

**SOUTH BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**DECEMBER 8, 2025
WORKSHOP AGENDA PACKAGE**

Teams Information

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Meeting ID: 244 419 361 594 6

Passcode: Ez7wm9hm



2005 PAN AM CIRCLE, SUITE 300

TAMPA, FLORIDA 33607

South Bay Community Development District

Board of Supervisors

Ian Brown, Chairman
Scott Campbell, Vice Chairman
Mary Madden, Assistant Secretary
Stephen Herrera, Assistant Secretary
John Aldrich, Assistant Secretary

Staff:

Christina Newsome, District Manager
David Smith, District Counsel
Rick Brylanski, District Engineer
Howard Neal, Field Services Director
Sergio Inguanzo, District Accountant
Tabitha Blackwelder, Administrative Assistant

Workshop Agenda Monday, December 8, 2025 – 1:00 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments** – *Three (3) Minute Time Limit*
3. **Business Items**
 - A. ASOLO Unsolicited Public Private Partnership Proposal
4. **Supervisor Requests**
5. **Adjournment**

The next meeting is scheduled for Wednesday, December 10, 2025, at 1:00 p.m.

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location:

Little Harbor POA Clubhouse
611 Destiny Drive
Ruskin, Florida 33570

AGENDA MEMORANDUM

Business Item 3A

I. PURPOSE OF AGENDA ITEM

The purpose of this workshop agenda item is for the Board of Supervisors to receive the District's consultant's evaluation of the unsolicited public-private partnership ("P3") proposal submitted by ASOLO pursuant to **Section 255.065, Florida Statutes**. The workshop will allow the proposer to provide updates and clarifications for the Board's consideration and allow Supervisors to ask questions of both the proposer and the District's consultants.

No votes or formal Board action will be taken during this workshop. Any Board direction or decisions related to the proposal will be scheduled for consideration at the District's next regular meeting scheduled for December 10, 2025.

II. BRIEF BACKGROUND

On November 4, 2025, the District received an unsolicited proposal under Section 255.065, Florida Statutes. In accordance with statutory requirements, the District engaged Fishkind Consulting to conduct a full evaluation of the proposal. The consultant's written evaluation will be provided to the Board under separate cover.

This workshop is intended solely for informational purposes and to facilitate dialogue prior to any formal Board action.

III. TYPICAL ORDER OF PROCEEDINGS FOR WORKSHOP AGENDA ITEM

The following order of proceedings is recommended to ensure compliance with the Sunshine Law, to maintain an orderly and efficient flow of presentations and discussion, and to reinforce decorum during what may be a complex and multi-party exchange of information:

Business Item 3A:**1. Presentation by District Consultant**

Summary of evaluation and methodologies employed by Fishkind Consulting

2. Proposer Updates and Clarifications

Opportunity for the proposer to provide updates, clarifications, or supplemental information.

3. Board Questions and Discussion

Supervisors may ask questions of the consultant and proposer. Supervisors may hold open discussion among themselves and consultants.

Please hold all questions until this time.

During Board discussion, only Board members may speak unless the Chair expressly invites a non-Board participant to address a specific question or provide clarification.

4. District Manager Closing Remarks

Summary of next steps, including information on formal consideration of any actions at the upcoming regular Board meeting.