 1926 FEC Railroad Workers Cottage. This plan aims to preserve such historical assets while fostering a sense of pride and continuity. Cultural festivals and educational programs will showcase the City of South Bay’s history and traditions,

enhancing the cultural fabric and offering unique experiences to visitors. The restoration and promotion of the cottage as a museum and cultural center will serve as a historical anchor of the community that will attract history enthusiasts and spur historical and cultural tourism.

Community Involvement

Involving residents is key to the success of eco-tourism in South Bay. The development of The Village by The Lake and the Crossroads Museum and Cultural Center (to be located in the railroad cottage) will open new avenues for local engagement. Initiatives will focus on training residents for volunteer opportunities in eco-tourism management, participating as docents at the museum, and volunteers in environmental programs offered at The Village by The Lake. Community-led projects in Tanner and Cox Parks will further ensure that the benefits of eco-tourism are widespread and directly beneficial to the local population.

Sustainable Economic Growth

The strategic development of eco-tourism is expected to drive the economic revival of the City of South Bay. By leveraging its strategic location and natural assets, South Bay aims to attract a diverse visitor base. The Village by The Lake and the enhancement of existing natural sites like Lake Okeechobee will serve as major draws for eco-conscious travelers and investors, promoting year-round tourism that supports the local economy without depleting natural resources.

As the foundation of South Bay's future, the Eco-tourism Master Plan promises to transform the region by leveraging its natural and cultural assets into a sustainable economic engine. With strategic initiatives aimed at enhancing environmental stewardship, preserving cultural heritage, increasing community involvement, and fostering sustainable economic growth, South Bay is set to redefine itself as a leading eco-tourism destination. The implementation of this plan will not only address current economic challenges but will also unlock the potential for South Bay to flourish, offering unique opportunities for both residents and visitors to engage deeply with the area's rich natural and cultural landscapes. This proactive approach is designed to ensure that the benefits of growth and development are enjoyed by all sectors of the community, marking a significant step towards achieving a balanced and sustainable future for South Bay.

STRATEGIC GOALS

The following section outlines the commitment to preserving and enhancing both the natural environment and the historic and cultural heritage of South Bay. As the City embarks on this journey, its focus is to safeguard the delicate ecosystems of Lake Okeechobee and its surroundings through targeted conservation efforts and the introduction of sustainable practices. At the same time, South Bay aims to protect and celebrate the rich historical and cultural assets that define the community.

The goals outlined here are designed to strengthen the region's ecological integrity, educate the public on the importance of environmental and cultural stewardship, and ensure that all developments respect the balance between human activity and heritage preservation. By improving infrastructure with eco-friendly solutions, enhancing safety and accessibility in public spaces, and fostering community involvement in green initiatives and cultural preservation projects, the City of South Bay strives to foster a deep, lasting connection between its residents, landscapes, and the rich cultural history of the area. This strategic emphasis on environmental stewardship and cultural preservation not only reflects dedication to sustainable and culturally rich growth, but also lays the foundation for the comprehensive eco-tourism initiatives detailed throughout this master plan.

Environmental Stewardship

Goals:

- Enhance and protect the natural habitats of Lake Okeechobee and surrounding ecosystems through conservation projects and sustainable management practices.
- Implement eco-friendly infrastructure developments that minimize environmental footprints, such as energy-efficient facilities and encourage proper and careful stewardship of the area.
- Educate visitors and residents on the importance of environmental conservation through interactive programs, workshops, and guided tours that emphasize the region's biodiversity.
- Improve safety and accessibility by enhancing signage, upgrading pedestrian paths to ADA standards, and integrating environmental design that supports functionality in adverse conditions at all the facilities.

Cultural Preservation

Goals:

- Document and showcase the rich cultural heritage of South Bay, from its indigenous roots to contemporary community practices, in a dedicated local museum and cultural center.
- Support local artisans, musicians, and craftsmen by integrating cultural elements into every aspect of the eco-tourism experience, ensuring that visitors can engage with and appreciate the authentic culture of South Bay.
- Preserve historical landmarks and promote cultural festivals that celebrate and educate about the area's history and traditions.
- Restore and establish the 1926 FEC Railroad Workers Cottage as a museum and cultural center to exhibit its architectural significance and the historical narratives of the railroad, local agriculture, and local African American community.
- Develop educational programs and interactive exhibits within the cottage and The Village by The Lake to enrich visitor understanding and appreciation of the region's historical development and cultural dynamics.

Community Engagement

Goals:

- Foster a sense of ownership and pride among residents by involving them in the planning and implementation phases of eco-tourism projects.
- Create volunteer opportunities for community members to participate in environmental conservation efforts, cultural events, tourism services, and to capture and preserve the rich history of South Bay.
- Establish partnerships with local schools and organizations to develop educational programs that prepare the younger generation for future roles in eco-tourism, conservation, and the preservation of the local history.
- Utilize Tanner and Cox Parks for community-focused events and programs that promote health and wellness among residents of all ages.
- Incorporate the FEC Railroad Workers Cottage and its exhibits into community and educational activities to deepen local historical knowledge and cultural appreciation.
- Engage the community in the development and use of The Village by The Lake as a hub for cultural exchange, recreational activities, social gatherings, and opportunities to learn about the environment and the importance of proper preservation of natural resources.
- Expand community engagement and health initiatives by establishing walking trails with exercise stations and promoting outdoor events that foster environmental awareness.

Sustainable Economic Growth

Goals:

- Generate new job opportunities and stimulate local businesses by attracting eco-conscious travelers and promoting South Bay as a destination for green tourism.
- Develop a diverse range of eco-tourism attractions and services that leverage the natural and cultural assets of the area, ensuring year-round tourism benefits.
- Encourage investments in eco-friendly technologies and practices that not only preserve the environment but also enhance the profitability and sustainability of tourism-related businesses.
- Utilize the Crossroads Center as a multi-functional venue that serves as both a community hub and a welcoming center for visitors of the Lake Okeechobee Scenic Trail, thereby increasing foot traffic and local spending.
- Capitalize on the 1926 Railroad Workers Cottage, The Village by The Lake, and Lake Okeechobee as major tourist attractions by offering unique cultural and historical experiences that encourage longer stays and increased visitor spending.

STRATEGIC INITIATIVES

As South Bay works to enhance its facilities for residents and visitors, this section details the essential improvements and developments needed to support the community's growing eco-tourism sector. The plan will be driven by several projects, the most ambitious being The Village by The Lake. It will include eco-friendly lodging and camping, extensive nature trails, strategically placed bird watching and information stations, opportunities for canoe/kayak and bicycle rentals, and guided fishing and nature tours. These efforts will align with maintaining the ecological integrity of the area. Additionally, upgrades to the access point to Lake Okeechobee will increase comfort and safety. These projects are designed not only to enhance the visitor experience but also to integrate seamlessly with local conservation efforts, ensuring that development respects and preserves the natural and cultural heritage of the region. This proactive approach to facility enhancement is a critical step in South Bay's journey towards becoming a premier destination for eco-conscious travelers and nature enthusiasts.

Strategic Initiative 1: Addressing Needed Facilities

Improve the Lake Okeechobee Access Point

Goal: Enhance the existing infrastructure at the South Bay Lake Okeechobee Scenic Trail access point to increase usage, comfort, safety, encourage more recreational activities, and preserve the environmental integrity of the lake.

Initiatives:

- Upgrade picnic and rest areas by installing overhead shelters using environmentally friendly, durable materials that complement the natural surroundings.
- Enhance lighting and safety features by introducing solar-powered lighting at the boat ramp and parking areas that do not disturb nocturnal wildlife or the dark-sky environment.
- Improve accessibility with smooth, well-maintained pathways and ramps that are compliant with ADA standards to ensure that all visitors, regardless of mobility, can enjoy the facilities.
- Develop informative displays and interactive educational signage that detail the ecology of Lake Okeechobee and the importance of conservation efforts to enhance visitor understanding and engagement.
- Offer guided fishing tours for tourists and residents alike.
- Create designated parking spots for vehicles only; current parking accommodates vehicles towing trailers.

- Construct restrooms or provide porta-potties as there are no bathroom facilities.
- Establish a routine maintenance and monitoring program to ensure the facilities remain clean, functional, and safe, preserving the quality of the visitor experience.

Eco-Friendly Lodging

Goal: Provide sustainable accommodation options that cater to eco-conscious travelers and minimize the environmental footprint of tourism by the construction and development of The Village by The Lake.

Initiatives:

- Construct low-impact lodging, camping facilities, and RV spots at The Village by The Lake, utilizing renewable energy sources, water-saving fixtures, and other sustainable practices.
- Offer certification programs for local accommodations that meet stringent environmental standards in energy efficiency, waste management, and resource conservation.
- Design and implement a comprehensive recycling and composting program at The Village by The Lake to reduce waste and encourage sustainable guest behavior.
- Establish a green transportation plan that includes bike rentals and electric shuttle services to minimize carbon emissions within the campground area and for access to local businesses.
- Develop educational programs and signage throughout the lodging facilities to inform guests about the site's sustainability features and how they can contribute to conservation efforts during their stay.

Nature Trails

Goal: Create a network of nature trails that offer educational and recreational opportunities while preserving the natural landscape.

Initiatives:

- Develop well-marked trails that provide safe, educational, and engaging walking experiences through diverse habitats around The Village by The Lake, and the Lake Okeechobee Scenic Trail.
- Include interpretive signage along the trails to educate visitors on local flora, fauna, and conservation efforts, enhancing their appreciation and understanding of the natural environment.
- Design trails to integrate seamlessly with The Village by The Lake, the Lake Okeechobee Scenic Trail, connection to South Bay's Tanner and Cox parks and the Clarence E. Anthony Library, providing easy access for both campers and day visitors.
- Incorporate rest areas with eco-friendly facilities such as benches made from recycled materials and water stations that encourage hydration without the use of plastic bottles.

- Organize guided nature walks and educational programs led by local experts to deepen visitors' knowledge of the ecosystem and promote environmental stewardship.
- Implement regular maintenance and monitoring programs to ensure the trails are kept in good condition and have minimal impact on the surrounding ecosystems.

Bird Watching Stations

Goal: Establish bird watching stations to promote wildlife observation and conservation education among tourists and locals.

Initiatives:

- Construct strategically placed bird watching stations along key points of migratory routes and habitats around the access point to the Lake Okeechobee Scenic Trail and nearby natural areas to be created at The Village by The Lake.
- Equip each station with necessary viewing scopes, informational brochures, and comfortable seating to enhance the bird watching experience.
- Organize guided bird watching tours and educational programs led by volunteers to increase visitor engagement and awareness of avian species and their conservation needs.
- Design bird watching stations using environmentally friendly materials and practices to minimize the impact on the natural surroundings.
- Develop an interactive app that includes a bird species checklist, bird calls, and detailed information about the best times and locations for sightings to enhance the bird watching experience.

Strategic Initiative 2: Preservation of Natural Resources

Protected Areas

Goal: Safeguard the ecological integrity of critical habitats and ecosystems in and around South Bay to ensure biodiversity and natural beauty are maintained for future generations.

Initiatives:

- Identify and designate vulnerable natural habitats in and around South Bay as protected areas to prevent exploitation and degradation.
- Implement conservation programs that involve restoration projects, invasive species control, and sustainable land use practices to maintain the health of these ecosystems.
- Enhance public awareness and visitor engagement through educational programs that illustrate the importance of biodiversity and ecosystem services provided by these protected areas.

- Collaborate with local and national environmental organizations to leverage expertise and resources for the management and protection of these areas.
- Develop and enforce strict guidelines for tourism and recreational activities within the protected areas to minimize human impact and ensure sustainable use.

Cultural Sites

Goal: Protect and celebrate the historical and cultural landmarks of South Bay to honor the community's heritage and promote cultural tourism.

Initiatives:

- Complete the restoration of the 1926 FEC Railroad Workers Cottage, ensuring it is preserved and integrated into the tourism experience.
- Establish the Crossroads Museum and Cultural Center within the cottage and design exhibits centering on the local African American history, the Florida East Coast Railroad (FEC) history and the community's contributions to the railroad, and how the agriculture industry influenced development of the region.
- Develop partnerships with local cultural organizations to ensure that cultural preservation efforts are inclusive and representative of the community's diverse history.
- Create cultural trails and guided tours that provide informative narratives that enrich visitors' understanding and appreciation of the area's cultural heritage.
- Implement interactive and educational signage to enhance visitor engagement and provide insights into the historical significance of South Bay.
- Organize annual cultural festivals and events to celebrate and promote South Bay's unique history and cultural diversity.
- Offer training and employment opportunities to residents as guides, docents, and caretakers, fostering community involvement and economic benefits from cultural tourism.

Strategic initiative 3: Community Involvement and Education

Local Training Programs

Goal: Equip local residents with the skills and knowledge necessary to actively participate in and benefit from the burgeoning eco-tourism sector.

Initiatives:

- Develop training programs focused on management, hospitality, environmental conservation, and guide services to enhance local employment opportunities.

- Partner with educational institutions and experts to deliver certifications that are recognized within the tourism industry, boosting the credibility and employability of participants.
- Offer continuous professional development opportunities that keep locals updated on the latest trends and practices in sustainable tourism, ensuring the community remains competitive and innovative.
- Create apprenticeship and internship opportunities with local businesses to provide practical experience and career pathways in the eco-tourism sector.
- Organize workshops and seminars that focus on the cultural and ecological aspects of South Bay, preparing locals to share this knowledge with visitors effectively.
- Establish a community learning center dedicated to training, providing a centralized location for education and resource sharing.

Educational Campaigns

Goal: Raise awareness and foster a culture of sustainability and conservation within the community through targeted educational campaigns.

Initiatives:

- Launch multimedia campaigns across various platforms like Facebook, Twitter, YouTube, and the City's website to educate the public about the importance of ecological and cultural preservation.
- Organize community workshops and seminars that focus on topics such as sustainable living, wildlife protection, and the benefits of eco-tourism, tailored to engage different age groups and interests.
- Collaborate with local schools to integrate environmental education into their curricula, encouraging young people to become ambassadors of the community.
- Develop interactive exhibits and mobile educational units that travel between community centers, schools, and events to spread knowledge about local ecosystems and conservation efforts.
- Host annual environmental festivals and fairs that bring together experts, activists, and community members to celebrate successes and share information on sustainable practices.

Volunteer Outreach

Goal: Strengthen community engagement and stewardship of natural resources through a structured volunteer program that supports preserving the local history, conservation, and eco-tourism initiatives.

Initiatives:

- Establish a volunteer corps that supports ongoing conservation projects, cultural and historical site maintenance, and eco-tourism activities, providing firsthand opportunities for residents to contribute to sustainable development.

- Create incentive programs for volunteers, such as recognition awards, skill development, and possible career opportunities in eco-tourism, to encourage long-term commitment.
- Foster partnerships with non-governmental organizations (NGOs), government agencies, and private sectors to expand the scope and impact of volunteer efforts, ensuring a broad community response to conservation and tourism challenges.
- Organize regular training sessions and workshops to equip volunteers with the necessary skills and knowledge to effectively support and lead conservation efforts.
- Develop a digital platform to manage volunteer activities, facilitate communication, and track the impact of volunteer contributions.

MARKETING AND COOPERATION

This section of the South Bay Eco-tourism Master Plan details strategic efforts to establish the City of South Bay as a premier destination for eco-conscious travelers. It focuses on crafting a unique brand identity that emphasizes the region's ecological and cultural features, utilizing a variety of promotional tactics to enhance visibility. Initiatives include digital campaigns, collaborations with travel influencers, and participation in international expos to capture a global audience. Additionally, the strategy promotes forming partnerships with tourism organizations at all levels, enhancing the scope and impact of South Bay's promotional efforts. By harnessing both innovative marketing techniques and strategic collaborations, the plan aims to attract visitors globally, highlighting South Bay's commitment to sustainability and cultural richness.

Branding and Promotion

Goal: Establish South Bay as a premier tourism destination through effective branding and comprehensive promotional strategies.

Initiatives:

- Develop a distinctive brand identity for South Bay that highlights its unique ecological and cultural attributes, ensuring it stands out in the popular sustainable travel market.
- Launch targeted marketing campaigns that leverage digital platforms, social media, and traditional media outlets to reach diverse audiences.
- Collaborate with travel influencers and sustainability advocates to share South Bay's story through engaging content, testimonials, and immersive travel experiences that attract visitors.
- Design and distribute high-quality promotional materials, such as brochures, videos, and interactive websites, which showcase the attractions and activities available in South Bay.
- Participate in tourism and travel expos to promote South Bay directly to industry professionals and potential visitors.
- Implement a visitor feedback system to continually refine marketing strategies and ensure the branding resonates well with the target demographic.

Collaboration

Goal: Enhance the scope and impact of eco-tourism initiatives through partnerships with regional, national, and international tourism organizations.

Initiatives:

- Forge alliances with other tourism networks to share best practices, joint marketing efforts, and cross-promotion of eco-tourism packages.
- Establish twinning arrangements with similar eco-tourism destinations to foster cultural exchange and mutual learning, enhancing the profile of South Bay.
- Develop a collaborative platform for continuous dialogue with experts in the subject matter.
- Create a tourism advisory board that includes members from partner regions to ensure diverse perspectives influence the development of South Bay's eco-tourism strategy.
- Launch a multilingual promotional campaign that targets key markets, incorporating digital marketing, print media, and public relations efforts.
- Join organizations that communicate and work with travel agencies to promote South Bay's many offerings for the outdoor community.

Utilize all Levels of Government

Goal: Leverage government resources at local, state, and national levels to maximize exposure and support for South Bay's sustainability offerings.

Initiatives:

- Collaborate with local government tourism departments to ensure the City's sustainable travel attractions are prominently featured on their websites and in visitor centers.
- Engage with state and national tourism boards to include eco-tourism opportunities in the City of South Bay in broader promotional materials, travel guides, and online platforms that highlight Florida's sustainable travel opportunities.
- Secure government grants and funding for marketing campaigns and infrastructure improvements that enhance visitor experiences and accessibility.
- Partner with governmental agencies to co-host sustainable travel events and festivals that can draw regional and national attention to South Bay's unique environmental assets.
- Develop a coordinated strategy with government public relations teams to launch press releases and media events that spotlight South Bay's sustainable travel initiatives.

IMPLEMENTATION TIMELINE

South Bay's Eco-tourism Master Plan includes a detailed implementation timeline designed for phased and effective development across short, medium, and long-term periods, serving as a comprehensive roadmap. Initially, over 1-2 years, the plan focuses on "Laying the Groundwork," which includes engaging the community through workshops, starting small-scale infrastructure projects, and forming local eco-guidance teams to foster community-driven leadership. These foundational steps are vital for integrating feedback mechanisms and developing frameworks essential for future eco-tourism initiatives. As the plan moves into the medium term (3-5 years), efforts shift to "Expanding Reach and Enhancing Experience," encompassing the completion of major infrastructure like a central visitor center, expanding lodging facilities with the completion of The Village by The Lake, and enhancing marketing strategies, alongside hosting annual eco-tourism events that spotlight the City of South Bay's distinct features. The long-term focus (5-10 years) "Achieving Sustainability and Dynamic Adaptation" involves implementing advanced strategies to integrate and adapt the local economy to changing conditions, including continuous updates to practices, cross-sector integration, and sustained policy advocacy to ensure the plan's enduring success and responsiveness to environmental and community needs. These strategic phases are designed to not only achieve immediate objectives but also secure a sustainable and prosperous future for South Bay.

Short Term (1-2 years): Establishing the Foundation

Conducting Community Workshops

Goal: Conduct community workshops to engage residents, align their expectations with eco-tourism objectives, and build a solid foundation for sustainable development.

Initiatives:

- Design and implement a series of interactive workshops that focus on educating the community about the benefits and impacts of eco-tourism.
- Utilize these workshops as platforms for open dialogue, allowing residents to voice concerns, suggestions, and expectations regarding the plan's development.
- Gather and analyze community feedback from these sessions to refine and adjust eco-tourism projects to better meet local needs and aspirations.

- Foster community support and enthusiasm through regular updates and transparent communication about how input from the workshops is being integrated into project planning.
- Develop targeted outreach programs within the workshops to involve underrepresented groups in the community, ensuring a diverse range of perspectives and inclusion.
- Establish a continuous feedback mechanism post-workshop to keep the community engaged and informed throughout the development process, reinforcing the commitment to local involvement.

Establish Local Eco-Guidance Teams

Goal: Form and empower local eco-guidance teams to lead projected initiatives effectively, ensuring sustainable practices are upheld and local community involvement is maximized.

Initiatives:

- Recruit team members from the local community who have an understanding of the region's ecology and cultural heritage.
- Provide comprehensive training for the guidance teams in sustainable tourism practices, resource management, and customer engagement.
- Equip each team with the tools and resources necessary to manage sites effectively, including technology for data collection and visitor management systems.
- Assign specific roles within the teams to manage various aspects of tourism management, such as visitor interaction, conservation activities, and emergency response.
- Establish a mentorship program within the teams to foster ongoing learning and skill development, ensuring knowledge transfer and professional growth.
- Integrate the guidance teams into the community through public events and workshops where they can demonstrate their roles and promote the benefits of responsible tourism.
- Begin making a strategy and plan to create the blueprint for marketing to outside tourist and travel groups.

Plan and Commence Infrastructure Projects

Goal: Plan and begin construction on infrastructure projects to establish The Village by The Lake, primary access points for trails, lodging, and visitor facilities, demonstrating sustainable construction and benefits of the eco-tourism plan.

Initiatives:

- Begin construction of The Village by The Lake.
- Identify primary access points to key sites, ensuring they are accessible, environmentally sensitive, and well-integrated with the local landscape.

- Create plans of minor trails that will serve both educational and recreational purposes, designed to minimize ecological impact while maximizing visitor engagement.
- Provide basic visitor facilities such as information kiosks, restrooms, and picnic areas using sustainable materials and practices.
- Occupy and begin installation of exhibits in the Crossroads Museum and Cultural Center brought over from the existing installation in City Hall.
- Implement eco-friendly features such as solar power, water-saving fixtures, and waste recycling systems, to set a standard for future projects.
- Monitor and evaluate the environmental impact of these initial projects continuously, adjusting practices as necessary to ensure they remain low impact.
- Publicize the progress and successes of these initial infrastructure projects to the community and stakeholders, reinforcing the feasibility and benefits of sustainable development.

Medium Term (3-5 Years): Expanding Reach and Enhancing Experience

Completion of Key Infrastructure Developments

Goal: Complete infrastructure projects including a visitor center, expanded lodging facilities, and comprehensive trail networks to accommodate and enhance the experience for a growing number of eco-tourists.

Initiatives:

- Completion and opening of The Village by The Lake.
- Begin operations at the Crossroads Museum and Cultural Center.
- Develop comprehensive trail networks that connect key attractions and natural sites within The Village by The Lake and greater South Bay, featuring both educational and recreational trails.
- Construct a central visitor center that serves as an informational hub and an interactive educational space for visitors.
- Expand lodging facilities to include cabins, RV sites, and campgrounds, designed with sustainable materials and technologies.
- Provide restroom and water filling stations strategically located throughout the campgrounds and nature trails.
- Implement advanced sustainable systems such as solar power, water recycling, and waste management across all new infrastructure to minimize environmental impact.
- Create designated areas within new developments for local vendors and artisans to showcase and sell sustainable local products, promoting local economy.

- Establish monitoring and maintenance protocols to ensure the long-term sustainability and visitor satisfaction of the new infrastructure.

Expanding Marketing Efforts

Goal: Intensify marketing campaigns to promote South Bay's unique environmental and cultural offerings, increasing visibility and establishing it as a premier destination for sustainable economic growth.

Initiatives:

- Develop a comprehensive digital marketing strategy that leverages Search Engine Optimization (SEO), social media, and content marketing to reach diverse audiences.
- Collaborate with travel influencers and tourism platforms to create engaging content that showcases South Bay's natural and cultural experiences.
- Participate in travel and eco-tourism expos to network with industry leaders and promote South Bay's attractions directly to potential tourists and partners.
- Launch targeted advertising campaigns in key markets using both online platforms and traditional media to increase brand awareness and attract new visitors.
- Establish strategic partnerships with airlines, travel agencies, and eco-friendly associations to offer bundled travel packages and special promotions.
- Implement a visitor feedback system to gather insights and testimonials that can be used to refine marketing strategies and enhance promotional materials.

Hosting Annual Eco-Tourism Events

Goal: Establish South Bay as a center for eco-tourism innovation and learning by hosting annual events that draw attention and integrate sustainable tourism practices into the local economy.

Initiatives:

- Develop a flagship annual eco-tourism conference that brings together experts, practitioners, and policy makers to discuss sustainability and innovation in tourism.
- Organize eco-friendly cultural festivals that showcase local traditions and biodiversity, attracting tourists and promoting community participation.
- Create themed workshops and seminars during these events to educate both locals and visitors on best practices in environmental conservation and sustainable living.
- Partner with other tourism networks to co-host events, enhancing the reach and credibility of South Bay's eco-tourism initiatives.
- Utilize these events to launch new tourism packages and experiences, providing attendees with exclusive first access and special rates.

- Market these annual events through various channels including digital marketing, direct mail, and collaborative promotions with eco-tourism and travel influencers.

Long Term (5-10 Years): Achieving Sustainability and Dynamic Adaptation

Ongoing Projects and Initiatives

Goal: Continuously enhance and expand facilities and conservation efforts in South Bay to adapt to evolving environmental challenges and visitor expectations.

Initiatives:

- Implement regular upgrades to facilities and trails, incorporating the latest technologies and innovations based on ongoing visitor feedback.
- Launch new conservation projects tailored to address emerging environmental challenges, ensuring a sustained commitment to preserving natural resources.
- Encourage local innovation by supporting the development of new related products and services, fostering a culture of continuous improvement and excellence.
- Establish a permanent advisory board that includes community leaders, environmental experts, and tourism professionals to oversee and guide the development of ongoing projects.
- Create an annual impact report to assess the ecological, economic, and social impacts of tourism activities and adjust strategies as necessary.
- Develop and host yearly innovation challenges to engage entrepreneurs, researchers, and the public in solving challenges and enhancing the visitor experience.
- Continue to evaluate and upgrade exhibits at the museum and promote events.

Achieving a Well-Integrated Eco-Tourism Economy

Goal: Ensure cultural, historical, and eco-tourism is deeply integrated into South Bay's economic fabric, continuously enhancing local sectors, and promoting entrepreneurship to maintain a diversified and resilient economy.

Initiatives:

- Continuously evaluate and refine strategies to adapt to changing environmental, economic, and social conditions.

- Integrate with other key sectors such as agriculture, arts, and education, fostering synergies that benefit the wider community.
- Develop and support local entrepreneurship, including guiding services, hospitality, and local crafts, providing training and financial assistance.
- Establish partnerships with universities and research institutions to foster innovation in eco-tourism practices and technologies.
- Establish a support program to foster the development of startups dedicated to sustainable travel, conservation technologies, and community-based initiatives.
- Implement long-term marketing strategies to continually promote South Bay as a top international destination, ensuring it remains attractive to tourists and investors alike.

Adaptation to Environmental and Community Needs

Goal: Ensure South Bay's eco-tourism practices are continually adapted to meet changing environmental conditions and community needs, promoting sustainable growth and policy advocacy.

Initiatives:

- Develop a responsive framework that allows for the dynamic adjustment of practices in response to evolving environmental conditions and scientific advancements.
- Foster ongoing strong community dialogue through regular town hall meetings and digital platforms to ensure that developments remain aligned with local needs and aspirations.
- Promote policy advocacy at state and national levels to support sustainable tourism practices and ensure adequate resource allocation for environmental conservation.
- Implement a continuous environmental monitoring program that uses data to inform and adjust practices promptly.
- Establish partnerships with academic institutions and environmental organizations to stay at the forefront of sustainability research and best practices.
- Create a community feedback portal that regularly collects and analyzes resident and visitor input to guide future policies and infrastructure developments.

FUNDING

The Funding section of South Bay’s Eco-tourism Master Plan elaborates on a comprehensive strategy to secure the financial resources necessary to transform the City into a leading eco-tourism destination. It details a multi-pronged approach to gather support from government programs, private sector investments, philanthropic entities, and collaborative efforts between public and private stakeholders. This section emphasizes securing funding and building partnerships essential for developing infrastructure, enhancing accessibility, promoting environmental and cultural preservation, and implementing cutting-edge sustainable technologies. The funding strategy is designed to not only procure the necessary resources but also to cultivate enduring relationships and support networks that will drive the eco-tourism agenda forward effectively.

State and Federal Grants:

- Secure Economic Development Administration (EDA) grants aimed at enhancing rural infrastructure to support eco-tourism developments.
- Obtain Department of Transportation (DOT) grants to upgrade and expand public transportation facilities and services, enhancing accessibility and sustainability.
- Apply for Environmental Protection Agency (EPA) funding to implement sustainable development initiatives and conservation projects that preserve local ecosystems.
- Pursue National Endowment for the Arts (NEA) grants to support cultural preservation programs, including the development and promotion of heritage sites like the Crossroads Museum and Cultural Center.
- Seek grants from the National Park Service (NPS) for the development of trails and natural habitats in proximity to South Bay, ensuring the conservation of wildlife and natural resources integral to eco-tourism.
- Investigate grants from the Institute of Museum and Library Services (IMLS) for assistance for the creation and maintenance of the Crossroads Museum and Cultural Center.

Private Investment and Corporate Sponsorship:

- Partner with U.S. Sugar and Florida Crystals to secure funding and investments for eco-centric projects like nature trails and bird watching stations that directly impact the local environment.
- Engage businesses to fund specific, profitable project components such as the construction of an amphitheater and rental facilities.

- Cultivate relationships with regional and national corporations to sponsor and invest in long-term community development and infrastructure enhancements.
- Solicit support from outdoor and recreational equipment companies to sponsor the development of eco-friendly lodging and camping sites, providing both financial backing and brand-named equipment.
- Develop partnerships with technology firms to fund and implement innovative sustainability initiatives, such as renewable energy installations and smart infrastructure within The Village by The Lake and other key tourist areas.

Charitable Organizations and Foundations:

- Pursue funding from The Conservation Fund and The Nature Conservancy to support projects focusing on environmental preservation and sustainable community development.
- Secure grants from foundations such as the REI Foundation for the development of recreational facilities and environmental education programming.
- Collaborate with philanthropic entities that support rural revitalization and eco-tourism to fund infrastructure and community engagement initiatives.
- Apply for support from the Ford Foundation to enhance cultural preservation efforts, particularly projects that celebrate and maintain the historical landmarks of South Bay.
- Seek funding from the Global Environmental Facility to implement climate adaptation strategies within eco-tourism projects, ensuring long-term sustainability and resilience against environmental changes.

Public-Private Partnerships (PPP):

- Formulate partnerships with private sector entities to combine expertise and resources for the development of community-benefiting projects, thus minimizing reliance on municipal funding.
- Establish collaborative agreements with industry leaders to accelerate the implementation of infrastructure projects and sustainable practices.
- Leverage PPPs to introduce innovative technologies and management practices in eco-tourism that enhance both visitor experience and environmental conservation.
- Engage with local and national businesses to co-fund and co-manage eco-tourism facilities like visitor centers and sustainable lodging options, sharing both costs and profits.
- Develop agreements with renewable energy companies to invest in and install solar and wind power solutions at eco-tourism sites, reducing the carbon footprint and operational costs.

MONITORING AND EVALUATION

The Monitoring and Evaluation (M&E) framework for South Bay's eco-tourism projects is designed to cover all implementation phases—short-term, medium-term, and long-term—each carefully tailored to address distinct goals and challenges. This section details how the M&E processes will ensure that objectives are met effectively across various project stages. In the short-term, the focus is on foundational activities like community workshops and small infrastructure projects, using specific indicators such as workshop frequency and participant feedback. For the medium-term, evaluations shift towards assessing infrastructure expansions and marketing strategies. The long-term monitoring aims to assess the prolonged integration of sustainable practices and the overall impact on the local economy and community engagement. This comprehensive approach ensures that the project remains aligned with strategic goals and adapts to evolving needs, providing a robust basis for informed decision-making and continual improvement. Through a combination of advanced tools and technologies, alongside regular stakeholder engagement, the M&E framework supports a transparent, adaptive, and responsive project management environment.

Monitoring and Evaluation Framework

The M&E framework is structured into key components tailored to short-term, medium-term, and long-term phases of the project, ensuring specific focus areas are effectively monitored and evaluated.

Short-Term Monitoring (1-2 Years)

- **Objective:** Ensure effective execution of foundational activities like community workshops, small-scale infrastructure developments, and the establishment of local eco-guidance teams.
- **Indicators:** Workshop frequency, participation levels, participant feedback, milestone completion in infrastructure, and effectiveness of eco-guidance teams.
- **Data Collection Methods:** Utilize surveys, attendance logs, minutes from project meetings, and progress reports.
- **Evaluation Frequency:** Conduct bi-annual evaluations to adapt and improve strategies based on early feedback and results.
- **Impact Assessment:** Measure immediate community impact and engagement success.
- **Reporting Mechanisms:** Develop initial reports detailing early outcomes and adjustments made.

Medium-Term Monitoring (3-5 Years)

- **Objective:** Assess the expansion and enhancement of infrastructure, marketing strategy effectiveness, and the execution of annual eco-tourism events.
- **Indicators:** Completion rate of infrastructure projects, marketing reach and engagement metrics, and success rates of eco-tourism events.
- **Data Collection Methods:** Track construction progress, analyze digital marketing data, and gather event attendance and financial reports.
- **Evaluation Frequency:** Annual reviews with interim evaluations following major marketing campaigns or events.
- **Sustainability Assessments:** Evaluate environmental sustainability of new infrastructure.
- **Community Feedback:** Collect and analyze community feedback on medium-term project impacts and satisfaction.

Long-Term Monitoring (5-10 Years)

- **Objective:** Evaluate the integration of sustainable practices within project developments, long-term community engagement, and overall economic impact on local eco-tourism.
- **Indicators:** Durability and sustainability of infrastructure, community involvement metrics, tourist visitation statistics, and economic benefits.
- **Data Collection Methods:** Conduct environmental impact assessments, community and tourist surveys, and economic impact analyses.
- **Evaluation Frequency:** Perform comprehensive reviews every year to ensure alignment with strategic goals and make necessary adjustments.
- **Longitudinal Studies:** Track long-term trends in ecological health and socio-economic development.
- **Policy Impact Assessments:** Assess the impact of local and regional policies on project success and sustainability.

Tools and Technologies for M&E

- **Project Management Software:** Utilize software to manage project timelines, coordinate tasks across various teams, and track progress against set milestones.
- **Analytics Platforms:** Deploy analytics tools to monitor the effectiveness of digital marketing campaigns and measure visitor engagement metrics.
- **Geographic Information Systems (GIS):** Use GIS technology to analyze spatial data for infrastructure developments and assess environmental impacts accurately.
- **Data Visualization Tools:** Implement advanced data visualization software to simplify the interpretation and presentation of complex datasets, enhancing stakeholder understanding and decision-making.
- **Mobile Data Collection Applications:** Employ mobile applications to streamline the collection of field data, allowing for real-time updates and more efficient monitoring.

- **Survey and Polling Software:** Incorporate online survey tools and polling software to gather regular feedback from stakeholders and the community, facilitating ongoing engagement and quick data analysis.

Stakeholder Engagement and Reporting

- **Stakeholder Engagement:** Central to the Monitoring and Evaluation (M&E) strategy, ensuring that all project stages from conception through implementation align with community needs and strategic goals.
- **Communication Practices:** Regular updates provided through detailed reports and informal meetings keep stakeholders informed about progress, challenges, and outcomes, maintaining transparency and building trust.
- **Adaptive Management:** Updates facilitate informed decision-making, allowing the project to respond to emerging challenges and community feedback in real time.
- **Annual Public Forums:** Serve as a critical engagement tool, offering a platform for the project team to present findings, gather direct community input, and discuss future directions.
- **Community Involvement:** These forums enhance community involvement and foster a culture of accountability and responsiveness, essential for the success of long-term sustainability projects.
- **Broad Stakeholder Involvement:** By engaging a wide range of stakeholders, South Bay ensures that its eco-tourism initiatives not only have community support but also contribute to the community's broader economic and environmental goals. This approach underscores the project's commitment to creating a sustainable and prosperous destination.

CONCLUSION

As the South Bay Eco-tourism Master Plan unfolds, the City will leverage strategic assets including The Village by The Lake, the Lake Okeechobee Scenic Trail, the Crossroads Museum and Cultural Center, Tanner and Cox parks, and the Crossroads Center to redefine the City of South Bay as a prime eco-tourism hub. These assets form the cornerstone of the City’s comprehensive strategy, designed to mesh the area’s natural beauty and rich cultural heritage into a cohesive eco-tourism experience. The Village by The Lake serves as a sustainable accommodation hub, while the Lake Okeechobee Scenic Trail offers unparalleled access to natural vistas, enhancing recreational opportunities for both visitors and residents. The Crossroads Museum and Cultural Center, along with Tanner and Cox Parks, will not only preserve but also celebrate the historical and cultural narratives that shape the community. By utilizing the Crossroads Center, the plan utilizes the multifunctional space to serve as both a community hub and a welcoming point for tourists.

The effective implementation of this master plan requires active participation from local government and residents. Government involvement is crucial in facilitating the necessary infrastructural developments, regulatory approvals, and in securing funding through various grants and partnerships. Equally important is the engagement of the local community, whose involvement will ensure that the development process is inclusive and reflective of the community’s needs and aspirations. By working together, stakeholders will assist in ensuring that the strategic goals align with environmental sustainability and economic viability, fostering a model of eco-tourism that could serve as a blueprint for other regions.

In conclusion, the South Bay Eco-tourism Master Plan encapsulates a forward-thinking approach to sustainable development, blending economic growth with environmental stewardship and cultural preservation. The thoughtful integration of key local assets with the support of the community and local government positions South Bay to achieve its vision of becoming a leading destination for eco-tourists. As the plan progresses from paper to reality, it promises not only to enhance the local quality of life but also to inspire a legacy of conservation and community-oriented tourism. This plan is not just a pathway to economic revitalization—it is a commitment to preserving the natural and cultural wealth of South Bay for future generations, ensuring a balanced and vibrant community.

RESOLUTION 44-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF MACHINISTS AND AEROSPACE WORKERS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of South Bay ("City") and the International Association of Machinists and Aerospace Workers (the "Union") have negotiated the terms of an agreement between the parties; and

WHEREAS, the proposed agreement has an effective date of October 1, 2024 and is contemplated to remain in full force and effect through September 30, 2027; and

WHEREAS, the parties agree that the negotiated agreement shall provide for (i) a 3% wage increase for fiscal year 2024-2025 for members of the union; (ii) a 3% wage increase for fiscal year 2025-2026 for members of the union; (iii) a 2% wage increase for fiscal year 2026-2027 for members of the Union; and

WHEREAS, the parties agree to delete Article 4 related to "Dues Deduction"; and

WHEREAS, the parties desire to enter into the negotiated agreement, which has been fully approved by the members of the Union.

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. **Authorization of City Manager.** The City Commission of the City of South Bay hereby authorizes the City Manager to enter into an Agreement with the International Association of Machinists and Aerospace Workers, attached hereto as Exhibit "A." The City Manager is further authorized to take all necessary and expedient action to carry out the aims of this Resolution.

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

PASSED and **ADOPTED** this 1st day of October 2024.

Joe Kyles, Mayor

ATTEST:

By: _____
Vicenta Del Bosquez, City Clerk

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

Burnadette Norris-Week, Esquire
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Berry	_____ (Yes)	_____ (No)
Commissioner King	_____ (Yes)	_____ (No)
Commissioner Polk	_____ (Yes)	_____ (No)
Vice-Mayor McKelvin	_____ (Yes)	_____ (No)
Mayor Kyles	_____ (Yes)	_____ (No)

Agreement
Between the
International Association of
Machinists and Aerospace Workers
District Lodge 166
Local Lodge 2152
South Bay, Florida
And
The City of South Bay

Effective October 1, 2024 through September 30, 2027

ARTICLE 1

PREAMBLE

- 1.1 This agreement is entered into by and between the City of South Bay, Florida, hereinafter referred to as the "Employer" or "City", and the International Association of Machinist and Aerospace Workers Local Lodge 2152, hereinafter referred to as the "Union".

The general purpose of this Agreement is to set forth terms and conditions of employment and to promote orderly and meaningful labor relations for the mutual benefit of the City of South Bay in its capacity as an employer, the employees, and the citizens of South Bay.

- 1.2 The parties agree that nothing in this agreement shall prohibit the parties from meeting and discussing any items of mutual interest in accordance with the law.

ARTICLE 2
RECOGNITION

- 2.1 The City of South Bay hereby recognizes the International Association of Machinists and Aerospace Workers as exclusive representatives for the bargaining_unit described below for the purpose of bargaining collectively with the City relative to wages, hours, and terms and conditions of employment of the public employees within the bargaining unit.
- 2.2 The bargaining unit is comprised of those positions certified for inclusion by the Public Employees Relations Commission.
- 2.3 In the event of a conflict between the foregoing list of positions included in the bargaining unit and the unit as recognized by the Public Employees Relations Commission (PERC), the unit recognized by the PERC shall control.

ARTICLE 3
RIGHTS OF EMPLOYEES

- 3.1 The employees in the bargaining unit shall have the right to join or assist the Union or to refrain from any such activity.
- 3.2 All provisions of this Agreement shall be applied fairly and equitably to all employees in the Bargaining Unit.
- 3.3 Employees in the bargaining unit may request a Union representative to be present when they believe a meeting with a supervisor may lead to discussions which could form the basis of disciplinary action.

ARTICLE 4

This article is left intentionally blank

ARTICLE 5
STRIKES

- 5.1 The International Association of Machinist and Aerospace Workers, or their member agents or designees, agree during the life of this Agreement that they shall have no right to engage in any work stoppage, slow down, strike or unlawful picketing.
- 5.2 In the event of a strike, work stoppage or interference with the operation and accomplishment of the mission of the City Administration, a state or international representative of the Union shall promptly and publicly disavow such strike or work stoppage and order the employees to return to work and attempt to bring about prompt resumption of the normal operations. The Union representatives shall notify the City 24 hours after commencement of such strike, what legitimate measures it has taken to comply with the provisions of this Article.

ARTICLE 6
NON-DISCRIMINATION

- 6.1 The City of South Bay will not discriminate against any employee covered by this Agreement because of membership or non-membership in the Union or authorized activity as required in this Agreement in behalf of the members of the IMAAW.
- 6.2 The Union will not discriminate against employees covered by this Agreement as to membership or representation with regard to terms and conditions of membership because of race, color, creed, sex, age, or national origin.
- 6.3 The Union recognizes that the City of South Bay is firmly committed to securing equal employment opportunities and freedom from discrimination for all individuals within the City of South Bay, as set forth by its Equal Employment Opportunities policies.
- 6.4 While claims of discrimination may be processed through normal City complaint procedures; if the matter cannot be resolved, the employee should address the issue to the appropriate county, state, or federal agencies that deal with these issues.

ARTICLE 7
REPRESENTATION OF THE CITY

7.1 The City shall be represented by the City Manager, Human Resources Manager, and City Attorney.

ARTICLE 8
UNION REPRESENTATION

- 8.1 The City agrees to recognize the Union's officers and two (2) City employee stewards as agents of the Union. The Union shall furnish written notice to the Department Head of the designated Union officers and stewards within three days of ratification of this Agreement and when any change in designation is made thereafter. The City recognizes the right of the Union to designate one (1) chief steward from among the two (2) City employee stewards. The authority of a Union steward to act on behalf of and bind the Union is implied from their designation as Steward.
- 8.2 Union officials shall, with prior notification and approval by the City Manager be admitted to the property of the City for purposes of administering the Agreement. Union officials as designated above shall only be able to meet with City employees in non-work areas (i.e., break areas). Nothing in this section shall preclude or interfere with the City's right to control access to City facilities for safety and /or security purposes. Access shall not be unreasonably withheld.
- 8.3 The Chief Steward will be granted paid leave to engage in collective bargaining with the representatives of the City and consultation with management, including Labor/Management meetings, subject to section 9.2.
- 8.4 Time spent by Union stewards/representative during working hours in the proper handling of legitimate grievances in accordance's with the grievance procedure and/or for such other Union business as provided in this agreement, shall be paid for by the City subject to the following limitations:
- 1) When an employee who is required to appear at a hearing related to a grievance and or arbitration.
 - 2) When an employee who is or responding to a disciplinary action or investigation.
 - 3) When an employee is attending a pre-determination hearing.
- 8.5 No employee shall engage in Union business while on duty except as referenced in this article.
- 8.6 The City Manager will grant the Union stewards combined leave, without pay, for a total of twenty (20) days per year, but no more than five (5) consecutive working days in order that they may attend conferences, seminars and similar events or other union activities related to their representative function provided the leave does not adversely affect the on-going day to day operations in any department.

ARTICLE 9
COLLECTIVE BARGAINING

- 9.1 The membership of the bargaining unit shall be represented in collective bargaining by the Business Representative of the Union or by a person or persons designated in writing to the City Manager. The Business Representative of the Union, or the person or persons designated shall have full authority to conclude a Collective Bargaining Agreement on behalf of the Union subject to a majority vote of those members of the Bargaining Unit voting on the question of ratification. It is understood that the Union representative or representatives are the official representatives of the Union for the purpose of negotiating with the City. Such negotiations entered into with persons other than those defined herein, regardless of their position or association with the Union, shall be deemed unauthorized and shall have no weight or authority in committing or in any way obligating the Union. It shall be the responsibility of the Union to notify the City Manager in writing of any changes in the designation of any certified representative of the Union.
- 9.2 No more than two (2) stewards or bargaining unit members may participate in collective bargaining while on duty, without loss of pay. Additional bargaining unit members may attend while off duty or when on approved leave.

ARTICLE 10

BULLETIN BOARDS

- 10.1 The Union shall be provided space on bulletin boards at each location so designated by the City in the areas where unit employees normally are assigned to work for the use of LOCAL 2152. These bulletin boards shall be used for posting Union notices, signed by a Union officer but restricted to the following:
- A. Notices of Union recreational and social affairs;
 - B. Notices of Union elections and results of elections;
 - C. Notices of Union appointments and other official Union business;
 - D. Notices of Union meetings.
 - E. Union newsletter (may be unsigned)
- 10.2 All other information, including any notices containing any information other than purpose, date, time and place may be posted on such designated areas and the Union shall furnish the City Manager's office with a copy. All costs incidental to preparing and posting of Union materials will be borne by the Union. The Union is responsible for posting and removing approved material on its bulletin board and for maintaining such bulletin boards in an orderly condition.
- 10.3 The Union shall not post endorsements for candidates who are running for office.
- 10.4 The City shall not be held responsible for any postings on the bulletin boards by the union or union members.

ARTICLE 11
GRIEVANCE AND ARBITRATION PROCEDURE

- 11.1 A grievance, as used in this Agreement, is limited to a complaint or request of a bargaining unit member which involves the interpretation and application of, or compliance with, the provisions of this Agreement.
- 11.2 In the event a grievance should arise as to the interpretation or the application of the terms of the Agreement or departmental regulations, the said dispute or grievance shall be dealt with as stated below. Any grievance not answered by the City within the time limits provided below will automatically advance to the next higher step of the grievance procedure.

STEP 1:

The aggrieved employee or an association representative shall present the grievance or dispute orally, setting forth the facts with particulars and the remedy sought, within ten (10) working days of its occurrence or knowledge thereof, to the Department Heads or designee. The Department-Heads or designee shall reply in writing within ten (10) working days of receipt of the grievance or dispute. If the Department Administrator or designee shall fail to respond in writing, the grievance is presumed to be denied, and the employee may move to the next step.

STEP 2:

If no written reply has been made, or if a written response has been made, and the aggrieved employee is dissatisfied, the aggrieved employee or union representative may, within ten (10) working days of receipt of a reply, or if none is submitted, present the grievance or dispute in writing to the Administrator of Human Resources.

The Administrator of Human Resources shall reply in writing within ten (10) working days of receipt of the grievance. If the Administrator of Human Resources shall fail to reply in writing, the grievance is presumed to be denied, and the employee may move to the next step.

STEP 3:

If the Administrator of Human Resources replies and the aggrieved party or the union is dissatisfied, then the grievance may be submitted to the City Manager within ten (10) working days of receipt of the Administrator of Human Resources' reply. The City Manager shall reply within ten (10) working days of receipt of the grievance or dispute. If the City Manager shall fail to reply in writing, the grievance is presumed to be denied, and the employee may move to the next step.

STEP 4:

If the grievance has not been settled by Steps 1-3, either party, the union, or the City may refer it to arbitration within forty-five (45) days of receipt of the City Manager's reply. The Union or the City will submit the matter to the Federal Mediation & Conciliation Services (FMCS) to select an arbitrator. The submitting party will select a panel of five (5) arbitrators. The union and the city will meet to strike a panel. The last arbitrator left will be the arbitrator to be used. The arbitrator's decision shall be supported by substantial evidence on the record as a whole.

The decision shall be in writing with a full statement of findings and reasons. The decision of the arbitrator shall be final and binding on the parties; provided that the arbitrator shall have no power to modify, amend, or alter this Agreement. The expense of the arbitrator shall be borne by equally the parties.

- 11.3 By Agreement of both parties, a meeting will be held at any step of the grievance procedure.
- 11.4 The Union and the City shall each bear its own expense in the arbitration proceedings, except that both parties shall share equally the fee and other expenses of the arbitrator.
- 11.5 An employee covered under the collective bargaining agreement may elect to proceed under the grievance procedure provided under the Employee Handbook of the City of South Bay.
- 11.6 A probationary employee may not grieve.

ARTICLE 12

MANAGEMENT RIGHTS

The Union recognizes the prerogatives of the City to operate and manage its affairs in all respects; and the powers and authority, which the City has not abridged, delegated, or modified by this agreement, are retained by the City. Management officials of the City retain the rights, in accordance with applicable laws, regulations, and provisions of the Civil Services Rules and Regulations including but not limited to the following:

- A. To manage and direct the employees of the City
- B. To hire, promote, transfer, schedule, assign and retain employees in positions with the City
- C. To suspend, demote, discharge or take other disciplinary action against employees for just cause.
- D. To relieve employees from duties because of lack of work, funds or other legitimate reasons.
- E. To maintain the efficiency of the operations of the City and to set standards of Fire Rescue services to be offered to the public.
- F. To determine the methods, means and personnel by which such operations are to be conducted, including the right to contract and subcontract existing and future work.
- G. To determine the organization of City government.
- H. To determine the number of employees to be employed by the City.
- I. To determine the number, types, and grades of positions of employees assigned to an organizational unit, Department or project.
- J. To determine internal security practices.
- K. To require employees to be in a physical and mental condition that allows them to effectively perform their normal duties.
- L. The City offers a drug free work place and the policy set out in the employee handbook, which shall apply.

ARTICLE 13
BARGAINING UNIT IDENTIFICATION

- 13.1 The City of South Bay agrees to provide to the IAMAW on an annual basis a roster of the bargaining unit, including name, address, current pay, job title, department, and hire date.
- 13.2 Annually, the City of South Bay will provide the Union with a list of employees in the bargaining unit ranked by seniority.

ARTICLE 14

SENIORITY

- 14.1 Seniority of employees in the bargaining unit shall consist of continuous accumulated paid service with the City of South Bay. Seniority shall accumulate during absence because of illness, injury, vacation, military leave, or other authorized leave.
- 14.2 Seniority shall be utilized for the following purposes:
- a) Vacations for each calendar year shall be drawn by employees on a basis of seniority preference; provided, however, that the Department shall retain the right to disregard seniority preference in the event that it becomes necessary to do so in order to provide adequate coverage in certain specialized areas during any given vacation period. Nothing contained herein shall be interpreted as restricting the Department's right to cancel all vacations during any given period in the event of disaster or emergency.
 - b) In the event of a vacancy or position being created within the Department, seniority along with skills and abilities will be the requirements of the job. Where skill and abilities are relatively equal seniority shall prevail.
 - c) In the event of personnel reduction, employees shall be laid off in the inverse order of their seniority in their classification. If more than one classification is affected, an employee laid off from a higher classification shall be given an opportunity to revert to the next lower classification, provided that he/she is fully qualified to perform the work in that lower classification. All temporary, provisional, limited-term, and probationary employees shall be laid off before any permanent employee is laid off or reduced in classification.
 - d) Employees shall be recalled from layoff in accordance with their seniority in the classification from which they were laid off. No new employee shall be hired in any classification until all employees on layoff status in that classification have had an opportunity to return to work; provided, however, that in the discretion of the Department Head or designee and City Manager or designee, such employees are physically and mentally capable of performing the work available at the time of recall. No laid-off employee shall retain recall rights beyond twelve (12) months from the date of layoff.
 - e) Employees eligible for recall will be sent a certified letter to their last known address giving them thirty (30) days to reply as to whether they wish to be considered for their prior position. The City shall have no further obligation unless it receives a written response within thirty (30) days of receipt or attempted delivery of the letter.

- f) Whenever a layoff becomes necessary, the City Manager or designee shall make every effort to notify the Union at least two (2) weeks in advance of the intended action and the reason for the layoff.
- g) The following are the current positions within the bargaining unit: see Appendix A

ARTICLE 15
TRANSFERS

- 15.1 The City Manager or designee may transfer an employee temporarily in the bargaining unit from one position to a similar position of the same pay grade or a higher pay grade. If a higher pay grade the City will pay the higher pay grade. If the grade is lower the employee's pay will not change. This transfer will not to exceed thirty (30) days. The City Manager shall notify Human Resources and the Union of the effective date.

ARTICLE 16
WORKWEEK AND OVERTIME

- 16.1 It is hereby agreed that no bargaining unit member shall be required to remain on duty for more than forty (40) hours in any work week unless extra hours of duty are deemed necessary by the Department Head or designee, and additional compensation shall be paid thereafter. Said additional compensation shall be at the rate of one and one-half (1-1/2) times his/her regular hourly salary.
- 16.2 Overtime pay when so granted will normally be contained in the bargaining unit member's next regular paycheck following the time worked.
- 16.3 The City will establish the hours of work that are best suited to meet the needs of the department to provide superior service to the Community.
- 16.4 The work week shall consist of forty (40) hours with a minimum of eight (8) hours per shift. Employees shall receive a minimum of two (2) consecutive days off per week. Nothing herein shall prohibit an employee from agreeing to work on his/her off days.
- 16.5 Bargaining unit members shall be given a two (2) week notice of any change in their regular hours of work, except where an emergency exists. Bargaining unit members required to work beyond their normal duty hours during a riot, hurricane, or other emergency condition shall be paid according to Section 16.9 of this Article.
- 16.6 Time keeping systems shall be utilized by all bargaining unit members as required by the city.
- 16.7 The Department Head or designee shall offer overtime to qualified employees on an equal basis within job classification on a rotating basis, by use of seniority.
- 16.8 Compensation for overtime work in excess of forty (40) hours per week, shall be at the rate of one and one half (1-1/2) the employee's regular rate of pay.
- 16.9 The City recognizes that unusual circumstances may require that a bargaining unit member may find it necessary to request a change of his/her scheduled shift. Without obligating the City to pay overtime, bargaining unit members may work for or change shifts with another bargaining unit member performing similar duties. Such determination of duty compatibility and approval shall rest with the Department Head or designee. At least three (3) days of oral notices will be required. No reasonable request will be denied.

ARTICLE 17
WAGES

17.1 All Bargaining Unit employees shall receive a general wage increase as follows:

Effective Oct. 1, 2024,	Oct. 1, 2025,	Oct. 1, 2026
3%	3%	2%

17.2 Should the City grant non-bargaining unit employees a cost of living wage greater than the negotiated wage increase, the City, in its sole discretion, may award the bargaining unit employees the same increase.

17.3 Subject to the availability of funding, the City of South Bay may pay bargaining unit employees a bonus in accordance with the Commission's approved Employee Bonus Policy. Said payment, if applicable, shall be determined by the City Manager and is subject to Commission approval.

Article 18

Vacations

<u>Years of Service</u>	<u>Vacation Days</u>	<u>Vacation Hours</u>
1-4 Years	10	80
5-10 Years	15	120
10+ Years	20	160

- 18.2 Vacation leave may be taken as earned subject to the approval of the Department Head who shall schedule vacations to meet the operating requirements of the Department. Where employee's request conflicting dates and no approval has been granted the employee with the greater seniority shall have preference.
- 18.3 Employee's may carry over of no more than five (5) vacation days per year.
- 18.4 Pay in lieu of time off will be approved, but will not exceed five (5) days or 40 hours subject to approval of the City Manager.
- 18.5 Employee's must submit a written request to the Department head at least thirty (30) calendar days prior to the first date of leave requested.
- 18.6 An employee whose employment is terminated for any reason before taking his earned vacation shall be paid such earned vacation pay at the termination of his employment.
- 18.7 All bargaining unit employees will receive their regular hourly rate while on vacation.
- 18.8 All bargaining unit employees may donate their vacation time to other city employees as defined in the city employee handbook

ARTICLE 19

HOLIDAYS

19.1 The official holidays to be observed by bargaining unit members shall be:

New Years Day

Presidents' Day

Martin Luther King, Jr.'s Birthday

Memorial Day

Independence Day

Juneteenth

Labor Day

Veteran's Day

Thanksgiving Day

Day after Thanksgiving

Christmas Eve

Christmas Day

19.2 An official holiday that falls on a Saturday shall be observed on the preceding Friday, and an official holiday that falls on a Sunday shall be observed on the following Monday by qualified employees whose regularly scheduled work week consisting of forty (40) hours does not include Saturday or Sunday as a day of work.

19.3 Employees who qualify to receive compensation for an official holiday without working on such holiday shall be paid their regular straight time rate of pay for the day on which the holiday falls. If an employee is required to work or is called into work on official holiday the employee will receive double time pay for all hours worked and the hours will be counted toward his forty (40) hour work week.

ARTICLE 20

BEREAVEMENT LEAVE

- 20.1 In the event of the death of the mother, mother-in-law, father, father-in-law, step-mother, step-father, grandmother, grandmother-in-law, grandfather, grandfather-in-law, legal guardian or ward, grandchild, brother, brother-in-law, sister, sister-in-law, husband, wife, son, son-in-law, daughter, or daughter-in-law, child – natural, step or adopted—of the employee or employee’s spouse, such employee shall be entitled to funeral leave for the purpose of arranging and attending said relative’s funeral for a period of three (3) working days for any one death.
- 20.2 An employee on funeral leave provided in the Article shall be paid for such hours which the employee would normally be scheduled to work.
- 20.3 The provisions of this Section shall not apply to employees who fail to contact the employer prior to taking such leave. Full-time employees will be compensated for actual work time lost, up to a maximum of one day, to serve as an active pallbearer at a funeral of a fellow employee.

ARTICLE 21
UNIFORMS AND EQUIPMENT

- 21.1 The City of South Bay shall furnish uniforms to all bargaining unit members who are required to wear such uniforms in the performance of their duties and shall agree to replace unserviceable uniforms as required.
- 21.2 Any uniform or related equipment initially supplied by the City which is damaged or destroyed while a bargaining unit employee acting in the performance of his official duties shall be replaced by the City at no cost to the bargaining unit employee, provided the same is not the result of his/her negligence.
- 21.3 The City agrees to pay for all uniforms and safety equipment for bargaining unit members as follows:
- a) Replacement of uniforms and safety equipment lost or damaged through the normal work day shall be replaced by the City.
 - b) The City will provide full-time employees with \$150.00 per year for safety boots/shoes as needed. The City shall also furnish all safety equipment to the bargaining unit members.
- 21.4 Wearing of Uniforms and Clothing. All employees who are provided with uniforms or work clothing, as set forth above, are required to wear these uniforms and work clothing and report to work with them being clean and neat in appearance, unless this requirement is expressly waived by the City.

ARTICLE 22
INSURANCE

- 22.1 The City of South Bay will provide individual/single employee Health Care Insurance coverage to each employee. The City will be responsible for 80% of the premium cost. The employee will be responsible for 20% of the premium cost.
- 22.2 The City of South Bay will offer family Health Care Insurance coverage to all employees. The City will be responsible for 80% of the premium cost. The employee will be responsible for 20% of the premium cost.

ARTICLE 23

SICK LEAVE AND JURY DUTY

- 23.1** Full time employee's who have completed their six (6) month probationary period will be eligible for paid sick leave. Sick leave will accrue at the rate of two (2) days per month of employment commencing with the first day of the month following the first day of employment. Employees may accumulate a maximum of sixty (60) sick leave days. Employees may take as many days of sick leave that they have banked. Employees may take these sick days at their discretion.
- 23.2** **Union** will adopt the City of South Bay Court Leave and Jury Duty under Article VII section e of the Employee's handbook
- 23.3** The Union and the City will adopt Article VII section G of the Employees Handbook. FMLA.

ARTICLE 24
PROBATIONARY PERIOD

- 24.1 All new bargaining unit members shall serve a probationary period of six (6) months during which time they shall not be entitled to any seniority or tenure rights, Upon completion of the six (6) months probationary period, employees shall be known as permanent employee and seniority rights and tenure shall accrue from commencement of the probationary period and shall be considered a part of such member's seniority rights. Disciplinary action and discharge shall be at the discretion of the employer without recourse to the grievance procedure during the probationary period.

Article 25

MILITARY LEAVE

- 25.1 The Union and the City will adopt the current Military leave as provided in The City of South Bay employee's handbook. Article VII section F.

Article 26

RULES AND CITY POLICIES

The City shall have the right at any time to adopt and put in effect reasonable rules and policies not in conflict with this agreement, and all employees shall be subject to such rules and policies. All rules and policies will be posted on appropriate bulletin boards not less than seventy- two (72) hours before the rules become effective. The Union will have the right to grieve all rules and policies that are not reasonable.

ARTICLE 27

Terms of Agreement

This agreement shall be in full force and effect as of October 1, 2024, and the date shall continue in full force and effect through September 30, 2027. At least sixty (60) days prior to the termination of this agreement, either party hereto shall notify the other in writing of its intention to modify, amend, or terminate said agreement. Upon receipt of said notice, negotiations for same shall commence not later than thirty (30) days prior to the expiration of the Agreement.

ARTICLE 28

CONTRACT CONSTITUTES ENTIRE AGREEMENT OF THE PARTIES

The parties acknowledge and agree that, during the negotiations which resulted in this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter included by law within the area of collective bargaining and that all the understandings and Agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Agreement. Therefore, the City of South Bay and the Union, for the life of this Agreement, each voluntarily and unqualifiedly waives the right to require further collective bargaining, and each agrees that the other shall not be obligated to bargain collectively with respect to any matter or subject not specifically referred to or covered by this Agreement, whether or not such matters have been discussed, even though such subjects or matters may not have been within the knowledge or contemplation of either or both parties at the time they negotiated or signed this Agreement. This Agreement contains the entire contract, understanding, undertaking, and Agreement of collective bargaining for and during its term, except as may be otherwise specifically provided herein.

IN WITNESS WHEREOF, the parties have caused the Agreement to be signed by their duly authorized representatives on the ____ day of _____, 2024.

FOR THE CITY OF

South Bay

City Manager

City Representative

FOR THE International Association of

Machinists and Aerospace Workers

Business Representative

IAMAW Representative



City of South Bay

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

www.southbaycity.com

Commission

Joe Kyles Sr.
Mayor

Taranza Mckelvin
Vice Mayor

Esther E. Berry

Albert Polk

Barbara King

Leondrae Camel
City Manager

City Clerk
Vicenta Del Bosques

Bernadette 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: September 25, 2024

Ref. Weekly check register

Enclosed, please find the summary of check register as of September 25, 2024:

General Fund

• Utility:		
	Comcast	\$ 1,079.22
	FPL	7,178.63
	Verizon	581.69
• Unicus Rail		6,500.00
• Bank of America		2,787.37
• FL Municipal Ins		54,799.00
• Total Solution		5,000.00
• WGI, Inc		3,000.00
• Marathon		3,308.38
• Purchased of supplies, materials and parts		2,784.02
• Payment for various services		9,284.01
• Payroll deductions		1,525.05
• Other		<u>4,492.24</u>
	Total	<u>\$ 102,319.61</u>

ARP Act Fund

Payroll \$ 1,130.32

Capital project Fund

PBC Board of County Co \$ 90,000.00
Huurr Homes, LLC 327,162.31
\$ 417,162.31

Sanitation Fund

Waste Management \$ 5,090.72

The expense classifications are reported in general ledger

AP Check Register Report

City Of South Bay (CSBFND)

9/13/2024 11:07:20 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
16429	1055	IWORQ SYSTEMS INC	09/13/2024	1,800.00	
16430	1284	UNICUS RAIL AND CONSULTING SERVICES INC	09/13/2024	6,500.00	
16431	1341	TAYLOR ELECTRIC AND AIR CONDITIONING	09/13/2024	235.00	
16432	1360	UNITED STATES TREASURY	09/13/2024	602.65	
16433	1364	DREW BEINHAKER, ESQUIRE	09/13/2024	202.90	
16434	1380	SOUTH FLORIDA EVENTS	09/13/2024	1,875.00	
16435	1383	WGI INC	09/13/2024	3,000.00	
16436	CLARKE	CLARKE	09/13/2024	606.31	
16437	FPL	FPL	09/13/2024	7,178.63	
16438	HOME DEPOT CREDIT SE	HOME DEPOT CREDIT SERVICES	09/13/2024	882.83	
16439	JORDAN CONNORS GROU	JORDAN CONNORS GROUP, INC	09/13/2024	1,666.66	
16440	MARATHON/MEX BANK	WEX BANK	09/13/2024	3,308.38	
16441	OFFICE DEPOT CREDIT	OFFICE DEPOT BUSINESS CREDIT	09/13/2024	131.75	
16442	ORIGINAL EQUIPMENT	ORIGINAL EQUIPMENT	09/13/2024	442.83	
16443	PBC MUNICIPAL CLERKS	PALM BEACH COUNTY MUNICIPAL CLERKS ASSOCIATION	09/13/2024	85.00	
16444	QUADIENT FINANCE USA	QUADIENT LEASING USA, INC.	09/13/2024	250.00	
16445	ROSENWALD ELEMENTAI	ROSENWALD ELEMENTARY	09/13/2024	150.00	
16446	SOLSTICE BENEFITS IN	SOLSTICE BENEFITS	09/13/2024	569.50	
16447	TIRE SERVICE PLUS CO	TIRE SERVICE PLUS CO	09/13/2024	560.00	
16448	TRACTOR SUPPLY	TRACTOR SUPPLY CREDIT PLAN	09/13/2024	240.94	
16449	VELMA ESPINOZA	VELMA ESPINOZA	09/13/2024	50.00	
				Non-Electronic Transactions:	30,288.38
				Total Transactions:	30,288.38

AP Immediate Check Register Report

City Of South Bay (CSBFND)

9/17/2024 8:44:49 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
16450	PETTY CASH	CITY OF SOUTH BAY-PETTY CASH	09/17/2024	793.00	
Totals:			Total Transactions:		793.00

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

9/19/2024 8:35:04 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
16451	LAKE SHORE MIDDLE SC	LAKE SHORE MIDDLE SCHOOL	09/19/2024	900.00	
Totals:			Total Transactions :		900.00

AP Immediate Check Register Report

City Of South Bay (CSBFND)

9/19/2024 1:12:10 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
16452	1384	EMBASSY SUITES BY HILTON TAMAP AIRPORT	9/19/2024	330.00	
Totals:			Total Transactions :		330.00

AP Check Register Report

City Of South Bay (CSBFND)

9/25/2024 11:33:55 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
16453	AMAZON CAPITAL SERVIC	AMAZON CAPITAL SERVICES	09/25/2024	948.68	
16454	BANK OF AMERICA, NA	BANK OF AMERICA	09/25/2024	2,787.37	
16455	BARBARA KING	BARBARA KING	09/25/2024	236.86	
16456	CIVICPLUS INC	CIVICPLUS LLC	09/25/2024	1,162.56	
16457	COASTAL NETWORK SOL	COASTAL NETWORK SOLUTIONS, LLC	09/25/2024	1,500.00	
16458	EVERGLADES FARM EQU	EVERGLADES EQUIPMENT GROUP	09/25/2024	136.99	
16459	FDOT	FDOT	09/25/2024	22.38	
16460	FLORIDA MUNICIPAL IN	FLORIDA MUNICIPAL INSURANCE TRUST	09/25/2024	54,799.00	
16461	PRIMESTAR DIGITAL NET	PRIMESTAR DIGITAL NETWORK	09/25/2024	1,230.00	
16462	SEASON TO SEASON, LLC	SEASON TO SEASON PEST MANAGEMENT	09/25/2024	250.00	
16463	TOTAL SOLUTION CONTR	TOTAL SOLUTION CONTRACTORS, INC	09/25/2024	5,000.00	
16464	XEROX CORP	XEROX CORPORATION	09/25/2024	273.48	
				Non-Electronic Transactions:	68,347.32
				Total Transactions:	68,347.32

AP Check Register Report
City Of South Bay (CSBFND)

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Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
304	1374	HUURR HOMES LLC	09/13/2024	327,162.31	
				Non-Electronic Transactions:	327,162.31
				Total Transactions:	327,162.31

AP Immediate Check Register Report

City Of South Bay (CSBFND)

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Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
306	PALM BEACH COUNTY	PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONers	9/25/2024	90,000.00	
Totals:			Total Transactions:		90,000.00

AP Check Register Report

City Of South Bay (CSBFND)

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Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	Classification
354	WASTE MANAGEMENT	WASTE MANAGEMENT INC. OF FLORIDA	9/25/2024	5,090.72	
				Non-Electronic Transactions:	5,090.72
				Total Transactions:	5,090.72