



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

**CITY OF SOUTH BAY  
CITY COMMISSION MEETING AGENDA  
COMMISSION CHAMBER  
335 SW 2<sup>ND</sup> AVENUE, SOUTH BAY FL 33493**

**TUESDAY, SEPTEMBER 18 2018  
7:00 P.M.**

**[www.southbaycity.com](http://www.southbaycity.com)  
Phone: 561-996-6751 Fax: 561-996-7950**

Mayor:	Joe Kyles Sr.
Vice Mayor:	John Wilson
Commissioner:	Esther Berry
Commissioner:	Taranza McKelvin
Commissioner:	Betty Barnard
City Manager:	Leondrae D. Camel
City Attorney:	Burnadette Norris-Weeks
City Clerk:	Jessica Figueroa

# **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**

- **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.
- **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.
- **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.**

**AGENDA  
CITY OF SOUTH BAY  
CITY WORKSHOP  
CITY COMMISSION CHAMBERS  
SEPTEMBER 18, 2018 @ 6:30 P.M.**

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We envision a sustainable economy, Let Us Grow Together*

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

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DISCUSSION**

**3a. Presentation – Building Permitting Fees**

**4. ADJOURNMENT**

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**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/PROCLAMATIONS**
  - 3a. Palm Beach County School Board Glades Area Superintendent Update – Mary Evans
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.
6. **RESOLUTIONS – (Non- Consent) and Quasi-Judicial Hearing, if applicable)**
  - 6a. **RESOLUTION 46-2018**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, APPROVING A CONVEYANCE OF PROPERTY TO THE CITY BY SPECIAL WARRANTY DEED FROM PILOT TRAVEL CENTERS LLC.; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY AND EXPEDIENT ACTION TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE
7. **ORDINANCE**
8. **ROSENWALD ELEMENTARY SCHOOL**

**9. FINANCE REPORT**

**9a. Accounts Payable Reports**

**10. CITY CLERK REPORT**

- Final Budget Hearing- September 25<sup>th</sup>
- City Workshop & Regular City Meeting- October 2nd

**11. CITY MANAGER REPORT**

**12. CITY ATTORNEY REPORT**

**13. FUTURE AGENDA ITEMS**

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

**15. ADJOURNMENT**

**RESOLUTION NO. 46-2018**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH BAY, FLORIDA, APPROVING A CONVEYANCE OF PROPERTY TO THE CITY BY SPECIAL WARRANTY DEED FROM PILOT TRAVEL CENTERS LLC.; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY AND EXPEDIENT ACTION TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Pilot Travel Centers LLC desires to convey by special warranty deed a parcel of land to the City of South Bay ("City"); and

**WHEREAS**, during construction of the Pilot Travel Center in 2016, the Florida Department of Transportation required a turning lane for vehicles traveling southbound along US HWY 27 onto NW 1<sup>st</sup> Street; and

**WHEREAS**, Pilot Travel Centers LLC purchased land from MA Investments to accommodate construction of the turning lane that would be built to the City specifications; and

**WHEREAS**, once the turning lane was completed, Pilot agreed to transfer ownership of the property to the City; and

**WHEREAS**, the subject property, now owned by Pilot Travel Centers, LLC, has been appraised at Eleven Thousand Six Hundred Thirty-Five Dollars (\$11,635.00) and is being granted to the City in "as-is" condition; and

**WHEREAS**, City Commission of the City of South Bay desires to approve the conveyance of the vacant commercial lot within the City limits from Pilot Travel Centers LLC to the City of South Bay and finds that said conveyance by warranty deed will be in the best interest of the residents of the City.

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

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

**Section 2. Approval of Conveyance of Land and Authorization of City Manager.** The City Commission of the City of South Bay hereby approves the conveyance of a

vacant commercial parcel of land located within the City limit by Special Warranty Deed from Pilot Travel Centers LLC to the City of South Bay, attached hereto as Exhibit "A". The City Manager is authorized to take all necessary and expedient action to effectuate the intent of this Resolution.

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

**PASSED and ADOPTED** this 18th day of September 2018.

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

Attested

By: \_\_\_\_\_  
Jessica Figueroa, City Clerk  
APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
Burnadette Norris-Week, Esquire  
City Attorney

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

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

VOTE:

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

**PREPARED BY and RETURN TO:**  
**Burnadette Norris-Weeks, Esq.**  
**Burnadette Norris Weeks, P.A.**  
**401 NW 7<sup>th</sup> Avenue**  
**Fort Lauderdale**

Tax Parcel No.: 58-36-44-14-15-210-0011

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2018, by **PILOT TRAVEL CENTERS LLC**, a Delaware limited liability company (the "Grantor"), whose mailing address is 5508 Lonas Drive, Knoxville, TN 37909 to the **CITY OF SOUTH BAY, FLORIDA**, a municipal corporation (the "Grantee"), whose address is 335 SW 2<sup>nd</sup> Avenue, South Bay, FL 33493.

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, the real property ("Property") described in Exhibit A attached hereto and incorporated herein by reference,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

GRANTOR DOES HEREBY BIND ITSELF, its successors and assigns to warrant and forever defend all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

This conveyance is subject to real estate taxes that are not yet due and payable; all applicable laws, ordinances, and governmental regulations; and all matters of record as of the date hereof.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed as of the date first above written.

[Signature page follows.]

WITNESSED BY:

GRANTOR:

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

PILOT TRAVEL CENTERS LLC,  
a Delaware limited liability company

WITNESSED BY:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF TENNESSEE     )  
  ) SS:  
COUNTY OF KNOX         )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, as \_\_\_\_\_ of PILOT TRAVEL CENTERS LLC, a Delaware limited liability company, on behalf of the limited liability company, who is [ ] personally known to me or [ ] who has produced a driver's license as identification.

\_\_\_\_\_  
Name:  
Notary Public, State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## **EXHIBIT A**

### **PROPERTY DESCRIPTION**

A portion of Tract 21, Amended Plat and Resubdivision of Section 14, Township 44 South, Range 36 East, Palm Beach County and Plat of the Town of South Bay according to the Plat thereof, recorded in Plat Book 7, Page 46, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Tract 21, Amended Plat and Resubdivision of Section 14, Township 44 South, Range 36 East, Palm Beach County and Plat of the Town of South Bay according to the Plat thereof, recorded in Plat Book 7, Page 46, of the Public Records of Palm Beach County, Florida, and run East on the South line of said Tract to where the South line intersects the East line of the State Highway from West Palm Beach to Clewiston for a Point of Beginning; thence continue East on the South line of said Tract a distance of 63.30 feet; thence North parallel to the East line of said Tract a distance of 50 feet; thence West parallel to the South line of said Tract to the East line of said State Highway; thence along the East line of said State Highway in a Southerly direction to the Point of Beginning; all of said parcel lying and being in said Tract 21 aforesaid.

Being that property conveyed to Grantor herein by MA Investments Group, Inc., by General Warranty Deed dated January 29, 2016.

581352077

**AFTER RECORDING RETURN TO:**

Lucy Strange  
Fidelity National Title Insurance  
5516 Falmouth Street, Suite 200  
Richmond, VA 23230

Prepared by:  
Hamilton Patrick  
Pilot Travel Centers LLC  
5508 Lonas Drive  
Knoxville, TN 37909

Tax Parcel No.: 58-36-44-14-15-210-0011  
Pilot Unit No.: 1046  
Property Address: Hwy 27 and Northwest 1<sup>st</sup> Street  
South Bay, FL

**GENERAL WARRANTY DEED**

THIS INDENTURE, made this 29 day of January, 2016 between MA  
INVESTMENTS GROUP, INC., a Florida corporation with a mailing address of 8779  
Briarwood Meadow Lane, Boynton Beach, FL 33473 ("Grantor"), and PILOT TRAVEL  
CENTERS LLC, a Delaware limited liability company, with a mailing address 5508 Lonas  
Drive, Knoxville, TN 37909 ("Grantee").

**WITNESSETH:** that Grantor for and in consideration of the sum of One and No/100  
Dollar (\$1.00) and other good and valuable consideration to it in hand paid by Grantee, the  
receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does  
hereby grant, bargain, sell and convey unto the said Grantee, together with all and singular, the

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AB

tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the following described premises (the "Property") situated in the County of Palm Beach, State of Florida, to-wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO real estate taxes for the year 2016 and subsequent years, all applicable laws, ordinances and governmental regulations, and those permitted exceptions set forth on Exhibit B attached hereto and incorporated herein by reference ("Permitted Exceptions").

**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, its successors and assigns forever; and it does hereby bind itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise.


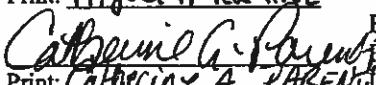

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

[SIGNATURES ON FOLLOWING PAGE]

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EXECUTED this 28 day of January, 2016.

WITNESSES:

  
Print: Miguel A. Ramirez  
  
Print: Catherine A. Parenti  
By:   
Print: Ale Bazyan  
Title: President

MA INVESTMENTS GROUP, INC.

STATE OF FLORIDA )  
COUNTY OF Palm Beach )

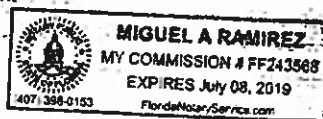
Personally appeared before me, a Notary Public of the State and County aforesaid, Ale Bazyan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his authorized capacity as President of MA Investments Group, Inc., and that as such, President being duly and fully authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal.

This the 28<sup>th</sup> day of January, 2016.

Notary Public: 

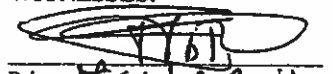
Miguel A. Ramirez  
My Commission expires:  
07-08-2019



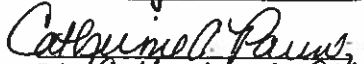
My Commission number:  
FF243568

EXECUTED this 28 day of January, 2016.

WITNESSES:

  
Print: Miguel A. Ramirez

MA INVESTMENTS GROUP, INC.

  
Print: Catherine A. Pate

By: Migs  
Print: Muhammad Ilyas  
Its: Vice President

STATE OF FLORIDA )

COUNTY OF Palm Beach )

Personally appeared before me, a Notary Public of the State and County aforesaid, Muhammad Ilyas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his authorized capacity as Vice President of MA Investments Group, Inc., and that as such, Vice President being duly and fully authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President.


WITNESS my hand and official seal.

This the 28<sup>th</sup> day of January, 2016.

My Commission expires  
07-08-2019

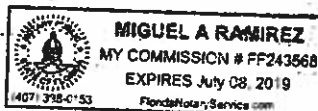
My Commission number:  
FF243568

Notary Public:

  
Miguel A. Ramirez

DIRECT FUTURE TAXES TO:

Pilot Travel Centers LLC  
c/o Intax, Inc.  
P.O. Box 65650  
Lexington, KY 40555



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**EXHIBIT A**

**LEGAL DESCRIPTION**

A portion of Tract 21, Amended Plat and Resubdivision of Section 14, Township 44 South, Range 36 East, Palm Beach County and Plat of the Town of South Bay according to the Plat thereof, recorded in Plat Book 7, Page 46, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

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**[END OF EXHIBIT]**

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**EXHIBIT B**

**PERMITTED EXCEPTIONS**

- 1) Easement(s), including covenants, conditions and restrictions, to Pivotal Utility Holdings, Inc. (f/k/a NUI Utilities, Inc.) d/b/a Florida City Gas, recorded in Official Records Book 25484, Page 1243.

MI  
AB

**LEGAL DESCRIPTION**

[illegible][illegible][illegible][illegible]

10 PAPERS 1 & 2 and ACTS 10 PUBLIC 10-9 of 10

**SUMMARY OF CERTIFICATIONS:**

11 AS OF THIS DATE, I HAVE READ A RELEASE OF LIABILITY COMPANY AND FIDELITY NATIONAL LIFE INSURANCE COMPANY  
12 AND I DO CERTIFY THAT: THE WORK WAS PLANNED AND THE SERVICE PROVIDED BY THE ABOVE WAS MADE IN ACCORDANCE WITH THE BEST  
13 KNOWLEDGE AND SKILL OF THE RELEASED PARTY FOR A FIDELITY LIFE AND LIFE SERVICE, JOHN F. STEINBERG AND ACCORDING TO HIS OWN  
14 OPINION AND BELIEF, THAT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809

**BLOOMSTER**  
PROFESSIONAL LAND  
SURVEYORS, INC.  
LA 00000

841 NORTHEAST SPENCER STREET  
JACKSON BEACH, FLORIDA 32082

RECEIVED FOR THE  
STATE OF FLORIDA  
JAN 10 1982

PILOT TRAVEL CENTERS, LLC  
NW 1st STREET and US HIGHWAY 27  
SOUTH BAY, PALM BEACH COUNTY, FLORIDA

[illegible]

**Property Detail**

Location Address AVENUE L

Municipality SOUTH BAY

~~Parcel Control Number 58364414152100011~~

Subdivision SOUTH BAY AMENDED

Official Records Book 28098

Page 552

Sale Date JAN-2016

Legal Description SOUTH BAY AMEND S 50 FT OF TR 21 LYG ELY OF &amp; ADJ TO SR 27 R/W (LESS E 404.13 FT)

**Owner Information**Owners  
PILOT TRAVEL CENTERS LLC**Mailing address**PFJ SOUTHEAST LLC C/O PO BOX 54710  
STORE #1046  
LEXINGTON KY 40555 4710**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2016	\$75,000	28098 / 00552	WARRANTY DEED	PILOT TRAVEL CENTERS LLC
MAY-2015	\$110,000	27551 / 01521	WARRANTY DEED	MA INVESTMENTS GROUP INC
JUN-1998	\$100	10490 / 01236	WARRANTY DEED	MCMILLAN JAMES W &
AUG-1986	\$370,000	04962 / 00693	WARRANTY DEED	
JAN-1974	\$45,000	02320 / 00145	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 0  
 Acres 0.0874  
 Use Code 1000 - VACANT COMMERCIAL  
 Zoning B1 - Business B-1 ( 58-SOUTH BAY )

**Appraisals**

Tax Year	2018 <b>P</b>	2017	2016
Improvement Value	\$2,379	\$2,305	\$2,126
Land Value	\$9,256	\$9,256	\$8,799
Total Market Value	\$11,635	\$11,561	\$10,925

**P = Preliminary***All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2018 <b>P</b>	2017	2016
Assessed Value	\$11,635	\$11,561	\$10,925
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$11,635	\$11,561	\$10,925

**Taxes**

Tax Year	2018 <b>P</b>	2017	2016
Ad Valorem	\$274	\$275	\$265
Non Ad Valorem	\$33	\$33	\$33
Total tax	\$307	\$308	\$298



## 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

John Wilson  
Vice Mayor

Esther E. Berry

Betty Barnard

Taranza McKelvin

Leondrae Camel  
City Manager

Jessica Figueroa, City Clerk

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: August 31, 2018  
Ref: Weekly check register

Enclosed, please find the summary of check register as of August 31, 2018:

### General Fund

• Utility:	
AT & T Mobility	\$ 781.63
Earthlink	1,299.65
PBC Water Utility Dept	1,611.89
• Aetna	12,164.05
• Bank of America	2,578.05
• CAP Government	4,745.75
• Primestar Digital network	1,912.00
• PBC Sheriff	15,078.00
• Clarke	2,494.87
• Municipal Code Corporation	3,013.77
• Purchased of supplies, materials and parts	1,527.21 A
• Payment for various services	3,644.46 B
• Payroll deductions	4,476.51 C
• Other	2,626.07 D
Total	\$ 57,953.91

### Sanitation Fund

Waste Management \$ 33,038.20

### W & S Fund

US Water \$ 3,942.43

### Revenues:

• FP & L (Franchise & Utility tax)	\$ 39,706.15
• Communication Tax	4,234.95
• Local Option Gas Tax	10,235.56
• Revenue Sharing & Sales Tax	69,804.09
• Permit & Licenses	21,250.27
• Other	11,339.76
Total	\$ 156,570.78

# AP Check Register Report

City Of South Bay (CSBFND)

8/31/2018 9:27:16 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	
11060	AETNA	AETNA	8/31/2018	12,164.05	
11061	AFLAC	AFLAC	8/31/2018	2,130.32	
11062	ALLY	ALLY	8/31/2018	502.52	
11063	BANK OF AMERICA, NA	BANK OF AMERICA	8/31/2018	2,578.05	
11064	CAP GOVERNMENT	CAP GOVERNMENT	8/31/2018	4,745.75	
11065	CLARKE	CLARKE	8/31/2018	1,855.86	
11066	COLONIAL LIFE PROCES	COLONIAL LIFE PROCESSING CENTER	8/31/2018	113.50	C
11067	COMCAST	COMCAST	8/31/2018	187.55	E
11068	COMMUNITY ASPHALT	OHL COMMUNITY ASPHALT	8/31/2018	914.72	/
11069	COUGAR MOUNTAIN SOF	COUGAR MOUNTAIN SOFTWARE	8/31/2018	144.00	B
11070	DELTA COM 1058	EARTHLINK	8/31/2018	1,299.65	
11071	EVERGLADES FARM EQU	EVERGLADES EQUIPMENT GROUP	8/31/2018	101.13	/
11072	FEDERAL EXPRESS	FEDERAL EXPRESS	8/31/2018	124.51	B
11073	FEDERAL SAFETY COMPI	FEDERAL SAFETY COMPLIANCE	8/31/2018	298.50	D
11074	FORD MOTOR CREDIT	FORD MOTOR CREDIT COMPANY	8/31/2018	899.74	B
11075	HOMELESS COALITION O	HOMELESS COALITION OF PALM BEACH COUNTY IN	8/31/2018	200.00	D
11076	IAMAW	IAMAW	8/31/2018	343.20	C
11077	LIBERTY NATIONAL	LIBERTY NATIONAL	8/31/2018	758.14	J
11078	MAILFINANCE	MAILFINANCE	8/31/2018	342.00	E
11079	PBC SHERIFF'S OFFICE	PALM BEACH COUNTY SHERIFF'S OFFICE	8/31/2018	15,078.00	
11080	PBC WATER UTILITIES	PALM BEACH COUNTY WATER UTILITIES	8/31/2018	1,611.89	
11081	PERFORMANCE NAPA	PERFORMANCE NAPA	8/31/2018	162.48	A
11082	PRIMESTAR DIGITAL NET	PRIMESTAR DIGITAL NETWORK	8/31/2018	1,912.00	
11083	ROBBIE TIRE	ROBBIE TIRE	8/31/2018	15.00	A
11084	SEASON TO SEASON, LLC	SEASON TO SEASON, LLC	8/31/2018	180.00	B
11085	SOLSTICE BENEFITS IN	SOLSTICE MARKETPLACE	8/31/2018	563.93	C
11086	U & ME RECORDS MANA	U & ME RECORDS MANAGEMENT	8/31/2018	303.02	B
11087	WALMART COMMUNITY	WAL-MART COMMUNITY	8/31/2018	255.89	A
11088	WASHINGTON NATIONAL	WASHINGTON NATIONAL INS. CO.	8/31/2018	391.14	C
11089	WOLFF'S LAWN	WOLFF LAWN MACHINE INC	8/31/2018	60.00	A
Non-Electronic Transactions:				50,236.54	
Total Transactions:				50,236.54	

# AP Invoice Posting Audit Report

City Of South Bay (CSBFND)

Batch: AAAEGO

8/24/2018 3:18:20 PM

Page 1

AP / Vendor

Credit Card Vendor

CC Reference #

User ID

Batch Number

Payment Date

Tran #

Reference

Invoice Date

Due Date

Check Number

Purchases

Returns

Discount

Amount Due

P1 ANDRE L. HAMILTON / ANDRE L. HAMILTON

MAS

08/24/2018

AP0000002877AAAEGO

1 400 /

08/24/2018

08/24/2018 11059

\$600.00

\*\*\* Immediate Check \*\*\*

\$600.00

This Posting

YTD

\$600.00

\$5,200.00

\$0.00

\$600.00

\$0.00

Totals For AP Code P1

\$600.00

Total Direct Expense

\$600.00

Grand Total

\$600.00

Total Direct Expense

\$800.00

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

08/21/2018 9:29:25 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11057	MUTUAL OF OMAHA	MUTUAL OF OMAHA	08/21/2018	366 81
11058	MUTUAL OF OMAHA	MUTUAL OF OMAHA	08/21/2018	366 81
Totals:			Total Transactions:	733 62

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

08/20/2018 3:21:32 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11056	FLORIDA LEAGUE OF CI	FLORIDA MUNICIPAL INSURANCE TRUST	08/20/2018	316.95
Non-Electronic Transactions:				316.95
Total Transactions:				316.95

# AP Check Register Report

City Of South Bay (CSBFND)

08/20/2018 2:26:13 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11047	AT&T MOBILITY	AT&T MOBILITY -ROC	08/20/2018	781.63
11048	CLARKE	CLARKE	08/20/2018	639.01
<del>11049</del> <b>VOID</b>	FLORIDA LEAGUE OF CI	FLORIDA LEAGUE OF CITIES	08/20/2018	<del>3,013.77</del>
11050	JOHN DEERE FINANCIAL	JOHN DEERE FINANCIAL	08/20/2018	496.63
11051	LAKE HARDWARE	LAKE HARDWARE	08/20/2018	17.99
11052	MUNICIPAL CODE CORP	MUNICIPAL CODE CORPORATION	08/20/2018	3,013.77
11053	NEW YORK LIFE INS	NEW YORK LIFE INSURANCE COMPANY	08/20/2018	176.28
11054	ROBBIE TIRE	ROBBIE TIRE	08/20/2018	20.00
11055	XEROX CORP	XEROX CORPORATION	08/20/2018	444.49
Non-Electronic Transactions:				5,906.75
Total Transactions:				5,906.75

5,589.80

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

8/13/2018 11:13:11 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11044	BETTY BARNARD	BETTY BARNARD	8/13/2018	159.00
11045	JOE KYLES	JOE KYLES	8/13/2018	159.00
11046	JOHN WILSON	JOHN WILSON	8/13/2018	159.00
Non-Electronic Transactions:				477.00
Total Transactions:				477.00

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

8/31/2018 11:11:11 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
172	WASTE MANAGEMENT	WASTE MANAGEMENT INC. OF FLORIDA	8/31/2018	33,038.20
Non-Electronic Transactions:				33,038.20
Total Transactions:				33,038.20

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

8/31/2018 11:25:50 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
2133	US WATER	U S WATER SERVICES CORPORATION	8/31/2018	3,942.43
Totals:			Total Transactions:	3,942.43



## City of South Bay

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### Commission

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Vice Mayor

Esther E. Berry

Betty Barnard

Taranza McKelvin

Leondrae Camel  
City Manager

Jessica Figueroa, City Clerk

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 13, 2018  
Ref: Weekly check register

Enclosed, please find the summary of check registers as of September 13, 2018:

#### General Fund

- Utility:

FPL	\$	6,649.58
Comcast		225.23

• Ford Motor Credit	22,000.00
• Marathon Fleet	2,016.34
• Coastal Network	1,500.00
• Clarke	1,298.42
• Purchased of supplies, materials and parts	3,066.77 <sup>A</sup>
• Payment for various services	772.10 <sup>B</sup>
• Payroll deductions	176.28 <sup>C</sup>
• Other	309.69 <sup>D</sup>

Total	\$	38,041.41
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#### Revenues:

• DOT	\$	26,720.11
• Other		4,029.53

Total	\$	30,749.64
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**AP Immediate Check Register Report**  
City Of South Bay (CSBFND)

9/13/2018 8:57:18 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11113	GOLDEN CORRAL *	GOLDEN CORRAL	9/13/2018	209.80
Totals:			Total Transactions:	209.80

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

9/11/2018 1:42:06 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11110	HOME DEPOT CREDIT SE	HOME DEPOT CREDIT SERVICES	9/11/2018	728.27
11111	OFFICE DEPOT CREDIT	OFFICE DEPOT CREDIT PLAN	9/11/2018	450.74
11112	TRACTOR SUPPLY	TRACTOR SUPPLY CO	9/11/2018	360.46
<b>Totals:</b>			<b>Total Transactions:</b>	<b>1,539.47</b>

# AP Check Register Report

City Of South Bay (CSBFND)

9/10/2018 9:49:56 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	
11092	AFFORDABLE DRY CLEAN	AFFORDABLE DRY CLEANING	9/10/2018	24.89	D
11093	BELLE GLADE WHOLESAL	BELLE GLADE WHOLESALE	9/10/2018	17.75	A
11094	CLARKE	CLARKE	9/10/2018	1,298.42	
11095	COASTAL NETWORK SOL	COASTAL NETWORK SOLUTIONS, LLC	9/10/2018	1,500.00	
11096	COMCAST	COMCAST	9/10/2018	225.23	
11097	FACC	FLORIDA ASSOCIATION OF CITY CLERKS	9/10/2018	75.00	D
11098	FEDERAL EXPRESS	FEDERAL EXPRESS	9/10/2018	44.60	B
11099	FPL	FPL	9/10/2018	6,649.58	
11100	KELLY TRACTOR	KELLY TRACTOR	9/10/2018	506.14	A
11101	LAKE HARDWARE	LAKE HARDWARE	9/10/2018	71.98	L
11102	MARATHON/MEX BANK	WEX BANK	9/10/2018	2,016.34	
11103	NEOFUNDS BY NEOPOST	NEOFUNDS BY NEOPOST	9/10/2018	500.00	B
11104	NEW YORK LIFE INS	NEW YORK LIFE INSURANCE COMPANY	9/10/2018	176.28	C
11105	ORIGINAL EQUIPMENT	ORIGINAL EQUIPMENT	9/10/2018	486.43	A
11106	ROBBIE TIRE	ROBBIE TIRE	9/10/2018	15.00	
11107	SIGN A RAMA	SIGN A RAMA	9/10/2018	277.40	
11108	TRC FARM INDUSTRIAL	TRC FARM & INDUSTRIAL SUPPLY INC	9/10/2018	152.60	
11109	UNITED SITE SERVICES C	UNITED SITE SERVICES OF FLORIDA INC	9/10/2018	227.50	B
Non-Electronic Transactions:				14,265.14	
Total Transactions:				14,265.14	

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

9/5/2018 3:31:41 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11091	FORD MOTOR CREDIT CC	FORD MOTOR CREDIT COMPANY LLC	9/5/2018	15,000.00
Non-Electronic Transactions:				15,000.00
Total Transactions:				15,000.00

# AP Check Register Report

City Of South Bay (CSBFND)

9/5/2018 3:21:15 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
11090	FORD MOTOR CREDIT CC	FORD MOTOR CREDIT COMPANY LLC	9/5/2018	7,000.00
Non-Electronic Transactions:				7,000.00
Total Transactions:				7,000.00