

***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 2ND AVENUE, SOUTH BAY FL 33493**

**TUESDAY, APRIL 16, 2019
7:00 P.M.**

**www.southbaycity.com
Phone: 561-996-6751 Fax: 561-996-7950**

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

- **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
APRIL 16, 2019 @ 6:30 P.M.**

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

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

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION

3a. Agenda Items April 16, 2019

4. ADJOURNMENT

**AGENDA
CITY OF SOUTH BAY, FLORIDA
REGULAR CITY MEETING
CITY COMMISSION CHAMBERS
APRIL 2, 2019 @ 7:00 P.M.**

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

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

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

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

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

2. DISCLOSURE OF VOTING CONFLICTS

3. PRESENTATIONS/PROCLAMATIONS

3a. Proclamation Willie Horace Henderson

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.

5a. Approval of City Minutes - March 4, 2019 (Special Meeting)
March 19, 2019 (Regular City Meeting)
April 2, 2019 (Regular City Meeting)

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

7. ORDINANCE

7a. ORDINANCE 01-2019

AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCELS 1 AND 4 OF A SITE KNOWN AS SOUTH BAY VILLAS/MARSHALL HEIGHTS LOCATED ON THE SOUTH SIDE OF DR. MARTIN LUTHER KING, JR. BOULEVARD APPROXIMATELY 1000 FEET WEST OF U.S. HIGHWAY 27 COMPRISING 10.06 ACRES AND LEGALLY DESCRIBED HEREIN IN 'EXHIBIT "A" FROM RLD (RESIDENTIAL LOW DENSITY) FUTURE LAND USE DESIGNATION TO RMD (RESIDENTIAL MEDIUM DENSITY) DESIGNATION; TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCELS 2 AND 3 FOR THE SAME PROJECT SITE COMPRISING OF 4.4 ACRES, AS LEGALLY DESCRIBED HEREIN IN EXHIBIT "A" FROM COMM (COMMERCIAL) 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.

7b. ORDINANCE 02-2019

AN ORDINANCE OF THE CITY OF SOUTH BAY, FLORIDA RELATING TO RE-ZONING PARCEL 1 OF A SITE KNOWN AS SOUTH BAY VILLAS/MARSHALL HEIGHTS LOCATED ON THE SOUTH SIDE OF DR. MARTIN LUTHER KING, JR. BOULEVARD APPROXIMATELY 1000 FEET WEST OF U.S. HIGHWAY 27 COMPRISING 3.31 ACRES AND AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM R-1 (SINGLE FAMILY DWELLING) ZONING TO R-3 (MULTIPLE FAMILY DWELLING) ZONING; TO RE-ZONING OF PARCELS 2 AND 3 COMPRISING 4.4 ACRES AT THE SAME SITE AND LOCATION AND AS LEGALLY DESCRIBED HEREIN AS 'EXHIBIT A' FROM B-1 (RETAIL COMMERCIAL) TO R-3 (MULTIPLE FAMILY DWELLING); PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

8. ROSENWALD ELEMENTARY SCHOOL

9. FINANCE REPORT

9a. Accounts payable report

10. CITY CLERK REPORT

10a. City Clerk Advertisement update

10b. Calendar Schedule

11. CITY MANAGER REPORT

11a. Letter from County Commissioner McKinlay

11b. Law Enforcement Service Agreement

11c. Website Update

12. CITY ATTORNEY REPORT

13. FUTURE AGENDA ITEMS

14. COMMISSIONER COMMENTS/FOR THE GOOD OF THE ORDER

15. ADJOURNMENT

PROCLAMATION

Willie Horace Henderson (aka Pluto)

March 14, 1929- March 20, 2019

WHEREAS, On behalf of the City of South Bay, we extend our sincere condolences over the demise of Willie Horace Henderson. He transition on March 20, 2019, after a lifetime of service to his community; and

WHEREAS, Willie Horace Henderson was born in Perdue Hill, Alabama on March 14, 1929, to the late Mr. Richard Henderson and Mrs. Lula Bell Rothschild Henderson; and

WHEREAS, Willie Horace Henderson married the love of his life, Edith Glover Henderson. They lived together inseparably for over 40 years in the City of Belle Glade, and South Bay; and

WHEREAS, Willie Horace Henderson was an entrepreneur who continuously helped others pursue the dream of owning their own business. Many Cosmetologists in the Glades area owe their initial success to the undying support of Willie. He transported many aspiring students to the Cosmetology School in Miami. Thus, instilling them how to become self-employed entrepreneurs; and

WHEREAS, Willie was a strong patriarch of his family, a good friend to all, and a man who would give the shirt off his back for a friend. He was ALWAYS helping people. He was a hardworking person, he enjoyed seeing others happy; and

WHEREAS, Willie Horace Henderson held various jobs in construction for over 22 years in Miami Area, during that time he helped over 500 men from the Glades Area gain employment; and

THEREFORE *be it resolved...* In recognition of his contributions to our community and its citizens, we hereby express our deep appreciations for his service and extend to his family sincere sympathy upon his demise. Be it further resolved, a copy of this Proclamation be given to the family.

PROCLAIMED this 30th Day of March, 2019.

Joe Kyles, Mayor

ATTESTED BY:

Vicky Del Bosquez, Interim City Clerk

ORDINANCE NO 01-2019

AN ORDINANCE OF THE CITY OF SOUTH BAY FLORIDA, APPROVING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCELS 1 AND 4 OF A SITE KNOWN AS SOUTH BAY VILLAS/MARSHALL HEIGHTS LOCATED ON THE SOUTH SIDE OF DR. MARTIN LUTHER KING, JR. BOULEVARD APPROXIMATELY 1000 FEET WEST OF U.S. HIGHWAY 27 COMPRISING 10.06 ACRES AND LEGALLY DESCRIBED HEREIN IN 'EXHIBIT "A" FROM RLD (RESIDENTIAL LOW DENSITY) FUTURE LAND USE DESIGNATION TO RMD (RESIDENTIAL MEDIUM DENSITY) DESIGNATION; TO AMEND THE CITY'S FUTURE LAND USE DESIGNATION FOR PARCELS 2 AND 3 FOR THE SAME PROJECT SITE COMPRISING OF 4.4 ACRES, AS LEGALLY DESCRIBED HEREIN IN EXHIBIT "A" FROM COMM (COMMERCIAL) 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, the applicant Palm Beach County Housing Authority has submitted a request for a Small-Scale Future Land Use Map (FLUM) Amendment to change the future land use on Parcels 1 and 4 of the site located on the south side of Dr. Martin Luther King, Jr. Boulevard, approximately 1000 feet west of U.S. Highway 27 and as legally described in Exhibit "A" attached hereto from RLD (Residential Low Density) future land use designation to RMD (Medium Density Residential) future land use; and to amend to the future land use on Parcels 2 and 3 for the same project site and location and as legally described in Exhibit "A" attached hereto from COMM (Commercial) future land use designation to RMD (Residential Medium Density) future land use; and

WHEREAS, the entire site known as South Bay Villas/Marshall Heights contains four (4) parcels which all require a change to future land use; Parcel 1 (3.31 acres) and Parcel

4 (6.75 acres) contain 10.06 acres, in combination, and Parcel 2 (0.63 acres) and Parcel 3 (0.46 acres) comprise 1.09 acres, in combination; 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 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 Comprehensive Plan Amendment, is hereby granted for a small-scale comprehensive plan amendment to the Future Land Use Map designating the entire site known as South Bay Villas/Marshall Heights containing four (4) parcels as RMD (Residential Medium Density) future land use designation.

Section 3. Amendment to Comprehensive 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 the Parcels 1 and 4 of the South Bay Villas/Marshall Heights site from RLD (Residential Low Density) to RMD (Residential Medium Density) land use designation and re-designating Parcels 2 and 3 on the same site from COMM (Commercial) future land use designation to RMD (Residential Medium Density) designation as described in the Staff Report Project Identifier: SB-South Bay Villas/Marshall Heights Small-Scale Comprehensive Plan Amendment, Applicant, Palm Beach County Housing Authority dated July 15, 2016.

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 _____ 2019.

PASSED SECOND READING this ___ day of _____ 2019.

Joe Kyles, Mayor

Moved by: _____

Seconded by: _____

Attested

By: _____
Vicky Del Bosquez, Interim City Clerk

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

Burnadette Norris-Week, Esquire
City Attorney

VOTE:

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

EXHIBIT "A"

LEGAL DESCRIPTION - COMPREHENSIVE PLAN AMENDMENT

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

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4: (SEE SHEET 1 OF 2)

TRACT 36 OF THE TOWN OF SOUTH BAY, FLORIDA, LOCATED IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 36 EAST, ACCORDING TO THE AMENDED PLAT OF SAID SECTION EXECUTED BY FLORIDA STATE DRAINAGE LAND COMPANY AND LESS THE SOUTH 408 FEET OF SAID TRACT 36.
("PARCEL 2" AS RECORDED IN O.R.B. 2240, PAGE 1022 & 1023) (Containing 294,152.56 square feet, 6.75 acres)

Small-Scale Future Land Use Map Amendment Request

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

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

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

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

The properties are accessed by Dr. Martin Luther King Jr. Blvd. The site is currently improved with 131 Multi-Family dwelling units, consisting of the "Marshall Heights" and "South Bay Villas" developments, as well as a day care center and community center. The overall density proposed is 11.75 dwelling units per acre (131 units/11.15 acres = 11.75) which falls within the density range (6-13 du's/ac.) adopted by the City on its Future Land Use Map.

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

Future and Use' illustrate the proposed future land use changes as proposed. Legal Descriptions of the four (4) Parcels comprising the entire development site are also attached.

Recommendation

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

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

ORDINANCE NO. 02-2019

AN ORDINANCE OF THE CITY OF SOUTH BAY, FLORIDA RELATING TO RE-ZONING PARCEL 1 OF A SITE KNOWN AS SOUTH BAY VILLAS/MARSHALL HEIGHTS LOCATED ON THE SOUTH SIDE OF DR. MARTIN LUTHER KING, JR. BOULEVARD APPROXIMATELY 1000 FEET WEST OF U.S. HIGHWAY 27 COMPRISING 3.31 ACRES AND AS LEGALLY DESCRIBED HEREIN IN 'EXHIBIT A' AND ATTACHED HERETO FROM R-1 (SINGLE FAMILY DWELLING) ZONING TO R-3 (MULTIPLE FAMILY DWELLING) ZONING; TO RE-ZONING OF PARCELS 2 AND 3 COMPRISING 4.4 ACRES AT THE SAME SITE AND LOCATION AND AS LEGALLY DESCRIBED HEREIN AS 'EXHIBIT A' FROM B-1 (RETAIL COMMERCIAL) TO R-3 (MULTIPLE FAMILY DWELLING); PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant Palm Beach County Housing Authority, has submitted a request to amend the South Bay Zoning Map and to re-zone Parcel 1 of the site located on the south side of Dr. Martin Luther King, Jr. Boulevard approximately 1000 feet west of U.S. Highway 27 and as legally described in 'Exhibit A' attached hereto from R-1 (Single Family Dwelling) to R-3 (Multiple Family Dwelling) zoning; and to re-zone Parcels 2 and 3 at the same site and location and as legally described in 'Exhibit A' and attached hereto from B-1 (Retail Commercial) to R-3 (Multiple Family Dwelling) zoning; and

WHEREAS, the entire site known as South Bay Villas/Marshall Heights contains four (4) parcels of which three (3) parcels require re-zoning; Parcel 1 contains 3.31 acres and Parcels 2 and 3, in combination, comprise 4.4 acres; and

WHEREAS, following an advertised public hearing, the City Commission considered the recommendations of staff and provided the public with an opportunity to present testimony and evidence, 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 1 comprising 3.31 acres from R-1 (Single Family Dwelling) zoning to R-3 (Multiple Family Dwelling) zoning and for a re-zoning of Parcels 2 and 3 comprised of 4.4 from B-1 (Retail Commercial) to R-3 (Multiple Family Dwelling) is granted and approved as to application RZ-01-2019, with development document amendments. The zoning atlas for the City of South Bay shall be amended to reflect said re-zoning.

Section 3. Development Documents and Maps Approved.

At the request of the applicant, the amended documents and zoning maps of the Palm Beach County Housing Authority submitted on July 15, 2016 are hereby approved for re-zoning of Parcel 1 of the subject property from R-1 (Single Family Dwelling) zoning to R-3 (Multiple Family Dwelling) zoning and for re-zoning of Parcels 2 and 3 from B-1 (Retail Commercial) to R-3 (Multiple Family Dwelling), as described in the

Staff Report for Project Identifier: SB-South Bay Villas/Marshall Heights - Re-Zoning, Applicant - Palm Beach County Housing Authority dated February 08, 2019.

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. Conflict and Repealer.

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

Section 6. 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 7. Inclusion In Code.

It is the intention of the City Commission of the City of South Bay, if applicable, that the provisions of this Ordinance shall at some time in the future become and be made a part of the Code of Ordinances of the City of South Bay and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the

use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

Section 8. Effective Date.

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

PASSED FIRST READING this ___ day of _____ 2019.

PASSED SECOND READING this ___ day of _____ 2019.

Joe Kyles, Mayor

Attested

By: _____
Vicenta Del Bosquez, Interim 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 Wilson	_____ (Yes)	_____ (No)
Vice-Mayor Barnard	_____ (Yes)	_____ (No)
Mayor Kyles	_____ (Yes)	_____ (No)

'EXHIBIT A'

Re-Zoning Request and Staff Recommendation

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

On behalf of the Applicant, Petitioner, Wantman Group, Inc. is requesting approval for a Re-Zoning for property located on the south side of Dr. Martin Luther King Jr. Boulevard, approximately 1,000 feet west of US Highway 27 in South Bay, Florida. More specifically, approval is being sought for Rezoning of the following parcels as identified on the survey, as follows:

- Amend the Zoning designation of Parcels 2 and 3 from B-1 (Retail Commercial) to R-3 (Multi-Family Dwelling)
- Amend the Zoning designation of Parcel 1 from R-1 (Single Family Dwelling) to R-3 (Multi-Family Dwelling).

The above requests will facilitate an R-3 (Multi-Family Dwelling) Zoning designation over the entire 11.15 acre subject property.

The 11.15 acre subject property contains four (4) Parcels described on Sheet 202 on the Boundary Survey submitted as part of the Re-Zoning Application. Parcel 1 (3.31 acres) describes a portion of the Dwelling zoning components of the overall development. Parcel 4 is currently zoned R-3 (Multi-Family Dwelling) and requires no change in zoning. Parcel 2 (0.63 acres), Day Care facility property, and Parcel 3 (0.46 acres), the Community Center, describe the properties currently zoned for Commercial purposes which are proposed for R-3 (Multi-Family Dwelling) that are proposed for R-3 (Multi-Family Dwelling) and comprise a combined 1.09 acres.

The properties are accessed by Dr. Martin Luther King Jr. Blvd. The site is currently improved with 131 Multi-Family dwelling units, consisting of the "Marshall Heights" and "South Bay Villas" developments, as well as a Day Care facility and Community Center. The overall density proposed is 11.75 dwelling units per acre (131 units/11.15 acres = 11.75) which falls within the area and density requirements of the R-3 (Multi-Family Dwelling) zoning district. The R-3 (Multi-Family Dwelling) zoning designation will also be consistent with, and implement, the proposed RMD (Dwelling Medium Density) future land use proposed for this site.

Therefore, the Applicant's request is for a Re-Zoning of Parcels 1, 2 and 3 on a site containing four (4) Parcels located on the south side of Martin Luther King, Jr. Boulevard approximately 1000 feet west of U.S. Highway 27 known as South /Bay Villas and Marshall Heights. It is proposed that Parcel 1, as legally described on the Applicant's Boundary Survey (Sheet 2 of 2) comprising 3.31 acres, be revised from the current R-1 (Single Family Dwelling) zoning to R-3 (Multi-Family Dwelling) zoning, and that Parcels 2 and 3, also described on the Boundary Survey comprising 1.09 acres, be revised from a current B-1 (Retail Commercial) designation to R-3 (Multi-Family Dwelling). A total acreage requesting re-zoning represents 4.4 acres of the 11.15 acre subject property. Review and Comments on the Re-Zoning Application dated February 23, 2016 were provided by the City to the Applicant and Responses to those Comments were provided as part of the Application re-submittal dated July 1, 2016 (See attached letter). Any issues or concerns expressed by the City in its Comments, or through subsequent discussions, regarding code requirements, special exception uses or other general concerns have been sufficiently addressed. The attached Maps identify the affected Parcels and the proposed zoning for those Parcels. Legal Descriptions of the four (4) Parcels comprising the entire development site are also attached.

Recommendation

It is recommended that the City Commission approve the requested Re-Zoning as proposed.

LEGAL DESCRIPTION - RE-ZONING

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

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4: (SEE SHEET 1 OF 2)

TRACT 36 OF THE TOWN OF SOUTH BAY, FLORIDA, LOCATED IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 36 EAST, ACCORDING TO THE AMENDED PLAT OF SAID SECTION EXECUTED BY FLORIDA STATE DRAINAGE LAND COMPANY AND LESS THE SOUTH 408 FEET OF SAID TRACT 36.
("PARCEL 2" AS RECORDED IN O.R.B. 2240, PAGE 1022 & 1023) (Containing 294,152.56 square feet, 6.75 acres)

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

LEGAL DESCRIPTION – REZONING

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

Subject Property:

PARCEL 1 : (SEE SHEET 2 OF 2)

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

Not included in this application and provided for information purposes only:

PARCEL 2 : (SEE SHEET 2 OF 2)

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

PARCEL 3 : (SEE SHEET 2 OF 2)

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

PARCEL 4 : (SEE SHEET 1 OF 2)

TRACT 36 OF THE TOWN OF SOUTH BAY, FLORIDA, LOCATED IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 36 EAST, ACCORDING TO THE AMENDED PLAT OF SAID SECTION EXECUTED BY FLORIDA STATE DRAINAGE LAND COMPANY AND LESS THE SOUTH 408 FEET OF SAID TRACT 36.
("PARCEL 2" AS RECORDED IN O.R.B. 2240, PAGE 1022 & 1023)



New South Bay Villas & Marshall Heights

EXISTING ZONING



11.15 ac

- B-1
- R-1

R-3

JUSTIFICATION STATEMENT
Rezoning
New South Bay Villas and Marshall Heights
Initial Submittal: February 8th, 2019

REQUEST

Palm Beach County Housing Authority is requesting approval for a Rezoning for property located on the south side of Dr. Martin Luther King Jr. Boulevard, approximately 1,000 feet west of US Highway 27 in South Bay, Florida. More specifically, approval is being sought for Rezoning, as follows:

Amend the Zoning designation of the 3.32-acre subject property from R-1 (Single Family Residential) to R-3 (Multi-Family Residential):

Legal Definition of Subject Property – “PARCEL 1”:

The North 635.69 feet of Tract 35 of the Amended Plat and Re-Subdivision of Section 14, Township 44 South, Range 36 East and Plat of the **TOWN OF SOUTH BAY**, City of South Bay, Palm Beach County, Florida, as recorded in Plat Book 7, Page 46, Public Records of Palm Beach County, Florida, Less and Excepting the North 183 feet thereof;

SITE CHARACTERISTICS

The 3.32 acre subject property is located on the south side of Dr. Martin Luther King Jr. Blvd., approximately 1,000 feet west of US Highway 27 in the City of South Bay, Florida. The subject property is part of the parcel described as 58-36-44-14-15-350-0020 – 110 Harrelle Dr.

The property is part of the community of New South Bay Villas and is accessed by Dr. Martin Luther King Jr. Blvd through the adjacent property to the east. The property is currently improved with 65 Multi-Family dwelling units, and an area used for maintenance of the property.

The current Future Land Use designation for the property is RLD (Residential Low Density). The current Zoning District is R1 (Single Family Residential) for the residential uses.

SURROUNDING USES

The following is a description of the Zoning and Future Land Uses for the surrounding properties:

North: To the north of the subject site are two buildings, which are currently zoned as B1 with a Future Land Use designation of COMM. One of the buildings is the Mary Fortin Center, a Non-Profit Daycare facility and the other is used as the family services and leasing center for the residents of New South Bay Villas.

South: To the south of the subject property are Single Family homes which are currently zoned as R2 with a Future Land Use of RMD.

East: To the east of the subject property is the continuation of New South Bay Villas multifamily community which is currently zoned as R3 with a Future Land Use of RLD.

West: To the west of the subject property are Multi-Family Residential, Single Family Residential, and Vacant parcels, which are currently zoned as R1 with a Future Land Use of RMD.

The following table summarizes the nature of the surrounding development around the subject property:

	SUBDIVISION/USE	EXISTING USE	FLU	ZONING
NORTH	Commercial	Daycare and offices	COMM	B1
SOUTH	Single Family / Multi-Family Residential	Residential	RMD	R2
EAST	Multi-Family Residential	Residential	RLD	R3
WEST	Single Family / Multi-Family Residential	Residential	RMD	R1

DEVELOPMENT PROPOSAL

The subject property is part of an existing affordable multifamily community consisting of 131 dwelling units of Multi-Family Units on approximately 10.5 acres of land as follow:

- 15 – 8-unit buildings
- 1 – 1-unit building
- 1 – 10 unit building

The development also consists of a leasing office, laundry facility, recreational and open spaces.

The intent of this application is to bring the zoning in line with the existing use of R-3 Multifamily so as to remove any non-confirming designation from the property. A separate application for a comprehensive plan amendment to correct the future land use designation is being submitted to the City of South Bay under separate cover.

REZONING STANDARDS

Rezoning is required to demonstrate consistency with the relevant code standards. As mentioned above, the subject property is already zoned R-1 (Single Family Residential) and is proposed to be rezoned to R-3 (Multi-Family Residential). The proposed zoning district will establish a more appropriate zoning designation, which is consistent with the existing built form.

As mentioned above, the site is already developed for high density residential units and all the associated services and infrastructure (sewer, water, utilities etc.) to service that use. There will be no additional impacts on services or utilities or the road network as a result of the proposal and the ongoing uses will adhere to sustainable development principles by utilizing existing infrastructure, preventing urban sprawl and facilitating the adaptive re-use of the site.

The following request proves to be compliant with the following Zoning Code sections:

Article 5 – R-3 Multiple Family Dwelling District

1. **Uses permitted.** The existing and proposed use for the subject property is Multi-Family Residential. The proposed zoning district of R-3 permits Multi-family dwelling structures.

2. **Building height regulations.** The building height of the proposed structures does not exceed 2 stories.
3. **Building site area regulations.** It is required in the Code that for 2 story multiple-family structures, there shall be a lot of at least ten thousand (10,000) square feet for the first two dwelling units plus three thousand (3,000) square feet of lot area for each additional unit. The overall site is 10.5 acres and complies with the Code regulation.
4. **Building regulations.** It is required by the Code that multiple-family dwellings exceeding two (2) stories with flat roofs, air conditioning compressor units shall be located on the roof of the main building. The regulation is not applicable to the subject site, due to the buildings having pitched roofs.
5. **Building area requirements.** It is required by the Code that Lot coverage shall not exceed thirty (30) percent. The proposed area of building coverage is seventeen (17) percent, which is in compliance with the Code.
6. **Open space requirements.** It is required by the Code a minimum of thirty (30) percent of open space landscaped and kept "green" is to be provided. Thirty-three and one-third (33 1/3) percent of the thirty (30) percent described above may be devoted to recreational uses, such as swimming pools, tennis courts, walkways, patios, etc. The overall site is 10.5 acres, 48% of the site is dedicated to Open Space and 20% is dedicated to Recreational Uses, such as a splash pad, tot lot, patio with picnic tables and grills, basketball court, etc.

Article 18 – Off-Street Parking and Loading Regulations

1. **Size and access.** It is required by the Code that a minimum width of an aisle designed and intended for the maneuvering of an automobile into a parking space shall be twenty-four (24) feet for ninety-degree parking. The proposed site has met that requirement and is compliance with the code. Where parking stalls are 18 feet in depth, 2 feet of overhang over a 6 foot sidewalk.
2. **Screening.** It is required to have a solid wall or fence, not less than five (5) feet in height for parking area facing residential zones. On site, there is an existing six (6) foot chain link fence. Perimeter landscape buffers on the east, west and south boundaries provide the appropriate screening to residential uses adjoining on site.
3. **Drainage and maintenance.** Drainage and maintenance is provided on site and is in compliance with the Code.
4. **Marking.** It is required to have parking spaces, in a lot of more than five (5) spaces, marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lot. The aforementioned is provided on site in compliance with the Code.
5. **Off-street parking regulations.** It is required by the Code to for there to be two (2) spaces per dwelling unit for Multi-Family Dwelling. The proposed site has met that requirement and is compliance with the code. The site is required and provides 262 resident parking spaces.

Article 19 – Landscaping Requirements

1. **Landscaping requirements for certain yard areas and off-street parking and other vehicular use areas.**

The proposed site is in compliance with the landscape requirements for the proposed use. In particular:

- No vehicle parking areas face a right-of-way, therefore no landscape buffers are required along Dr. Martin Luther King Jr. Boulevard.
- Perimeter landscape buffers abutting adjoining properties comply with the minimum 2.5 foot width requirement.
- Parking lot interior landscaping provides landscape islands and required trees (10) in accordance with the code requirements.

Article 20 – Sign Regulations

1. **Signage.** The existing development anticipates adding a freestanding sign facing the entrance. The code does not specify regulations for the proposed signage, however the overall provided signage square footage (100 sq. ft. sign face area) is consistent with the regulations established in the Code for commercial development and of a scale and nature so it's to integrate with the proposed development and maintain the amenity of the surrounding area.

Based on the above and attached information, the Petitioner respectfully requests the approval of the Rezoning Application.



**City of South Bay, Florida
Planning and Building Department
Subdivision/Development Application**

A. To be completed in full by applicant or agent:

Applicant (Property Owner):	Palm Beach County Housing Authority
Address:	3432 W 45th Street
	West Palm Beach, FL 33407
Phone:	561-684-2160 ext. 201

Applicant's Agent (If Applicable):	
Address:	
Phone:	

Date Prepared:	January 5, 2019
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B. Please indicate with a check those items that have been provided from the following list:

- 1. Letter from the applicant describing the proposed development
- 2. Name that will be used for marketing the development
- 3. Legal description, including the parcel control number(s) and address, of the subject property
- 4. Notarized power of attorney (authorization for agent to act on the owner's behalf)
- 5. Copy of the recorded deed for the subject property or contract for purchase
- 6. Certification of any property transfer since the property was deeded to the applicant
- 7. Unity of title
- 8. Rezoning covenant
- 9. Recent aerial photograph of the site
- 10. Location map showing property and nearest arterial road
- 11. A current property survey of the site
- 12. Master Site Plan or Revised Master Site Plan
- 13. Preliminary storm water management plan
- 14. Statement of availability of utility services
- 15. Phasing plan with a timetable for development
- 16. Traffic impact analysis/statement
- 17. Fire safety analysis
- 18. Environmental analysis, including wetland and upland vegetation analysis
- 19. Preserve area management plan
- 20. Adequate public facilities compliance reservation or exemption request
- 21. Plan for evacuation for property located in Hurricane Surge Map Zones 1,2,3
- 22. Certified list of property owners who will receive letter notices for the public hearing
- 23. Other information necessary to demonstrate compliance with the City's Comprehensive Growth Management Plan, Land Development Regulations and Code of Laws and Ordinances.

C. General Information:

Please complete the following table, and please include this information on the Master or Revised Master Site Plan:

Delineated Areas of the Property	Acreage or sq. ft.	Percent of Total Property Area
Total Site	3.32 of 10.5 acres	100%
Buildable Acres	10.5 acres	100%
Developed, existing	10.5 acres	100%
Developed, proposed	10.5 acres	100%
Gross floor area, by use(s)	N/A sq. ft.	N/A
Open space	5.40 acres	50%
Recreation area(s)	2.20 acres	20%
Upland preserve	N/A acres	N/A
Wetland	N/A acres	N/A
Wetland buffers	N/A acres	N/A
Number of residential units	131 units	N/A
Gross residential units	12.48 units/acres	N/A
Net residential density	12.48 units/acres	N/A
Area of building coverage	1.89 acres units/acres	17%
Storage are	N/A sq. ft.	N/A
Number of stories of each structure	Max 2 Story Height	N/A
Height of each structure	Max 2 Story Height ft.	N/A
Area if any partial floor (i.e., mezzanine)	N/A	N/A
Number of employees	N/A	N/A

D. Information to be included on the Master or Revised Master Site Plan:

1. Information in "C" above.
2. All water bodies (including any within 75 feet of the subject property).
3. Land use and zoning designations of all abutting properties.
4. All arterial and collector roadways adjacent to the property.
5. Description of existing uses on abutting properties.
6. Parking requirement calculations and parking stall and driveway locations and dimensions.
7. Accessible (ADA) parking, including access locations, calculations and dimensions.
8. Setback and separation dimensions for all structures.
9. Development timetable information.
10. Location and dimensions of all existing and proposed streets, driveways, sidewalks and bike paths and other transportation facilities such as loading areas, bike racks and transit stop areas.
11. Location and dimensions of all existing and proposed structures
12. Proposed uses of all buildings.
13. Location, type and dimensions of existing and proposed recreation facilities.
14. Existing and proposed street names.
15. Locations, size and dimensions of all proposed lots.

E. Proposed utilities (please check the applicable items; provide the names of other providers):

- Septic tank on site
- Well on site
- Source of irrigation
- Other: _____
- Other: _____

F. Application and Advertising Fees (Please check applicable item(s)):

- Site Plan Review\$2300.00
- Subdivision \$2300.00
- Comp Plan Amendments \$2750.00
- Annexation \$2200.00
- Rezoning \$2300.00
- Advertising fees associated with the required public (Actual Cost)
hearing notification(s) in the local newspaper will be determined after the ad(s) are placed.
Reimbursement of the fees are a condition of the approval and are payable with the post-approval requirements

G. General Instructions:

1. Please organize and submit all applications as a complete packet.
2. Please submit one original application and nine (9) identical copies.
3. Please limit the size of plans and documents to a foldable 24" x 36" format.
4. Please fold all larger documents prior to submittal.
5. Please make all payments payable to the City of South Bay.
6. Please submit all application to the Planning and Building Department.
7. The purpose of your application should be to communicate to the reviewing staff, the decision makers and the public what is being proposed and how the proposal meets and complies with the City's Comprehensive Growth Management Plan, the Land Development Regulations and the Code of Laws and Ordinances.

H. Inquiries and Comments:

If you have any questions or comments regarding this application please do not hesitate to contact us at (561) 996-6751 ext. 17. We want to hear from you if you have suggestions on how we can improve our services.

I. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

I do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved development order and the City of South Bay Comprehensive Growth Management Plan.

Larry Greenberg
Applicants Signature

2-6-19
Date

Larry Greenberg, Chief Operating Officer
Palm Beach County Housing Authority

Typed or Printed Name

NOTARY ACKNOWLEDGEMENT

State of Florida

County of Palm Beach

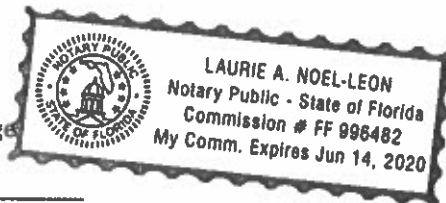
I hereby certify that the foregoing instrument was acknowledged before me this 6th day of February, 20 19, by Larry Greenberg. He or she is personally known to me or () has produced _____ as identification.

Laurie A. Noel-Leon
Notary Public Signature

Laurie A. Noel-Leon
Printed Name

State of _____ at-large

My commission expires: _____



ABBREVIATIONS

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LOCATION MAP

- SURVEYOR'S NOTE**
1. I HEREBY CERTIFY THE SURVEY MEETS ALL MINIMUM TECHNICAL STANDARDS REQUIRED BY SECTION 412.02, FLORIDA STATUTES.
 2. THE SURVEY WAS MADE AND THE CORNER STAKES ARE NOT VISIBLE AND THE SURVEY WAS MADE BY THE SURVEYOR'S OWN MEASUREMENTS.
 3. THE SURVEY WAS MADE BY THE SURVEYOR'S OWN MEASUREMENTS AND NOT BY THE USE OF A TOTAL STATION OR OTHER ELECTRONIC INSTRUMENT.
 4. DIMENSIONS ARE GIVEN AND FIELD NOTES CONTAIN DIMENSIONS.
 5. SAVED DIMENSIONS ARE PRESENT ON THE PLAT.
 6. THE SURVEY WAS MADE BY THE SURVEYOR'S OWN MEASUREMENTS AND NOT BY THE USE OF A TOTAL STATION OR OTHER ELECTRONIC INSTRUMENT.
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 11. THE SURVEY WAS MADE BY THE SURVEYOR'S OWN MEASUREMENTS AND NOT BY THE USE OF A TOTAL STATION OR OTHER ELECTRONIC INSTRUMENT.

LEGAL DESCRIPTION

PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT OF THE SOUTH BAY, FLORIDA STATE UNIVERSITY (SOUTH BAY STATE UNIVERSITY) PROJECT, 7/14/2008, AS SHOWN ON THE PLAT, 14/14/08.

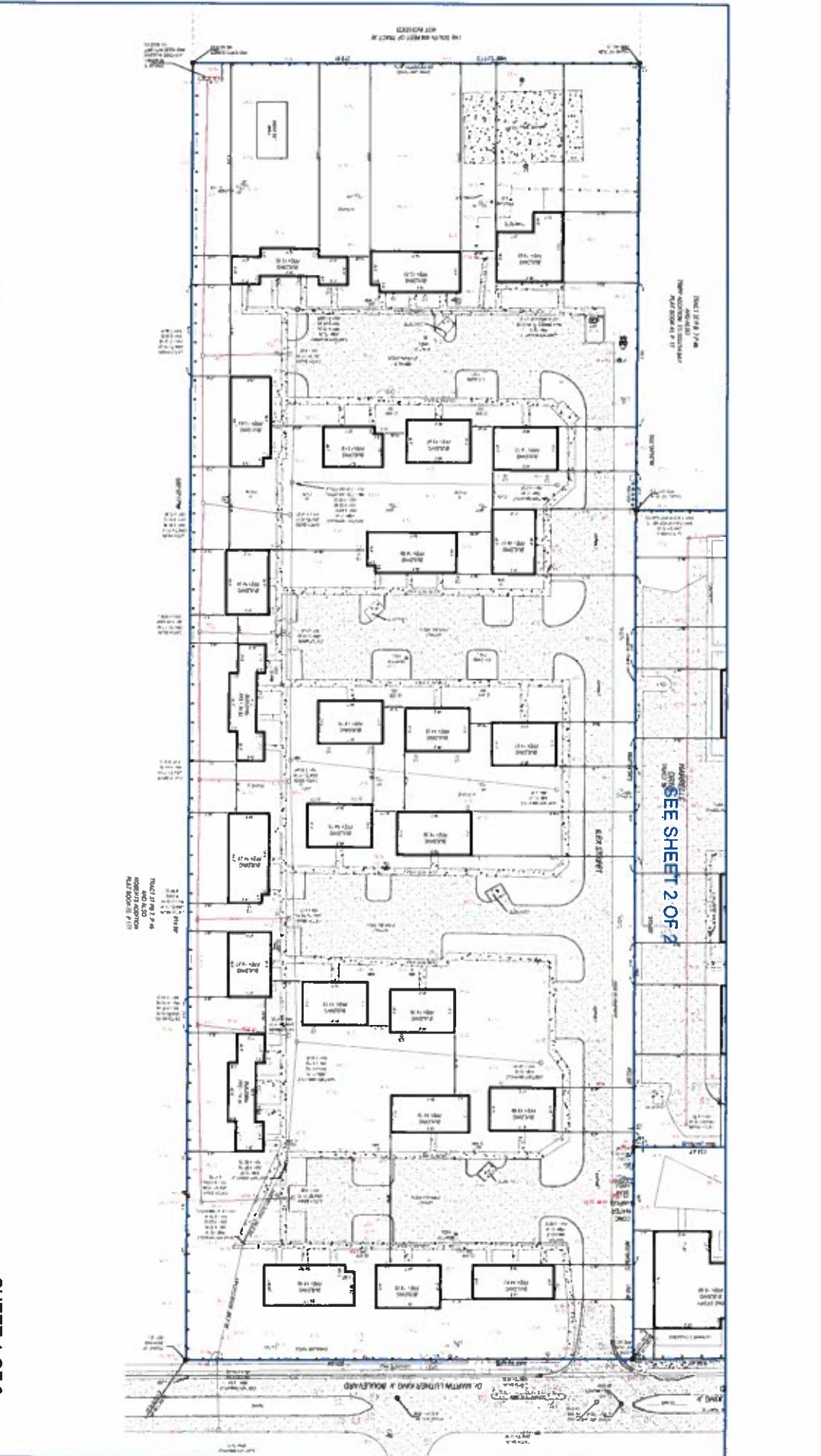
SKIMED

CHAD H. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPER
 FLORIDA CERTIFICATION NO. 504

BOUNDARY SURVEY

PM SURVEYING

LICENSED BUSINESS NO. 6788
 404 CHARBROOK STREET
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-478-7854
 FAX: 561-478-1094



A Special City meeting of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on March 04, 2019 at 6:00 p.m.

Present:

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

Staff:

Burnadette Norris-Weeks, City Attorney
Leondrae Camel, City Manager
Vicky DelBosquez, Interim City Clerk
Massih Saadatmand, Finance Director

Mayor Kyles mentioned discussion of Agenda Items.

Resolution

The City Clerk read Resolution 05-2019 for discussion.

A Resolution of the City Commission of the City of South Bay, Florida authorizes the Mayor and the City Manager to execute the attached Lobbying Services Agreement between MEJ Consulting, LLC and the City of South Bay, Florida; providing for an effective date.

The City Manager stated the City Commission of the City of South Bay hereby authorizes the Mayor and the City Manager to execute the Lobbyist Services Agreement between MEJ Consulting, LLC and the City of South Bay, attached hereto as Exhibit "A." The City Manager is further authorized to take all necessary and expedient action to carry out the aims of this Resolution 05-2019. He said the City Commission of the City of South Bay entering into a 1 (one) Agreement with MEJ Consulting, LLC to provide lobbying services for an amount to not exceed Twenty-Thousand Dollars (\$20,000). *(Full discussion/recording available through the City Clerk's Office)*

Vice Mayor Wilson asked the City Manager to explain to him on page 7 item b. The City Manager stated the retainers shall be paid in installments; it is the actual amount per hour that will be paid to Mr. Jackson per hours worked and documented hours for all the services render. Vice Mayor asked if the One-Hundred Dollars (\$100.00) an hour is part of traveling time. The City Manager stated it is inclusive not to exceed Twenty-Thousand Dollars (\$20,000) Agreement. He mentioned that is inclusive of travel meals and all the services that will be rendering by MEJ Consulting, LLC. Vice Mayor asked approximately how much is the distance from South Bay to Tallahassee. The City Manager said it is a 6 hour drive. Vice Mayor Wilson asked if

that would be Six Hundred Dollars (\$600.00) to go to Tallahassee. The City Manager mentioned it can be calculated that way or it can be calculated by the miles; he not sure. He said Mr. Jackson can speak on how he will bill the City. *(Full discussion/recording available through the City Clerk's Office)*

Mr. Jackson said he really appreciate the opportunity to represent the City of South Bay as a lobbyist during the RFQ process. He stated the Agreement itself as indicated by the City Manager is an all-inclusive Agreement; within 16 years of him doing consulting, he never had an all-inclusive Agreement. He mentioned it becomes a challenge to separate: travel, meals, lodging, and what's being done as a work product. He stated the SCOPE of service is outlined 21 units, 21 different aspects under the SCOPE of service; it's advertised A-U. He mentioned based on that and the amount for payments; he request that the Commission consider that amount because it's very little to get a lot done, especially if it considers the contingency of doing work in Washington D.C. which is an option on the list. He stated 2 flights to Tallahassee, 2 flights to Washington D.C. are mineral compared to over a year period of time; they will only consume maybe a quarter of what's available. He mentioned the liability insurance for the particular contract exceeds the amount made available; he understands it is a budget but it's not sufficient to completing the contract. He wanted to know if there are any additional funds available to successfully execute the contract agreement. *(Full discussion/recording available through the City Clerk's Office)*

Vice Mayor Wilson said when he do the math; with Twenty-Thousand Dollars (\$20,000) and him only taking one trip that One Thousand Dollars (\$100,000.00), not including food or lodging. He stated it is impossible for Mr. Jackson to go to Tallahassee and Washington every week for a whole year.

Commissioner Berry referred everyone to page 3; she did not understand that would be part of Mr. Jackson SCOPE of work, her understanding based on discussion SCOPE of work would include going to Tallahassee. She said her experience the City cannot afford a Lobbyist however a Consultant as mention on temporarily bases. She requested the Commission table the item until the budget is reviewed; given her time to review all the opportunities and to review each of the elements. She mentioned she don't think the City of South Bay can afford a Lobbyist at a Lobbyist salary; she referred everyone to page 9 item 14, it is a temporary understanding comprehensive liability insurance of a mineral amount of Five Hundred Thousand Dollars (\$500,000.00). Her question was directed to the City Manager; do the City Consultants, provide their own transportation and their own insurance. The City Manager answered yes. *(Full discussion/recording available through the City Clerk's Office)*

Commissioner Berry referred everyone to page 6 Consultant Responsibilities; SCOPE of service section 1, she wanted to know how Mr. Jackson is interpreting the SCOPE of service. Mr. Jackson said it explains itself; he is responsible and performs the SCOPE of services as outlined. He mentioned section 1 entails a total of 21 elements but if the City desires to seek out a Federal Consultant then it takes away some of those responsibilities. He said the document is a good document; he not sure if it's the one for the particular situation, he emphasis if a budget was in place to support than it would be a fine document. He mentioned it is impossible satisfactory complete the elements that is outlined in the document based on the amount; the insurance that was reference, the insurance amount he would have to carry to cover all the particulars that were mention is an excessive Twenty-Eight Thousand Dollars (\$28,000.00). He said the services for the Contract is Twenty-Thousand Dollars (\$20,000.00); he emphasis to the Commission if they look at it in totality for a year, it is less than minimal wage. *(Full discussion/recording available through the City Clerk's Office)*

Commissioner Berry asked a question in regards to the budget for this fiscal year is the Twenty-Thousand Dollars (\$20,000) as the designated amount. The City Manager stated it was correct. *(Full discussion/recording available through the City Clerk's Office)*

Commissioner Berry asked a question regarding reports to be submitted to the Commission, the City Manager, and the Mayor on page 3h; preparing for periodically monthly during those months, especially in the Legislative sections that the legislations not in sections, she wanted to know did Mr. Jackson know the Commission direct the action of the Consultant. She mentions that if an issue is not on the legislative agenda, the consultant supposed to promote that and advocate it for the City. Mr. Jackson answered, it is correct as outlined in the SCOPE of the service. Commissioner Berry stated she don't have the wording with her to indicate that it is the direction of the Commission that guides the SCOPE of work for the Consultant; through the City Manager the Consultant would have to present a public form what South Bay Issues are. She emphasis the issues: Lake Okeechobee, major water issues, climate change. She stated a consultant has a very important job; they have to have the materials as well as do the research and be able to present it in a way in a platform so the public understand it. She said they need to revise the language.

The City Manager referred everyone to page 2d; which showed the language is in there what Commissioner Berry made a comment about. He stated the Legislative Process is directed by the City Commission. The City Attorney stated it is an exhausted list, when you look at D it states that it is directed by the Commission, F according to the City Commission, City Manager and other staff. She mentions once you get to H; it's saying the legislative is not in session, it would be good for the Consultant to do additional work and provide information that would be good for the City about things that maybe be occurring at room making hearings, studies that maybe on the way. She stated if Mr. Jackson learns that it will be new legislative composed in the next section, he supposed to keep the City up to speed on topics of interest for the City even when the legislative not in section.

Commissioner Berry wanted to know how the document will will flow in terms with; an event: emergency or something that will impact the City Economic Development quality of life. The City Manager stated the working relationship will continue as it is currently operating; the Commission guides the process, have a conversation, make motions, and give directions to the City Manager. He mentioned after, the City Manager will have that relation with the Consultant and explain to him what the Commission is looking for or the Consultant will be in the room knowing it is a topic of discussion or the City Manager will have the conversation prior it coming to the Commission and saying it is an item. He mentioned he is in a position to keep the Commissioners informed of all legislatives matters so it won't be taking it away, it will be an addition.*(Full discussion/recording available through the City Clerk's Office)*

Commissioner Barnard stated the Commissioners don't have a problem with the Agreement; it's just the amount that they're going to pay the Consultant. Mr. Jackson said it's not sufficient to cover all the elements of the Agreement. She mentioned it is a lot to do in the Agreement but they will have to wait and see.

Commissioner McKelvin had a question regarding the Twenty-Thousand Dollars (\$20,000); would it be for the fiscal Year for September 30th or for the entire year from March to March. The City Manager stated it is a

12 months Agreement but for the fiscal year the funding it will be another set aside as in the Budget beginning October 1st.

Vice Mayor Wilson stated after listening to Mr. Jackson and looking at the SCOPE of work; he think the problem is not in the contract, the problem is the amount of money. He mentioned he thinks they should work out the money details before they go any further with the Contract.

Mayor Kyles stated he is concerned about something that Mr. Jackson stated; on page 10 in reference to the insurance. He said Mr. Jackson said it will cost Twenty-Eight Thousand Dollars (\$28,000.00) by itself in order to carry the insurance on its automobile vehicle by traveling back and forth to Tallahassee; he think those are areas the Commission will need to focus on at the present time and he think they need to table it tonight to get clarity and references of scenarios to see which directions they should go because Mr. Jackson stated he don't have a problem with the Contract but the Budget amount that is being implemented. *(Full discussion/recording available through the City Clerk's Office)*

The City Manager asked Mr. Jackson what SCOPE he would be able to provide the City for the Twenty-Thousand Dollars (\$20,000). Mr. Jackson stated everything that is in the Contract is needed and necessary for their success in Tallahassee; he mentioned he wouldn't take out because it will be very difficult for him to pick out and base it on the Twenty-Thousand Dollars (\$20,000). He said he can assist the manager in specific things he may outlined for the session but it will have to be something separate from the Agreement.

Mayor Kyles stated he will prefer to direct Mr. Camel to meet with the City Manager to see how they will be able to work it out and bring it back before the Commissioners. The City Manager stated session begins tomorrow; they have 3 legislative request, 2 have house fields, 1 without. The City Manager said he is seeking directions from the Commission to work with Mr. Jackson; he want to work with Mr. Jackson for the current 3 request prior to their meeting on March 19th. He mention if it is agreeable with Mr. Jackson, the Commission and legal to Amend Resolution 05-2019 to work with the 3 legislatives proposals; at the current rate proposed and over the next 2 weeks prior to meeting again.

The City Attorney stated the agreement right now that they will execute and it have been notice by the public; it explains that is the Agreement as stated. She do think it is possible to modify it so the SCOPE of services; at the Scope of Services, they can say yes they agree to execution of the agreement provided by the SCOPE of services, it is limited by the City Manager and the Consultant the services that can be provided in Tallahassee this year which is no more than Twenty-Thousand Dollars (\$20,000). She mentioned the list can be amended to have less services provided and they will be able to work it out.

Commissioner Berry stated she is not comfortable with that; she observed the document, it has been published. She said her goal tonight was to move on something based on discussion; she understands part of what the City Attorney talked about but she is not comfortable with the language and how it will be reframed

Commissioner Barnard made a comment about tabling something that the Commission needs support on when they go to Tallahassee. She wanted to know if there was anyway they can work with Mr. Jackson to support the Commission with the 3 legislative priorities issues that is being taken to Tallassee.

Mayor Kyles asked Mr. Jackson, when him and the City Manager get together for the particular Resolution; dealing with the amount that the Commission has already budgeted. Mr. Jackson stated it works for him but it's difficult to agree to something that will be in writing without seen that even if it's on a temporarily bases. He mentioned he don't mind working pro bono until they come back from Tallahassee and until they able to make an decision; he would not be able to attend Tallahassee but he would be able to work from here.

Commissioner Berry made a motion to table Resolution 05-2019 until the next City Commission Meeting on March 19, 2019. The motion was seconded by Vice Mayor Wilson. The vote was unanimously approved.

The City Clerk read Resolution 06-2019 for discussion.

A Resolution of the City Commission of the City of South Bay, Florida authorizes the Mayor and the City Manager to execute the attached Agreement between the City of South Bay and Zahlene Enterprises, Inc. regarding the reconstruction of City of South Bay Roadways Project; providing for an effective date.

The City Manager stated Zahlene Enterprises, Inc. has submitted a proposal to the City as the lowest responsive and responsible bidder in response to Invitation for BID ITB 2018-05, Project FM# 440390-1-54-01, to perform said resurfacing work for the amount of One Million Two Hundred Fifty-Four Thousand Four Hundred Sixty-Four Dollars and Zero Cents (\$1,245,464.16); and the Florida Department of Transportation (FDOT) is in agreement with the bid award to Zahlene Enterprises, Inc. and has written a Bid Concurrence letter to the City dated February 1, 2019 recognizing Zahlene Enterprises, Inc. as the lowest responsible, responsible bidder.

Commissioner Barnard made a motion to approve Resolution 06-2019; a Resolution of the City Commission of the City of South Bay, Florida authorizes the Mayor and the City Manager to execute the attached Agreement between the City of South Bay and Zahlene Enterprises, Inc. regarding the reconstruction of City of South Bay Roadways Project; providing for an effective date. The vote was seconded by Taranza McKelvin. The vote was unanimously approved.

Vice Mayor Wilson asked Mr. Jordan Zahlene would he consider hiring locally. Mr. Zahlene said he would consider hiring locally for non-specialty labor.

Commissioner Mckelvin wanted to know the time frame to complete the job. Mr. Zahlene stated they have until December 31st, 2019.

Vice Mayor Wilson asked who would be the contact person and when will the City know when jobs would be available. Mr. Zahlene said he was going to ask who would be the point of contact for the list of potential employees, if they put a number it would be the number to Zahlene Enterprise Office but usually the project Manager that has been assigned to the project would be the contact person. Mr. Zahlene asks would the City be providing them a list of available neighbors or post up an Ad. The City Manager stated what is typically done for the City road projects; they ask the Contractor for their job site to post the jobs for the labors to come out. Mr. Zahlene said he can have several job applications on site the entire time so if anyone approaches they can take an application with them and don't have to go to their main office.

Commissioner Berry asked would Zahlene have a trailer where people can come in to fill out job applications. Mr. Zahlene said they have not been assigned an area to put a trailer; his formal on site will have several job applications in his pickup truck.

Vice Mayor Wilson wanted to know Mr. Zahlene take on a person that has a felony or been to prison. Mr. Zahlene said he believe in forgiveness and that is his model to run his company; as long as it is no current investigation going on and it been closed, for basic labor everyone deserves a second chance.

Joe Kyles, Mayor

ATTESTED BY:

Vicky DelBosquez

A City Workshop of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on March 19, 2019 at 6:30 p.m.

Present:

Mayor Joe Kyles
Vice-Mayor Wilson
Commissioner Esther E. Berry
Commissioner Betty Barnard

Staff:

Burnadette Norris-Weeks, City Attorney
Leondrae Camel, City Manager
Vicky DelBosquez, Interim City Clerk
Massih Saadatmand, Finance Director

Mayor Kyles mentioned discussion of Agenda Items.

Resolution

The City Clerk read Resolution 05-2019 for discussion.

A Resolution of the City Commission of the City of South Bay, Florida authorizes the Mayor and the City Manager to execute the attached Lobbying Services Agreement between MEJ Consulting, LLC and the City of South Bay, Florida; providing for an effective date.

The City Manager stated during the Special City Commission Meeting on March 4, 2019 the item was presented to the Commission for consideration. He wants to give Mr. Jackson an opportunity to present some additional numbers to the Commission. Mr. Jackson was unable to attend the Meeting tonight but did email the City Manager with the numbers for the Commission. Mr. Jackson said in his email, after the third review of Resolution 05 2019 and calculation of the cost associated with the MEJ Consulting, LLC performing the same; an acceptable fee for his consideration would be in the range of, Seventy Thousand Dollars (\$70,000.00) to Eighty Thousand Dollars (\$80,000.00) to sufficiently provide State of Florida Lobbyist Services only. Mr. Jackson went on to say in his email; Eighty Five Thousand Dollars (\$85,000.00) to Ninety Five Thousand Dollars (\$95,000.00) to provide both State of Florida and Federal Lobbyist Services as outlined in the defined SCOPE of work of the Agreement. The City Manager mentioned he did share with Mr. Jackson that the Commission did have the Twenty Thousand Dollars (\$20,000.00) available for such services; he will share the information with the Commission.

Commissioner Barnard wanted to know if they would be able to afford any of what Mr. Jackson request for his services. The City Manager stated we are not able to afford that as the request is presented; it is not a budget

Amount for the Seventy Thousand Dollars (\$70,000.00) to Eighty Thousand Dollars (\$80,000.00) or Eighty Five Thousand Dollars (\$85,000.00) to Ninety Five Thousand Dollars (\$95,000.00).

Commissioner Berry stated the City Manager stated it is not in the budget and the City cannot afford at this cost.

Vice Mayor Wilson said he would love to have Mr. Jackson but unfortunately we don't have the money in the budget.

Mayor Kyles stated he going to stick with the budget of Twenty Thousand Dollars (\$20,000.00); the Commission haven't budget for Seventy Thousand Dollars (\$70,000.00) to Eighty Thousand Dollars (\$80,000.00) or Eighty Five Thousand Dollars (\$85,000.00) to Ninety Five Thousand Dollars (\$95,000.00) to have an consultant for the City of South Bay.

City Clerk Report

The City Clerk announced the next City Commission Meeting on April 2, 2019 beginning with a workshop at 6:30 p.m. followed by a Regular Meeting at 7:00 p.m. She also mentioned she gave all the Commissioners a packet for the Future League Notification Meetings; in the packet are future dates. She wants to provide a Calendar Agenda to the Commissioners so the scheduling can be done on time; so if anyone wants to attend, they can have the requests made in advance.

Mayor Kyles asked about the status of the search of the City Clerk. The City Clerk stated they are a few candidates that have applied for the position. She mentioned the ending date is April 30, 2019; they're sticking to that deadline.

The City Manager Report

The City Manager stated he presented to the Commission the Health Insurance Renewal Report from McKinnely Financial; the goal of staff is trying to align the Health Insurance with the calendar year. He mentioned the current renewal is in April of each year; this year they're trying to align the calendar renewal period along with the Budget Fiscal Year. He said an increase will show; the increase is 4.5% to continue with the existing coverage through Aetna. Aetna presented a renewal of the period for Six (6) months at 4.5%; the mythology used for calculating the renewal increase is community rating. He stated the community rating refers to an insurance pricing system that prohibits medical underwriting; requires all of the carriers ensure in the same geographical area pay the same premium regardless of their health status but age and gender are accounted for. He said to align the Health Insurance Calendar with the October Fiscal year; will receive a 4 ½%. He mentioned some of the increase the staff would not have to share the burden as well as keeping in line with what is in place now with the 80/20% that the employees do contribute to the cost of Health Insurance. *(Full discussion/recording available through the City Clerk's Office)*

Mayor Kyles asked a question in regards to if Aetna bidding process in late July, they would start the bidding in the particular time period in reference to carriers. The City Manager stated yes; it's a likely hood that other carriers would give the City a better ratings.

Commissioner Berry asked a question in regards to the employee's contributions to Health Insurance, she wanted to know the parameter that is taken place for each employee. The City Manager stated once the employees are introduced to the changes that will occur within the summary of benefits, next week before April 1 it will be some items that they will choose. He mentioned the 20% is the employee's contributions made off their selections.

Mayor Kyles asked a question in regards to the increase, he wanted to know would there be any changes with the particular plan that the employees may have now. The City Manager stated changes may occur; One (1) change that he does know is the amount of the deductible will increase. The Human Resource Manager stated the only changes that will be effected are the deductible amount; the summary of benefits they're matching the same for what we currently have now. Mayor Kyles asked what percentage did the deductible increase. She stated it's up to Six Thousand individuals (6,000) to Ten Thousand (10,000) for family coverage. Mayor Kyles asked a question in regards to a life disability, he wanted to know do employees have long term or short term disability. She said the employees have a long term disability that the City is providing for them; short term is offer to the employees but only under the Supplemental Insurances.

Commissioner Berry asked is there a relationship with Aetna Insurance and Florida Municipal Insurance Trust. The City Manager said no.

The City Manager said the City receive several requests for parking of Commercial Vehicles on Residential lots. He mentioned they have been studying and looking at the complaints and phone calls; On April 2, 2019 City Commission Workshop at 6:30 p.m. staff will be presenting a presentation on information and ways to address the Ordinance where heavy trucks are not allowed to park in Residential Communities. He said they will be able to park their trucks within the Residential Community but it comes with permission from the City; the City would have to grant that permission. *(Full discussion/recording available through the City Clerk's Office)*

Commissioner McKelvin said he's all for bringing it back to the table because it is a lot of residents that are truck operators and it would be hard for them to secure their trucks without them being there physically. He mentioned we also have to think about the City roadways and how the impacts would affect the roads; if the City is allowing them to park at their residents, the City should come up with a package it will have to come with a fee.

Commissioner Barnard said she agrees with Commissioner McKelvin. She also asked about the directions the trucks will go. The City Manager stated they will address the routes the trucks will take.

Commissioner Berry stated she will listen to the feedback from: staff, residents, Commissioners and the City Manager.

Vice Mayor Wilson said he agrees with Commissioner McKelvin.

Mayor Kyles discusses a situation that took place years back before he became a Commissioner in the City of South Bay dealing with the parking of the tractor trailers in the City. He had a talk with Denny down at Marathon; Denny said the individuals can park their trucks down there but would have to pay Six Dollars (\$6.00) a night, as well as provide their own security. Mayor Kyles had a question on whether an exempt

permit would be needed for trucks that drives for other companies but park in the City or the ones that own their own trucks. He stated he is concerned about the City roads if the trucks going to be going down the City roads. *(Full discussion/recording available through the City Clerk's Office)*

The City Manager stated on April 1, 2019 Mobilization signs will be out on SW 7th Street and 1st Street; the process for construction will begin. He mentioned on March 27, 2019 at 6:00 p.m. in the City Hall Chambers; a meeting will be held for residents that will be impacted along SW 7th Street and 1st Street. He stated the construction will end sometime in October.

Commissioner Mckelvin asked for an update on the City Parks. The City Manager stated at the end of April both parks will be completed; he met with the Contractor today and they're two weeks behind but it's due to general constructions and passing of inspections.

Commissioner Barnard asked was it the Original Contract for the Contractors to end the construction of the parks in April. The City Manager stated the original contract was June 30; they were pushing for a Mid-April delivery date but now they're pushing for end of April.

Vice Mayor Wilson asked about the signs for the big trucks that go down in Villa Lago. The City Manager stated it would be impossible to have no trucks traveling down that route; it is a heavy truck parking along Villa Lago. He mentioned due to the trucks traveling a high level speed, they're now slowing the trucks down.*(Full discussion/recording available through the City Clerk's Office)*

Vice Mayor ask is there a way to keep the grass at a vacant apartment building on NW 10th Avenue cut down and not allow it to grow high to than cut it. The City Manager said yes, he would notify the owner of it.*(Full discussion/recording available through the City Clerk's Office)*

Joe Kyles, Mayor

ATTESTED BY:

Vicky DelBosquez

City of South Bay
Regular City Meeting
March 19, 2019

Page3647

A Regular City Meeting of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on March 19, 2019 at 7:00 p.m.

Present:

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

Staff:

Burnadette Norris-Weeks, City Attorney
Leondrae Camel, City Manager
Vicky Delbosquez, Interim City Clerk
Massih Saadatmand, Finance Director

Mayor Kyles called for any voting conflicts; there were none.

Presentations

Vice Mayor Wilson made a motion for Mayor Kyles to remain the Mayor of the City of South Bay. The motion was seconded by Commissioner McKelvin. The vote was unanimously approved.

Vice Mayor Wilson made a motion to nominate Commissioner Barnard to be the Vice Mayor of the City of South Bay. The motion was seconded by Commissioner Berry. The vote was unanimously approved.

Commissioner Wilson made a motion for Commissioner Berry to remain the Treasurer of the City of South Bay. The motion was seconded by Vice Mayor Barnard. The vote was unanimously approved.

Commissioner Berry made a motion for Attorney Norris-Week to remain the City Attorney of the City of South Bay. The motion was seconded by Commissioner McKelvin. The vote was unanimously approved.

Commissioner Berry made a motion for Vicky Delbosquez to remain the Interim City Clerk of the City of South Bay. The motion was seconded by Commissioner McKelvin. The vote was unanimously approved.

Mr. Gregory Vereen the president of SSAGA of the Financial Scholarship Assistant came to invite the City Commissioners to the Game of Golf fundraiser tournament on Saturday, April 6, 2019. The tournament is to raise funds for underprivileged students with scholarships as they enter into college the first time. They ask the City for a generous donation.

Commissioner Berry made a motion to donate a minimal of One Thousand Dollars (\$1,000.00) to the SSAGA Financial Scholarship. The motion was seconded by Commissioner Mckelvin. The vote was unanimously approved.

Consent Agenda

Mayor Kyles called for approval of the consent agenda, inclusive of the City Workshop and Regular City Meeting Minutes of February 19, 2019 and March 04, 2019 Special Meeting.

Commissioner Berry made a motion to pull March 4, 2019 Special City Meeting Minutes for review. The motion was seconded by Commissioner Mckelvin. The vote was unanimously approved.

Commissioner McKelvin made a motion to approve the City Workshop and Regular City Meeting Minutes of February 19, 2019. The motion was seconded by Vice Mayor Barnard. The vote was unanimously approved.

Mayor Kyles called for approval of the Regular Agenda, of March 19, 2019. Vice Mayor Barnard made a motion to approve the Regular Agenda. The motion was seconded by Commissioner Wilson. The vote was unanimously approved.

Resolution

The City Clerk read Resolution 05-2019 for the record.

Commissioner Mckelvin made a motion to pull Resolution 05-2019. The motion was seconded by Commissioner Wilson. The vote was unanimously approved.

The Manager asked is he in line to negotiate with the next respondent of the RFP. The City Attorney said based on the fact that the City has a bidder who has rejected the terms of the Bid; the City would be within their discretion because it is a valid bidder and the City won't be going outside, it would be looking at bidders who would have been consider at a previous meeting. *(Full discussion/recording available through the City Clerk's Office)*

The City Manager stated, as of today the chair of the appropriations committee where presenting their budgets at this time from Tallahassee; he recommending having a conversation regarding the upcoming session with one of the respondents. He said to bring someone on at this time in order to work through this process this legislative calendar would not be in the best interest of the City. He mentioned bringing someone on at this time would give the City timely submission for 2020 Legislative Session.

Commissioner Berry had a question in regards to the RFP including the language Lobbyist; she wants to know if the word Lobbyist or Consultant would be used. The City Attorney stated the City Manager can put it out to say Lobbyist Consultant Services.

The City Manager stated he can have conversations with the other respondents; he can provide an report at the April 16, 2019 City Commission Meeting.

Commissioner Berry asked will if Twenty Thousand Dollars (\$20,000.00) as stated on the Resolution for a Consultant. The City Manager stated yes, the number will not change. He mentioned the time period will be a 12 month scheduling.

Rosenwald

Commissioner Berry stated last Thursday, Ms. Napier and her administrative staff held a stakeholders meeting, the stakeholders was the parents and communities persons at Rosenwald. She mentioned the purpose of that meeting was to focus on generating and looking at the academic objectives, benchmarks to determine what they can use in the Community. She said her being a participant at the stakeholders meeting; she was impressed with the organization of Ms. Napier and her staff, she was mostly impressby the input from the parents. She mentions Ms. Napier has ideas on how the school and the City could partner with businesses as a way to incentivizing parents. *(Full discussion/recording available through the City Clerk's Office)*

Finance Report

Commissioner Berry stated she spoke with the Finance Director and the City Manager and shared an ideal with them. She asked the City Manager to give a brief overview of their discussion, regarding: finance, physical workshop for the Community and Commissioner and how they're trying to add another layer of input and budgeting for the following year. The Manager stated they did have a conversation discussing trends and patterns for the budget; for the 2019 budget, they're going to ask one of the City Manager ICEM Students at Florida Atlantic University to take the City budget, analyze it, prepare the City a trend analysis and present it to the City. It will give the City a different level and perspective on how the City can present the budget to the public and Commission. He mentioned, he has not receive a response back but the City looking at doing something different with the presentation of the budget. Commissioner Berry added with the projections of future financing planning.

City Clerk Report

The City Clerk announced the next City Commission Meeting on April 2, 2019 beginning with a workshop at 6:30 p.m. followed by a Regular Meeting at 7:00 p.m. She also mentioned she gave all the Commissioners a packet for the Future League Notification Meetings; in the packet are future dates. She wants to provide a Calendar Agenda to the Commissioners so the scheduling can be done on time; so if anyone wants to attend, they can have the requests made in advance. She stated a few candidates that have applied for the City Clerk position; the ending date is April 30, 2019, an update will be given within the two (2) next City Commission Meetings.

The City Manager Report

The City Manager said he want to share with the Commission regarding the 4 ½ % Health Insurance Renewal which will be begin April 1, 2019; information will be presented to staff next week. He mention for six (6) months they will align the insurance renewal with the fiscal calendar year; 4 ½ % increase will take place, with the next projection during the renewal period once they go out to BID and they will bring the information back to the Commission for consideration. He stated they did speak regarding the commercial

good conversation as they present the information to the Commission regarding a resident exhibition permit. A marketing video for for businesses in the City and to attract outside businesses was shown; will be part of the City marketing tool for something in their tool box, so the City can attract businesses to the City of South Bay and expand and approve their tax base. He stated the City is scheduling a meeting with the contractors and city engineers for the construction project that will begin April 1, 2019 on Sw 7th Street and 1st Street. *(Full discussion/recording available through the City Clerk's Office)*

Mayor Kyles acknowledge Mrs. Freeman who attended the last City Commission Meeting; she was worried about the demolition that was behind her house. He mentioned they have it on radar and hopefully they will get back with the City Manager to give him an update on when they will be able to demolish the house. The City Manager added that the house will be demolish; not to exceed sixty days (60) but he was able to get the numbers from the County and they provided a more realistic schedule on when they will have that house demolish. He mentioned the filing of lien and going through process is needed and it will be taken care of.

City Attorney Report

The City Attorney thanked the Commission for giving her firm another chance to represent the City of South Bay. She emphasis how she can't believe it's been five (5) years since they first start representing the City and she like to thank it's been five (5) quiet and good years. She mentioned she thinks they brought in terms of the legal department; the City forward, with no lawsuits, issues to speak on accept issues that will come up on day to day basis that are general issues that come before the City. She stated she take pride in the fact that she always try to work closely with the City Manager, they talk on frequent bases and she thinks she add a lot of value to the decisions and things that comes before the Commission for consideration.

Commissioner Comments*(Full discussion/recording available through the City Clerk's Office)*

Commissioner McKelvin thanked everyone for coming out and told them to have a blessed night and enjoy spring break.

Vice Mayor Barnard mentioned she was kind of speechless tonight and she knows it must be God work. She stated she is happy about her new position and can't wait for the journey she going to embark. She thanked everyone for coming and asks them to continue to come out.

Commissioner Berry stated the greatest goal is consistency in her life. She said sometimes she is not patient but the people in the City of South Bay have taught her so much and they continue to teach her. She mentioned she has a special commitment for her seniors and would like to thank them for being lovely, gracious.

Commissioner Wilson thanked everyone for all that they do. He gave thanks to the residents as well for helping the dream to be a dream team.

Mayor Kyles gave thanks to all the Commissioners; he thanked them for giving him an opportunity to serve as Mayor since 2015 for the City of South Bay. He gave thanks to the resident, staff and to everyone and what they do to keep the City moving in the right direction.

ATTESTED BY:

Vicky DelBosquez

Joe Kyles, Mayor

A City Workshop of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on April 02, 2019 at 6:30 p.m.

Present:

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

Staff:

Michelle Austin Pamies, City Attorney
Leondrae Camel, City Manager
Vicky DelBosquez, Interim City Clerk
Massih Saadatmand, Finance Director

Mayor Kyles mentioned discussion of New Residents Exhibition Permit Presentation. *(Full discussion/recording is available through the City Clerk's Office/City Website.)*

Mr. Collins the Economic & Business Development Director gave a presentation for a new residents exhibition permit. The purpose of the permits; 40% of residents in the community drives vehicle over the GVWR, residents as well was complaining about the trucks in the neighborhood. He mentioned the City wanted to provide a solution to residents that will allow them to park vehicle son their private property; the permit will be limited to one (1) Commercial Vehicle, it can be a truck or tractor and trailer combination not to exceed two (2) per lot. He stated vehicles would have to be parked on private property adjacent to residents in a manner that is not physical from streets view; it cannot be less than twenty five (25) feet from residential infrastructure. He mentioned the continuously operations of engines, generators or compressors shall not take place prior to 6:00 a.m. or after 9:00 p.m.; the continuous operations definition is operating in access of five (5) minutes. He stated a violation of this can revoke the permit by City Code Compliance; no repair activity before 6:30 a.m. only on Sundays and National Holidays, repairs shall not commence before 8:00 a.m. and after 10:00 p.m. He mentioned vehicles transporting hazardous materials shall not be left unattended or park overnight in residential areas; the owner of the vehicles must be the property owner or renter with written consent from a property owner. Permits shall be issued to applicant to permit tied to subject property and vehicle. Yearly permit renewal is due on the last day of July of each year or quarterly due on the 1st of January, April, July, and October. Vehicles in excess of Eleven Thousand (11,000) pounds, has obtained a permit shall not store or transfer materials at residents. He showed the fees on the slideshow of yearly and quarterly.

Commissioner Berry asked how the suggested fees were determined. The City Manager stated the exhibition permit does not really exist in a whole lot of places; they did a comparative study on the cost of parking not

just in the City of South Bay but other areas in Palm Beach County. He mentioned the fees in those areas was comparative to something that they seen and was able to present to the Commission for their consideration.

Mr. Collins stated vehicles that are Nine Thousand (9,000) to Fourteen Thousand (14,000) GVWR, is Six Hundred Dollars (\$600.00) per vehicle; a quarterly payment for January, April, July, and October would be One Hundred Fifty Dollars (\$150.00) per vehicle. He said a vehicle that is Fourteen Thousand (14,000) to Sixteen Thousand (16,000) GVWR, would be Six Hundred Seventy Five (\$675.00) per vehicle; the quarterly payment would be One Hundred Sixty Eight Dollars and Seventy Five Cents (\$168.75) per vehicle.

Commissioner Berry asked a question in regards to the truckers who hauled doing the seasonal months; she wanted to know did they make any adjustments for season vs. non season activitie. The City Manager stated they did not make those types of adjustments because although it may be a seasonal activity when the trucks carrying products; however they're still working and moving on City streets and working within the residential neighborhood. He mentioned they're seen trucks throughout the process that are sitting without moving three (3) months out of the year.

Commissioner Berry asked a question regarding the City reaching out to the commercial vehicle drivers who has approach Commissioners or the City Manager regarding permitting and the location for parking; she wanted to know do they consider suggesting to the Commission that they have a discussion surrounding the exploratory pricing. Mr. Collins stated yes.

Mr. Collins explained if the payments are not made on time for the quarterly and annually dates a late payment free will take place in the amount of Fifty Dollars (\$50.00); a violation of exhibition is Fifteen Hundred Dollars (\$1,500) or the vehicle would be towed. Mayor Kyles asked Mr. Collins can he explain violation of the exhibition in reference of the Fifteen Hundred Dollars (\$1,500). Mr. Collins stated if you violate anything listed in the exhibition permit it can lead up to the Fifteen Hundred Dollars (\$1,500).

Mayor Kyles asked when he says, "Lead up to the Fifteen Hundred Dollars (\$1,500)" is he saying that they're not paying their fees. The City Manager stated if the fee is not paid, they can get cited Fifteen Hundred Dollars (\$1,500) or your vehicle will be towed from that property. He mentioned violation of any of the rules set aside should the Ordinance be approved by the Commission and they move forward with it, any violation or stimulation in that Ordinance would be a Fifteen Hundred Dollars (\$1,500) Fee or towing of the vehicle from that property will take place because it is within an residential community where they're currently not allowed. He added, as Mr. Collins did his research and put the presentation together due to some of the inquiries that were received by the professional drivers which that is their way of living. He stated the Ordinance does not allow the trucks in residential communities but they have also learned that there are some areas where the drivers can park their truck; the fees will not be the same that the City is offering but it is not on their City street, or in their residential neighborhood. He said this presentation is being presented to the Commission for their review; they will set a time and date up to bring the drivers out.

(Full discussion/recording is available through the City Clerk's Office/City Website.)

Commissioner Berry stated she will consider this a discussion; she doesn't think the City should invest getting into the trucking commercial vehicle business because she see insurance cost associated with this, major road repair and other things that may impact how we need to approach it. She said she not suggesting that the City go out and search for someone to help with the process; with limited information her questioned coming from the budgetary aspect is the City considering going into the commercial vehicle business because it is an enterprise. The City Manager stated it is a permit more so than an enterprise; it's similar to the building

permits, and occupational license; for the trucker to not get cited, he/she is parking on their residential parking and they do not have a sticker or permit that says they are allowed to park in that area. He stated they will get cited, that individual will have to come in and get permission to park in the residential community if these changes in the Ordinance are approve. He mentioned, significantly investments in the roadwork in the City, it will make an impact but they also have the 40% of the professional drivers; that's their way of income. He mentioned the City will provide the professional drivers the adequate roadway in order to get to their homes; they going to also make sure the residents as well in the Community have adequate places to live and are comfortable in their environment. He mentioned if the Commissioners do not decide that, the truckers would I have to seek elsewhere; to move forward with the ordinance, the Amendment is brought forward to the Commission for their consideration. *(Full discussion/recording is available through the City Clerk's Office/City Website.)*

Mayor Kyles stated throughout the years the City has been trying to come up with a type of solution regarding the truckers; they're not trying to keep the truckers from making a living for themselves or families, they just trying to get them to work along with the City. He mentioned they have to take a good look at the infrastructure in the City because as the trucks continue to go on the roads once the City do the repair work; we have individual's that drive down the roads and individuals that park on top of the sidewalk and it increases a big problem with the community. He said the City want to continue to work with the individuals on those particular trucks and try to work a solution out together.

Commissioner Barnard said she was reading through it and she like it; because they're being held accountable. She agreed with what the City Manager; if the City doesn't do anything, they will continue to receive phone calls from residents complaining about the trucks. She mentioned the City is investing a lot with the roads. *(Full discussion/recording is available through the City Clerk's Office/City Website.)*

Mayor Kyles adjourned the City Workshop at 6:58 p.m.

Joe Kyles, Mayor

ATTESTED BY:

Vicky DelBosquez

City of South Bay
Regular City Meeting
April 02, 2019

Page 3652

A Regular City Meeting of the City Commission of the City of South Bay, Florida was called to order by Mayor Joe Kyles in the Commission Chambers at 335 S.W. 2nd Avenue, South Bay, Florida on April 02, 2019 at 7:00 p.m.

Present:

Mayor Joe Kyles
Vice-Mayor Barnard
Commissioner Esther E. Berry
Commissioner John Wilson

Staff:

Michelle Austin Pamies, City Attorney
Leondrae Camel, City Manager
Vicky Delbosquez, Interim City Clerk
Massih Saadatmand, Finance Director

Mayor Kyles called for any voting conflicts; there were none.

Public Comments *(Full discussion/recording is available through the City Clerk's Office/City Website.)*

Joseph Coica a Representative from South County Mental Health Center, Inc. came to inform the Commission and the public about the Mobile Response Team. He mentioned the Mobile Response Team is a free service to the Community who are in crisis service.

Barbara King came to request funds for Kings Tutoring Mentoring Foundation to support South Bay Jaguars. She said they've five (5) coaches, and forty- five 45 kids has started participating; she hope by August 1, 2019 which is when the season starts the football team grows. She mentioned "Broken Places" a documentary that was showed at Dolly Hand; she meeting with Federations of Families to see how they can bring the film to South Bay hoping the City would join them. She said they had discussion about bringing the film to South Bay Library or Tanner Park a place to get more of the Community out to see the film. She expressed how she thinks it would benefit and have impact on just about everybody in South Bay.

(Full discussion/recording is available through the City Clerk's Office/City Website.)

Commissioner Wilson stated he had an opportunity to go out to GEO and meet with the warden prior to last year football league. He mentioned the warden assured him that they would put Twenty Five Hundred Dollars (\$2500) for their budget. The City manager stated he waiting for the warden to confirm one of the three (3) dates given to him so they can meet and follow up. Ms. King stated she had an email from Ms. Thadell from GEO last week; she waiting for the vice president and the Football Commission to ok the letter so she can submit the letter back.

Mayor Kyles expressed how the Commission is thankful for everything Ms. King does for the youth and parents in South Bay and for her taking out her own time to work with the youth; he told her once she meets with the City Manager in regards to the football team, the Commission will continue to try to support her and the youth. *(Full discussion/recording is available through the City Clerk's Office/City Website.)*

Ms. King gave the Commission an update on the Orange Bowl Field. She stated they sent her the information; they have all the documents completed but just waiting for the background screening and the certifications for the coaches to be completed, so they can submit those documents along with the application which is due July 1, 2019 but she want to have everything in by end of May or June 1.

Mayor Kyles stated he happy they rectified that for her and hope she satisfied for what was given.

Commissioner Berry asked Ms. King about the sponsorship level and did she put it in the letter; Ms. King stated she didn't put the levels in the letter but she can resubmit it. Ms. King mentioned they do have two (2) different sponsorship request letter, one (1) is the basic form that she submitted and the other one has the different levels of sponsorship that they have on South Bay Jaguars website.

Mayor Kyles recognized Dr. Reese a representative from Tina Poalsky Office, The Post Master, and Ms. Wooten for coming out to the meeting

Consent Agenda

Mayor Kyles called for approval of the consent agenda, inclusive of Special City Meeting of March 4, 2019 and the City Workshop and Regular City Meeting Minutes of March 14, 2019.

Commissioner Berry made a motion to pull March 4, 2019 Special City Meeting Minutes and March 14, 2019 City Workshop and Regular City Meeting Minutes for review. The motion was seconded by Commissioner Wilson. The vote was unanimously approved.

Resolution

The City Clerk read Resolution 07-2019 for record.

Commissioner Berry made a motion to approve Resolution 07-2019, a Resolution of the City of South Bay, Florida approving a Special Event Application for A Super Hero-Super Health and Awareness Block Party at Cox Park and authorizing the City Manager to take all necessary and expedient action to effectuate the intent of this Resolution; Providing for an effective date. The motion was seconded by Vice Mayor Barnard. The vote was unanimously approved.

The City Clerk read Resolution 08-2019 for record.

Commissioner Wilson made a motion to approve Resolution 08-2019, a Resolution of the City of South Bay, Florida authorizing the City Manager to execute and submit a Federally-Funded Subaward and Grant Agreement to the Florida Division of Emergency Management; Providing for an effective date. The motion was seconded by Vice Mayor Barnard. The vote was unanimously approved.

The City Clerk read Resolution 09-2019 for record.

Vice Mayor Barnard made a motion to approve Resolution 09-2019, a Resolution of the City of South Bay, Florida authorizing the City Manager to execute and submit a Modification to the Subgrant Agreement #Z0800-1 with the Florida Division of Emergency Management; Providing for an effective date. The vote was seconded by Commissioner Wilson. The vote was unanimously approved.

The City Clerk read Resolution 10-2019 for record.

Vice Mayor Barnard made a motion to approve Resolution 10-2019, a Resolution of the City Commission of the City of South Bay, Florida supporting the re-evaluation of Lake Okeechobee Operations by the U.S. Army Corps of Engineers pursuant to the National Environmental Policy Act Assessment for the Lake Okeechobee System operating manual; Providing for an effective date. The motion was seconded by Commissioner Wilson. The vote was unanimously approved.

Commissioner Wilson wanted a better explaining regarding the connection of Lake Worth Lagoon. The City Manager stated Lake Worth Lagoon is all connected to the Lake; the water does flows through all the canal centers, flowing out into Lake Worth Lagoon, including the bay. He mentioned all of that water waves are connected to the Lake Okeechobee which makes it a connection to Lake Worth Lagoon.

Mayor Kyles mentioned the president came to Canal Point the past Friday and those were one of the main discussions that were talked about; The Herbert Hoover Dike and the coon water level. He stated they didn't get a chance to talk to the president at that particular time period; the three (3) Mayors from the Tri-Cities area was here and they went down to another area where they did the brief with the media. He said the governor, Senator Rubio, and Senator Scott was present at the particular event where the discussion of Lake Okeechobee, Herbert Dike, and the clean water was talked about. He mentioned in the president budget; he talking about Sixty Three Million Dollars (\$63,000, 000.00); if everything go well they're proposing Two Hundred Million Dollars (\$200,000, 000.00) in reference to the water wave. *(Full discussion/recording is available through the City Clerk's Office/City Website.)*

The City Clerk read Resolution 11-2019 for record.

Commissioner Wilson made a motion to approve Resolution 11-2019, a Resolution of the City Commission of the City of South Bay, Florida acknowledging the evaluation results for period January 2018 to January 2019 for City Manager Leondrae C. Camel; Providing for an effective date. The motion was seconded by Vice Mayor Barnard. The vote was unanimously approved.

The City Clerk gives the Commission the results for the City Manager Evaluation; the evaluation score was 4.744 and it was listed behind the Resolution.

Commissioner Wilson made a statement in regards to the City Manager having the score of 4.774; he hopes next year he goes up into the fives. He said the City Manager is doing an excellent job and he appreciates him.

Mayor Kyles gave thanks to the City Manager for all the wonderful work that he does for the City of South Bay.

Vice Mayor Barnard gave thanks to the City Manager and all he does; she hopes next year he gets all five (5). She thanked the rest of the Commission for doing what they have to do and completing the evaluation.

(Full discussion/recording is available through the City Clerk's Office/City Website.)

Commissioner Berry gave thanks to the City Manager and all he do.

City Clerk Report

The City Clerk gave a follow up of the meeting dates:

- April 4, 2019: Elected Officials Workshop with Palm Beach League of Cities
- November 20, 2019 - November 23, 2019: National league of Cities
- April 12, 2019: Catholic Charities will be at Tanner Park from 10:00 a.m. - 3:00 p.m. they will be providing a list of services.
- May 22, 2019: Interrelation Luncheon with National League of Cities

The City Clerk mentioned she met with the Youth Council on April 25, 2019; they have prepared flyers but she will need to meet with the group collectively, so they can approve it. She stated once they approve it then it will be presented to the Commission by the group. She said the flyers consist of the Youth Council is looking to recruit students from Lake Shore Middle and Glades Central High School.

The City Manager Report

The City Manager stated the Brownsfield Site 40 North U.S. Hwy 27; he provided the Commission with a copy of the results and he has a copy for the in user as well. He mentioned the results for the Isopropyl Benzene remains above the natural insinuation default concentration level; the target level is still high, however it was a slight decrease in the report. He stated the State is recommending another report to be down on the site; they are going to add additional monitoring at the site 40 North U.S. Hwy 27 in order to monitor a different level. He said he provided the Commission with a copy of the 2021 Small County Outreach Program; it is 10th Street, SW 10th is what they're working with now. He stated they submitted the application for NW 10th and 2nd for a reconstruction. He mentioned Palm Beach County as a whole the Legislative Session is not favorable, its being a tough year for the City of South Bay; the items was only heard in the house and they're now still working delinquently for it to go into budget conference. He stated we have no line items in any budget proposal for the City of South Bay as of today. He mentioned due to the holdings of the spending they're able to still provide the residents some of the infrastructure they're seeking: we are still moving forward with the drainage system in the Southeast area, they're still moving forward with some of the road constructions, by the end of the month the parks will be completed, and we are seeking additional support to ensure that the driveway parking area and the walk path at Tanner Park is redone. *(Full discussion/recording is available through the City Clerk's Office/City Website.)*

Commissioner Berry asked did they execute the Agreement with the Consultant. The City Manager stated they have not executed the Agreement with Consultant.

Future Agenda Items

Commissioner Berry stated we will have the planning budget for Twenty Thousand Dollars (\$20,000.00)

Commissioners Comment

Commissioner Wilson thanked the Commissioners for the hard work and the continuing of the hard work for getting guardrails going down Villa Lago. He mentioned he was excited when he went down there and saw it was a beginning of the guardrails. Hex expressed how happy to see everyone that attended the City Commission Meeting and thanked the Commission for the Proclamation that was read for his father.

Commissioner Berry thanked everyone for coming out.

The City Manager commended Commissioner Wilson for his determination to get the guardrails down Villa Lago and not giving up until he got it.

Mayor Kyles thanked Commissioner Wilson for all he done to get the guardrails down Villa Lago.

Vice Mayor Barnard expressed how happy she is to see the progress that is happening in the South Bay; she told the Commissioners to continue during what they're doing in South Bay and continue to support the City Manager for all his hard work he does for the South Bay. She gave thanks to everyone who came out to the City Commission Meeting and gave thanks to the Finance Director for keeping the books in order.

Mayor Kyles gave thanks to God for being in the mist to allowing the City to accomplish all the things they was able to do for the City. He thanked the team, staff, and the residents for the parts they played in keeping the City up. He thanked everyone for coming out to the City Commission Meeting.

(Full discussion/recording is available through the City Clerk's Office/City Website.)

Mayor Kyles adjourned the Regular City Meeting at 8:04 p.m.

Joe Kyles, Mayor

ATTESTED BY:

Vicky DelBosquez

*Office of the Human Resource Department
Vicky Del Bosquez*



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

TO: Mayor and City Commissioners
FROM: Vicky Del Bosquez, Human Resources Director
Re: City Clerk Selection Schedule

This schedule is being presented to the commission for your consideration to assist in the selection of the next City Clerk

April 26, 2019	Advertisement close
April 29, 2019	Administrative Reviews
May 7, 2019-(5:30pm)	Commission Interviews (Pending approval)
May 7, 2019-7:00pm	City Clerk Selection
May 28, 2019	Start Date

We are anticipating a start date of May 28th or immediately following successful completion of the background screening and the offer will be contingent upon signing an agreement of employment.

Should you have any questions contact my office.

Thank you,



Federation of Families of Florida, Inc.
 Healthy Minds. Healthy Families. Healthy Communities.

The Federation of Families of Florida, Inc.

is pleased to announce



Graduation of Tables

From The Cities of South Bay, Belle Glade and Pahokee, Florida

They are Ready to Serve Youth and Families

We cordially invite you to join us in celebrating this achievement of

Faith, Family and Friends!

Monday, April 22, 2019 at 6pm

South Bay City Hall Chambers

335 SW 2nd Ave. South Bay, FL 33493

Black and White Dress Attire

RSVP: C. Veree Jenkins, veree@ffamilies.net or 561.644.4440 by April 18, 2019





MELISSA MCKINLAY
County Commissioner
District 6
Palm Beach County
Board of County Commissioners.

Governmental Center
301 North Olive Avenue, 12th Floor
West Palm Beach, FL 33401
Telephone: (561) 355-2206
Facsimile: (561) 355-4366
mmckinlay@pbcgov.org

Glades Office Complex
2976 State Road #15
Belle Glade, FL 33430
Telephone: (561) 996-4814
Facsimile: (561) 992-1038

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April 8, 2019

The Honorable Joe Kyles
City of South Bay
335 SW 2nd Avenue
South Bay, FL 33493

Dear Mayor Kyles:

I am writing to urge the City of South Bay to come to terms on an economic development agreement with South Florida Logistical Holdings (SFLH) regarding the South Bay Park of Commerce parcel.

In order to close, the City requires that SFLH complete build-out of the property in five years and that there not be any farming on the property in the interim. I urge you to reconsider these requirements.

First, the build-out of the property must necessarily be market-driven, and there are significant external forces that may lengthen the amount of time for its development. The uncertainty surrounding the timing of certification of the Herbert Hoover Dike and potential FEMA flood map revisions makes it next to impossible to achieve build-out within five years. Yet the City is requiring the property to revert back to its possession if not developed—*irrespective of market forces*—within this timeframe. This is an unreasonable requirement. Second, while the parcel is not currently farmed, it makes sense to allow the owner productive use of the land until market conditions allow for development.

The entire Glades community—and all of Palm Beach County for that matter—supports the establishment of the Inland Logistics Center. The development of the Park of Commerce parcel will help spark the ILC and bring essential economic development to the region. However, it is imperative that the City understands the underlying conditions that any potential developer operates under. By coming to terms on an economic development agreement, South Bay and South Florida Logistical Holdings can bring forth a game-changing economic development project that will benefit the City, the Glades region, and all of Palm Beach County.

Sincerely,

Melissa McKinlay
Board of County Commissioners
District 6

cc: South Bay City Commission
Leondrae Camel, City Manager, South Bay



MAJOR ERIC COLEMAN
WEST REGIONAL BUREAU
PHONE: (561) 904-8254

E-MAIL: ColemanE@pbso.org

March 29, 2019

City of South Bay
Joe Kyles, Mayor
335 S.W. 2nd Avenue
South Bay, Fl 33493

Dear Mayor Kyles:

The Palm Beach County Sheriff's Office adjustments for the City of South Bay Law Enforcement Service Agreement renewal have been under careful consideration. This year there will be a 3% increase for 10/01/19 – 09/30/20.

A thirteenth addendum will be submitted with the renewal dates and the adjusted rate for signature prior to expiration of the twelfth addendum.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MAJ. E. Coleman', is written over the typed name.

Major Eric Coleman
West Regional Bureau



CITY OF SOUTH BAY
SOUTH BAY
Florida

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Planning & Zoning Board

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Hours of Operation:

Monday - Friday:

8:00am to 5:00pm

Phone:

[561.996-6751](tel:5619966751) Ext. 131

Fax:

[561.996-7950](tel:5619967950)

Address:

South Bay City Hall

335 SW 2nd Avenue

South Bay, FL 33493

United States

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Economic and Business Development

Nepoleon T. Collins, Economic and Business Development Manager

Nepoleon T. Collins is the Economic and Business Development Manager for the City of South Bay. He is a graduate of Florida Agriculture and Mechanical University with a Bachelor of Science in Criminal Justice and a Master's Degree in Public Administration. He is an active member of the Gulfstream Council of Boy Scouts of America and Alpha Phi Alpha Fraternity, Inc.

If you are a homeowner and your home needs repairing, please contact Palm Beach County Housing and Community Development at [561-233-3674](tel:5612333674).

Mission Statement:

The mission of the Community Development Department is to plan, guide & coordinate the development of the City of South Bay.

The department will work toward implementing a master plan to attain the community's future vision, encouraging citizen participation in the planning process, assuring a firm and expedient permitting process, creating an attractive physical community appearance, and promoting a healthy economy, all of which will enhance the quality of life in South Bay.

The department will strive to provide excellent customer service in fulfilling its mission.

The Community Development Department has a diverse responsibility within the City's framework. Staff provides departmental support for the Economic



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Mayors Welcome

South Bay has maintained its small town appeal in one of the nation's booming areas. While the current estimates place South Bay's population in the incorporated city limits at more than 4,000 people, surrounding areas increase the population figures to 54,000 people in a 25-mile radius and more than 1.4 million in a 50-mile radius. Residents and businesses in South Bay have the best of both worlds-a quaint rural town near big city amenities.



Mayor Joe Kyles
[E-mail](#)



CITY OF
SOUTH BAY
Florida

City Hall: 335 SW 2nd Ave
South Bay, FL 33493
Phone: (561) 996-6751 Fax: (561) 996-7950
Administration Hours 8:00am- 5:00pm M-F

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City Commission
Code of Ordinances

Contact Info

Hours of Operation:
Monday - Friday:
8:00am to 5:00pm

Phone:
[\[561\] 996-6751](tel:(561)996-6751) Ext. 130

Fax:
[\[561\] 996-7950](tel:(561)996-7950)

Address:
South Bay City Hall
335 SW 2nd Avenue
South Bay, FL 33493
United States

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City Manager

Mission Statement:

To provide strong leadership, coordination and management for the affairs of the City of South Bay and to give the people we serve the best value in local government services through a partnership of Citizens and Employees.

Primary Functions:

- Provides centralized direction and leaders for the effective administration and operation of all municipal services for the City of South Bay as directed by the City Commission and serves as the focal point for administrative
- Utilization of City resources
- Submits to the City Commission a balanced budget plan of municipal services in adherence with City policy, goals and objectives established by the City Commission.

Staff Contacts

Name	Title	Phone
Leondrae Carmel [edit]	City Manager	[561] 996-6751 Ext. 130
Vicenta DelBosquez [edit]	Administrative Assistant	[561] 996-6751 Ext. 130



News

- Road Construction Project Meeting
- Public Notice - Meeting March 4, 2019
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About South Bay Florida

In the heart of South Florida, two major roads, East-West State Road 80 and North-South U.S. 27 intersect. At this crossroads, near the southern bank of Lake Okeechobee, is the City of South Bay. Rich black soil and the lakes vast waters make South Bay a haven for agriculture and recreation. With available labor, low taxes, willing government, and strong infrastructure, the City is well suited for virtually any industry -- from distribution to manufacturing to tourism and recreation.

Community Development

Printer-Friendly Version



Contact: [Monique Collins](#)
 Contact Information: Business Development Manager.

Address: [Olivia Mejia](#)
[561-996-6751](tel:561-996-6751) ext.117
 335 SW 2nd Avenue
 South Bay, FL 33493

Phone: [561-996-6751](tel:561-996-6751) ext. 131

Fax: [561-996-7950](tel:561-996-7950)

Hours: Monday thru Friday
 8:00 am - 5:00 pm

For information regarding permits and inspections, please contact Olivia Mejia or Claudia Cano
[561-996-6751](tel:561-996-6751) ext. 17 or 10

Additional Links:

Permit Requirements	Permit Application	Sub Permit Application
Business Tax Application	Planning & Zoning Board	Palm Beach County Property Appraisers Public Access System
Palm Beach County Government	Palm Beach County Housing and Community Development	Residential Rehab App 001
Residential Rehab App 002	Residential Rehab App 003	Residential Rehab App 004

If you are a homeowner and your home needs repairing, please contact Palm Beach County Housing and Community Development at [561-233-3624](tel:561-233-3624).

Mission Statement:

The mission of the Community Development Department is to plan, guide & coordinate the development of the City of South Bay.

The department will work toward implementing a master plan to attain the community's future vision, encouraging citizen participation in the planning process, assuring a firm and expedient permitting process, creating an attractive physical community appearance, and promoting a healthy economy, all of which will enhance the quality of life in South Bay.

The department will strive to provide excellent customer service in fulfilling its mission.

The Community Development Department has a diverse responsibility within the City's framework. Staff provides departmental support for the Economic Development, Code Enforcement and the Planning, Zoning and Building Divisions as well as special projects in addition to its ongoing duties.

Through this department, as a residential rehabilitation and neighborhood preservation program administration, activities are designed to assist low/moderate income homeowners in making necessary housing repairs that:

- Preserve and upgrade the existing housing stock and enhance the quality of neighborhoods;
- Promote decent, safe and sanitary housing conditions, and eliminate blighted conditions;
- Increase neighborhood attractiveness and instill a sense of community pride within the residents.

Quick Links

- RFPs & Bids
- Meetings & Events
- Minutes & Agendas
- Code of Ordinances
- Comprehensive Plan
- Public Notices
- Document Center
- Budget & Audit Info
- Surplus Property
- Brownsfield Site
- Watch Commission Meetings Live

City Government Directory

Printer-Friendly Version

City Commissioners

Name	Position	Term Expires
<u>Joe Kyles</u>	Mayor	2021
<u>John Wilson</u>	Vice Mayor	2020
<u>Esther Berry</u>	Commissioner/Treasurer	2020
<u>Betty Barnard</u>	Commissioner	2021
<u>Taranza McKelvin</u>	Commissioner	2020

Departments

Name	Contact	Position	Phone (561)
<u>City Manager</u>	Leondrae Camel	City Manager	996-6751
<u>City Clerk</u>	Vicky Del Bosquez	Interim City Clerk	996-6751
<u>Code Enforcement</u>	Omar Sheppard	Code Enforcement Officer	996-6751
<u>Community Development</u>	Nepoleon Collins	Economic & Business Development Manager	996-6751
<u>Finance</u>	Massih Saadatmand	Director	996-6751
<u>Human Resources</u>	Vicenta Del Bosquez	Director	996-6751
<u>Public Works</u>	Edgar Kerr	Director	996-3998
<u>Parks & Recreation</u>	King Kindred	Director	996-6751
<u>Palm Beach County Fire-Rescue</u>	Javatis Midget	District Chief	992-1719 or 996-2032
<u>Palm Beach County Sheriff's Office</u>		Commander-District 11	996-6512
<u>Palm Beach County Water Utilities</u>	Jim Stiles	Executive Director	1-877-477-1305

Appointed Boards

Name	Meeting Date	Time	Location
<u>Board of Adjustment</u>			
<u>Citizen Planning Advisory Committee</u>		4:00 PM	City Hall Chambers
<u>Civil Service Board</u>			
<u>Planning & Zoning Board</u>			City Hall Chambers
<u>City Commission (Elected)</u>	1st & 3rd Tuesday	7:00 PM	City Hall Chambers

City of South Bay Workshop's

Meeting Date	Time	Location
1st & 3rd Tuesday of every month	6:00 PM	City Hall Chambers



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Forms Page

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Relevant Forms

Name of Form	Description	Document Type	Size
Permit Requirements	Permit Requirements	PDF	159K
Permit Application	Permit Application	PDF	101K
Sub Permit Application	Sub Permit Application	PDF	51K
Business Tax Application	Business Tax Application	PDF	96K
Records Request Form	Records Request Form	PDF	369K
AC Change Out Forms	AC Change Out Forms	PDF	45K
Notice of Commencement	Notice of Commencement	PDF	19K
Change of Contractor Form	Change of Contractor Form	PDF	31K
Roofing Affidavit	Roofing Affidavit	PDF	133K
Owner Builder Permit Application	Owner Builder Permit Application	PDF	
Tanner Park Facility	Tanner Park Rental Application	PDF	119KB
PBSO Extra Duty Permit Application	PBSO Extra Duty Permit Application	PDF	637K
Employment	Employment Application		119 KB
Lien Search Request Form	Lien Search Request Form	PDF	163k
Buck Affidavit	Buck Affidavit	pdf	37k

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Phone: (561) 996-6751 Fax: (561) 996-7950
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City of South Bay



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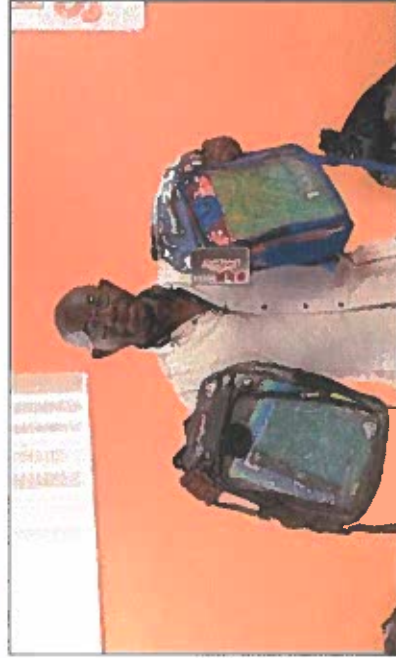
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Welcome to South Bay

In the heart of South Florida, two major roads, East-West State Road 80 and North-South U.S. 27 intersect. At this crossroads, near the southern bank of Lake Okeechobee, is the City of South Bay. Rich black soil and the lakes vast waters make South Bay a haven for agriculture and recreation. With available labor, low taxes, willing government, and strong infrastructure, the City is well suited for virtually any industry -- from distribution to manufacturing to tourism and recreation.

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City News

[Road Construction Project Meeting, .idg](#)

[Public Notice - Meeting March 4 2019 .pdf](#)

[City of South Bay, City Hall Retrofit, .pdf](#)

[General Election 2018](#)

[Notice of Final Budget Hearing, .pdf](#)

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Tanner Park Rental Calendar

April 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	01	02	03	04	05	06
07	08	09	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	01	02	03	04
05	06	07	08	09	10	11

Thu April 11

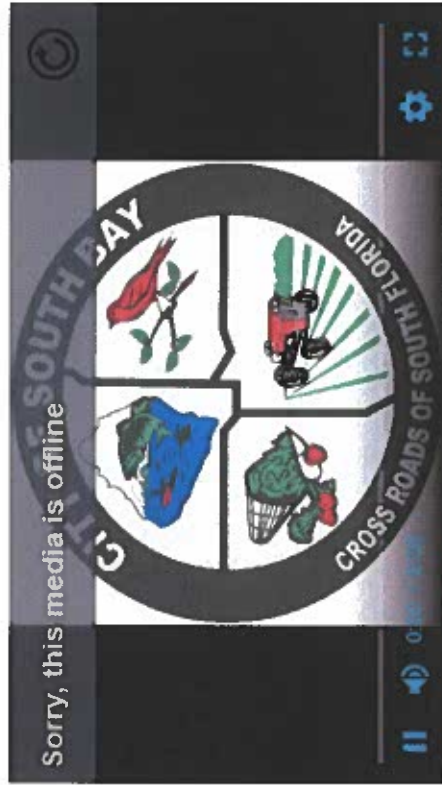
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City Hall 335 SW 2nd Ave

[Public_Documents/SouthBayFL_Calendar](#)

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City of South Bay

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

www.southbaycity.com

Commission

Joe Kyles Sr.
Mayor

Betty Barnard
Vice Mayor

Esther E. Berry

John Wilson

Taranza McKelvin

Leondrae Camel
City Manager

Interim City Clerk
Vick Del Bosquez

Bernadette Norris-Weeks
City Attorney

To: Honorable Mayor and Commissioners
From: Massih Saadatmand, Finance Director
Thru: Mr. Leondrae Camel, City Manager
Date: April 11, 2019
Ref: Weekly check register

Enclosed, please find the summary of check register as of April 11, 2019:

General Fund

• Utility:		
Comcast	\$	275.94
FPL		6,021.76
PBC Water Utility		1,698.59
• Marathon		1,308.86
• CAP Government		2,903.75
• Office Depot		924.69
• Purchased of supplies, materials and parts		964.81 ^A
• Payment for various services		1,157.61 ^B
• Payroll deductions		176.28
		<hr/>
	Total	\$ 15,432.29

Sanitation Fund

Waste Management \$ 33,287.97

W & S Fund

US Water \$ 3,942.43

AP Check Register Report

City Of South Bay (CSBFND)

04/08/2019 3:31:18 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount	
11639	CAP GOVERNMENT	CAP GOVERNMENT	04/08/2019	2,903.75	
11640	CHRISTOPHER E. BENJA	CHRISTOPERH E. BENJAMIN	04/08/2019	495.00	B
11641	COMCAST	COMCAST	04/08/2019	275.94	
11643	FPL	FPL	04/08/2019	6,021.76	
11644	KELLY TRACTOR	KELLY TRACTOR	04/08/2019	270.62	A
11645	MARATHON/MEX BANK	WEX BANK	04/08/2019	1,308.86	
11646	NEW YORK LIFE INS	NEW YORK LIFE INSURANCE COMPANY	04/08/2019	176.28	*
11647	OFFICE DEPOT CREDIT	OFFICE DEPOT CREDIT PLAN	04/08/2019	924.69	
11648	PBC WATER UTILITIES	PALM BEACH COUNTY WATER UTILITIES	04/08/2019	1,698.59	
11649	PERFORMANCE NAPA	PERFORMANCE NAPA	04/08/2019	291.73	A
11650	SAFETY PRODUCTS INC	Safety Products Inc	04/08/2019	347.50	A
11651	TRACTOR SUPPLY	TRACTOR SUPPLY CREDIT PLAN	04/08/2019	54.96	S
11652	UNITED FIRE PROTECTIC	UNITED FIRE PROTECTION, INC.	04/08/2019	250.00	B
11653	XEROX CORP	XEROX CORPORATION	04/08/2019	412.61	B
Non-Electronic Transactions:				15,432.29	
Total Transactions:				15,432.29	

AP Check Register Report
City Of South Bay (CSBFND)

03/28/2019 3:23:53 PM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
186	WASTE MANAGEMENT	WASTE MANAGEMENT INC. OF FLORIDA	03/28/2019	33,287.97
Non-Electronic Transactions:				33,287.97
Total Transactions:				33,287.97

AP Immediate Check Register Report

City Of South Bay (CSBFND)

04/05/2019 10:03:03 AM

Page 1

Check Number	Vendor Number	Vendor Name	Check Date	Check Amount
2140	US WATER	U.S. WATER SERVICES CORPORATION	04/05/2019	3,942.43
Totals:			Total Transactions:	3,942.43