



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

# **CITY OF SOUTH BAY**

## **CITY COMMISSION AGENDA**

**CITY HALL CHAMBER**  
**TUESDAY, FEBRUARY 18, 2025**

335 SW 2<sup>ND</sup> Avenue  
South Bay, FL 33493  
[www.southbaycity.com](http://www.southbaycity.com)  
Phone: 561-996-6751 Fax: 561-996-7950

|                      |                          |
|----------------------|--------------------------|
| <b>Mayor:</b>        | <b>Joe Kyles Sr.</b>     |
| <b>Vice Mayor:</b>   | <b>Taranza McKelvin</b>  |
| <b>Commissioner:</b> | <b>Esther Berry</b>      |
| <b>Commissioner:</b> | <b>Albert L. Polk</b>    |
| <b>Commissioner:</b> | <b>Barbara King</b>      |
| <b>City Manager:</b> | <b>Leondrae D. Camel</b> |

City Attorney:

Burnadette Norris-Weeks

City Clerk:

Vicenta Del Bosquez

# RULES OF PROCEDURE

## WHO MAY SPEAK

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

## SPEAKING ON AGENDA ITEM

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

## SPEAKING ON SUBJECTS NOT ON THE AGENDA

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

## ADDRESSING THE COMMISSION: MANNER AND TIME

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

then re-direct the question to the appropriate Commissioner or City Staff to answer the citizen question which shall be related to the business of the City.

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

## **APPEALS**

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

## **DECORUM**

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

## **PLEASE SILENCE ALL CELL PHONES AND PAGERS**

## **CONTACT INFORMATION**

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

## **AMERICANS WITH DISABILITY ACT**

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

# CITY OF SOUTH BAY

## CITY COMMISSION WORKSHOP

CITY HALL CHAMBER  
TUESDAY, FEBRUARY 18, 2025  
6:30 PM

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

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PRESENTATION**
  - a. Richard Rand, Regional Sales Manager, Blueline
  - b. Village by the Lake, Jeffrey Willis, Special Projects Manager
  - c. South Florida Conservancy District, David Davis, Executive Director
4. **ADJOURNMENT**

# CITY OF SOUTH BAY

## REGULAR CITY MEETING AGENDA

CITY HALL CHAMBER  
TUESDAY, FEBRUARY 18, 2025  
7:00 PM

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

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

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Any citizen of the audience wishing to appear before the City Commission to speak with reference to any agenda

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

**2. DISCLOSURE OF VOTING CONFLICTS**

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

- a. Glades Regional Superintendent, Mrs. Angela Avery Moore
- b. The 40th Annual. Dr. Martin Luther King, Jr., Oratorical Contest
- c. UNICUS Rail and Consulting Services, Laura Goodman, President

**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 –February 4, 2025**

**5.a. Meeting Minutes**

- b. Regular City Workshop and City Meeting  
**Approval of Meeting Agenda -February 18, 2025**

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

- a. RESOLUTION NO. 06-2025  
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR A CIVICPLUS AGENDA MANAGEMENT SYSTEM AS A SOLE SOURCE PURCHASE; PROVIDING FOR AN EFFECTIVE DATE

**6.a. Civic Clerk Agreement**

**7. ORDINANCE**

- a. ORDINANCE NO 01-2025  
AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE FUTURE LAND USE MAP/COMPREHENSIVE PLAN AMENDMENT IN ORDER TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCELS NO. 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072 KNOWN AS GLADES ASPHALT GENERALLY LOCATED IN THE SOUTHERN PART OF THE CITY OF SOUTH BAY ALONG THE WEST SIDE OF US HIGHWAY 27 APPROXIMATELY 600 FEET SOUTH OF THE G2 CANAL ROAD RIGHT-OF-WAY U.S 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND COMPRISING APPROXIMATELY 31.26 ACRES AND LEGALLY DESCRIBED

HEREIN IN 'EXHIBIT A' OF THE SOUTH BAY DEVELOPERS LLC APPLICATION AND AS ATTACHED HERETO FROM COMM - COMMERCIAL TO IND - INDUSTRIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

- 7.a. Existing Future Land Use  
Proposed Future Land Use

- b. ORDINANCE NO. 02-2025  
AN ORDINANCE OF THE CITY OF SOUTH BAY TO RE-ZONE PARCEL NOS. 58-36-44-23-01-000-0061 AND 58-36-44-23-01-000-0072 ON THE SITE KNOWN AS GLADES ASPHALT SITE GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, APPROXIMATELY 600 FEET SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY COMPRISING APPROXIMATELY 31.26 ACRES AND AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM B-1 RETAIL COMMERCIAL DISTRICT ZONING TO I-G GENERAL INDUSTRIAL DISTRICT ZONING PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

- 7.b. Existing Zoning Map  
Proposed Zoning Map

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



## SOUTH BAY FLORIDA

Presented by: Richard Rand  
Re: Automated Speed  
Enforcement

# AGENDA

1. Corporate Overview
2. Key Program Features
3. Program Cost
4. The BLS Safety Program
5. Vision Zero
6. Example Proof Point:  
Hollywood Florida
7. Public Awareness and  
Education (PI&E)
8. Hardware and Software
9. Single Lane, Single Bean  
LiDAR
10. Flasher Indicator Module
11. Why BLS?
12. Questions?



# CORPORATE OVERVIEW

- Over 300 Years of LE Experience
- Respected by NHTSA & GHSA
- LiDAR & Backroom Technology Leader
- Leader in Speed Reductions (95% Average)
- *Proven Results* Through Existing Contracts
- 14 years of experience in Photo Speed Enforcement
- Currently operating in 11 states

Unlike other companies, we aren't here just to process citations. We work as an extension of your community, entrusted to communicate with your constituents.



# KEY PROGRAM FEATURES

- Established Office and Management in Broward County
  - Customer Service and Processing Center
- A complete, fully customizable, turnkey solution
- LiDAR-based, mobile and fixed solutions
- HD still-frame or live-stream video cameras
- All-weather, Multi-lane, Multi-vehicle monitoring
- Expedited Installation for Equipment and Sign Installation via streamlined permitting methodology

**BLS meets or exceeds all requirements presented in**



# KEY PROGRAM FEATURES (CONTINUED)

- Web-based software solutions
- Ongoing Training and System Certification
- Dedicated Communnality Leaders for:
  - PI&E
  - Community Engagement
- Comprehensive Reporting
- A strong ALPR partnership for the City

**OUR LOCAL PRESENCE and experience ENABLES BLS to be ready to implement the system in a timely manner**



# PROGRAM COST

- ❌ NO upfront cost
- ❌ NO maintenance cost
- ❌ NO back-office cost
- ❌ NO PI&E cost

**BLS Ensures No out-of-pocket costs to the agency...**

# COSTS



# THE BLS SAFETY PROGRAM

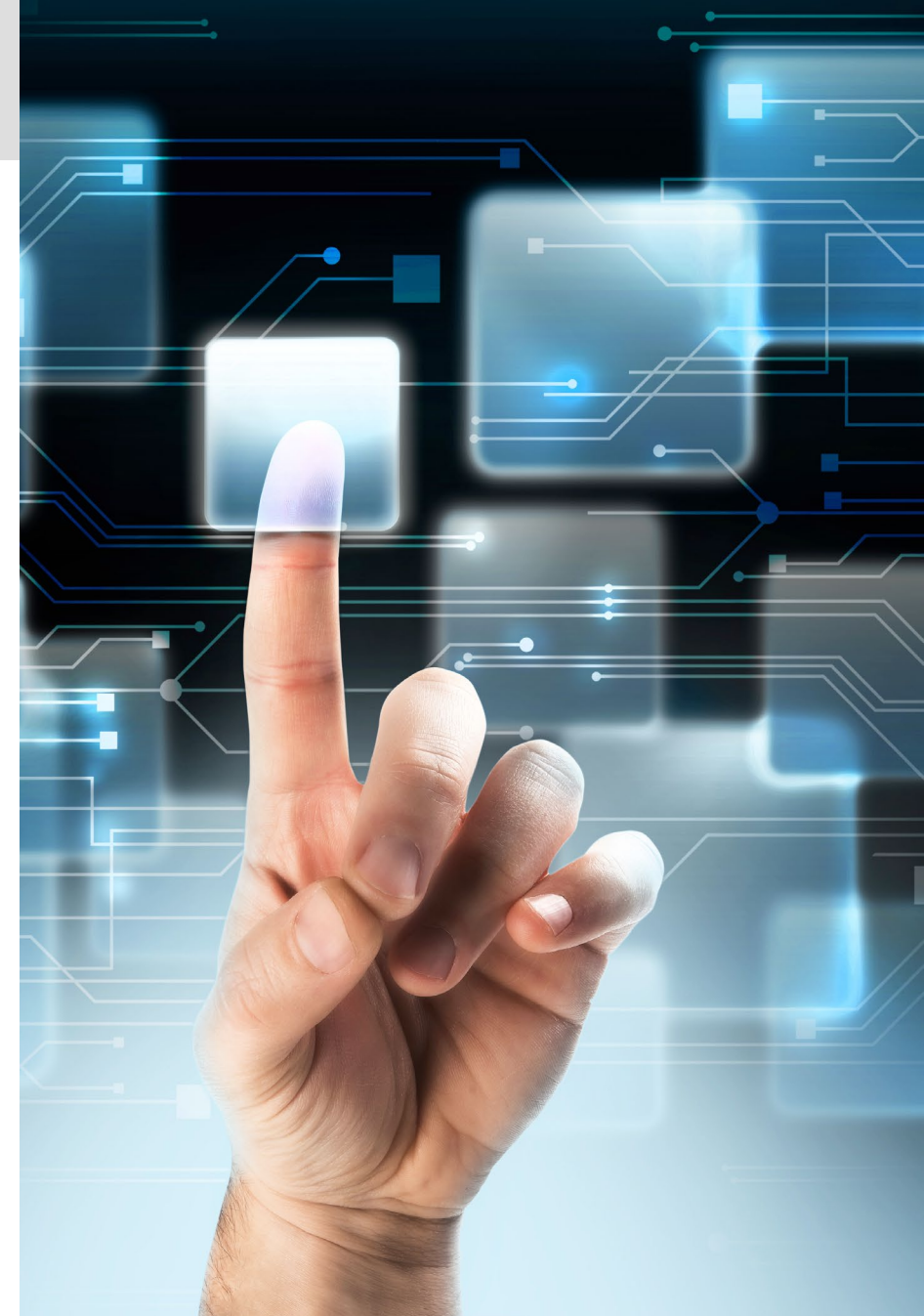
## The BLS Methodology Feeds Our Technology

- Click it-or-Ticket
- Proven, vetted, and lessons-learned methodology
- In-depth awareness and solution to any problem

## LiDAR

- Proven Technology
- 95%+ Accuracy
- Court defensible with indisputable imagery and data

**The BLS TrueBlue school zone safety program is a robust solution with a proven success rate across the US**



# VISION ZERO... THE NEW SAFETY

## This programs features the following:

- Encourages the entire community to develop safety strategies from infrastructure to improving lane markings
- On-demand resources such as data, statistics, educational material and webinars for the community

**01**

### EDUCATION

Driver and community education programs, slow down campaigns

**02**

### ACTIVE MEASURES

Street signs, notifications, violator enforcement, signals, in-vehicle collision warnings, seatbelts, helmets

**03**

### PRECAUTIONS

Signal timing, leading pedestrian intervals, air bags, automated emergency braking

**04**

### BUILD ENVIRONMENT

Roundabouts, raised crosswalks, sidewalks, bikeways, and socioeconomic factors

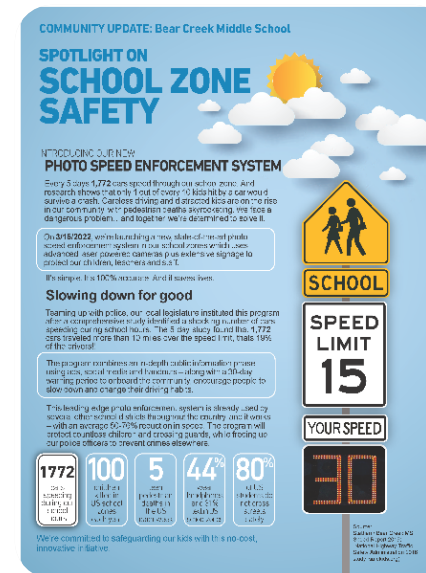
Vision Zero is not a slogan or a tagline, not even just a program. It is a fundamentally different, proven program to approach traffic safety. BLS champions the Vision Zero pledge and assists in improving with each lesson learned.

# SIGNIFICANT EXAMPLE: HOLLYWOOD, FL

## FIRST company in Florida to have active fixed School Zone Enforcement...in 12 weeks!

- 5 Zones operational
- 6 Zones being installed currently
- Achieved 81% reduction from PI&E Phase
- Achieved 16% reduction from Warning Phase
- Total 97% reduction
- Competitor was awarded a similar city 2 weeks before with nothing active
- Permits have been applied for based on the city's phased approach

The BLS helped create HB 657.  
Licensed and maintain contractors ready to work



## PUBLIC INFORMATION & EDUCATION

|                                            |                                                                                                                                                                    |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5-day Pre-implementation Speed Studies     | <ul style="list-style-type: none"><li>• Establishes Program Data Base Line</li><li>• Disseminate Data To Community</li></ul>                                       |
| 30-day Warning Period                      | <ul style="list-style-type: none"><li>• Warning Violations Will Be Issued</li><li>• 5-day Studies Repeated</li><li>• Disseminate Reduction To Community</li></ul>  |
| Enforcement Phase                          | <ul style="list-style-type: none"><li>• Fee Violations Will Be Issued</li><li>• 5-day Studies Repeated</li><li>• Disseminate Reduction Data To Community</li></ul> |
| Post Enforcement Period (Data Collections) | <ul style="list-style-type: none"><li>• 5-day Studies Repeated Periodically</li><li>• Disseminate Data To Community</li></ul>                                      |

The BLS utilizes Public Information & Education (PI&E) as a key component of the program, through communication and transparency with the public sharing the size & scope of the speeding problem, speed data, and the plan of action to improve safety.

*As a result, you have much more acceptance and support among politicians, the media, and the community.*

# PI&E (BEFORE AND AFTER)



**COMMUNITY UPDATE: Bear Creek Middle School**

### SPOTLIGHT ON SCHOOL ZONE SAFETY

**INTRODUCING OUR NEW PHOTO SPEED ENFORCEMENT SYSTEM**

Every 5 days, 1,772 cars speed through our school zone. And research shows that only 1 out of every 10 kids hit by a car would survive a crash. Careless driving and distracted kids are on the rise in our community with pedestrian deaths skyrocketing. We face a dangerous problem... and together we're determined to solve it.

On 3/16/2022, we're launching a new, state-of-the-art photo speed enforcement system in our school zones which uses advanced, laser powered cameras plus extensive signage to protect our children, teachers and staff.

It's simple. It's 100% accurate. And it saves lives.

#### Slowing down for good

Teaming up with police, our local legislature instituted this program after a comprehensive study identified a shocking number of cars speeding during school hours. The 5 day study found that 1,772 cars traveled more than 12 miles over the speed limit, that 18% of the drivers!

The program combines an in-depth public information process using signs, social media and brochures — along with a 30-day warning period to onboard the community, encourages people to slow down and change their driving habits.

This leading edge photo enforcement system is already used by several other school districts throughout the country and it works — with an average 60-70% reduction in speed. The program will protect countless children and crosswalk guards, while forcing our police officers to prevent crimes elsewhere.

|                                                    |                                      |                                                     |                                                       |                                                        |
|----------------------------------------------------|--------------------------------------|-----------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|
| <b>1772</b><br>cars exceeding limits at least once | <b>100</b><br>mph in US school zones | <b>5</b><br>min per car of delay in US school zones | <b>44%</b><br>cars that are 5% or more over the limit | <b>80%</b><br>cars that are 10% or more over the limit |
|----------------------------------------------------|--------------------------------------|-----------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|

**15**  
SPEED LIMIT

**YOUR SPEED**

**30**

Source: Shreveport Police Department, 3/16/2022 - 3/20/2022, 5 days of data. 1,772 cars exceeding limits at least once. 100 mph in US school zones. 5 min per car of delay in US school zones. 44% cars that are 5% or more over the limit. 80% cars that are 10% or more over the limit.

**SHREVEPORT POLICE**

# WARNINGS COMING SOON!!

**PHOTO SPEED ENFORCEMENT FOR SCHOOL ZONE SAFETY**

The Shreveport Police Department will begin issuing warnings using photo speed enforcement in school zones throughout the city **STARTING AUGUST 3RD**

**AUG 3<sup>RD</sup>**

WARNINGS STARTS AUGUST 3 / DURING SCHOOL ZONE HOURS 7AM-9AM / 2PM-4PM

BLS ensures the local public stays aware through Emails to parents, social media, banners, and press releases,

# ANNUAL AND ONGOING PI&E



Ongoing Public information is distributed regularly via email and mobile notices to educate and keep the community engaged

# ACCREDITED HARDWARE AND SOFTWARE

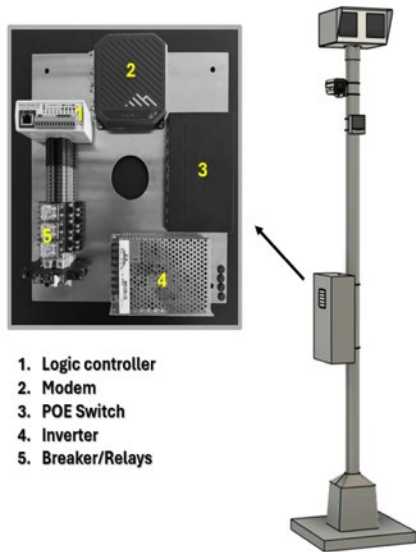
**All hardware and software to be used on this program are nationally accredited, with most hardware manufactured in the USA**

- All BLS Cameras are NDAA Compliant (National Defense Authorization Act)
- All major BLS Automated Speed Enforcement system components are assembled in the US
- Most components are manufactured in the U.S. and comply with the requirements of both the Buy American Act and Buy America Provisions
- All backend software utilized to process citations, track data, make payments was developed in the US and meets all NLETS & CJIS requirements

**BLS Provides safe, Proven, and high-quality hardware**



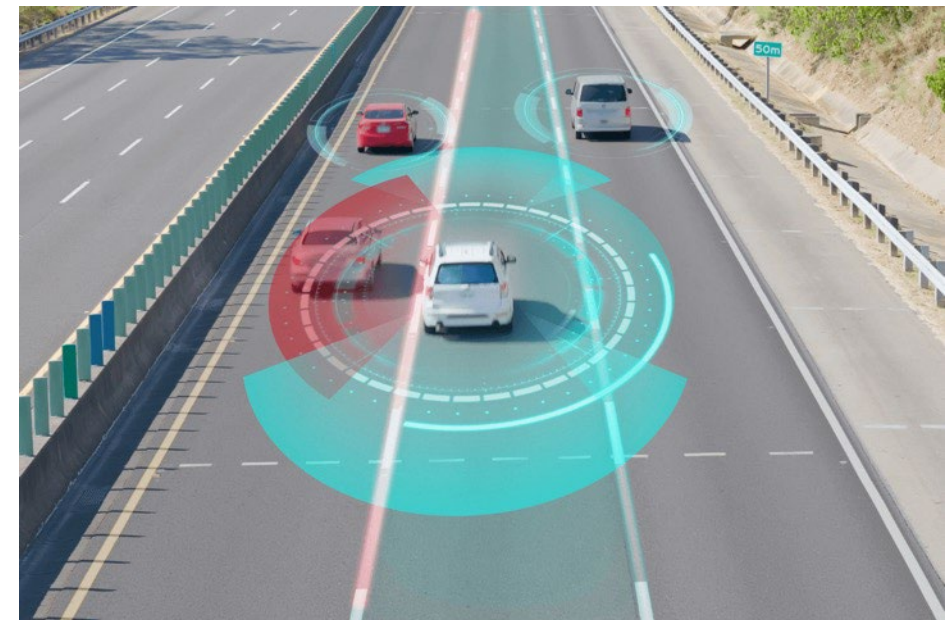
# SINGLE LANE, SINGLE BEAM LIDAR

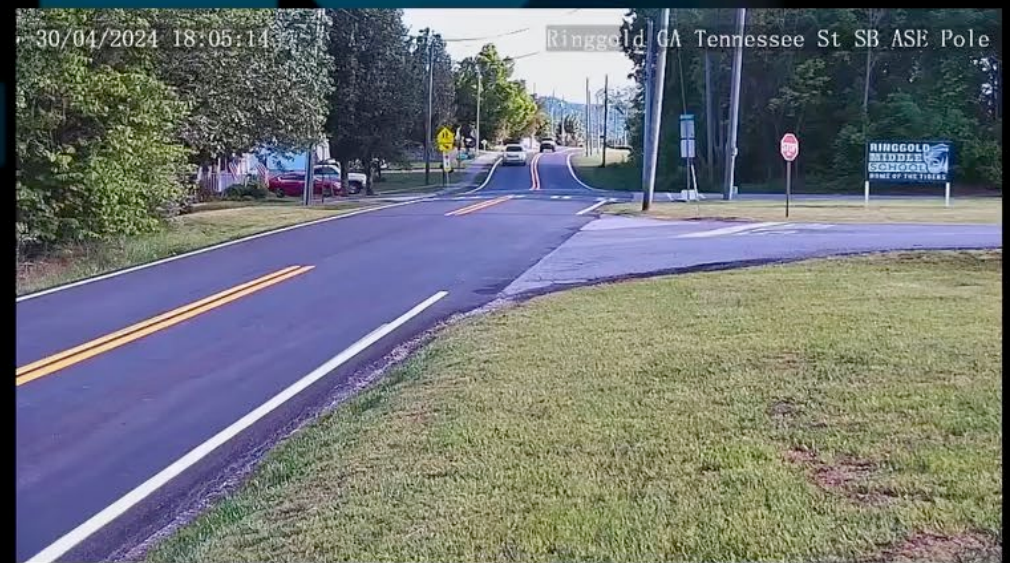


**Below are a few key capabilities in which LiDAR benefits the City of Fort Lauderdale:**

- Recycle and capture vehicles as fast as 0.5 seconds
- Easily expanded to cover 4 or more lanes as needed
- Can capture 6 back-to-back violations in under 9 seconds, averaging just 1.5 seconds of separation between vehicles.
- Produces accurate, indisputable, high-resolution imagery in any weather or traffic scenario

**quality and reliability of the underlying speed sensor and imaging system deployed at the roadside.**





ZERO CRASHES, ZERO INJURIES, ZERO FATALITIES.

# FLASHER INDICATOR MODULE

- Captures video of flashers anytime they begin flashing
- Proprietary Design by BLS
- Software determines the location of the flasher on the pole
- No need for specific alignment for flasher detection / flashing capture
- Provides meta data indicating what time the flashers began and stopped
- Video can be viewed in real time or downloaded for presentation in court

**BLS provides a proprietary design that eliminates the need for specific alignment for flasher capture /**



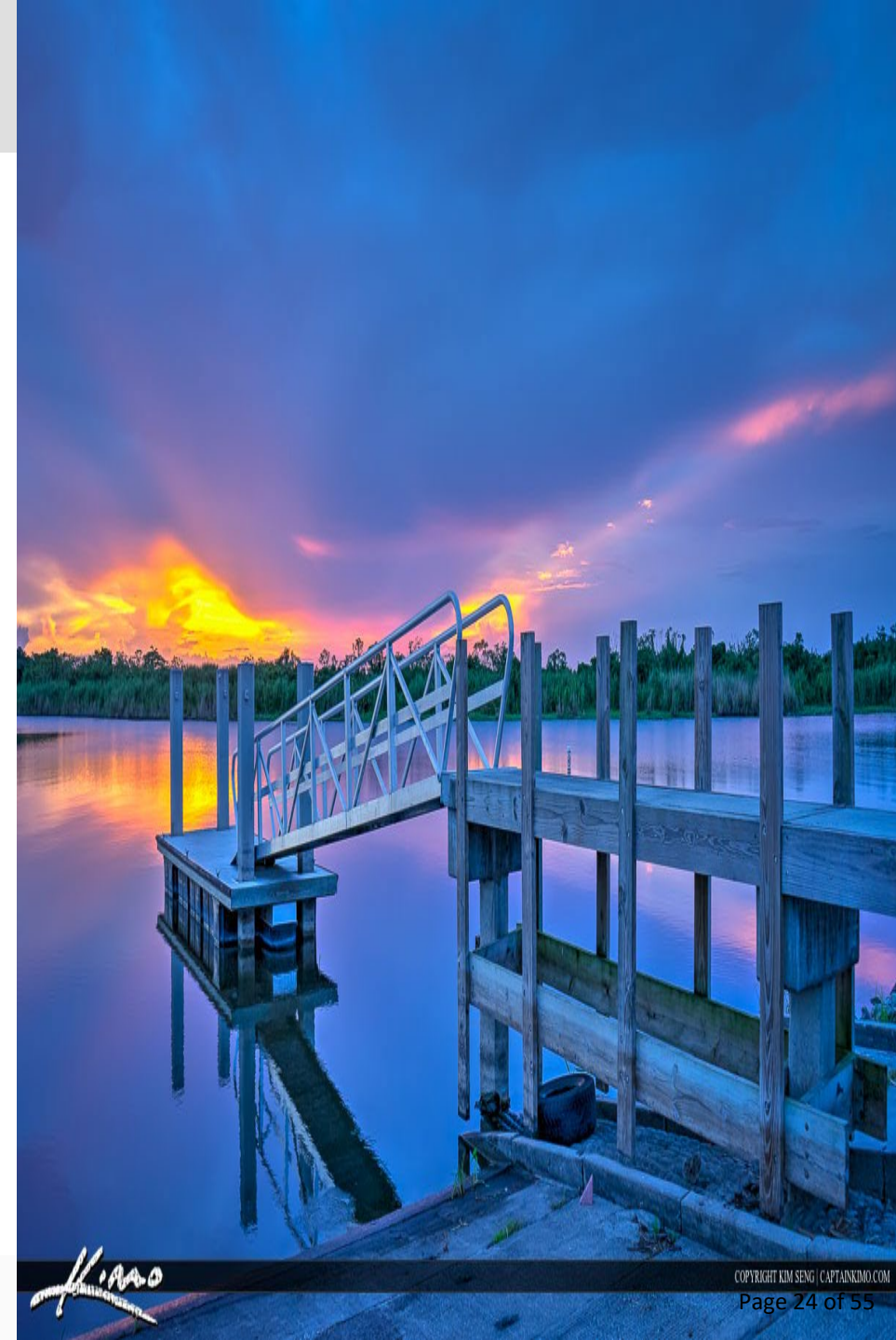


**ZERO CRASHES, ZERO INJURIES, ZERO FATALITIES.**

# WHY BLUE LINE SOLUTIONS?

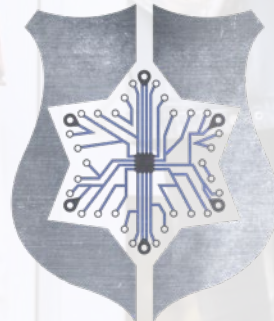
- Blue Line offers a complete turn-key speed enforcement program.
- Fast installation & operations, generally 12 weeks
- Proven Technology and significant Speeding Reductions
- Partners with the Community
  - Supporting transparency & respect
  - Committed to the future of traffic safety
- Industry Leader in technology
- Integrity in the Market
- Respected by NHTSA & GHSA
- Responsible Programs = Longevity
- Ongoing Data Collection & Dissemination

**Working Together to Achieve...**  
**“Zero Crashes, Zero Injuries, & Zero Fatalities”**



QUESTIONS?

**BLUELINE**<sup>TM</sup>  
SOLUTIONS



**Blue Line**  
solutions

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

CITY HALL CHAMBER  
TUESDAY, FEBRUARY 4, 2025  
6:30PM

**Present:**

Mayor Joe Kyles(Via Telephone)  
Vice-Mayor Taranza McKelvin  
Commissioner Esther Berry  
Commissioner Albert Polk  
Commissioner Barbara King

**Staff**

Leondrae Camel, City Manager(Via Telephone)  
Burnadette Norris-Weeks, City Attorney  
Massih Saadatmand, Finance Director  
Vicenta DelBosquez, City Clerk  
*(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- 6:47pm**  
**Moved by: Commissioner Polk**  
**Seconded by: Commissioner Berry**

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

CITY HALL CHAMBER  
TUESDAY, FEBRUARY 4, 2025  
7:00PM

A Regular City Meeting of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2<sup>nd</sup> Avenue, South Bay, Florida on February 4, 2025 at 7:00 p.m.

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

**Present:**

Mayor Joe Kyles(Via Telephone)  
 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  
 Vicenta DelBosquez, City Clerk

1. **CALL TO ORDER, ROLL CALL; PRAYER, PLEDGE OF ALLEGIANCE**
2. **DISCLOSURE OF VOTING CONFLICTS: NONE**
3. **PRESENTATIONS AND PROCLAMATIONS** (*Up to 5 minutes*):
4. **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION:**
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 City Minutes – January 7, 2025**

**Approve Consent Agenda**

**Moved by: Commissioner Berry**

**Seconded by: Commissioner Polk**

- b. Regular City Workshop and City Meeting

**Approval of Meeting Agenda – February 4, 2025**

**Approve Consent Agenda**

**Moved by: Commissioner Berry**

**Seconded by: Commissioner Polk**

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

- a. RESOLUTIONS 04-2025(Non- Consent) and Quasi-Judicial Hearing, if applicable  
A RESOLUTION OF THE CITY COMMISSION OF SOUTH BAY,  
FLORIDA, APPROVING AND ADOPTING THE 2024 REVISED PALM  
BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN; PROVIDING  
FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR  
TRANSMITTAL; PROVIDING AN EFFECTIVE DATE.

Moved by: Commissioner Berry

Seconded by: Commissioner Polk

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

- b. RESOLUTION NO. 05-2025

A RESOLUTION OF THE CITY COMMISSION OF SOUTH BAY,  
FLORIDA, RE-ADOPTING AND RATIFYING THE EXISTING  
DISTRIBUTION FORMULA FOR SIX CENT LOCAL OPTION FUEL  
TAX; PROVIDING FOR ADOPTION OF REPRESENTATIONS;  
PROVIDING AN EFFECTIVE DATE.

Moved by: Commissioner Berry

Seconded by: Commissioner Polk

| COMMISSION          | VOTE |
|---------------------|------|
| 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 Accept Accounts Payable Report for December 3, 2024 and January 7, 2025.

Moved by: Commissioner Berry

Seconded by: Commissioner Polk

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

**10. CITY CLERK REPORT**

a. PBC Day March 4-5th, 2025

NLC City Conference March 8-12th, 2025

**11. CITY MANAGER REPORT**

a. Audit Bid

**12. CITY ATTORNEY REPORT (NONE)****13. FUTURE AGENDA ITEMS(NONE)****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 7:45 pm**

Moved by:

---

Joe Kyles, Mayor

ATTESTED BY:

---

South Bay City Clerk

## RESOLUTION NO. 06-2025

### A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR A CIVICPLUS AGENDA MANAGEMENT SYSTEM AS A SOLE SOURCE PURCHASE; PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the City Manager of the City of South Bay ("City") has determined that the City is in need of a cloud-based meeting management and agenda system in order to effectively communicate with city residents; and

**WHEREAS**, the current meeting management and agenda system is will expire on March 3, 2025; and

**WHEREAS**, the City desires to accept the January 7, 2025 quote from CivicPlus, LLC presented to the City as Quote No. Q-90550-1 for a City Clerk Standard Annual Fee of Three Thousand Seven Hundred Seventeen Dollars and 00/100 (\$3,717.00), as attached hereto as Exhibit "A"; and

**WHEREAS**, the City of South Bay's Code of Ordinances allows for sole source provider usage as an exemption to the procurement code; and

**WHEREAS**, the City Commission seeks to retain the services of CivicPlus, LLC, as an independent contractor for the provision of stated services and for an initial contract term of one (1) year subject to the notice and termination provisions.

**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 execute the Agreement between the City of South Bay and CivicPlus, LLC, pursuant to Quote No. Q-90550-1 for an initial Standard Annual Fee of Three Thousand Seven Hundred Seventeen Dollars and 00/100 (\$3,717.00), See attached Exhibit "A".

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

**PASSED and ADOPTED** this \_\_\_\_\_ day of February 2025.

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

**ATTEST:**

By: \_\_\_\_\_  
Vicenta DelBosquez, 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) |

**CivicPlus**

302 South 4th St. Suite 500  
Manhattan, KS 66502  
US

**Quote #:**

Q-90550-1

**Date:**

1/7/2025 10:14 AM

**Customer:**SOUTH BAY CITY,  
FLORIDA

| QTY                                             | Product Name                    | DESCRIPTION          |
|-------------------------------------------------|---------------------------------|----------------------|
| 1.00                                            | CivicClerk- Standard Annual Fee | CivicClerk- Standard |
| Annual Recurring Services - Initial Term        |                                 | USD 3,717.00         |
| Annual Recurring Services - (Subject to Uplift) |                                 | USD 3,717.00         |

1. This renewal Statement of Work ("SOW") is between City of South Bay, FL ("Customer") and CivicPlus, LLC and shall be subject to the terms and conditions of the Master Services Agreement ("MSA") and the applicable Solutions and Products terms found at: [www.civicplus.help/hc/p/legal-stuff](http://www.civicplus.help/hc/p/legal-stuff) (collectively, the "Terms and Conditions"). By signing this SOW, Customer expressly agrees to the Terms and Conditions throughout the Term of this SOW. The Terms and Conditions form the entire agreement between Customer and CivicPlus (collectively, referred to as the "Agreement"). The Parties agree the Agreement shall supersede and replace all prior agreements between the Parties with respect to the services provided by CivicPlus herein (the "Services").

2. This SOW shall remain in effect for an initial term starting at the Customer's next renewal date of 3/4/2025 and running for twelve months ("Initial Term"). In the event that neither party gives 60 days' notice to terminate prior to the end of the Initial Term, or any subsequent Renewal Term, this SOW will automatically renew for additional 1-year renewal terms ("Renewal Term"). The Initial Term and all Renewal Terms are collectively referred to as the "Term".

3. Unless terminated, Customer shall be invoiced for the Annual Recurring Services on each Renewal Date of each calendar year subject to an annual increase of 5% each Renewal Term.

## Acceptance

By signing below, the parties are agreeing to be bound by the covenants and obligations specified in this SOW. For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed by their duly authorized representatives as of the dates below.

Client

CivicPlus

By:

By:



Printed Name:

Printed Name:

Amy Vikander

Title:

Title:

Senior Vice President of Customer Success

Date:

Date:

1/8/2025

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

## ORDINANCE NO 01-2025

**AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE FUTURE LAND USE MAP/COMPREHENSIVE PLAN AMENDMENT IN ORDER TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCELS NO. 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072 KNOWN AS GLADES ASPHALT GENERALLY LOCATED IN THE SOUTHERN PART OF THE CITY OF SOUTH BAY ALONG THE WEST SIDE OF US HIGHWAY 27 APPROXIMATELY 600 FEET SOUTH OF THE G2 CANAL ROAD RIGHT-OF-WAY U.S 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND COMPRISING APPROXIMATELY 31.26 ACRES AND LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' OF THE SOUTH BAY DEVELOPERS LLC APPLICATION AND AS ATTACHED HERETO FROM COMM - COMMERCIAL TO IND - INDUSTRIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, with authorization from the interested owner South Bay Developers, LLC, has submitted a request for a Small-Scale Future Land Use Map (FLUM)/Comprehensive Plan Amendment to change the future land use on Parcels 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072 of the site generally located West of U.S. Highway 27 and accessible from U.S. Highway 27; and, approximately 600 feet south of G2 Canal Road right-of-way, and comprising approximately 31.62 acres and as legally described in 'Exhibit A' attached hereto from COMM – Commercial future land use designation IND - Industrial future land use designation;

**WHEREAS**, the entire site known as Glades Asphalt contains two (2) parcels requiring a change to future land use;

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

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

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

**Section 2.**      **Amending Designation.** That Small-Scale Future Land Use Map/ Comprehensive Plan Amendment, is hereby granted for a small-scale comprehensive plan amendment to the Future Land Use Map designating Parcels 58-36-44-23-01-000-0061 and 58—36-44-23 -01-000-0072 as COMM - Commercial future land use designation.

**Section 3.** **Amendment to Future Land Use Map.** The City of South Bay’s Comprehensive Plan Future Land Use Map, as currently applicable in the City of South Bay, is hereby amended by re-designating Parcels No. 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072 of the Glades Asphalt site from COMM - Commercial future land use designation as described in the Staff Report Project Identifier: SB-Glades Asphalt, FLUM/Comprehensive Plan Amendment; Applicant, December 27, 2024.

**Section 4.**      **Disclaimer & Permit Condition.** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfills the obligations imposed by a State or Federal agency or undertakes actions that results in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

**Section 5.**      **Severability.**

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

**Section 6.**      **Conflict and Repealer.**

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

**Section 7.**      **Effective Date.**

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

**PASSED FIRST READING** this \_\_\_\_ day of \_\_\_\_\_ 2025.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_ 2025.

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

**ATTEST:**

By: \_\_\_\_\_  
Vicenta Del Bosquez, City Clerk

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

\_\_\_\_\_  
Burnadette Norris-Week, P.A.  
City Attorney

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**VOTE:**

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

**“EXHIBIT A”**  
**(See Attached Applicant’s Application/Justification Statement)**

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

**Applicant:** SOUTH BAY DEVELOPERS, LLC (Owner & Applicant)  
**Project Location:** The proposed project is located in the southern portion of the City of South Bay west of U.S. Highway 27 approximately 600 feet south of the G2 Canal Road right-of-way (Property Control Numbers (PNCs): 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072. The site contains approximately 31.62 acres (1,361,685 SF).  
**Project Identifier:** SB-Glades Asphalt, Small-Scale FLUM/Comprehensive Plan Amendment  
**Date:** December 27, 2024

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On behalf of the Property Owner, SOUTH BAY DEVELOPERS, LLC (Owner/Applicant) and Applicant and Bowman Consulting Group Ltd, (Agent) respectfully requests the City’s approval of this application for a Small-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment for a property located in the City of South Bay, Florida. The approximate 31.62 acre (±1,361,685 SF) subject property, Property Control Numbers (PCNs): 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072 is located in the southern portion of the City of South Bay along the west side of US Highway 27 (“US 27”) and approximately 600 feet south of the G2 Canal Road right-of-way (“subject property”). The application is being submitted to allow the Applicant to utilize the subject property as an asphalt production yard with operations that supply the production and transportation of asphalt to various job sites.

The subject property is mostly vacant at the present time and has an Existing Future Land Use designation of COMM-Commercial. The subject property appears to be an ideal location for the industrial activities proposed as part of the Applicant’s for reasons cited in their Application. The proposed Small-Scale Comprehensive Plan Future Land Use Map/Comprehensive Plan Amendment is consistent with the Goals, Objectives, and Policies of City of South Bay Comprehensive Plan. The proposed Amendment is also compatible with the surrounding agricultural land uses to the west, north and east with a major utility (FP&L Substation) just to the south of this property. The Applicant seeks to amend 31.62 acres of land from COMM – Commercial land use to IND – Industrial use to allow the proposed industrial use of the property.

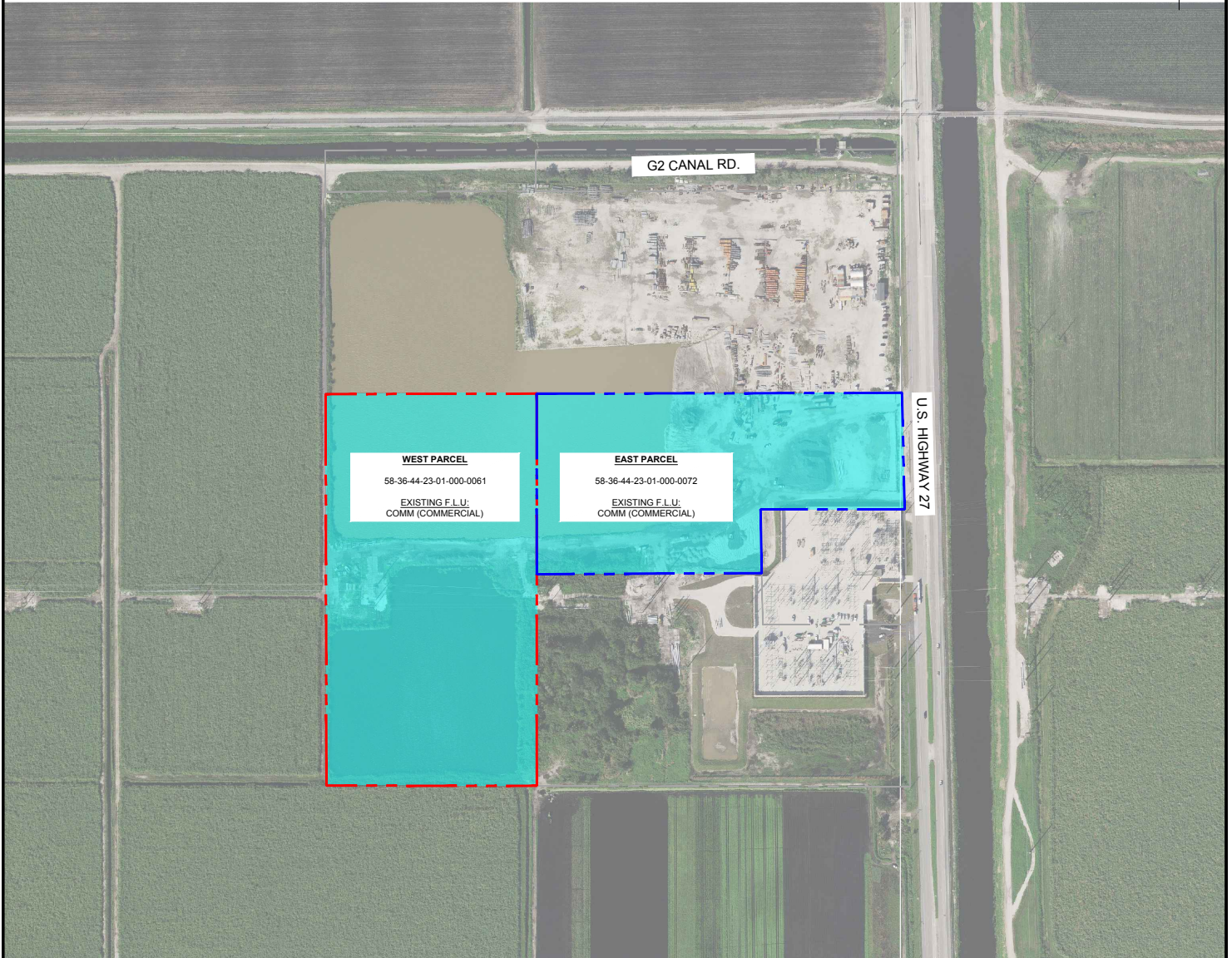
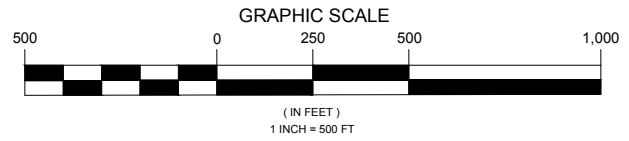
*Therefore, the Applicant's request is for a Small-Scale Future Land Use Map/Comprehensive Plan Amendment for approximately 31.62 acres (PCNs: 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072) from COMM- Commercial existing future land use to IND – Industrial future land use.*

Review and verbal comments on the proposed Small-Scale FLUM/Small-Scale Comprehensive Plan Amendment have been provided by the City to the Applicant at  
. Page 2. Proposed FLUM/Small-Scale Comprehensive Plan Amendment

various times/discussions during the application process The Application package submitted is attached as background material for this proposal. The Map identified as 'Existing Future Land Use' shows the current future land use designation as COMM-Commercial for the PCNs, and the attached Map identified as 'Proposed Future Land Use' illustrates the proposed use for IND - Industrial land use, if approved by the City Commission.

**Recommendation**

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



## SOUTH BAY ASPHALT PLANT

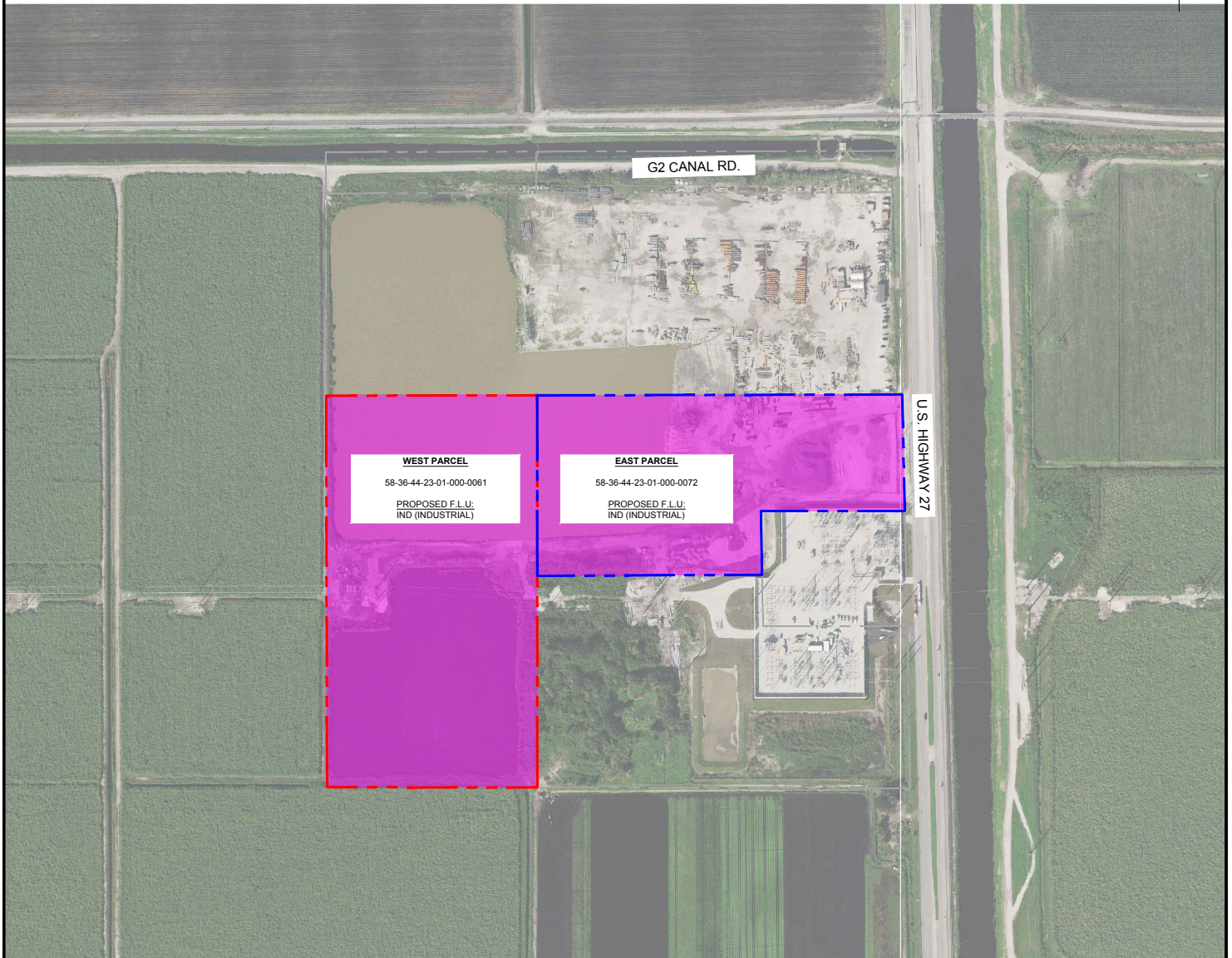
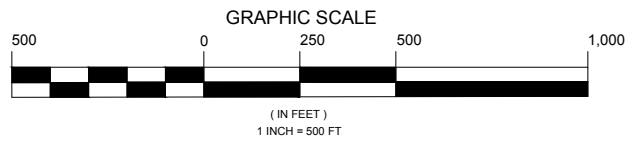
EXISTING FUTURE LAND USE

SCALE: 500'

DATE: 1/20/2025

### LEGEND

- - - - - PROPERTY LINE WEST PARCEL: 58-36-44-23-01-000-0061
- - - - - PROPERTY LINE EAST PARCEL: 58-36-44-23-01-000-0072
- COMM (COMMERCIAL)



## SOUTH BAY ASPHALT PLANT

### PROPOSED FUTURE LAND USE

SCALE: 500'

DATE: 1/20/2025

### LEGEND

- - - - - PROPERTY LINE WEST PARCEL: 58-36-44-23-01-000-0061
- - - - - PROPERTY LINE EAST PARCEL: 58-36-44-23-01-000-0072
- IND (INDUSTRIAL)

**ORDINANCE NO. 02-2025**

AN ORDINANCE OF THE CITY OF SOUTH BAY TO RE-ZONE PARCEL NOS. 58-36-44-23-01-000-0061 AND 58-36-44-23-01-000-0072 ON THE SITE KNOWN AS GLADES ASPHALT SITE GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND ACCESSIBLE FROM U.S. HIGHWAY 27; AND, APPROXIMATELY 600 FEET SOUTH OF THE G2 CANAL ROAD STREET RIGHT-OF-WAY COMPRISING APPROXIMATELY 31.26 ACRES AND AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM B-1 RETAIL COMMERCIAL DISTRICT ZONING TO I-G GENERAL INDUSTRIAL DISTRICT ZONING PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, with authorization from the interested owner Southeast Developers, LLC has submitted a request to amend the South Bay Zoning Map and to re-zone Parcel Nos. 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072 of the site generally located West of U.S. Highway 27 and accessible from U.S. Highway 27; and, approximately 600 feet Street and as legally described in 'Exhibit A' attached hereto from B-1 Retail south of the G2 Canal Road right-of-way, and comprising approximately 31.62 acres and as described in 'Exhibit A' attached hereto from B-1 – Retail Commercial District to I-G General Industrial District zoning ; and,

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

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

**Section 1. Adoption of Representations.**

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

**Section 2. Approval of Re-zoning.** The Applicant's request is for a Re-Zoning of Parcel Nos. 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072, comprising approximately 31.62 acres from B-1 Retail Commercial District zoning to I-G General Industrial District zoning

is granted and approved as to application Project Identifier: SB-Glades Asphalt, Re-Zoning/Official Zoning Map Amendment. The zoning map for the City of South Bay shall be amended to reflect said re-zoning.

**Section 3. Development Documents and Maps Approved.** The amended proposed zoning map attached hereto is hereby approved for re-zoning of Parcel Nos. 58-36-44-23-01-000-0061 and 58-36-44-23-01-00-0072 the subject property from B-1 Retail Commercial District zoning I-G General Industrial District zoning as described in the Staff Report for Project Identifier: SB-Glades Asphalt/Official Zoning Map Amendment, December 27, 2022

**Section 4. Disclaimer & Permit Condition.** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfills the obligations imposed by a State or Federal agency or undertakes actions that results in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project. Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfills the obligations imposed by a State or Federal agency or undertakes actions that results in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

**Section 5. Severability.**

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

**Section 6. Conflict and Repealer.**

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

**Section 7.    Effective Date.**

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

**PASSED FIRST READING** this \_\_\_\_ day of \_\_\_\_\_ 2025.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_ 2025.

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

**ATTEST:**

By: \_\_\_\_\_  
Vicenta Del Bosquez, City Clerk

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

\_\_\_\_\_  
Burnadette Norris-Week, P.A.  
City Attorney

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**VOTE:**

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

**“EXHIBIT A”**

**Re-Zoning/Official Zoning Map Amendment**

**Applicant:** SOUTH BAY DEVELOPERS, LLC (Owner/Applicant)  
**Project Location:** The proposed project is located in the southern portion of the City of South Bay west of U.S. Highway 27 approximately 600 feet south of the G2 Canal Road right-of-way (Property Control Numbers (PNCs): 58-36-44-23-01-000-0061 and 58- 36-44-23-01-000-0072). The site contains approximately 31.62 acres (1,361,685 SF).  
**Project Identifier:** SB-Glades Asphalt, Re-Zoning/Official Zoning Map Amendment.  
**Date:** December 27, 2024

---

On behalf of the Property Owner, SOUTH BAY DEVELOPERS, LLC (Owner/Applicant) and t Bowman Consulting Group Ltd, (Agent) respectfully requests the City’s approval of this application for a Re-Zoning/Official Zoning Map Amendment for a property located in the City of South Bay, Florida. The approximate 31.62 acre (1,361,85 SF) subject property, Property Control Numbers (PCNs): 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072) is located in the southern portion of the City of South Bay along on the west side of US Highway 27 (“US 27”) and approximately 600 feet south of the G2 Canal Road right-of-way. The application is being submitted to allow the Applicant to utilize the subject property as an asphalt production yard with operations that supply the production and transportation of asphalt to various job sites.

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

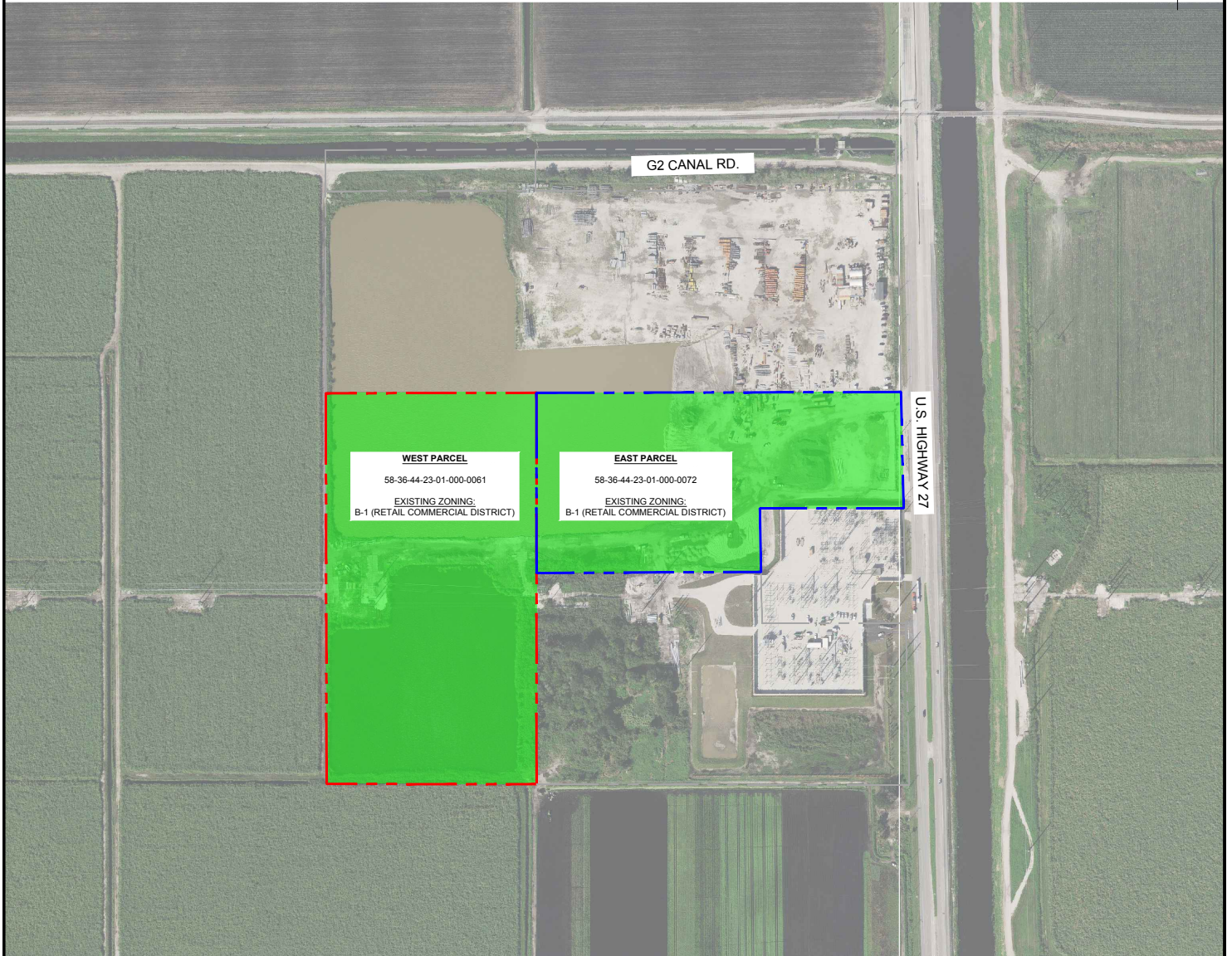
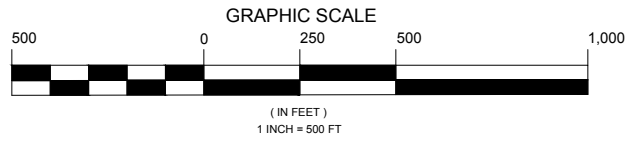
*Therefore, the Applicant's request is for a Re-Zoning/Official Zoning Map Amendment for approximately 31.62 acres (PCNs: 58-36-44-23-01-000-0061 and 58-36-44-23-01-000-0072) from B-1 – Retail Commercial district to I-G -General Industrial district.*

Page 2. Proposed Re-Zoning/Official Zoning Map Amendment

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

**Recommendation**

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



## SOUTH BAY ASPHALT PLANT

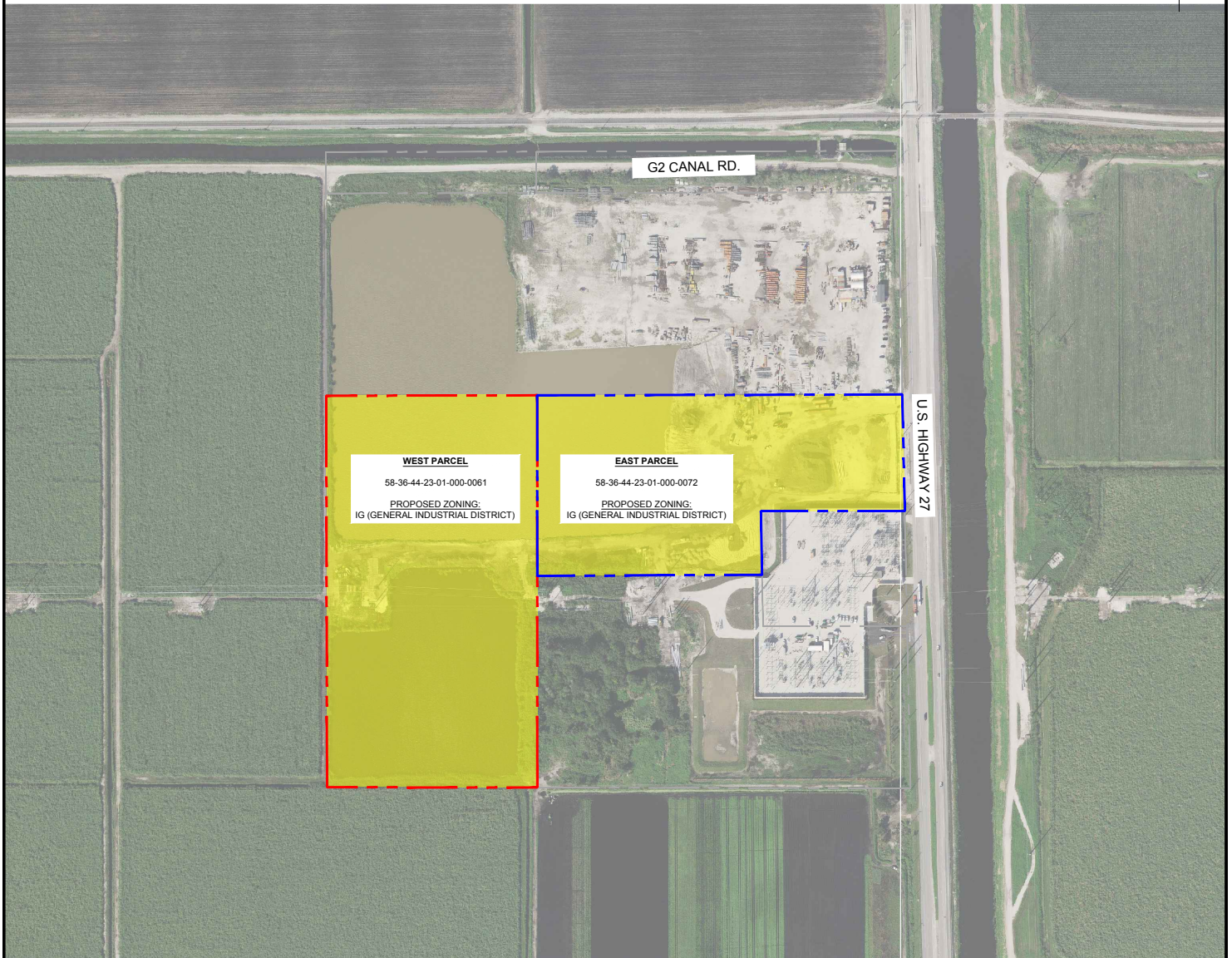
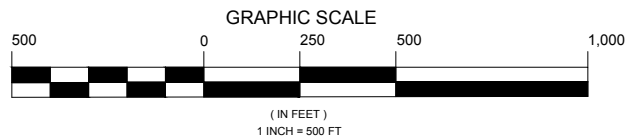
EXISTING ZONING

SCALE: 500'

DATE: 1/20/2025

### LEGEND

- - - - - PROPERTY LINE WEST PARCEL: 58-36-44-23-01-000-0061
- - - - - PROPERTY LINE EAST PARCEL: 58-36-44-23-01-000-0072
- B-1 (RETAIL COMMERCIAL DISTRICT)



## SOUTH BAY ASPHALT PLANT

PROPOSED ZONING

SCALE: 500'

DATE: 1/20/2025

### LEGEND

- - - - - PROPERTY LINE WEST PARCEL: 58-36-44-23-01-000-0061
- - - - - PROPERTY LINE EAST PARCEL: 58-36-44-23-01-000-0072
- IG (GENERAL INDUSTRIAL DISTRICT)



## 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](http://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 February 11, 2025

Ref. Weekly check register

Enclosed, please find the summary of check register as of February 11, 2025:

### General Fund

|                                              |           |                     |
|----------------------------------------------|-----------|---------------------|
| • Utility:                                   |           |                     |
|                                              | Comcast   | \$ 1,987.54         |
|                                              | Verizon   | 554.14              |
|                                              | FPL       | 6,671.37            |
|                                              | PBC Water | 2,850.11            |
| • Marathon                                   |           | 2,650.37            |
| • CAP Government                             |           | 1,966.25            |
| • Civic Plus                                 |           | 3,717.00            |
| • JHL                                        |           | 3,045.00            |
| • Oratorical Contest                         |           | 2,250.00            |
| • Purchased of supplies, materials and parts |           | 2,215.84            |
| • Payment for various services               |           | 5,538.45            |
| • Other                                      |           | <u>2,263.95</u>     |
|                                              | Total     | <u>\$ 35,710.02</u> |

### Sanitation Fund

Waste Management \$ 31,702.61

The expense classifications are reported in general ledger

# AP Check Register Report

City Of South Bay (CSBFND)

2/7/2025 1:40:50 PM

Page 1

| Check Number | Vendor Number     | Vendor Name                      | Check Date | Check Amount                        | Classification |
|--------------|-------------------|----------------------------------|------------|-------------------------------------|----------------|
| 16760        | 1002              | BOYS & GIRLS CLUBS OF PALM BEACH | 02/07/2025 | 1,000.00                            |                |
| 16761        | MARATHON/MEX BANK | WEX BANK                         | 02/07/2025 | 2,650.37                            |                |
|              |                   |                                  |            | <b>Non-Electronic Transactions:</b> | 2,950.37       |
|              |                   |                                  |            | <b>Total Transactions:</b>          | 2,950.37       |

# AP Check Register Report

City Of South Bay (CSBFND)

2/7/2025 8:49:19 AM

Page 1

| Check Number | Vendor Number         | Vendor Name                       | Check Date | Check Amount                        | Classification |
|--------------|-----------------------|-----------------------------------|------------|-------------------------------------|----------------|
| 16745        | BELLE GLADE WHOLES    | BIG LAKE SNACK SALES, INC         | 02/07/2025 | 152.02                              |                |
| 16746        | CAP GOVERNMENT        | CAP GOVERNMENT                    | 02/07/2025 | 1,966.25                            |                |
| 16747        | CIVICPLUS INC         | CIVICPLUS LLC                     | 02/07/2025 | 3,717.00                            |                |
| 16748        | FPL                   | FPL                               | 02/07/2025 | 6,671.37                            |                |
| 16749        | HCT                   | HARVEY, COVINGTON & THOMAS        | 02/07/2025 | 513.98                              |                |
| 16750        | HOME DEPOT CREDIT SE  | HOME DEPOT CREDIT SERVICES        | 02/07/2025 | 523.44                              |                |
| 16751        | INDEPENDENT NEWSPAF   | INDEPENDENT NEWSMEDIA INC.USA     | 02/07/2025 | 263.16                              |                |
| 16752        | JLH ASSOCIATES        | JLH ASSOCIATES                    | 02/07/2025 | 3,045.00                            |                |
| 16753        | LAKE HARDWARE         | LAKE HARDWARE                     | 02/07/2025 | 245.44                              |                |
| 16754        | OFFICE DEPOT CREDIT   | OFFICE DEPOT BUSINESS CREDIT      | 02/07/2025 | 57.98                               |                |
| 16755        | PBC WATER UTILITIES   | PALM BEACH COUNTY WATER UTILITIES | 02/07/2025 | 2,850.11                            |                |
| 16756        | QUADIENT FINANCE USA  | QUADIENT LEASING USA, INC.        | 02/07/2025 | 500.00                              |                |
| 16757        | SEASON TO SEASON, LLC | SEASON TO SEASON PEST MANAGEMENT  | 02/07/2025 | 1,245.00                            |                |
| 16758        | TIRE SERVICE PLUS CO  | TIRE SERVICE PLUS CO              | 02/07/2025 | 454.00                              |                |
| 16759        | TYSHIA R. CROSS       | TYSHIA CROSS                      | 02/07/2025 | 150.00                              |                |
|              |                       |                                   |            | <b>Non-Electronic Transactions:</b> | 22,354.75      |
|              |                       |                                   |            | <b>Total Transactions:</b>          | 22,354.75      |

# AP Check Register Report

## City Of South Bay (CSBFND)

1/31/2025 9:08:39 AM

Page 1

| Check Number | Vendor Number          | Vendor Name                            | Check Date | Check Amount                        | Classification  |
|--------------|------------------------|----------------------------------------|------------|-------------------------------------|-----------------|
| 16725        | 1016                   | MARIAH MURO                            | 01/31/2025 | 175.00                              |                 |
| 16726        | 1017                   | LAYLA RODRIGUEZ                        | 01/31/2025 | 150.00                              |                 |
| 16727        | 1018                   | KING GREEN                             | 01/31/2025 | 150.00                              |                 |
| 16728        | 1234                   | KIMORA SHAKUR                          | 01/31/2025 | 150.00                              |                 |
| 16729        | 1237                   | PERSIA GREEN                           | 01/31/2025 | 200.00                              |                 |
| 16730        | 1408                   | VECTOR DISEASE CONTROL INTERNATIONAL   | 01/31/2025 | 1,279.20                            |                 |
| 16731        | 1409                   | KYRA RANSOM                            | 01/31/2025 | 150.00                              |                 |
| 16732        | 1410                   | I'YONI LEWIS                           | 01/31/2025 | 175.00                              |                 |
| 16733        | 1411                   | REIGN BISHOP                           | 01/31/2025 | 200.00                              |                 |
| 16734        | 1412                   | JUSTYCE DAVIS                          | 01/31/2025 | 200.00                              |                 |
| 16735        | 1413                   | SKYLAR GREENFIELD                      | 01/31/2025 | 150.00                              |                 |
| 16736        | 1414                   | BELLA ESPINOSA                         | 01/31/2025 | 175.00                              |                 |
| 16737        | 1415                   | LELIA CAMEL                            | 01/31/2025 | 200.00                              |                 |
| 16738        | AMERICAN PUBLIC LIFE I | AMERICAN PUBLIC LIFE INSURANCE COMPANY | 01/31/2025 | 1,132.59                            |                 |
| 16739        | BESSIE MCGREW          | BESSIE MCGREW                          | 01/31/2025 | 150.00                              |                 |
| 16740        | FDOT                   | FDOT                                   | 01/31/2025 | 31.36                               |                 |
| 16741        | FEDERAL EXPRESS        | FEDERAL EXPRESS                        | 01/31/2025 | 87.41                               |                 |
| 16742        | LAKE HARDWARE          | LAKE HARDWARE                          | 01/31/2025 | 170.96                              |                 |
| 16743        | PRECIOUS VICKERS       | PRECIOUS VICKERS                       | 01/31/2025 | 175.00                              |                 |
| 16744        | TIRE SERVICE PLUS CO   | TIRE SERVICE PLUS CO                   | 01/31/2025 | 612.00                              |                 |
|              |                        |                                        |            | <b>Non-Electronic Transactions:</b> | <b>5,713.52</b> |
|              |                        |                                        |            | <b>Total Transactions:</b>          | <b>5,713.52</b> |

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

1/31/2025 8:08:14 AM

Page 1

| Check Number | Vendor Number | Vendor Name    | Check Date          | Check Amount | Classification |
|--------------|---------------|----------------|---------------------|--------------|----------------|
| 16724        | 1240          | FAMILY BICYCLE | 01/31/2025          | 1,649.70     |                |
| Totals:      |               |                | Total Transactions: |              | 1,649.70       |

# AP Immediate Check Register Report

City Of South Bay (CSBFND)

1/30/2025 11:18:09 AM

Page 1

| Check Number | Vendor Number        | Vendor Name              | Check Date           | Check Amount | Classification |
|--------------|----------------------|--------------------------|----------------------|--------------|----------------|
| 16723        | LAKE SHORE MIDDLE SC | LAKE SHORE MIDDLE SCHOOL | 01/30/2025           | 500.00       |                |
| Totals:      |                      |                          | Total Transactions : |              | 500.00         |

# AP Check Register Report

City Of South Bay (CSBFND)

2/11/2025 9:15:13 AM

Page 1

| Check Number | Vendor Number | Vendor Name | Check Date               | Check Amount | Classification |
|--------------|---------------|-------------|--------------------------|--------------|----------------|
| ACH-1081-225 | COMCAST       | COMCAST     | 02/11/2025               | 251.20       | 1-19956050533  |
| ACH-9978-225 | COMCAST       | COMCAST     | 02/11/2025               | 472.04       | 1-19956058193  |
| Totals:      |               |             | Electronic Transactions: |              | 723.24         |
|              |               |             | Total Transactions:      |              | 723.24         |

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

2/4/2025 8:17:04 AM

Page 1

| Check Number | Vendor Number | Vendor Name | Check Date               | Check Amount | Classification |
|--------------|---------------|-------------|--------------------------|--------------|----------------|
| ACH-9928-225 | COMCAST       | COMCAST     | 02/04/2025               | 370.80       | 1-19909354473  |
| Totals:      |               |             | Electronic Transactions: | 370.80       |                |
|              |               |             | Total Transactions:      | 370.80       |                |

# AP Check Register Report

City Of South Bay (CSBFND)

1/30/2025 10:10:16 AM

Page 1

| Check Number    | Vendor Number    | Vendor Name                   | Check Date                      | Check Amount | Classification |
|-----------------|------------------|-------------------------------|---------------------------------|--------------|----------------|
| ACH-2301688811  | COMCAST BUSINESS | COMCAST                       | 01/30/2025                      | 893.50       | 253617024500   |
| ACH-35800006615 | 1146             | VERIZON CONNECT FLEET USA LLC | 01/30/2025                      | 189.50       | N00062608856   |
| ACH-6103108223  | VERIZON WIRELESS | VERIZON WIRELESS              | 01/30/2025                      | 364.64       | 3401786020     |
| <b>Totals:</b>  |                  |                               | <b>Electronic Transactions:</b> |              | 1,447.64       |
|                 |                  |                               | <b>Total Transactions:</b>      |              | 1,447.64       |

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

2/7/2025 11:20:20 AM

Page 1

| Check Number | Vendor Number    | Vendor Name                      | Check Date | Check Amount                 | Classification |
|--------------|------------------|----------------------------------|------------|------------------------------|----------------|
| 367          | WASTE MANAGEMENT | WASTE MANAGEMENT INC. OF FLORIDA | 02/07/2025 | 31,702.61                    |                |
|              |                  |                                  |            | Non-Electronic Transactions: | 31,702.61      |
|              |                  |                                  |            | Total Transactions:          | 31,702.61      |