

# South Bay Community Development District

## Board of Supervisors

Kelly Evans, Chairperson  
Scott Campbell, Vice Chairperson  
Ian Brown, Assistant Secretary  
Mary Madden, Assistant Secretary  
Stephen Herrera, Assistant Secretary

Mark Vega, District Manager  
David Smith, District Counsel  
Rick Brylanksi, District Engineer

## Regular Meeting Agenda

Wednesday, March 13, 2024 – 1:00 p.m.

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1. **Call to Order and Roll Call**
2. **Audience Comments (Limit of 3 Minutes)**
3. **Landscape Proposal Presentations - 10 Minutes Q & A - Price Comparison Table Under Separate Cover**
  - A. LMP 1:10PM
  - B. Pine Lake Nursery 1:20PM
  - C. Rainmaker 1:30PM
  - D. South County Landcare 1:40PM
  - E. Brightview attended Prebid and sent a “No bid” on 2/22/24
  - F. Discussion and Ranking by the Board
4. **Old Business**
  - A. Audit Committee - Ranking of Proposals (Separate Cover)
  - B. Proposals for Gate Entry Arms
  - C. Requests for More Than Two Cars to be Registered in the Parking System - The POA stated in an email “a number of owners ask if they could have 3 license plates approved for pay parking instead of the current 2, mostly in Antigua Cove where many folks have more than 2 cars” If a change is made the CDD will notify Rick Metz the CDD vendor and the updated application will be placed on the CDD website.
  - D. Discussion of Suntex July 4<sup>th</sup> Fireworks Event Cost Sharing – Date to be Determined
5. **New Business**
  - A. Parking Validation
6. **Adjournment**

**The Next Meeting is scheduled to be held on  
Wednesday, April 10, 2024 at 1:00 p.m.**

### District Office:

Inframark  
210 North University Drive, Suite 702  
Coral Springs, Florida, 33071  
954-603-0033

### Meeting Location:

Little Harbor POA Clubhouse  
611 Destiny Drive  
Ruskin, Florida 33570  
<https://www.sbaycdd.org/>

South Bay Community Development District

**Score Sheet for Request for Proposals for  
Landscaping Maintenance Services**

**SUPERVISOR** \_\_\_\_\_

Please fill in the numbers for each category for all proposers.

<b>Candidates</b>	<b>LMP</b>	<b>Pine Lake Nursery</b>	<b>Rainmaker</b>	<b>South County</b>	<b>Brightview</b>
Personnel (25 points)					NO BID
Experience (30 Points) (Possible Additional 5 Points)					NO BID
Understanding Scope of RFP (15 Points)					NO BID
Price (20 Points)					NO BID
Reasonableness of ALL Numbers (5 Points)					NO BID
<b>Total score for each candidate</b>					<b>0</b>

**Mozart Artistic Designs, Inc.**  
 4350 E 92 US Highway  
 Plant City, FL 33566

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 +1 (813) 652-8020  
 www.mozartdesigns.com



## MARK VEGA

**Bill to**

MARK VEGA  
 LITTLE HARBOR  
 388 32ND STREET  
 RUSKIN, FL 33570

**Ship to**

MARK VEGA  
 LITTLE HARBOR  
 388 32ND STREET  
 RUSKIN, FL 33570

**Estimate details**

Estimate no.: 3728  
 Estimate date: 02/28/2024

Sales Person: DALE

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		20FT. BARRIER GATE OPERATOR				\$0.00
2.		THE FOLLOWING PROPOSAL IS FOR A ACCESS PRO-L BARRIER GATE OPERATOR WITH A 20FT ARM.  INCLUDES A CLOSE/SAFETY LOOP AND A SIMPLE CONTROL STATION IN THE GUARD HOUSE.				\$0.00
3.		1) ACCESS PRO-L MAGNETIC BARRIER OPERATOR.  1) OPERATOR PAD.  1) SAFETY CLOSE LOOP.  1) IN-GROUND LOOP  1) OPERATOR CONTROL STATION.				\$0.00
4.		*****NOTE: ELECTRICAL, WIREWAYS W/ PULL STRINGS AND PERMITS BY OTHERS.				\$0.00
5.		*****NOTE: REMOVAL OF PAVERS AND RE-INSTALLATION BY OTHERS				\$0.00
6.		GRAND TOTAL \$11,690.59				\$0.00

7.	<b>JOB SALES</b> TO ACCEPT THIS PROPOSAL, PLEASE SIGN BELOW & RETURN.  UPON ACCEPTANCE, 50% DEPOSIT IS REQUIRED.  ONCE SIGNED ESTIMATE AND DEPOSIT ARE RECEIVED, SUPPLIES WILL BE ORDERED, AND THE PROJECT WILL BE SCHEDULED.	1	\$5,845.30	\$5,845.30
<hr/>				
8.	<b>JOB SALES</b> BALANCE DUE, NET 30, UPON COMPLETION	1	\$5,845.29	\$5,845.29
<hr/>				
9.	THIS PROPOSAL DOES NOT INCLUDE DAMAGE CAUSED BY LIGHTNING OR OTHER NATURAL DISASTERS, EXISTING CODE VIOLATIONS OR WORK PERFORMED BY OTHER CONTRACTORS, OR DELAYS CAUSED BY OTHER CONTRACTORS.			\$0.00
<hr/>				
10.	NOT RESPONSIBLE FOR DAMAGE TO VEHICLES AND/OR PEDESTRIANS.			\$0.00
<hr/>				
	<b>Total</b>			<b>\$11,690.59</b>

**Note to customer**

Here's your Proposal. Once we receive a signed proposal and deposit, we will get you on our schedule.  
 \*Note\* ESTIMATES ARE GOOD FOR 30 DAYS, DUE TO CONSTANT PRICE INCREASES.  
 We appreciate your business!!  
 Mo'zArt Designs

**Demarco, Sandra**

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**From:** Vega, Mark  
**Sent:** Thursday, February 15, 2024 12:51 PM  
**To:** Mendenhall, Andrew; Sanchez, Alba; Slaughter, Mona; Duhaney-Emanuel, April  
**Subject:** South Bay CDD Pay Parking 2023 Summary  
**Attachments:** session\_summary\_on\_check\_in\_time\_2024-01-11T21\_33\_57.801587Z-2023-03-03 to 12-31.xlsx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All,

I was asked by a supervisor to send this out, I have scrubbed the email of all opinion and left it sterile for your review.

- Parking Validation will be an Agenda item for March 13, 2024
- Andy Mendenhall Regional Director will be at the March meeting as I am out of the country March 11<sup>th</sup> to the 15<sup>th</sup>.

62% are validations for restaurant and 38% pd beach parking.

It has been stated that restaurant Patrons must be seated before they are validated. Numerous residents have witnessed that this is not the case. THIS IS HEARSAY AT THIS TIME

There is a posting on Facebook ruskin folks page that will be sent. The assumption is the CDD is losing revenue because of this.

Attached are some tables summarizing the pay parking stats for 2023 (March 3 through December 31). The first table shows the breakdown of everyone that either paid for parking or was validated by the restaurant. Note for example, the Row Label "LITTLEHARBOR3MAR' is the validation code for the month of March that the Sunset Grill used for validation. And so on.

"VENDOR10PARK" is the validation code for vendors making deliveries to the Sunset Grill.  
 \*\*\*Note - that the restaurant used it for New Years Eve for vehicles that stayed past 3 hours.  
 "(blank)" is for everyone who started a parking session and actually paid for parking.

**40,476 total sessions recorded including validation and paid parking.**  
**15,438 sessions paid for parking (38%)**  
**25,038 sessions were validated by the Sunset Grill ( 62%)**

**\$145,432 gross revenue for the 2 CDD lots. Includes Pave Mobility share, taxes and fees. \$108,360 should be the approximate net revenue for the CDD.**

**Note, The data does not include vehicles that did not pay and were subsequently fined or vehicles that drove in and out of the lot.**

**It also does not include POA owners that have a license plate recorded with Pave Mobility.** You will note that there is an abnormally large number of validated sessions recorded to the Marina Lot, especially in the latter half of the year.

It is possible that the restaurant mistakenly assigned the incorrect lot when they used the Plate Pass QR code that bypasses the QR code in the parking lot. It doesn't make a difference in revenue since validation is free parking irregardless of which lot it was assigned to.

The North Beach Lot and the South Beach Parking lot are still mislabeled and will be reversed.

December shows the Sunset Grill validated 2,774 vehicles. That is 89 vehicles a day for every day of the week. The average for the 10 months of pay parking is 1,832 vehicles validated.



According to the data, December was a higher than average month in restaurant validations. At the CDD meeting on 01/10/24, Suntex said they lost money in the month of December.

Question can Suntex match the meals served with the number of vehicles that were validated?

*The attached excel spreadsheet with the raw data for the 2 pivot tables shown below. You can filter the data as you see fit. Additional data is available in the Pave Mobility Parking camera enforcement database. Note, the cameras show considerably more cars entering the lots than those that registered a parking session.*

<b>Pay Parking - Total Number of Check-Ins</b>				
Count of Checkin Time	Column Labels <input type="button" value="v"/>			
Row Labels <input type="button" value="v"/>	Little Harbor Marina	North Beach Lot	South Beach Parking Lot	Grand Total
+ LITTLEHARBOR3MAR	1,443	827	1,147	
+ LITTLEHARBOR06APRIL	453	245	546	
+ LITTLEHARBOR10MAY	440	484	902	
+ LITTLEHARBOR12JUNE	191	410	647	
+ LITTLEHARBORJULY03	1,369	344	826	
+ LITTLEHARBORAUGUST02	1,145	301	534	
+ LITTLEHARBOR87SEPTEMBER	2,502	315	446	
+ LITTLEHARBOROCTOBER92	2,581	280	420	
+ LITTLEHARBOR64NOVEMBER	2,594	214	388	
+ LITTLEHARBOR57DECEMBER	2,378	151	245	
- VENDOR10PARK	251	2	17	
+ Jul	38	1	2	
+ Aug	38		1	
+ Sep	44	1	3	
+ Oct	18		1	
+ Nov	8			
+ Dec	105		10	
- (blank)	948	12,608	1,882	
+ Mar	322	2,505	435	
+ Apr	209	2,244	307	
+ May	116	2,204	290	
+ Jun	61	1,644	276	
+ Jul	91	1,400	207	
+ Aug	36	699	76	
+ Sep	42	632	90	
+ Oct	36	538	95	
+ Nov	18	436	53	
+ Dec	17	306	53	
<b>Grand Total</b>	<b>16,295</b>	<b>16,181</b>	<b>8,000</b>	

## Pay Parking Total Income (includes taxes and fees)

Sum of Total Amount		Column Label 	
Row Labels 	South Beach		Grand Total
	North Beach Lot	Parking Lot	
<input type="checkbox"/> Mar	\$26,821	\$3,844	\$30,665
<input type="checkbox"/> Apr	\$24,810	\$3,054	\$27,864
<input type="checkbox"/> May	\$23,302	\$2,918	\$26,220
<input type="checkbox"/> Jun	\$16,028	\$2,598	\$18,626
<input type="checkbox"/> Jul	\$13,755	\$1,798	\$15,553
<input type="checkbox"/> Aug	\$6,528	\$621	\$7,149
<input type="checkbox"/> Sep	\$5,964	\$884	\$6,848
<input type="checkbox"/> Oct	\$4,579	\$903	\$5,482
<input type="checkbox"/> Nov	\$3,635	\$485	\$4,120
<input type="checkbox"/> Dec	\$2,428	\$480	\$2,908
<b>Grand Total</b>	<b>\$127,849</b>	<b>\$17,584</b>	<b>\$145,433</b>

**Notes:**

Income includes Pave Mobility share, taxes and fees

Income does not include Charge Notices/fines

\$145,432 gross income is for the CDD lots only

North and South lots are mislabeled and should be reversed.