Rizzetta & Company

South Shore Corporate Park Industrial Community Development District

Board of Supervisors' Special Meeting June 13, 2024

District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578
813.533.2950

www.southshorecdd.org

SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA

District Board of Supervisors		
	Clifton Fischer	Chairman
	Jacob Essman	Assistant Secretary
	Peter Anderson	Assistant Secretary
Regional District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock
District Engineer	Tonja Stewart	Stantec

All Cellular phones and pagers must be turned off during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.southshorecdd.org

Board of Supervisors June 4, 2024
South Shore Corporate Park Industrial
Community Development District

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Thursday, June 13, 2024, at 11:00 a.m.** at the office of Rizzetta & Co., located at 2700 S. Falkenburg Road., Suite 2745, Riverview FL, 33578. The following is the agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS ON AGENDA ITEMS
3. STAFF REPORTS
- **A.** Aquatic Update
  1. Presentation of WUP Pumpage Report……Tab 1
  2. Consideration of Valves Proposal……..Tab 2
- **B.** Landscape Inspection Services
  1. Presentation of Landscape Inspection Report……Tab 3
- **C.** District Counsel
- **D.** District Engineer
- **E.** District Manager

4. BUSINESS ADMINISTRATION
- **A.** Consideration of the Minutes of the Board of Supervisors Meeting held on September 27, 2023……Tab 4
- **B.** Ratification of Operations & Maintenance Expenditures for September, October, November, and December 2023……Tab 5
- **C.** Ratification of Operations & Maintenance Expenditures for January, February, March, and April 2024……Tab 6

5. BUSINESS ITEMS
- **A.** Appointing a New Board Member
- **B.** Consideration of Resolution 2024-01, Appointing and Removing an Assistant Secretary……Tab 7
- **C.** Consideration of Resolution 2024-02, Redesignating Officers……..……Tab 8
- **D.** Presentation of Fiscal Year 2024-2025 Proposed Budget……USC
  1. Consideration of Resolution 2024-03, Approving the Fiscal Year 2024-2025 Proposed Budget, and Setting a Public Hearing on the Final Budget……..……Tab 9
- **E.** Ratification of Campus Suite Proposal……Tab 10

F. Consideration of Petition to Vacate……..Tab 11
G. Discussion of Current Landscape
H. Discussion of District Dissolution

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 1

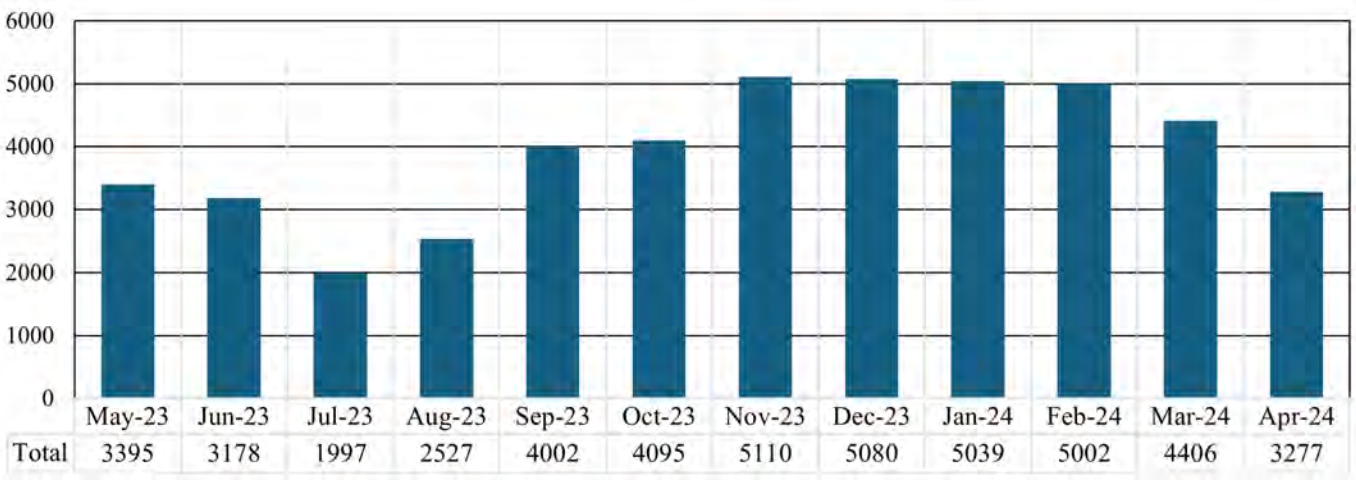
BALLENGER LANDCARE

Enhancing landscape with water-conscious techniques

PUMPAGE REPORT – 05/2023 to 04/2024

Project Name: South Shore Corporate Park, LLC
Permit #: 13356
Permittee: South Shore Corporate Park Industrial CDD/Attn: Christine Perkins

Month Year	Pumped GPD	Permitted GPD	Percentage Overpumped
May-23	3,395	109,500	0%
Jun-23	3,178	109,500	0%
Jul-23	1,997	109,500	0%
Aug-23	2,527	109,500	0%
Sep-23	4,002	109,500	0%
Oct-23	4,095	109,500	0%
Nov-23	5,110	109,500	0%
Dec-23	5,080	109,500	0%
Jan-24	5,039	109,500	0%
Feb-24	5,002	109,500	0%
Mar-24	4,406	109,500	0%
Apr-24	3,277	109,500	0%



3840 68th Ave. N. Pinellas Park, FL 33781
Telephone 727-520-1082

Tab 1A

BALLENGER LANDCARE

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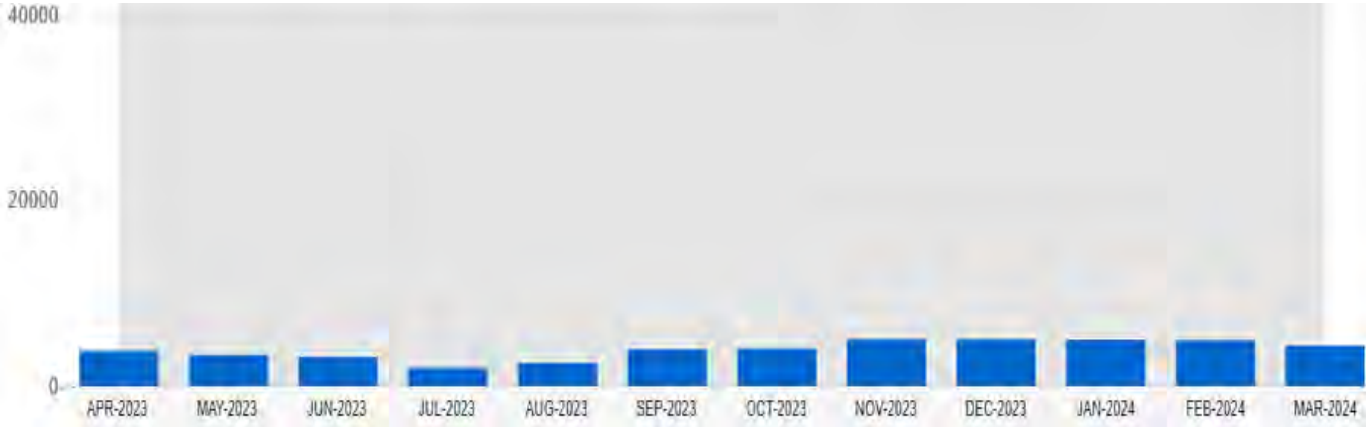

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Telephone 727-520-1082

Tab 2

BALLENGER LANDCARE

Enhancing landscape with water-conscious techniques

May 30, 2024

South Shore Corporate Park CDD
351 30th Street NE
Ruskin, FL 33570

Estimate #E240225

Re: South Shore Corp Park – Irrigation Valves

Ballenger Landcare hereby submits a proposal to locate and troubleshoot the valves to try and get the zones up and running on the irrigation system, for the total sum of, **not to exceed: Five Thousand Dollars ($5,000.00)**

Notes:

1. We will start at the building and work towards the street.
2. This price is good for thirty (30) days.

Thank you,

Paul Vlna, Jr.

Irrigation Manager

EPA WaterSense PARTNER

APPROVED:

_____ _____

Signature - South Shore Corporate Park CDD Date

_____

Printed Name/Title

3840 68th Ave. N. Pinellas Park, FL 33781
Telephone 727-520-1082

Tab 3

South Shore

LANDSCAPE INSPECTION REPORT

October 27, 2023

Rizzetta & Company
Bryan Schaub – Landscape Specialist

Rizzetta & Company
Professionals in Community Management

Summary, 30th & Shell Point

General Updates, Recent & Upcoming Maintenance Events

- Possible upcoming Palm pruning events for the district.
- Repair irrigation or remove tripping hazards
- Possible upcoming fertilization events for turf, beds & palms.

The following are action items for Herndon Landscaping Group & Ballenger Irrigation to complete. Red items indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

1. In the area near the lift station, volunteer palms have been growing into the electrical service boxes. These need to be removed via flush cut and an application of Garlon or by digging out the root balls. Either way make sure all safety precautions are taken including a locate of utility lines. (Pic 1)

2. There is a pile of fencing and possibly some pallets on District property. Please, remove.
3. In the same area, edge all utility boxes/covers.
4. In this area around the pond in the NE corner of 30th & Shell Point, line trim all areas. Line trimming must be completed each mowing event.
5. In the NE corner of Shell Point & 30th, line trim the pond to the water line. (Pic 5a & b)

30th & Shell Point

6. In the same pond, remove the large Brazilian Pepper tree groupings from the pond bank. (Pic 6)

7. Prune the tree in the north ROW of Shell Point between the sidewalk & the road as it is blocking warning signage. The suckers on this tree have not been pruned and the tree has turned into a large shrub. Properly prune this tree. (Pic 7)

8. In the same area, edge the sidewalk and curbs. Treat all expansion joint crack weeds.

9. Along the same sidewalk & road edge, lift all trees to FDOT standards for roadways & pedestrian passages.

10. In the same area, remove all suckers from the Live Oaks.

11. On all corners of Shell Pointe & 30th, line trim around the signal posts & light posts. (Pic 11)

12. In the south ROW of Shell Point, remove suckers from all trees in the maintained area.

13. In both ROWs of Shell Point, develop tree rings for all trees including removing grasses & weeds and setting strong bed lines.

14. In the median of Shell Point, remove all landscaping debris & treat for weeds.

15. In both north corners of Shell Point & 30th, detail the area and beds around the monument. These areas have been neglected for months. Line trim out grasses, weed, prune for plant separation & set strong bed lines. There is a small homeless encampment behind both monuments.(Pic 15)

30th & Shell Point

16. In the median along 30th, prune all Robellini Palms and develop tree rings. (Pic 16)

17. In the same areas, diagnose & take any corrective action to improve the color & vigor of the Robellini.

18. In the west ROW of 30th, trim back the over growing Brazilian Pepper adjacent to the sidewalk.

19. In the median island of 30th, the irrigation drip line system is in extreme disrepair. Make sure this system is not running until repairs are made. In the meantime, remove all drip line that is a tripping hazard and/or debris.

20. In the NW corner of 30th & Shell Point, remove dead plant material after edging and/or herbicide events. (Pic 20)

21. In the median of Shell Point, there is a dead palm that looks to have been dead for months. (Pic 21)

22. The north ROW of Shell Point to the east of 30th, needs to be mowed. The lake on the west side of 30th needs to be maintained.

23. Property-wide, line trimming around posts, trees & other structures was not completed.

24. In the west ROW of 30th, prune all trees and bushes encroaching on the sidewalks & roadways. Multiple locations. (Pic 24)

25. In the median island of 30th and south of the school, it appears a mower hit a palm.

26. In the same areas, flush cut all old stumps to under grade as they are a potential tripping hazard.

30th & Clover Ridge

27. Vendor to discontinue damaging tree roots with the mowers. (Pic 27)

28. In the median islands of 30th, remove all mosses form the trees.

29. In the median island of 30th across from the school, there is another dead palm. (Pic 29)

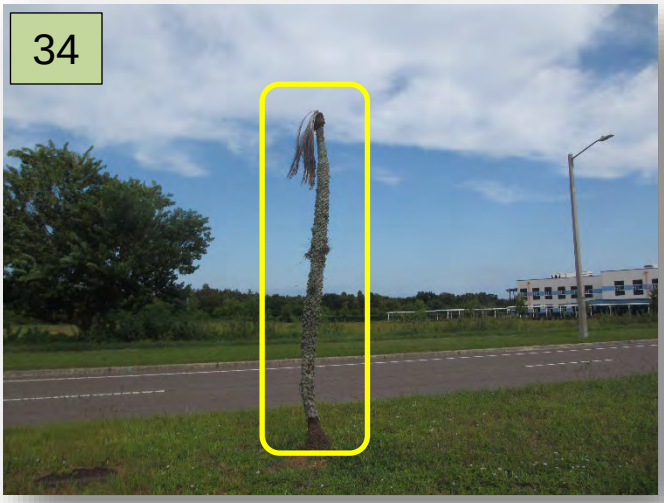
30. In the same area, edge the hard surfaces, especially the curbs.

31. Along 30th, remove all plant material growing into the gutters & treat expansion joint crack weeds.

32. In the median island of 30th towards the north end, diagnose & treat the stressed Ornamental Grasses. Remove dead units and report numbers to the DM.

33. **<u>In the east ROW of 30th, there are multiple Oak trees leaning from high winds. Looking for BOS direction on these units.</u>**

34. In the 30th median by the school, a Robellini has died & should be removed. (Pic 34)

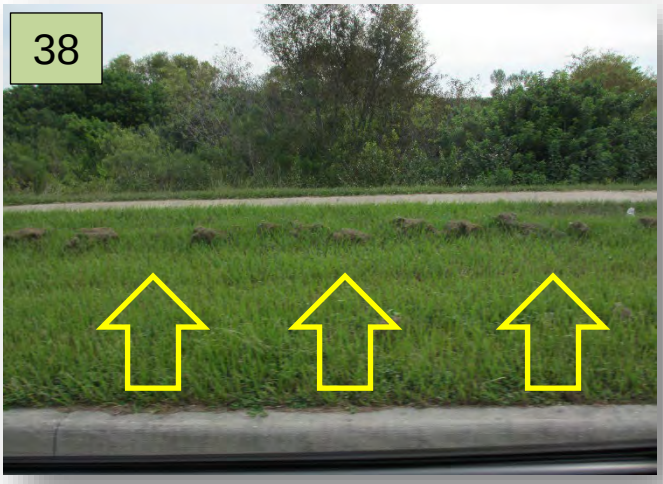


35. In the median & east ROW of 30th, there maybe some irrigation that is the district's responsibility that is inoperable. Investigate and repair if it is district property.

36. Along Clover Ridge, remove the suckers from the Oaks, weed & set strong bed lines for the tree rings.

37. In the same area, trim back all plant material encroaching on maintained areas.

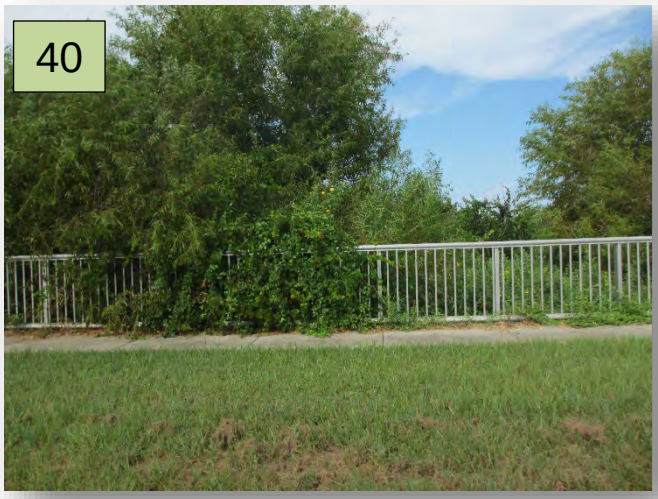
38. Property-wide, blow off all grass clippings. This will promote healthier turf. (Pic 38)



30th, 33rd & 19th

39. In the east ROW of 30th at the north end, line trim around all utility boxes. (Pic 39)

40. In the west ROW of 30th to the north of the school, some of the work was completed, continue to line trim the encroaching grasses and prune back the encroaching plant material. Prune behind railings. (Pic 40)



41. At the intersection of 30th & 19th, detail the area including line trimming around posts.

42. At the bull nose in the same area, there was damage to the turf. Repair as possible and blow the dirt back into the median.

43. Property-wide, schedule a rotation to prune the Sabal palms.

44. Property-wide, treat active ant mounds.

45. In the median of 30th & north of the school, several of the storm water drain chutes need to be cleared of plant material & debris. Correct. (Pic 45)

46. In both ROWs of 33rd, detail the curbs, line trim along the structures, clear water flow structures, clear any tree sucker, create tree rings, and mow regularly. (Pic 46)

Proposals

1. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in 30th just north of Shell Pointe. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 1 >)

2. The vendor to generate a proposal to remove and flush cut 2” under grade a dead Robellini palm in the median island in 30th just south of the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 2 >)

3. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in across from the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 3 >)

Tab 3A

South Shore

LANDSCAPE INSPECTION REPORT

November 17, 2023

Rizzetta & Company
Bryan Schaub – Landscape Specialist

Rizzetta & Company
Professionals in Community Management

Summary, 30th & Shell Point

General Updates, Recent & Upcoming Maintenance Events

- Possible upcoming Palm pruning events for the district.
- Repair irrigation or remove tripping hazards
- Possible upcoming fertilization events for turf, beds & palms.

The following are action items for Herndon Landscaping Group & Ballenger Irrigation to complete. Red items indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

1. In the area near the lift station, volunteer palms have been growing into the electrical service boxes. These need to be removed via flush cut and an application of Garlon or by digging out the root balls. Either way make sure all safety precautions are taken including a locate of utility lines. (Pic 1)

2. **There is a pile of fencing and possibly some pallets on District property. Please, remove.**
3. In the same area, edge all utility boxes/covers.
4. In this area around the pond in the NE corner of 30th & Shell Point, line trim all areas. Line trimming must be completed each visit.
5. In the NE corner of Shell Point & 30th, line trim the pond to the water line. (Pic 5a & b)

30th & Shell Point

6. In the same pond, remove the large Brazilian Pepper tree groupings from the pond bank. (Pic 6)

7. Prune the tree in the north ROW of Shell Point between the sidewalk & the road as it is blocking warning signage. The suckers on this tree have not been pruned and the tree has turned into a large shrub. Properly prune this tree. (Pic 7)

8. In the same area, edge the sidewalk and curbs. Treat all expansion joint crack weeds.

9. Along the same sidewalk & road edge, lift all trees to FDOT standards for roadways & pedestrian passages.

10. In the same area, remove all suckers from the Live Oaks.

11. On all corners of Shell Pointe & 30th, line trim around the signal posts & light posts. (Pic 11)

12. In the south ROW of Shell Point, remove suckers from all trees in the maintained area.

13. In both ROWs of Shell Point, develop tree rings for all trees including removing grasses & weeds and setting strong bed lines.

14. In the median of Shell Point, remove all landscaping debris & treat for weeds.

15. In both north corners of Shell Point & 30th, detail the area and beds around the monument. These areas have been neglected for months. Line trim out grasses, weed, prune for plant separation & set strong bed lines. There is a small homeless encampment behind both monuments.(Pic 15)

30th & Shell Point

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18. In the west ROW of 30th, trim back the over growing Brazilian Pepper adjacent to the sidewalk.

19. In the median island of 30th, the irrigation drip line system is in extreme disrepair. Make sure this system is not running until repairs are made. In the meantime, remove all drip line that is a tripping hazard and/or debris. (Pic 19)

20. In the median of Shell Point, there is a dead palm that looks to have been dead for months. (Pic 20 >)

21. The north ROW of Shell Point to the east of 30th, needs to be mowed. The lake on the west side of 30th needs to be maintained.

22. Property-wide, line trimming around posts, trees & other structures was not completed.

23. In the west ROW of 30th, prune all trees and bushes encroaching on the sidewalks & roadways. Multiple locations

24. In the median island of 30th and south of the school, it appears a mower hit a palm.

25. In the same areas, flush cut all old stumps to under grade as they are a potential tripping hazard.

26. In the median islands of 30th, remove all mosses form the trees.

27. In the median island of 30th across from the school, there is another dead palm. (Pic 27)

28. In the same area, edge the hard surfaces, especially the curbs.

29. Along 30th, remove all plant material growing into the gutters & treat expansion joint crack weeds.

30th & Clover Ridge

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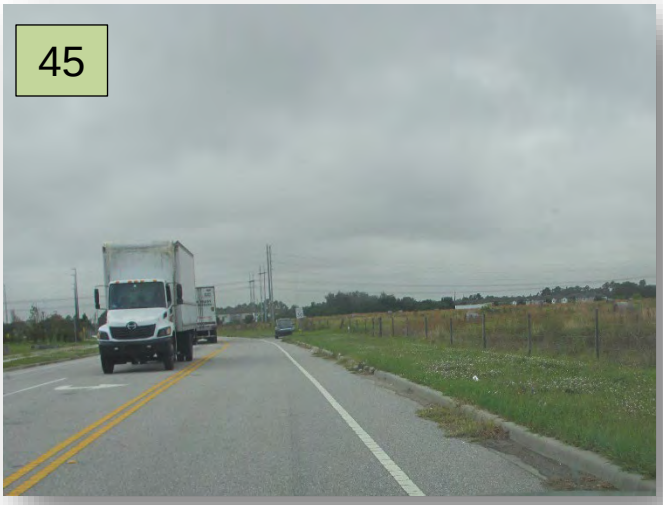

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Tab 3B

South Shore

LANDSCAPE INSPECTION REPORT

December 19, 2023

Rizzetta & Company
Bryan Schaub – Landscape Specialist

Rizzetta & Company
Professionals in Community Management

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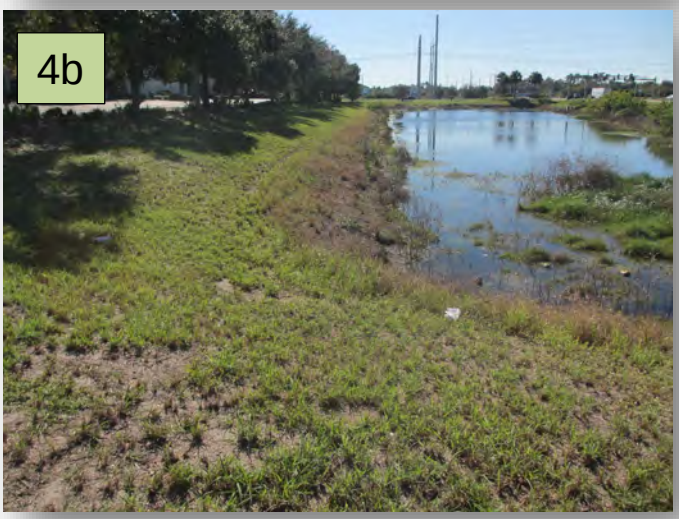

30th & Shell Point

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30th & Clover Ridge

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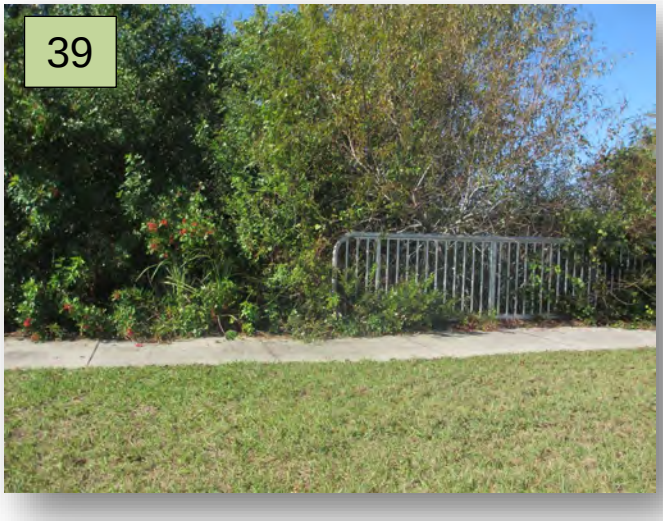
38. In the east ROW of 30th at the north end, line trim around all utility boxes. (Pic 38)

39. In the west ROW of 30th to the north of the school, some of the work was completed, continue to line trim the encroaching grasses and prune back the encroaching plant material. Prune behind railings. (Pic 39)



40. At the intersection of 30th & 19th, detail the area including line trimming around posts.

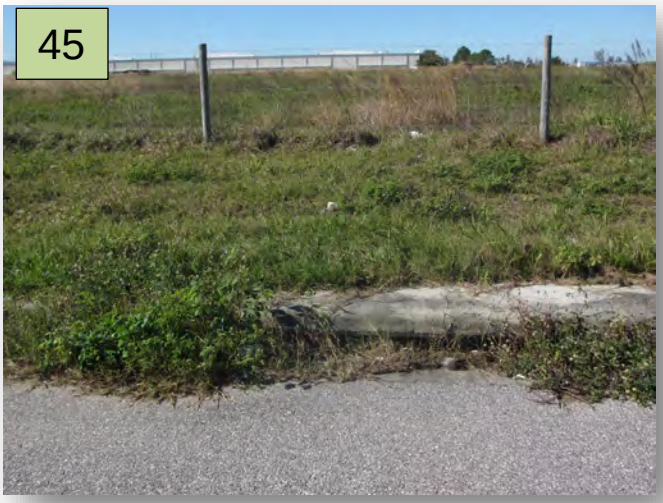
41. At the bull nose in the same area, there was damage to the turf. Repair as possible and blow the dirt back into the median.

42. Property-wide, schedule a rotation to prune the Sabal palms.

43. Property-wide, treat active ant mounds.

44. In the median of 30th & north of the school, several of the storm water drain chutes need to be cleared of plant material & debris. Correct. (Pic 44)

45. In both ROWs of 33rd, detail the curbs, line trim along the structures, clear water flow structures, clear any tree sucker, create tree rings, and mow regularly. (Pic 45)



Proposals

1. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in 30th just north of Shell Pointe. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 1 >)

2. The vendor to generate a proposal to remove and flush cut 2” under grade a dead Robellini palm in the median island in 30th just south of the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 2 >)

3. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in across from the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 3 >)

Tab 3C

South Shore

LANDSCAPE INSPECTION REPORT

January 29, 2024

Rizzetta & Company
Bryan Schaub – Landscape Specialist

Rizzetta & Company
Professionals in Community Management

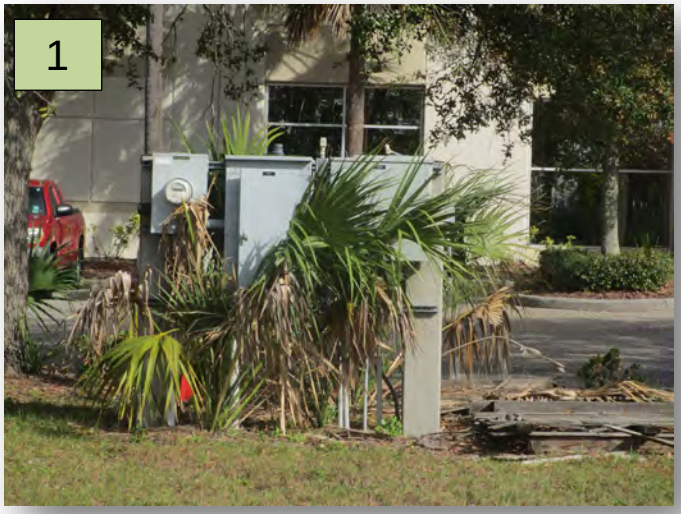
Summary, 30th & Shell Point

General Updates, Recent & Upcoming Maintenance Events

- Possible upcoming Palm pruning events for the district.
- Repair irrigation or remove tripping hazards
- Possible upcoming fertilization events for turf, beds & palms.

The following are action items for Herndon Landscaping Group & Ballenger Irrigation to complete. Red items indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

1. **In the area near the lift station, volunteer palms have been growing into the electrical service boxes. These need to be removed via flush cut and an application of Garlon or by digging out the root balls. Either way make sure all safety precautions are taken including a locate of utility lines. (Pic 1)**



2. **There is a pile of fencing and possibly some pallets on District property. Please, remove.**
3. In the same area, edge all utility boxes/covers.
4. In the NE corner of Shell Point & 30th, line trim the pond to the water line. (Pic 4 a & b >)
5. In this area around the pond in the NE corner of 30th & Shell Point, line trim all areas. Line trimming must be completed each visit.

30th & Shell Point

6. In the same pond, remove the large Brazilian Pepper tree groupings from the pond bank.

7. In the south ROW of Shell Point, remove suckers from all trees in the maintained area. (Pic 7)

8. Prune the tree in the north ROW of Shell Point between the sidewalk & the road as it is blocking warning signage. The suckers on this tree have not been pruned and the tree has turned into a large shrub. Properly prune this tree. (Pic 8)

9. In the same area, edge the sidewalk and curbs. Treat all expansion joint crack weeds.

10. Along the same sidewalk & road edge, lift all trees to FDOT standards for roadways & pedestrian passages.

11. In the same area, remove all suckers from the Live Oaks.

12. On all corners of Shell Pointe & 30th, line trim around the signal posts & light posts. (Pic 12)

13. In both ROWs of Shell Point, develop tree rings for all trees including removing grasses & weeds and setting strong bed lines.

14. In the median of Shell Point, remove all landscaping debris & treat for weeds.

15. In both north corners of Shell Point & 30th, detail the area and beds around the monument. These areas have been neglected for months. Line trim out grasses, weed, prune for plant separation & set strong bed lines. There is a small homeless encampment behind both monuments.(Pic 15)

30th & Shell Point

16. In the median along 30th, prune all Robellini Palms and develop tree rings.

17. In the same areas, diagnose & take any corrective action to improve the color & vigor of the Robellini.

18. In the west ROW of 30th, trim back the over growing Brazilian Pepper adjacent to the sidewalk.

19. In the median island of 30th, the irrigation drip line system is in extreme disrepair. Make sure this system is not running until repairs are made. In the meantime, remove all drip line that is a tripping hazard and/or debris. (Pic 19)

20. In the median of Shell Point, there is a dead palm that looks to have been dead for months. (Pic 20 >)

21. The north ROW of Shell Point to the east of 30th, needs to be mowed. The lake on the west side of 30th needs to be maintained.

22. Property-wide, line trimming around posts, trees & other structures was not completed.

23. In the west ROW of 30th, prune all trees and bushes encroaching on the sidewalks & roadways. Multiple locations

24. In the median island of 30th and south of the school, mowers continue to hit palms.

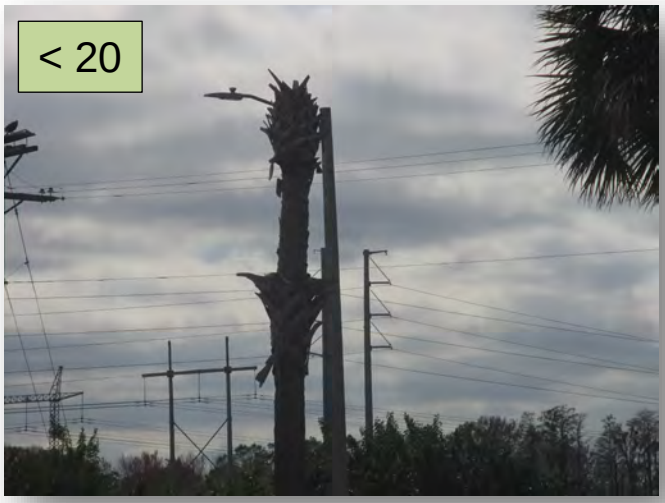
25. In the same areas, flush cut all old stumps to under grade as they are a potential tripping hazard.

26. In the median islands of 30th, remove all mosses from the trees.

27. In the median island of 30th, there is the dead palm & multiple Robellinis are dying. Diagnose & treat. (Pic 27)

28. In the same area, edge the hard surfaces, especially the curbs.

29. Along 30th, remove all plant material growing into the gutters & treat expansion joint crack weeds.



30th & Clover Ridge

30. In the same area, edge the hard surfaces, especially the curbs.

31. Along 30th, remove all plant material growing into the gutters & treat expansion joint crack weeds.

32. In the median island of 30th towards the north end, diagnose & treat the stressed Ornamental Grasses. Remove dead units and report numbers to the DM.

33. **In the east ROW of 30th, there are multiple Oak trees leaning from high winds. Looking for BOS direction on these units.**

34. In the 30th median by the school, a Robellini has died & should be removed. (Pic 34)

35. In the median & east ROW of 30th, there maybe some irrigation that is the district's responsibility that is inoperable. Investigate and repair if it is district property.

36. Along Clover Ridge, remove the suckers from the Oaks, weed & set strong bed lines for the tree rings.

37. In the same area, trim back all plant material encroaching on maintained areas.

38. Property-wide, treat active ant mounds.

39. In the east ROW of 30th at the north end, line trim around all utility boxes. (Pic 39)

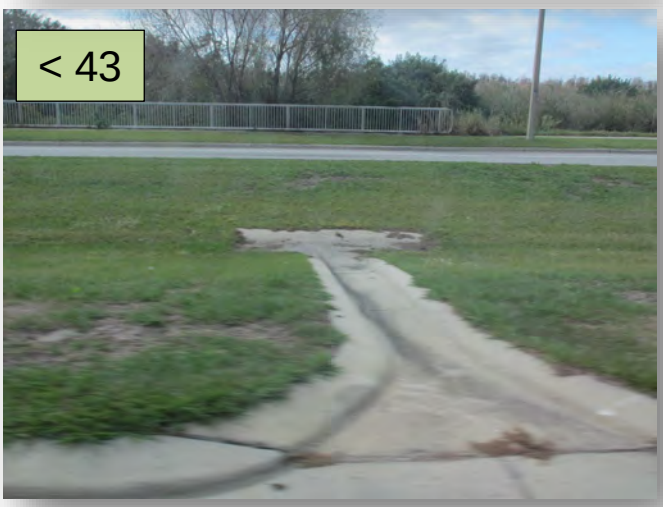
40. In the west ROW of 30th to the north of the school, some of the work was completed, continue to line trim the encroaching grasses and prune back the encroaching plant material. Prune behind railings. (Pic 40)

41. At the intersection of 30th & 19th, detail the area including line trimming around posts.

42. Property-wide, schedule a rotation to prune the Sabal palms.

43. In the median of 30th & north of the school, several of the storm water drain chutes need to be cleared of plant material & debris. Correct. (Pic 43 >)

44. In both ROWs of 33rd, detail the curbs, line trim along the structures, clear water flow structures, clear any tree sucker, create tree rings, and mow regularly. (Pic 44)



Proposals

1. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in 30th just north of Shell Pointe. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 1 >)

2. The vendor to generate a proposal to remove and flush cut 2” under grade a dead Robellini palm in the median island in 30th just south of the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 2 >)

3. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in across from the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 3 >)

Tab 3D

South Shore

LANDSCAPE INSPECTION REPORT

April 19, 2024

Rizzetta & Company
Justin Fisher – Landscape Specialist

Rizzetta & Company
Professionals in Community Management

Summary, 30th & Shell Point

General Updates, Recent & Upcoming Maintenance Events

- There are areas of this property that have not been maintained for months.
- Vendor has not adopted the new scope of services that was drawn up..
- Mowing seems to be the only service that is being provided at this time.

The following are action items for Herndon Landscaping Group & Ballenger Irrigation to complete. Red items indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

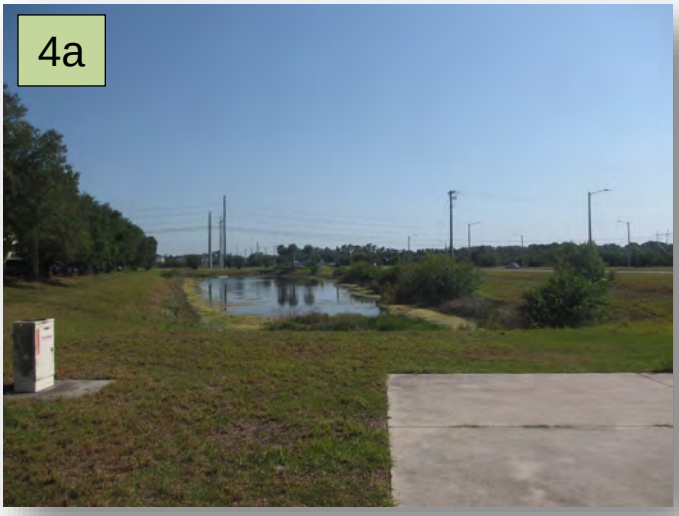
1. **In the area near the lift station, volunteer palms have been growing into the electrical service boxes. These need to be removed via flush cut and an application of Garlon or by digging out the root balls. Either way make sure all safety precautions are taken including a locate of utility lines. (Pic 1)**

2. **There is a pile of fencing and possibly some pallets on District property. Please, remove.**

3. **In the same area, edge all utility boxes/covers.**

4. **In the NE corner of Shell Point & 30th, line trim the pond to the water line. (Pic 4 a & b >)**

5. **In this area around the pond in the NE corner of 30th & Shell Point, line trim all areas. Line trimming must be completed each visit.**



30th & Shell Point

6. In the same pond, remove the large Brazilian Pepper tree groupings from the pond bank.

7. Along Shell Point, edge the sidewalk and curbs. Treat all expansion joint crack weeds.

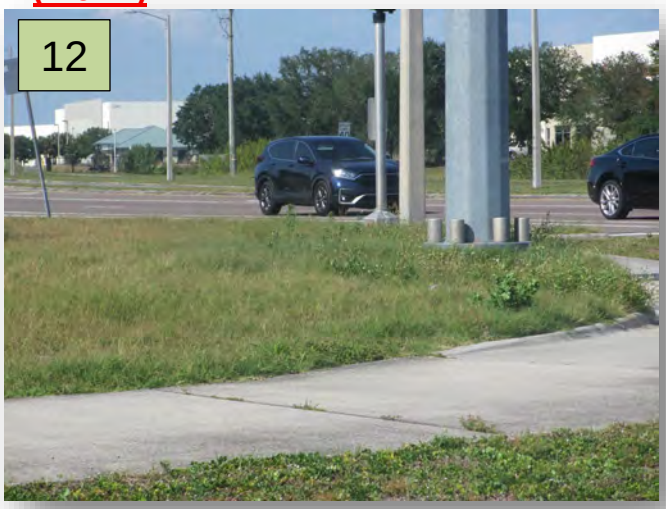
8. Along the same sidewalk & road edge, lift all trees to FDOT standards for roadways & pedestrian passages. (Pic 8)

9. In the south ROW of Shell Point, remove suckers from all trees in the maintained area. (Pic 9)

10. North and South ROWs are to be maintained from the road to sidewalk and 2 passes on opposite side of sidewalk where no other vendor is present.

11. In the same area, remove all suckers from the Live Oaks.

12. On all corners of Shell Pointe & 30th, line trim around the signal posts & light posts. (Pic 12)



13. In both ROWs of Shell Point, develop tree rings for all trees including removing grasses & weeds and setting strong bed lines.

14. In the median of Shell Point, remove all landscaping debris & treat for weeds.

15. In both north corners of Shell Point & 30th, detail the area and beds around the monument. These areas have been neglected for months. Line trim out grasses, weed, prune for plant separation & set strong bed lines. (Pic 15)

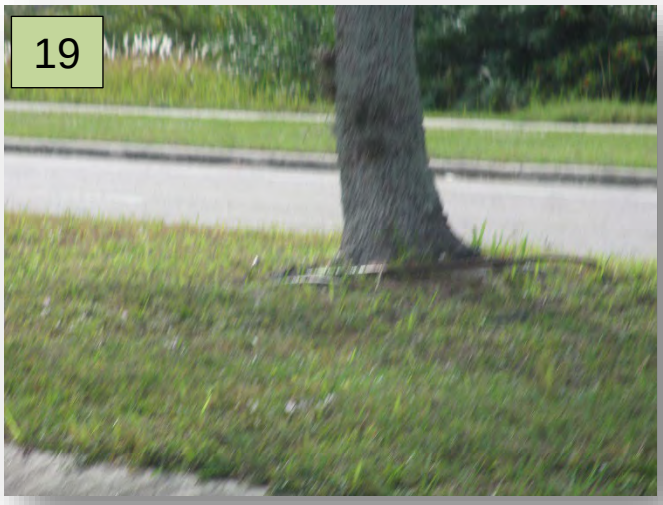
30th & Shell Point

16. In the median along 30th, prune all Robellini Palms and develop tree rings.

17. In the same areas, diagnose & take any corrective action to improve the color & vigor of the Robellini.

18. In the west ROW of 30th, trim back the over growing Brazilian Pepper adjacent to the sidewalk.

19. In the median island of 30th, the irrigation drip line system is in extreme disrepair. Make sure this system is not running until repairs are made. In the meantime, remove all drip line that is a tripping hazard and/or debris. (Pic 19)



20. In the median of Shell Point, there is a dead palm that looks to have been dead for months. (Pic 20 >)

21. The north ROW of Shell Point to the east of 30th, needs to be mowed. The lake on the west side of 30th needs to be maintained.

22. Property-wide, line trimming around posts, trees & other structures was not completed.

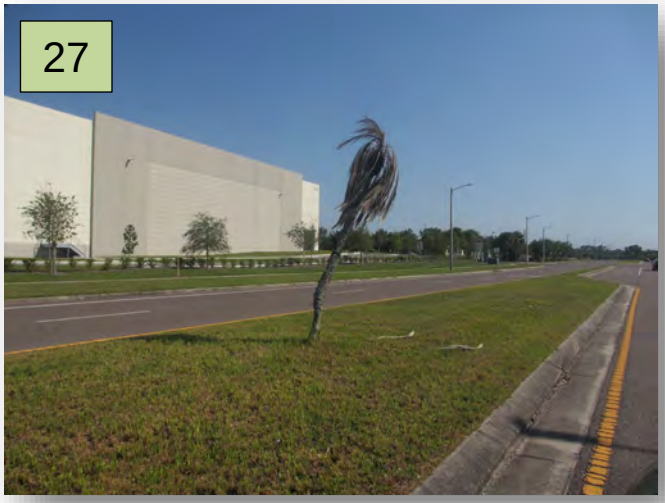
23. In the west ROW of 30th, prune all trees and bushes encroaching on the sidewalks & roadways. Multiple locations

24. In the median island of 30th and south of the school, mowers continue to hit palms.

25. In the same areas, flush cut all old stumps to under grade as they are a potential tripping hazard.

26. In the median islands of 30th, remove all mosses from the trees.

27. In the median island of 30th, there is the dead palm & multiple Robellinis are dying. Diagnose & treat. (Pic 27)



28. In the same area, edge the hard surfaces, especially the curbs.

29. Along 30th, remove all plant material growing into the gutters & treat expansion joint crack weeds.

30th & Clover Ridge

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31. Along 30th, remove all plant material growing into the gutters & treat expansion joint crack weeds.

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38. Property-wide, treat active ant mounds.

39. In the east ROW of 30th at the north end, line trim around all utility boxes. (Pic 39)

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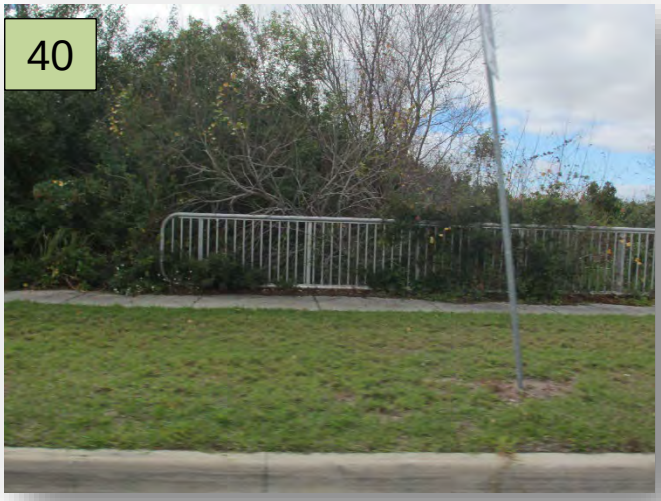


41. At the intersection of 30th & 19th, detail the area including line trimming around posts.

42. Property-wide, schedule a rotation to prune the Sabal palms.

43. In the median of 30th & north of the school, several of the storm water drain chutes need to be cleared of plant material & debris. Correct. (Pic 43 >)

44. In both ROWs of 33rd, detail the curbs, line trim along the structures, clear water flow structures, clear any tree sucker, create tree rings, and mow regularly. (Pic 44)

Proposals

1. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in 30th just north of Shell Pointe. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 1 >)

2. The vendor to generate a proposal to remove and flush cut 2” under grade a dead Robellini palm in the median island in 30th just south of the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 2 >)

3. The vendor to generate a proposal to remove and flush cut 2” under grade a dead palm in the median island in across from the school. Include all prep, demolition, clean up, disposal, soil, much and/or any irrigation repairs or adjustments. (Pic 3 >)

Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, September 27, 2023, at 2:34 p.m**. at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The following is the agenda for the meeting.

Present and constituting a quorum:

Clifton Fischer	**Board Supervisor, Chairman**
Peter Anderson	**Board Supervisor, Assistant Secretary**
Joseph Urbanic	**Board Supervisor, Assistant Secretary**

Also present were:

Christina Newsome	**District Manager, Rizzetta & Company, Inc.**
Tonja Stewart	**District Engineer, Stantec 0.(via Phone)**
Tucker Mackie	**District Counsel; Kutak Rock (via Phone)**
Bryan Schaub	**Field Inspection Specialist, Rizzetta & Company, Inc**
Casey Farmer	**Representative; Pattillore Industrial**
Mike Kerman	**Representative; Pattillore Industrial**
Rick Herndon	**Representative; Herndon Landscape Group (via Phone)**
Jacob Essman	**Board Candidate (via Phone)**
Audience	**No audience**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Newsome called the meeting to order at 2:34 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience members present, no comments were given at the time.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors Meeting held on June 8, 2023**

On a Motion by Mr. Urbanic seconded by Mr. Fischer with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, approved the Minutes of the Board of Supervisors' Meeting Held On June 8, 2023, for the South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisor Continued Meeting held on July 26, 2023**

On a Motion by Mr. Fischer seconded by Mr. Urbanic with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, approved the Minutes of the Board of Supervisors' Continued Meeting Held On July 26, 2023, for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS **Ratification of Operations & Maintenance Expenditures for June, July, and August 2023**

On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, approved the Operations & Maintenance Expenditures for June ($15,642.19), July ($12,848.63), and August ($20,641.43) 2023, for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Aquatic Services

Mr. Remson was present, but no report was given.

B. Landscape Services

1. Presentation of Landscape Inspection Report

Mr. Schaub presented the Landscape Inspection Report to the Board. He advised the Board to contact HSCO to remove the homeless encampment located on the premises.

The Board requested a completed irrigation map for the second time, and would like to receive the map as soon as possible.

C. District Counsel

Ms. Mackie was present; there was no report given at the time.

> On a Motion by Mr. Fischer seconded by Mr. Urbanic with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, instructed Staff to begin the dissolution preparation, for the South Shore Corporate Park Industrial Community Development District.

D. District Engineer

1. Presentation of Updated Boundary Map

Ms. Stewart was present via phone. She informed the Board on permits within the District and answered any questions the Board had. The Board inquired about the public facility report.

E. District Manager

Ms. Newsome informed the Board of their next scheduled CDD meeting. Ms. Newsome informed the Board that Staff experienced difficulties with the CDD website hosting company not updating the website. The Board gave Staff permission to solicit proposals.

SEVENTH ORDER OF BUSINESS **Public Hearing on FY 2023-2024 Final Budget**

> On a Motion by Mr. Anderson, seconded by Mr. Fischer with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, opened a public hearing on the fiscal year 2023-2024 final budget, for the South Shore Corporate Park Industrial Community Development District.

Audience Comments: No comments were given.

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, closed a public hearing on the fiscal year 2023-2024 final budget, for the South Shore Corporate Park Industrial Community Development District.

1. Consideration of Resolution 2023-02, Adopting the Fiscal Year 2023-2024 Final Budget

Ms. Newsome presented the Fiscal Year 2023-2024 Approved Final Budget to the Board.

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, Adopted Resolution 2023-02, Adopting the Fiscal Year 2023-2024 Final Budget, for the South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS **Public Hearing on FY 2023-2024 Special Assessments**

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, opened a public hearing on the fiscal year 2023-2024 special assessments, for the South Shore Corporate Park Industrial Community Development District.

Audience Comments: No comments were given.

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD closed a public hearing on the fiscal year 2023-2024 special assessments for the South Shore Corporate Park Industrial Community Development District.

1. Consideration of Resolution 2023-03, Imposing the Special Assessments for FY 2023-2024

Ms. Newsome presented Resolution 2023-03, Imposing the Special Assessments for Fiscal Year 2023-2024.

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, adopted Resolution 2023-03, Imposing the Special Assessments for Fiscal Year 2023-2024, for the South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2023-04, Adopting the Fiscal Year 2023-2024 Meeting Schedule**

The Board decided on April 23, 2024, and July 30, 2024, as the dates for the South Shore CDD meeting.

> On a Motion by Mr. Anderson, seconded by Mr. Fischer with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, adopted Resolution 2023-04, Adopting the Fiscal Year 2023-2024 Meeting Schedule, for the South Shore Corporate Park Industrial Community Development District.

The Board discussed possible nominees for vacant seats on the Board. Mr. Urbanic nominated Gary Lieberman to the Board, and Mr. Fischer nominated Jacob Essman to the Board.

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, appointed Jacob Essman to Seat 2, for the South Shore Corporate Park Industrial Community Development District.

> On a Motion by Mr. Urbanic, seconded by Mr. Fischer with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, appointed Gary Lieberman to Seat 3, for the South Shore Corporate Park Industrial Community Development District.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2023-05, Re-Designating Officers**

The Board tabled this until the next meeting.

ELEVENTH ORDER OF BUSINESS **Consideration of EGIS Insurance Renewal**

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, accepted the EGIS Insurance Renewal, for the South Shore Corporate Park Industrial Community Development District.

TWELFTH ORDER OF BUSINESS **Ratification of Fiscal Year 2021-2022 Final Audit**

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, accepted the Fiscal Year 2021-2022 Final Audit, for the South Shore Corporate Park Industrial Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Joseph Urbanic Resignation**

> On a Motion by Mr. Fischer, seconded by Mr. Anderson with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, accepted Joseph Urbanic Resignation, for the South Shore Corporate Park Industrial Community Development District.

FOURTEENTH ORDER OF BUSINESS **Supervisor Requests**

There were comments regarding trucks and service vehicles parking in the right of way.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

> On a Motion by Mr. Fischer, seconded by Mr. Andersom, the Board approved to adjourn the meeting at 3:20 p.m., for the South Shore Corporate Park Industrial Community Development District.

_____	_____
Assistant Secretary	Chairman/Vice Chairman

Tab 5

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
September 2023
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **$30,828.43**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Berger, Toombs, Elam, Gaines & Frank CPA	100092	363950	Audit Service FYE 09/30/2022	$ 3,325.00
Egis Insurance Advisors, LLC	100096	19181	Policy #100122396 10/01/2023-10/01/2024	$ 6,163.00
Herndon Landscape Group, LLC	100094	1692	Monthly Landscape Maintenance 09/23	$ 7,085.00
Remson Aquatics LLC	100095	116432	Lake Maintenance 09/23	$ 295.00
Rizzetta & Company, Inc.	100089	INV0000083265	District Management Fees 09/23	$ 2,626.67
Stantec Consulting Services, Inc.	100090	2111414	District Engineering 06/23	$ 514.00
Stantec Consulting Services, Inc.	100090	2128488	District Engineering 08/23	$ 456.00
TECO	20230918-01	211010133950 08/23 ACH	351 30th ST NE 08/23	$ 5,565.96
Times Publishing Company	100091	0000305734 09/10/23	Legal Advertising 09/23	$ 2,400.90
Times Publishing Company	100093	0000305734 09/17/23	Legal Advertising 09/23	$ 2,396.90
Report Total				**$ 30,828.43**

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

RECEIVED
SEP 20 2023

SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Invoice No. *363950*
Date *09/17/2023*
Client No. *21473*

Services rendered in connection with the audit of the Basic Financial Statements as of and for the year ended September 30, 2022.

Total Invoice Amount $ 3,325.00

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

INVOICE

Customer	South Shore Corporate Park Industrial Community Development District
Acct #	899
Date	08/28/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 6,163.00
Payment Amount	**$6,163.00**
Payment for:	Invoice#19181
100123396	

South Shore Corporate Park Industrial Community Developmen
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Thank You

Please detach and return with payment

Customer: South Shore Corporate Park Industrial Community Development District

Invoice	Effective	Transaction	Description	Amount
19181	10/01/2023	Renew policy	Policy #100123396 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 8/28/2023	6,163.00

RECEIVED 09/27/2023

Total
$ 6,163.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/28/2023

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

South Shore Corporate Park Industrial Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2023 to October 1, 2024**

Quote Number: 100123396

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$3,389
Public Officials and Employment Practices Liability	$2,774
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	**$6,163**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

Herndon Landscape Group

13319 Northeast 7th Terrace
Okeechobee, FL 34972
(772) 307-9048

To:
South Shore CDD
351 30th St. SE
Ruskin, FL 33570

Invoice #	1692
Invoice Date	09/01/2023
Payment Term	Due On Receipt
Amount Due	**$7,085.00**

Item	Quantity	Price	Line Total
Monthly Landscape Maintenance Services, September 2023	1.0	$7,085.00	$7,085.00

Subtotal:	$7,085.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$7,085.00**

Notes
Thank You For Your Business!

RECEIVED 09/01/2023

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

INVOICE

BILL TO
South Shore Corporate
Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

INVOICE # 116432
DATE 09/04/2023
DUE DATE 10/04/2023
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Sept Srv September Lake Maintenance	1	295.00	295.00

BALANCE DUE **$295.00**

RECEIVED
09/05/2023

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/1/2023	INV0000083265

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$346.67	$346.67
Financial & Revenue Collections	1.00	$104.00	$104.00
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$676.00	$676.00
Website Compliance & Management	1.00	$100.00	$100.00
Landscape Consulting Services - August	1.00	$700.00	$700.00

RECEIVED
08/31/2023

Subtotal	$2,626.67
Total	$2,626.67

Stantec

INVOICE

Invoice Number	2111414
Invoice Date	July 10, 2023
Purchase Order	215611917
Customer Number	83545
Project Number	215611917

Bill To

South Shore Corporate Park Ind Community Development District
Accounts Payable
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **SSCP - CDD Ph 2 Inspection**

Project Manager	Stewart, Tonja L	Contract Upset	169,002.79
Current Invoice Total (USD)	514.00	Contract Billed to Date	166,089.32
		For Period Ending	**June 28, 2023**

Research and prepare letter for Phase 1A Lot 2.

Top Task **2023** **2023 FY General Consulting**

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 07	Nurse, Vanessa M	0.50	152.00	76.00
Level 14	Stewart, Tonja L	2.00	219.00	438.00
	Subtotal Professional Services	2.50		514.00

Top Task Subtotal	2023 FY General Consulting	514.00
	Total Fees & Disbursements	514.00
	INVOICE TOTAL (USD)	**514.00**

Due upon receipt or in accordance with terms of the contract

RECEIVED 09/14/2023

Please contact Abbas Tlais if you have any questions concerning this invoice.
E-mail: Abbas.Tlais@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
Thank you.

Stantec

INVOICE

Invoice Number	2128488
Invoice Date	August 30, 2023
Purchase Order	215611917
Customer Number	83545
Project Number	215611917

Bill To

South Shore Corporate Park Ind Community Development District
Accounts Payable
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **SSCP - CDD Ph 2 Inspection**

Project Manager	Stewart, Tonja L	Contract Upset	169,002.79
Current Invoice Total (USD)	456.00	Contract Billed to Date	166,545.32
		For Period Ending	**August 25, 2023**

follow up regarding boundary map

Top Task **2023** **2023 FY General Consulting**

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 07	Nurse, Vanessa M	3.00	152.00	456.00
	Subtotal Professional Services	3.00		456.00

Top Task Subtotal	2023 FY General Consulting	456.00

Total Fees & Disbursements	456.00
INVOICE TOTAL (USD)	**456.00**

RECEIVED
09/12/2023

Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.
E-mail: Abbas.Tlais@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
Thank you.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: August 25, 2023

Amount Due:	**$5,565.96**

Due Date: September 15, 2023
Account #: 211010133950

DO NOT PAY. Your account will be drafted on September 15, 2023

Account Summary

Current Service Period: July 22, 2023 - August 21, 2023

Previous Amount Due	$5,565.96
Payment(s) Received Since Last Statement	-$5,565.96
Current Month's Charges	**$5,565.96**
Amount Due by September 15, 2023	**$5,565.96**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.

RECEIVED 08/28/2023

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.

EMAIL and TEXT ALERTS

TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211010133950
Due Date: September 15, 2023

Amount Due:	**$5,565.96**

Payment Amount: $ _____

629161829444

Your account will be drafted on September 15, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: August 25, 2023
Charges Due: September 15, 2023

Service Period: Jul 22, 2023 - Aug 21, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*5370 kWh @ $0.03511/kWh*	$188.54
Fixture & Maintenance Charge	*105 Fixtures*	$1422.31
Lighting Pole / Wire	*96 Poles*	$3171.47
Lighting Fuel Charge	*5370 kWh @ $0.05169/kWh*	$277.58
Storm Protection Charge	*5370 kWh @ $0.01466/kWh*	$78.72
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00326/kWh*	$17.51
Florida Gross Receipt Tax		$14.47
State Tax		$393.43
Lighting Charges		**$5,565.96**

Total Current Month's Charges **$5,565.96**

Important Messages

More clean energy to you
Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately $80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/10/23	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	**Sales Rep**	**Customer Account**
09/10/2023	Deirdre Bonett	107030
Total Amount Due	**Ad Number**	
$2,400.90	0000305734	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/10/23	09/10/23	0000305734	Times	Legals CLS	Budget Summary	1	3x14.00 IN	$2,396.90
09/10/23	09/10/23	0000305734	Tampabay.com	Legals CLS	Budget Summary	1	3x14.00 IN	$0.00
					AffidavitMaterial			$4.00

RECEIVED
09/11/2023

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
09/10/23	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	**Sales Rep**	**Customer Account**
09/10/2023	Deirdre Bonett	107030
Total Amount Due	**Ad Number**	
$2,400.90	0000305734	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD
ATTN: RIZZETTA & CO.
3434 COLWELL AVE #200
TAMPA, FL 33614

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/17/23	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	**Sales Rep**	**Customer Account**
09/17/2023	Deirdre Bonett	107030
Total Amount Due	**Ad Number**	
$2,396.90	0000305734	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/17/23	09/17/23	0000305734	Times	Legals CLS	Budget Summary	1	3x14.00 IN	$2,396.90
09/17/23	09/17/23	0000305734	Tampabay.com	Legals CLS	Budget Summary	1	3x14.00 IN	$0.00

RECEIVED
09/18/2023

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/17/23	SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	**Sales Rep**	**Customer Account**
09/17/2023	Deirdre Bonett	107030
Total Amount Due	**Ad Number**	
$2,396.90	0000305734	

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD
ATTN: RIZZETTA & CO.
3434 COLWELL AVE #200
TAMPA, FL 33614

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tab 5A

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
October 2023
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **$24,337.99**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clifton C. Fischer	100099	CF092723	Board of Supervisors Meeting 09/27/23	$ 200.00
Herndon Landscape Group, LLC	100103	1739	Monthly Landscape Maintenance 10/23	$ 7,085.00
Joseph A. Urbanic	100100	JU092723	Board of Supervisors Meeting 09/27/23	$ 200.00
Kutak Rock, LLP	100101	3283478	Legal Services 08/23	$ 703.50
Kutak Rock, LLP	100102	3295397	Legal Services 09/23	$ 2,847.36
Remson Aquatics LLC	100104	116531	Lake Maintenance 10/23	$ 295.00
Rizzetta & Company, Inc.	100097	INV0000084196	District Management Fees 10/23	$ 1,982.34
Rizzetta & Company, Inc.	100098	INV0000084094	Assessment Roll FY 23-24	$ 5,460.00
TECO	20231019-01	211010133950 09/23 ACH	351 30th ST NE 09/23	$ 5,564.79
Report Total				**$ 24,337.99**

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

Meeting Date: September 27, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Clifton Fischer	✓
Nicole Williams	
Joseph Urbanic	✓
Peter Anderson	
Vacant	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED 10/04/2023

EXTENDED MEETING TIMECARD

Meeting Start Time:	234
Meeting End Time:	320P
Total Meeting Time:	46 M

Time Over ____ (?) Hours:	

Total at $____ per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at $175 per Hour:	$0.00

Business Mileage Round Trip	
IRS Rate per Mile	$0.655
Mileage to Charge	$0.00

DM Signature: C Nuome

Herndon Landscape Group

13319 Northeast 7th Terrace
Okeechobee, FL 34972
(772) 307-9048

To:
South Shore CDD
351 30th St. SE
Ruskin, FL 33570

Invoice #	1739
Invoice Date	10/01/2023
Payment Term	Due On Receipt
Amount Due	**$7,085.00**

Item	Quantity	Price	Line Total
Monthly Landscape Maintenance Services, October 2023	1.0	$7,085.00	$7,085.00

Subtotal:	$7,085.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$7,085.00**

Notes
Thank You For Your Business!

RECEIVED 10.2.23

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3283478
Client Matter No. 19223-1
Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3283478
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

08/14/23	T. Mackie	0.20	61.00	Conference regarding board meeting
08/14/23	D. Wilbourn	0.50	77.50	Prepare and disseminate fiscal year budget and assessment resolutions
08/15/23	T. Mackie	0.20	61.00	Conference regarding board meeting
08/16/23	T. Mackie	0.70	213.50	Conference regarding board meeting cancellation
08/17/23	D. Wilbourn	0.30	46.50	Communications with district manager regarding publication and mailing of budget hearing notices
08/21/23	T. Mackie	0.30	91.50	Conference regarding board meeting cancellation
08/22/23	T. Mackie	0.30	91.50	Conference regarding meeting cancellation
08/24/23	T. Mackie	0.20	61.00	Conference regarding meeting cancellation

TOTAL HOURS 2.70

TOTAL FOR SERVICES RENDERED	$703.50
TOTAL CURRENT AMOUNT DUE	$703.50

RECEIVED 10.2.23

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

October 16, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3295397
Client Matter No. 19223-1
Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3295397
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

09/09/23	L. Whelan	0.10	38.50	Research matters pertaining to noticing of meetings following Testa decision
09/13/23	J. Gillis	0.40	62.00	Coordinate response to auditor letter update
09/14/23	R. Dugan	0.50	132.50	Research regarding quorum requirements and state of emergency
09/14/23	T. Mackie	2.00	610.00	Conference with Kerman; conference with Newsome
09/18/23	T. Mackie	0.60	183.00	Review correspondence from Williams and conference with Yem regarding same
09/20/23	T. Mackie	0.50	152.50	Conference with Williams; conference with Yem; conference with Newsome; conference with Kerman

09/21/23	T. Mackie	1.20	366.00	Conference with Williams; conference with Newsome; prepare for Board meeting
09/22/23	T. Mackie	1.00	305.00	Conference with Kerman; prepare for Board meeting
09/27/23	T. Mackie	2.50	762.50	Prepare for and attend Board meeting by phone; follow-up from meeting; conference with Kerman
09/28/23	T. Mackie	0.50	152.50	Follow-up from Board meeting; conference with Newsome; conference with Kerman

TOTAL HOURS 9.30

TOTAL FOR SERVICES RENDERED $2,764.50

DISBURSEMENTS

Computer Research 82.86

TOTAL DISBURSEMENTS 82.86

TOTAL CURRENT AMOUNT DUE $2,847.36

RECEIVED 10.16.23

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
(813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to
South Shore Corporate Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details
Invoice no.: 116531
Terms: Net 30
Invoice date: 09/30/2023
Due date: 10/30/2023

	Product or service		Amount
1.	**Oct Srv** October Lake Maintenance	1 unit × $295.00	$295.00
		Total	**$295.00**

RECEIVED
10/02/2023

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084196

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$364.00	$364.00
Financial & Revenue Collections	1.00	$109.17	$109.17
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$709.17	$709.17
Website Compliance & Management	1.00	$100.00	$100.00

RECEIVED 9.21.23

Subtotal	$1,982.34
Total	$1,982.34

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084094

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00857

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	$5,460.00	$5,460.00

Subtotal	$5,460.00
Total	$5,460.00

RECEIVED
9.21.23

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: September 27, 2023

Amount Due:	**$5,564.79**

Due Date: October 18, 2023
Account #: 211010133950

DO NOT PAY. Your account will be drafted on October 18, 2023

Account Summary

Current Service Period: August 22, 2023 - September 21, 2023

Previous Amount Due	$5,565.96
Payment(s) Received Since Last Statement	-$5,565.96
Current Month's Charges	**$5,564.79**
Amount Due by October 18, 2023	**$5,564.79**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.

RECEIVED 09/28/2023

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211010133950
Due Date: October 18, 2023

Amount Due:	**$5,564.79**
Payment Amount: $ _____	

666198705442

Your account will be drafted on October 18, 2023

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: September 27, 2023
Charges Due: October 18, 2023

Service Period: Aug 22, 2023 - Sep 21, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*5370 kWh @ $0.03511/kWh*	$188.54
Fixture & Maintenance Charge	*105 Fixtures*	$1422.31
Lighting Pole / Wire	*96 Poles*	$3170.38
Lighting Fuel Charge	*5370 kWh @ $0.05169/kWh*	$277.58
Storm Protection Charge	*5370 kWh @ $0.01466/kWh*	$78.72
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00326/kWh*	$17.51
Florida Gross Receipt Tax		$14.47
State Tax		$393.35
Lighting Charges		**$5,564.79**

Total Current Month's Charges **$5,564.79**

Important Messages

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Tab 5B

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
November 2023
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **$30,819.13**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BCI Entities, LLC	100107	23567	Irrigation Contract Maintenance Jan 23-Nov 23 11/23	$ 9,350.00
BCI Entities, LLC	100107	23568	Water Use Readings Jan 2023-Dec 2023 11/23	$ 880.00
BCI Entities, LLC	100107	23574	Irrigation Repairs 11/23	$ 5,000.00
BCI Entities, LLC	100107	23575	Irrigation Repairs 11/23	$ 487.00
Florida Department of Commerce	100106	89034	Special District Fee FY 23/24	$ 175.00
Herndon Landscape Group, LLC	100108	1784	Monthly Landscape Maintenance 11/23	$ 7,085.00
Remson Aquatics LLC	100109	116622	Lake Maintenance 11/23	$ 295.00
Rizzetta & Company, Inc.	100105	INV0000084989	District Management Fees 11/23	$ 1,982.34
TECO	20231117-01	211010133950 10/23 ACH	351 30th ST NE 10/23	$ 5,564.79
Report Total				**$ 30,819.13**

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23567
DATE	11/06/2023
TERMS	Net 30
DUE DATE	12/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Monthly Irrigation Maintenance - January 2023 to November 2023	0.9166667	10,200.00	9,350.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$9,350.00**

RECEIVED 11.06.23

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23568
DATE	11/06/2023
TERMS	Net 30
DUE DATE	12/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	WUP Reporting	Monthly Water Usage Reporting - January 2023 - December 2023	0.9166667	960.00	880.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$880.00**

RECEIVED 11.06.23

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23574
DATE	11/06/2023
TERMS	Net 30
DUE DATE	12/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repairs	Electrical Issue on 2-Wire Path	1	5,000.00	5,000.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$5,000.00**

RECEIVED 11.06.23

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23575
DATE	11/06/2023
TERMS	Net 30
DUE DATE	12/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repairs	Replace the decoder on the pump starter for the recharge pump that failed.	1	487.00	487.00

RECEIVED 11.06.23

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE **$487.00**

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

October 20, 2023

South Shore Corporate Park Industrial CDD
351 30th St NE
Ruskin, FL 33570

Re: Replacement of Decoder on Recharge Pump

Ballenger Irrigation hereby submits a proposal to replace the decoder on the pump starter for the recharge well that has failed. This proposal shall include the following:

- Replace existing decoder.
- Install and program new decoder.
- Test for proper operation.

Price …….…….…… $487.00

RECEIVED 11.06.23

Note:

1. Prices good for 30 days.
2. Accounts not paid within 30 days of invoice date are subject to a 5% monthly finance charge.

Gail Huff
Gail Huff – C.L.I.A., Florida Water Star Certified

Christina Newsome
SS Corporate Park Industrial CDD

10/20/2023
Date

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				**Invoice No: 89034**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 12/01/2023: $175.00**

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

OCT 5 2023

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

001555

South Shore Corporate Park Industrial Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

2. Telephone:	813-514-0400 Ext:
3. Fax:	813-514-0401
4. Email:	brizzetta@rizzetta.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	southshorecdd.org
8. County(ies):	Hillsborough
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	04/21/2008
11. Creation Document on File:	04/21/2008
12. Date Established:	03/17/2008
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Hillsborough County
15. Creation Document(s):	County Ordinance 08-4
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William L. Rizzetta Date 11/13/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:_____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

Herndon Landscape Group

13319 Northeast 7th Terrace
Okeechobee, FL 34972
(772) 307-9048

To:
South Shore CDD
351 30th St. SE
Ruskin, FL 33570

Invoice #	1784
Invoice Date	11/01/2023
Payment Term	Due On Receipt
Amount Due	**$7,085.00**

Item	Quantity	Price	Line Total
Monthly Landscape Maintenance Services, November 2023	1.0	$7,085.00	$7,085.00

Subtotal:	$7,085.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$7,085.00**

Notes
Thank You For Your Business!

RECEIVED 11.01.23

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
(813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to
South Shore Corporate Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details
Invoice no.: 116622
Terms: Net 30
Invoice date: 11/01/2023
Due date: 12/01/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Nov Srv** November Lake Maintenance		1	$295.00	$295.00

Total **$295.00**

RECEIVED
11/02/2023

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
11/1/2023	INV0000084989

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$364.00	$364.00
Financial & Revenue Collections	1.00	$109.17	$109.17
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$709.17	$709.17
Website Compliance & Management	1.00	$100.00	$100.00

RECEIVED
10.30.23

Subtotal	$1,982.34
Total	$1,982.34

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: October 26, 2023

Amount Due:	**$5,564.79**

Due Date: November 16, 2023
Account #: 211010133950

DO NOT PAY. Your account will be drafted on November 16, 2023

Account Summary

Current Service Period: September 22, 2023 - October 20, 2023

Previous Amount Due	$5,564.79
Payment(s) Received Since Last Statement	-$5,564.79
Current Month's Charges	**$5,564.79**
Amount Due by November 16, 2023	**$5,564.79**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED 10.27.23

Scan here to view your account online.

SAFETY TIP:
Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211010133950
Due Date: November 16, 2023

Amount Due:	**$5,564.79**

Payment Amount: $ _____

611877963670

Your account will be drafted on November 16, 2023

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: October 26, 2023
Charges Due: November 16, 2023

Service Period: Sep 22, 2023 - Oct 20, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*5370 kWh @ $0.03511/kWh*	$188.54
Fixture & Maintenance Charge	*105 Fixtures*	$1422.31
Lighting Pole / Wire	*96 Poles*	$3170.38
Lighting Fuel Charge	*5370 kWh @ $0.05169/kWh*	$277.58
Storm Protection Charge	*5370 kWh @ $0.01466/kWh*	$78.72
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00326/kWh*	$17.51
Florida Gross Receipt Tax		$14.47
State Tax		$393.35
Lighting Charges		**$5,564.79**

Total Current Month's Charges **$5,564.79**

Important Messages

Don't get "tricked" by scammers.
October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Tab 5C

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
December 2023
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **$61,404.78**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Herndon Landscape Group, LLC	100113	1826	Monthly Landscape Maintenance 12/23	$ 7,085.00
Kutak Rock, LLP	100111	3311496	Legal Services 10/23	$ 305.00
Rizzetta & Company, Inc.	100110	INV0000085793	District Management Fees 12/23	$ 1,982.34
TECO	20231220-01	211010133950 11/23 ACH	351 30th ST NE 11/23	$ 5,564.79
The RMR Group, LLC	100112	121223 RMR	Duplicate Payment for Invoice #857-24-05 A-B-C	$ 46,467.65
Report Total				**$ 61,404.78**

Herndon Landscape Group

13319 Northeast 7th Terrace
Okeechobee, FL 34972
(772) 307-9048

To:
South Shore CDD
351 30th St. SE
Ruskin, FL 33570

Invoice #	1826
Invoice Date	12/01/2023
Payment Term	Due On Receipt
Amount Due	**$7,085.00**

Item	Quantity	Price	Line Total
Monthly Landscape Maintenance Services, December 2023	1.0	$7,085.00	$7,085.00

Subtotal:	$7,085.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$7,085.00**

Notes
Thank You For Your Business!

RECEIVED
12.01.23

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3311496
Client Matter No. 19223-1
Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3311496
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

10/04/23	T. Mackie	0.40	122.00	Conference regarding estoppel request
10/10/23	T. Mackie	0.20	61.00	Conference with Newsome
10/12/23	T. Mackie	0.40	122.00	Review petition for right of way vacation and conference with Stewart regarding same

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED $305.00

TOTAL CURRENT AMOUNT DUE $305.00

RECEIVED 11.20.23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
12/1/2023	INV0000085793

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$364.00	$364.00
Financial & Revenue Collections	1.00	$109.17	$109.17
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$709.17	$709.17
Website Compliance & Management	1.00	$100.00	$100.00

RECEIVED
11.27.23

Subtotal	$1,982.34
Total	$1,982.34

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: November 28, 2023

Amount Due:	**$5,564.79**

Due Date: December 19, 2023
Account #: 211010133950

DO NOT PAY. Your account will be drafted on December 19, 2023

Account Summary

Current Service Period: October 21, 2023 - November 20, 2023

Previous Amount Due	$5,564.79
Payment(s) Received Since Last Statement	-$5,564.79
Current Month's Charges	**$5,564.79**
Amount Due by December 19, 2023	**$5,564.79**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED 11.29.23

Scan here to view your account online.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211010133950
Due Date: December 19, 2023

Amount Due:	**$5,564.79**
Payment Amount: $ _____	

641507531692

Your account will be drafted on December 19, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: November 28, 2023
Charges Due: December 19, 2023

Service Period: Oct 21, 2023 - Nov 20, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*5370 kWh @ $0.03511/kWh*	$188.54
Fixture & Maintenance Charge	*105 Fixtures*	$1422.31
Lighting Pole / Wire	*96 Poles*	$3170.38
Lighting Fuel Charge	*5370 kWh @ $0.05169/kWh*	$277.58
Storm Protection Charge	*5370 kWh @ $0.01466/kWh*	$78.72
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00326/kWh*	$17.51
Florida Gross Receipt Tax		$14.47
State Tax		$393.35
Lighting Charges		**$5,564.79**

Total Current Month's Charges **$5,564.79**

Important Messages

More clean energy to you
Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately $80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.southshorecdd.org

Check Request

Amount: $46,467.65

Date: 12/12/2023

Payable to: The RMR Group LLC

Description: Mortgage company paid invoices **857-24-05 A-B-C** in full and RMR Group LLC sent a duplicated payment that needs to be returned.

Requestor: Juan Villamil

Approved by: Christina Newsome

TRUIST

Report run on: 11/30/2023 03:53 PM EST
Deposit number: 009639

Report run by: Jakeem Policard
Capture Source: All

Details of Deposits by Deposit Number - Rizzetta & Company Inc - Commercial

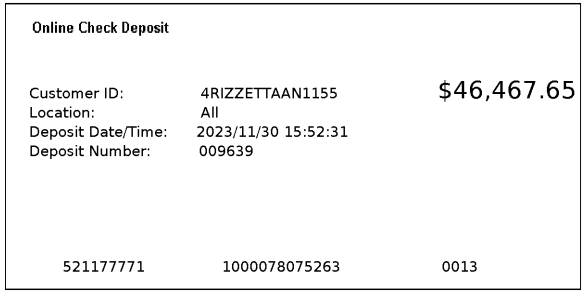
Account Name/Number: **South Shore Corporate Park Industrial**

Account Currency: **USD**

Number of Deposits: **1**
Total of Deposits Submitted: **46,467.65**
Total Number of Items: **2**

Deposit Number	Item Count	Post Amount	Credit Amount	Adjustment	Depositor	Location	Deposit Date
0009639	2	46,467.65	46,467.65	0.00	JAKEEM39789639720768	All	11/30/2023 03:52 PM

Capture Seq.	R/T	Account Number	Check Number	Post Amount	Credit Amount	Adjustment
0000001	031202770	8026300905	0002283009	30,978.43	30,978.43	0.00
0000002	031202770	8026300905	0002283008	15,489.22	15,489.22	0.00

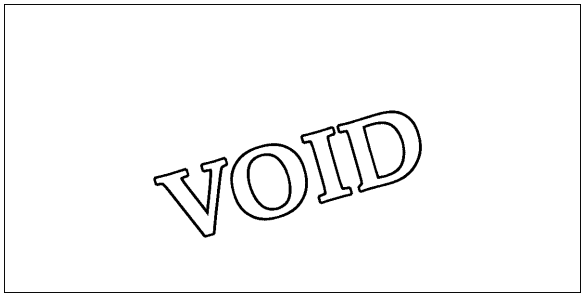

Online Check Deposit

Customer ID: 4RIZZETTAAN1155
Location: All
Deposit Date/Time: 2023/11/30 15:52:31
Deposit Number: 009639

$46,467.65

521177771 1000078075263 0013

Front Item Number 0000000



Back

Details of Deposits by Deposit Number - Rizzetta & Company Inc - Commercial

Account Name/Number: **South Shore Corporate Park Industrial**

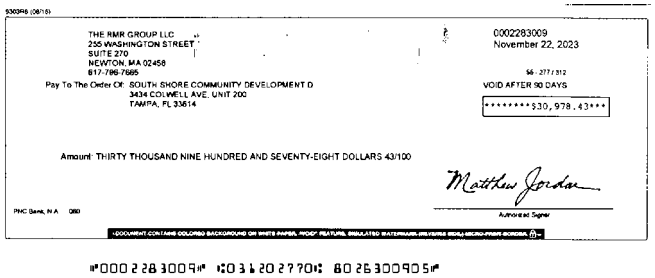
Account Currency: **USD**

(continued)

Number of Deposits: **1**

Total of Deposits Submitted: **46,467.65**

Total Number of Items: **2**


THE RMR GROUP LLC
255 WASHINGTON STREET
SUITE 270
NEWTON, MA 02458
617-796-7665

0002283009
November 22, 2023

Pay To The Order Of SOUTH SHORE COMMUNITY DEVELOPMENT D
3434 COLWELL AVE, UNIT 200
TAMPA, FL 33614

VOID AFTER 90 DAYS

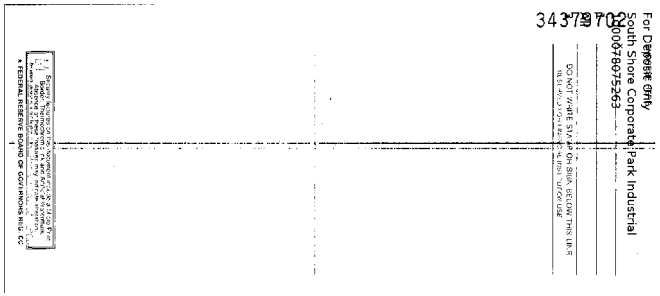
*******$30,978.43***

Amount: THIRTY THOUSAND NINE HUNDRED AND SEVENTY-EIGHT DOLLARS 43/100

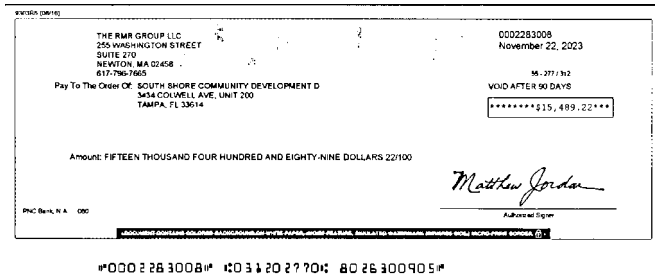
Authorized Signer

PNC Bank, N.A.

Front Item Number 0000001



Back


THE RMR GROUP LLC
255 WASHINGTON STREET
SUITE 270
NEWTON, MA 02458
617-796-7665

0002283008
November 22, 2023

Pay To The Order Of SOUTH SHORE COMMUNITY DEVELOPMENT D
3434 COLWELL AVE, UNIT 200
TAMPA, FL 33614

VOID AFTER 90 DAYS

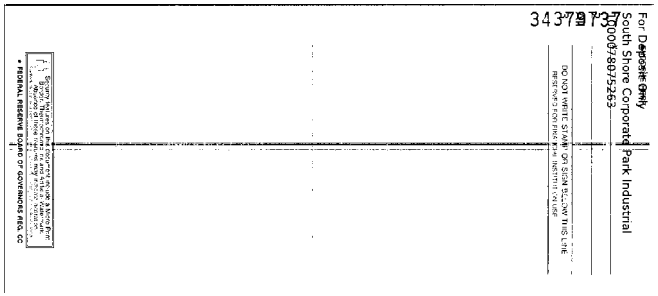
*******$15,489.22***

Amount: FIFTEEN THOUSAND FOUR HUNDRED AND EIGHTY-NINE DOLLARS 22/100

Authorized Signer

PNC Bank, N.A.

Front Item Number 0000002



Back

THE RMR GROUP LLC
255 WASHINGTON STREET
SUITE 270
NEWTON, MA 02458
617-796-7665

RECEIVED
NOV 30 2023

November 22, 2023

>003724 6591198 0001 092574 10Z
SOUTH SHORE COMMUNITY DEVELOPMENT D
3434 COLWELL AVE UNIT 200
TAMPA FL 33614

VENDOR NUMBER: sosh001
CHECK DATE: 11/22/2023
CHECK NUMBER: 0002283008
CHECK AMOUNT: $15,489.22

DATE	INVOICE NUMBER	ACCOUNT NUMBER	INVOICE AMOUNT	DISCOUNT	NET AMOUNT
11/02/23	857-24-05C		$15,489.22	$0.00	$15,489.22
Field/Admin operations and mai					
TOTAL			$15,489.22	$0.00	$15,489.22

03724 6591198 003725 003725 0001/0001 K003724

THE RMR GROUP LLC
255 WASHINGTON STREET
SUITE 270
NEWTON, MA 02458
617-796-7665

RECEIVED
NOV 30 2023

November 22, 2023

>003689 6591198 0001 092574 10Z
SOUTH SHORE COMMUNITY DEVELOPMENT D
3434 COLWELL AVE UNIT 200
TAMPA FL 33614

VENDOR NUMBER:	sosh001
CHECK DATE:	11/22/2023
CHECK NUMBER:	0002283009
CHECK AMOUNT:	$30,978.43

DATE	INVOICE NUMBER	ACCOUNT NUMBER	INVOICE AMOUNT	DISCOUNT	NET AMOUNT
11/02/23	857-24-05A		$30,978.43	$0.00	$30,978.43
Field/Admin operations and mai					
TOTAL			$30,978.43	$0.00	$30,978.43

0003689 6591198 0036900 0963600 0001/0001 k003689

Tab 6

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
January 2024
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **$15,965.76**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BCI Entities, LLC	100116	23686	Water Use Readings 01/24	$ 80.00
BCI Entities, LLC	100116	23701	Monthly Irrigation Maintenance 01/24	$ 850.00
Herndon Landscape Group, LLC	100117	1874	Monthly Landscape Maintenance 01/24	$ 7,085.00
Remson Aquatics LLC	100118	116807	Lake Maintenance 01/24	$ 295.00
Rizzetta & Company, Inc.	100114	INV0000086514	District Management Fees 01/24	$ 1,982.34
Stantec Consulting Services, Inc.	100115	2177239	District Engineering 12/23	$ 328.50
TECO	20240119-01	211010133950 12/23 ACH	351 30th ST NE 12/23	$ 5,344.92
Report Total				**$ 15,965.76**

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23686
DATE	01/01/2024
TERMS	Due on receipt
DUE DATE	01/01/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	WUP Reporting	Monthly Water Usage Reporting	0.08	960.00	80.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$80.00**

RECEIVED 01.03.24

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23701
DATE	01/01/2024
TERMS	Due on receipt
DUE DATE	01/01/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Monthly Irrigation Maintenance	1	850.00	850.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$850.00**

RECEIVED 01.03.24

Herndon Landscape Group

13319 Northeast 7th Terrace
Okeechobee, FL 34972
(772) 307-9048

To:
South Shore CDD
351 30th St. SE
Ruskin, FL 33570

Invoice #	1874
Invoice Date	01/01/2024
Payment Term	Due On Receipt
Amount Due	**$7,085.00**

Item	Quantity	Price	Line Total
Monthly Landscape Maintenance Services, January 2024	1.0	$7,085.00	$7,085.00

Subtotal:	$7,085.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$7,085.00**

Notes
Thank You For Your Business!

RECEIVED 01.03.24

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
(813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to
South Shore Corporate Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details
Invoice no.: 116807
Terms: Net 30
Invoice date: 01/01/2024
Due date: 01/31/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Jan Srv** January Lake Maintenance		1	$295.00	$295.00

Total **$295.00**

RECEIVED
01.03.24

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
1/1/2024	INV0000086514

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$364.00	$364.00
Financial & Revenue Collections	1.00	$109.17	$109.17
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$709.17	$709.17
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$1,982.34
Total	$1,982.34

Stantec

INVOICE

Invoice Number	2177239
Invoice Date	December 15, 2023
Purchase Order	215611917
Customer Number	83545
Project Number	215611917

Bill To
South Shore Corporate Park Ind Community Development District
Accounts Payable
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **SSCP - CDD Ph 2 Inspection**

Project Manager	Stewart, Tonja L	Contract Upset	172,002.79
Current Invoice Total (USD)	328.50	Contract Billed to Date	166,873.82
		For Period Ending	**December 8, 2023**

Review request for right-of-way vacation

Top Task **2024** **2024 FY General Consulting**

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 14	Stewart, Tonja L	1.50	219.00	328.50
	Subtotal Professional Services	1.50		328.50

Top Task Subtotal	2024 FY General Consulting	328.50
	Total Fees & Disbursements	328.50
	INVOICE TOTAL (USD)	**328.50**

RECEIVED 12.27.23

Net Due in 30 Days or in accordance with terms of the contract

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: December 28, 2023

Amount Due:	**$5,564.79**

Due Date: January 18, 2024
Account #: 211010133950

DO NOT PAY. Your account will be drafted on January 18, 2024

Account Summary

Current Service Period: November 21, 2023 - December 20, 2023

Previous Amount Due	$5,564.79
Payment(s) Received Since Last Statement	-$5,564.79
Current Month's Charges	**$5,564.79**
Amount Due by January 18, 2024	**$5,564.79**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

ACH Amount from bank on 01/19/2024 was for $5,344.92

RECEIVED 01.03.24

Scan here to view your account online.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211010133950
Due Date: January 18, 2024

Amount Due:	**$5,564.79**
Payment Amount: $ _____	

651384038700

Your account will be drafted on January 18, 2024

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: December 28, 2023
Charges Due: January 18, 2024

Service Period: Nov 21, 2023 - Dec 20, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*5370 kWh @ $0.03511/kWh*	$188.54
Fixture & Maintenance Charge	*105 Fixtures*	$1422.31
Lighting Pole / Wire	*96 Poles*	$3170.38
Lighting Fuel Charge	*5370 kWh @ $0.05169/kWh*	$277.58
Storm Protection Charge	*5370 kWh @ $0.01466/kWh*	$78.72
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00326/kWh*	$17.51
Florida Gross Receipt Tax		$14.47
State Tax		$393.35
Lighting Charges		**$5,564.79**

Total Current Month's Charges **$5,564.79**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Lower bills starting January 2024
The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or $17.65, to $143.48 for 1,000 kilowatt-hours (kWh) of use, down from the $161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers
The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Tab 6A

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
February 2024
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **$33,081.01**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BCI Entities, LLC	100121	23621	Water Use Readings 12/23	$ 80.00
BCI Entities, LLC	100121	23634	Monthly Irrigation Maintenance 12/23	$ 850.00
BCI Entities, LLC	100123	23729	Water Use Readings 02/24	$ 80.00
BCI Entities, LLC	100123	23744	Monthly Irrigation Maintenance 02/24	$ 850.00
Herndon Landscape Group, LLC	100124	1912	Monthly Landscape Maintenance 02/24	$ 7,085.00
Remson Aquatics LLC	100122	116713	Lake Maintenance 12/23	$ 295.00
Remson Aquatics LLC	100125	116899	Lake Maintenance 02/24	$ 295.00
Rizzetta & Company, Inc.	100119	INV0000087151	Landscape Consulting Services 01/24	$ 375.00
Rizzetta & Company, Inc.	100120	INV0000087132	District Management Fees 02/24	$ 1,982.34
TECO	20240220-01	211010133950 01/24 ACH	351 30th ST NE 01/24	$ 5,699.45
The RMR Group, LLC	100126	020724 RMR	Duplicate Payment for Invoice #857-24-05 A-B-C	$ 15,489.22
Report Total				**$ 33,081.01**

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23621
DATE	12/01/2023
TERMS	Due on receipt
DUE DATE	12/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	WUP Reporting	Monthly Water Usage Reporting	0.08	960.00	80.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$80.00**

RECEIVED 02.02.24

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23634
DATE	12/01/2023
TERMS	Due on receipt
DUE DATE	12/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Monthly Irrigation Maintenance	1	850.00	850.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$850.00**

RECEIVED 02.02.24

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23729
DATE	02/01/2024
TERMS	Due on receipt
DUE DATE	02/01/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	WUP Reporting	Monthly Water Usage Reporting	0.08	960.00	80.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$80.00**

RECEIVED 02.01.24

BCI Entities, LLC dba Ballenger Irrigation
3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com

BALLENGER IRRIGATION

INVOICE

BILL TO
South Shore Corporate Park Industrial CDD
South Shore Corporate Park Industrial CDD
C/O Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa,, FL 33614

INVOICE	23744
DATE	02/01/2024
TERMS	Due on receipt
DUE DATE	02/01/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Monthly Irrigation Maintenance	1	850.00	850.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

BALANCE DUE **$850.00**

RECEIVED 02.01.24

Herndon Landscape Group

13319 Northeast 7th Terrace
Okeechobee, FL 34972
(772) 307-9048

To:
South Shore CDD
351 30th St. SE
Ruskin, FL 33570

Invoice #	1912
Invoice Date	02/01/2024
Payment Term	Due On Receipt
Amount Due	**$7,085.00**

Item	Quantity	Price	Line Total
Monthly Landscape Maintenance Services	1.0	$7,085.00	$7,085.00

Subtotal:	$7,085.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$7,085.00**

Notes
Thank You For Your Business!

RECEIVED 02.01.24

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
(813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to
South Shore Corporate Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details
Invoice no.: 116713
Terms: Net 30
Invoice date: 11/30/2023
Due date: 12/30/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Dec Srv** December Lake Maintenance		1	$295.00	$295.00

Total **$295.00**

Overdue 12/30/2023

RECEIVED
02.05.24

Ways to pay

Pay invoice

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
(813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to
South Shore Corporate Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details
Invoice no.: 116899
Terms: Net 30
Invoice date: 02/03/2024
Due date: 03/04/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Feb Srv** February Lake Maintenance		1	$295.00	$295.00

Total **$295.00**

RECEIVED
02.05.24

Ways to pay

Pay invoice

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
1/30/2024	INV0000087151

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00857

Description	Qty	Rate	Amount
Landscape Consulting Services	3.00	$125.00	$375.00

RECEIVED
01/30/2024

Subtotal	$375.00
Total	$375.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/1/2024	INV0000087132

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$364.00	$364.00
Financial & Revenue Collections	1.00	$109.17	$109.17
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$709.17	$709.17
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$1,982.34
Total	$1,982.34

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: January 29, 2024

Amount Due:	**$5,699.45**

Due Date: February 19, 2024
Account #: 211010133950

DO NOT PAY. Your account will be drafted on February 19, 2024

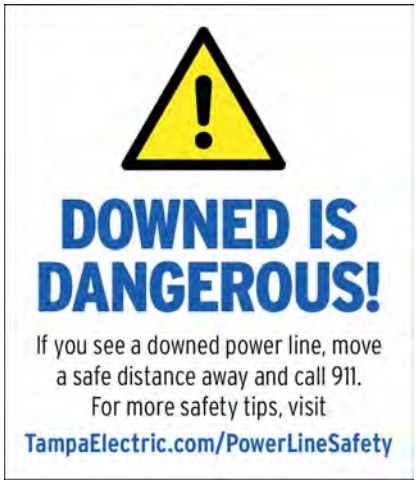
Account Summary

Current Service Period: December 21, 2023 - January 23, 2024

Previous Amount Due	$5,564.79
Payment(s) Received Since Last Statement	-$5,344.92
Miscellaneous Credits	-$219.87
Current Month's Charges	**$5,699.45**
Amount Due by February 19, 2024	**$5,699.45**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211010133950
Due Date: February 19, 2024

Amount Due:	**$5,699.45**

Payment Amount: $ _____

634100190286

Your account will be drafted on February 19, 2024

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: January 29, 2024
Charges Due: February 19, 2024

Service Period: Dec 21, 2023 - Jan 23, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	*5370 kWh @ $0.03406/kWh*	$182.90
Fixture & Maintenance Charge	*105 Fixtures*	$1446.35
Lighting Pole / Wire	*96 Poles*	$3233.22
Lighting Fuel Charge	*5370 kWh @ $0.03806/kWh*	$204.38
Storm Protection Charge	*5370 kWh @ $0.03877/kWh*	$208.19
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00074/kWh*	$3.97
Florida Gross Receipt Tax		$15.42
State Tax		$403.09
Lighting Charges		**$5,699.45**

Total Current Month's Charges **$5,699.45**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$219.87
Total Current Month's Credits	**-$219.87**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.southshorecdd.org

Check Request

Amount: $15,489.22

Date: 02/07/2024

Payable to: The RMR Group LLC

Description: Mortgage company paid invoices **857-24-05 A-B-C** in full and RMR Group LLC sent a duplicated payment that needs to be returned.

Requestor: Juan Villamil

Approved by: Christina Newsome

Tab 6B

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
March 2024
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **$16,235.29**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger Landcare, LLC	100129	24137	Monthly Irrigation Maintenance 03/24	$ 850.00
Ballenger Landcare, LLC	100129	24155	Water Use Readings 03/24	$ 80.00
Herndon Landscape Group, LLC	100130	1967	Monthly Landscape Maintenance 03/24	$ 7,085.00
Kutak Rock, LLP	100131	3355605	Legal Services 01/24	$ 243.50
Remson Aquatics LLC	100132	116990	Lake Maintenance 03/24	$ 295.00
Rizzetta & Company, Inc.	100127	INV0000087957	District Management Fees 03/24	$ 1,982.34
TECO	20240320-01	211010133950 02/24 ACH	351 30th ST NE 02/24	$ 5,699.45
Report Total				**$ 16,235.29**

Ballenger Landcare, LLC

3840 68th Ave
Pinellas Park, FL 33781 US
Accounting@BallengerLandcare.com
www.BallengerLandcare.com

INVOICE

BILL TO
South Shore Corp Park CDD
C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

INVOICE	24137
DATE	03/01/2024
TERMS	Due on receipt
DUE DATE	03/01/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Irrigation Monthly Maintenance	1	850.00	850.00

Contact Ballenger Landcare, LLC to pay.

BALANCE DUE **$850.00**

RECEIVED
03.01.24

Ballenger Landcare, LLC

3840 68th Ave
Pinellas Park, FL 33781 US
Accounting@BallengerLandcare.com
www.BallengerLandcare.com

INVOICE

BILL TO
South Shore Corp Park CDD
C/O Rizzetta & Company
3434 Colwell Ave. #200
Tampa, FL 33614

INVOICE	24155
DATE	03/01/2024
TERMS	Due on receipt
DUE DATE	03/01/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	WUP Reporting	Water Use Permit #13356 Reporting	1	80.00	80.00

Contact Ballenger Landcare, LLC to pay.

BALANCE DUE **$80.00**

RECEIVED 03.01.24

Herndon Landscape Group

13319 Northeast 7th Terrace
Okeechobee, FL 34972
(772) 307-9048

To:
South Shore CDD
351 30th St. SE
Ruskin, FL 33570

Invoice #	1967
Invoice Date	03/01/2024
Payment Term	Due On Receipt
Amount Due	**$7,085.00**

Item	Quantity	Price	Line Total
Monthly Landscape Maintenance Services	1.0	$7,085.00	$7,085.00

Subtotal:	$7,085.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$7,085.00**

Notes
Thank You For Your Business!

RECEIVED 03.01.24

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 29, 2024

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3355605
Client Matter No. 19223-1
Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3355605
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

01/05/24	T. Mackie	0.40	128.00	Prepare ethics training guidance to District Manager
01/13/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED $243.50

TOTAL CURRENT AMOUNT DUE $243.50

RECEIVED 03.04.24

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
(813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to
South Shore Corporate Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details
Invoice no.: 116990
Terms: Net 30
Invoice date: 03/04/2024
Due date: 04/03/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Mar Srv** March Lake Maintenance		1	$295.00	$295.00

Total **$295.00**

Ways to pay

Pay invoice

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/1/2024	INV0000087957

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$364.00	$364.00
Financial & Revenue Collections	1.00	$109.17	$109.17
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$709.17	$709.17
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$1,982.34
Total	$1,982.34

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: February 27, 2024

Amount Due:	**$5,699.45**

Due Date: March 19, 2024
Account #: 211010133950

DO NOT PAY. Your account will be drafted on March 19, 2024

Account Summary

Current Service Period: January 24, 2024 - February 21, 2024

Previous Amount Due	$5,699.45
Payment(s) Received Since Last Statement	-$5,699.45
Current Month's Charges	**$5,699.45**
Amount Due by March 19, 2024	**$5,699.45**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211010133950
Due Date: March 19, 2024

Amount Due:	**$5,699.45**
Payment Amount: $ _____	

635334768200

Your account will be drafted on March 19, 2024

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: February 27, 2024
Charges Due: March 19, 2024

Service Period: Jan 24, 2024 - Feb 21, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*5370 kWh @ $0.03406/kWh*	$182.90
Fixture & Maintenance Charge	*105 Fixtures*	$1446.35
Lighting Pole / Wire	*96 Poles*	$3233.22
Lighting Fuel Charge	*5370 kWh @ $0.03806/kWh*	$204.38
Storm Protection Charge	*5370 kWh @ $0.03877/kWh*	$208.19
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00074/kWh*	$3.97
Florida Gross Receipt Tax		$15.42
State Tax		$403.09
Lighting Charges		**$5,699.45**

Total Current Month's Charges **$5,699.45**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

We continue to add more solar to our fuel mix
Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately $200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Tab 6C

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
April 2024
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2024 through April 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **$12,705.85**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Innersync Studio, Ltd	100135	22148	CDD Implementation - Onboarding of ADA Compliant Website 04/24	$ 2,325.00
Innersync Studio, Ltd	100136	22149	CDD Website Services 03/15/24-03/14/25	$ 1,537.50
Kutak Rock, LLP	100134	3377837	Legal Services 02/24	$ 651.00
Kutak Rock, LLP	100137	3381400	Legal Services 03/24	$ 139.00
Remson Aquatics LLC	100138	117096	Lake Maintenance 04/24	$ 295.00
Rizzetta & Company, Inc.	100133	INV0000088606	District Management Fees 04/24	$ 1,982.34
TECO	20240418-01	211010133950 03/24 ACH	351 30th ST NE 03/24	$ 5,699.45
The Observer Group, Inc.	100139	24-01300H	Legal Advertising 04/24	$ 76.56
Report Total				**$ 12,705.85**

innersync
P.O. Box 771470
St. Louis, MO 63177-9816

Your Website powered by SchoolNow

INVOICE

BILL TO
South Shore CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 22148
DATE 04/03/2024
DUE DATE 04/18/2024
TERMS Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	2,325.00

One-time fee

BALANCE DUE **$2,325.00**

RECEIVED 04/03/24

PLEASE NOTE OUR NEW REMITTANCE ADDRESS ABOVE. For any questions regarding invoice contact us at billing@schoolnow.com

innersync
P.O. Box 771470
St. Louis, MO 63177-9816

Your Website powered by SchoolNow

INVOICE

BILL TO
South Shore CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 22149
DATE 04/03/2024
DUE DATE 04/18/2024
TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	937.50
CDD Ongoing PDF Accessibility Compliance Service	600.00

First annual service - March 15, 2024 to March 14, 2025

BALANCE DUE **$1,537.50**

RECEIVED 04/03/24

PLEASE NOTE OUR NEW REMITTANCE ADDRESS ABOVE. For any questions regarding invoice contact us at billing@schoolnow.com

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 3, 2024

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3377837
Client Matter No. 19223-1
Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3377837
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

02/04/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
02/07/24	T. Mackie	0.30	96.00	Conference with Toborg; conference with Newsome
02/08/24	T. Mackie	0.50	160.00	Conference with District staff regarding landscape inspection services agreement
02/09/24	T. Mackie	1.00	320.00	Review landscape inspection services agreement and conference with Rizzetta regarding same

TOTAL HOURS 2.10

TOTAL FOR SERVICES RENDERED $651.00

TOTAL CURRENT AMOUNT DUE $651.00

RECEIVED 04/04/24

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 22, 2024

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3381400
Client Matter No. 19223-1
Notification Email: eftgroup@kutakrock.com

Christine Newsome
South Shore CDD
Rizzetta & Company
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3381400
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

03/03/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
03/19/24	T. Mackie	0.20	64.00	Conference with Newsome

TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED $139.00

TOTAL CURRENT AMOUNT DUE $139.00

RECEIVED 04/22/2024

INVOICE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com

Rizzetta & Co.:South Shore Corporate Industrial Park

Bill to
South Shore Corporate Industrial Park
C/O: Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614

Ship to
South Shore Corporate Industrial Park
Rizzetta & Co.
3434 Colwell Ave

Invoice details
Invoice no.: 117096
Terms: Net 30
Invoice date: 04/01/2024
Due date: 05/01/2024

#	Date	Product or service	Qty	Rate	Amount
1.		**Apr Srv** April Lake Maintenance	1	$295.00	$295.00

Total **$295.00**

Ways to pay

Pay invoice

RECEIVED
04/01/24

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2024	INV0000088606

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00857

Description	Qty	Rate	Amount
Accounting Services	1.00	$364.00	$364.00
Financial & Revenue Collections	1.00	$109.17	$109.17
Landscape Consulting Services	1.00	$700.00	$700.00
Management Services	1.00	$709.17	$709.17
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$1,982.34
Total	$1,982.34

RECEIVED
03/26/24

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
351 30TH ST NE
RUSKIN, FL 33570-5100

Statement Date: March 27, 2024

Amount Due:	**$5,699.45**

Due Date: April 17, 2024
Account #: 211010133950

DO NOT PAY. Your account will be drafted on April 17, 2024

Account Summary

Current Service Period: February 22, 2024 - March 21, 2024

Previous Amount Due	$5,699.45
Payment(s) Received Since Last Statement	-$5,699.45
Current Month's Charges	**$5,699.45**
Amount Due by April 17, 2024	**$5,699.45**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.

RECEIVED 04/02/24

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.

EMAIL and TEXT ALERTS

TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211010133950
Due Date: April 17, 2024

Amount Due:	**$5,699.45**
Payment Amount: $ _____	

652618663074

Your account will be drafted on April 17, 2024

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

SOUTH SHORE CORP PK CDD
C/O RIZZETTA ASSOCIATES
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
351 30TH ST NE
RUSKIN, FL 33570-5100

Account #: 211010133950
Statement Date: March 27, 2024
Charges Due: April 17, 2024

Service Period: Feb 22, 2024 - Mar 21, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*5370 kWh @ $0.03406/kWh*	$182.90
Fixture & Maintenance Charge	*105 Fixtures*	$1446.35
Lighting Pole / Wire	*96 Poles*	$3233.22
Lighting Fuel Charge	*5370 kWh @ $0.03806/kWh*	$204.38
Storm Protection Charge	*5370 kWh @ $0.03877/kWh*	$208.19
Clean Energy Transition Mechanism	*5370 kWh @ $0.00036/kWh*	$1.93
Storm Surcharge	*5370 kWh @ $0.00074/kWh*	$3.97
Florida Gross Receipt Tax		$15.42
State Tax		$403.09
Lighting Charges		**$5,699.45**

Total Current Month's Charges **$5,699.45**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-01300H **Date 04/26/2024**

Attn:
South Shore Corporate Park Industrial CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-01300H **South Community Development District** **RE:** Fiscal Year 2023/2024 meetings **Published:** 4/26/2024	$76.56

RECEIVED
04/26/2024

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$76.56**

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES
SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the South Shore Corporate Park Industrial Community Development District (the "District") will hold their regular meetings for Fiscal Year 2023/2024 at 11:00 a.m. at the office of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 on the following dates:

- April 23, 2024
- July 30, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at # 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Matthew Huber
District Manager
April 26, 2024 24-01300H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Tab 7

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT APPOINTING [AND REMOVING] OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, South Shore Corporate Park Industrial Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint [and remove] Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Mathew Huber is appointed Assistant Secretary.
Stephanie DeLuna is appointed Assistant Secretary.

Section 4. Christina Newsome is hereby removed as Assistant Secretary.

Section 5. This Resolution shall become effective immediately upon its adoption. **PASSED AND ADOPTED THIS 13th DAY OF JUNE 2024.**

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN / VICE CHAIRMAN

ATTEST:

_____
SECRETARY / ASSISTANT SECRETARY

Tab 8

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, South Shore Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman.

Section 5. This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED THIS 13th DAY OF JUNE 2024.**

SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN / VICE CHAIRMAN

ATTEST:

_____
SECRETARY / ASSISTANT SECRETARY

Tab 9

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR THE FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the South Shore Corporate Park Industrial Community Development District (**"District"**) prior to June 15, 2024, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (**"Fiscal Year 2024/2025"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	_____, 2024
HOUR:	_____:____ __.m.
LOCATION:	2700 S. Falkenburg Road Suite 2745 Riverview, Florida 33578

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF JUNE 2024.

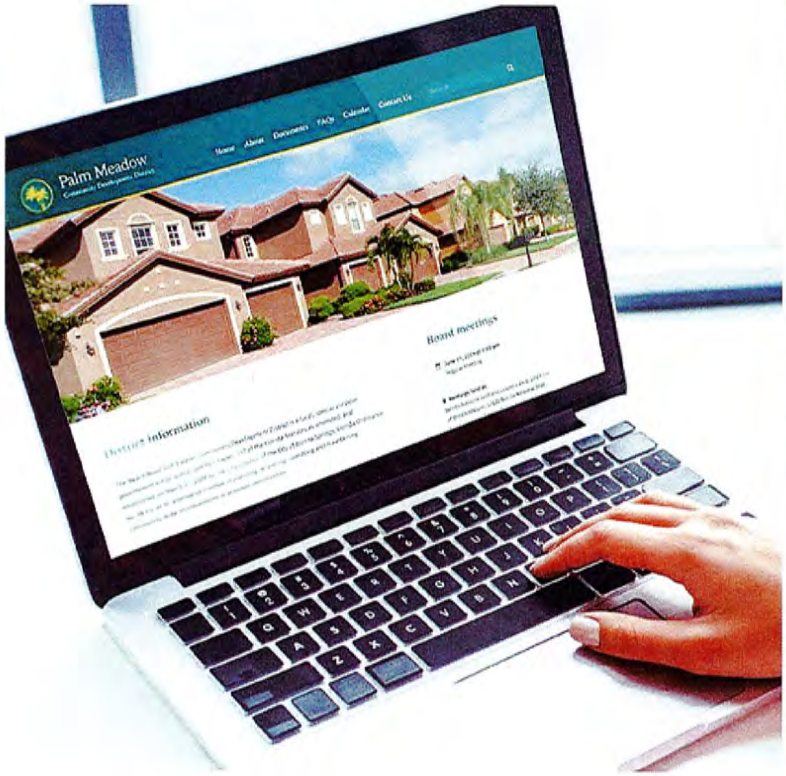
ATTEST:

SOUTH SHORE CORPORATE
PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Tab 10



Keeping your community informed. And you compliant.

South Shore Corporate Park Industrial Community Development District

Proposal date: 2024-03-12

Proposal ID: 3HXTR-TSDCB-ESQCZ-ZYF7D

Pricing....2
Services....3-5
FAQs....6
Statement of work....7-8
Terms and conditions....9-12

Ted Saul
Director - Digital Communication
Certified Specialist

campus suite

Pricing

Effective date: 2024-03-15

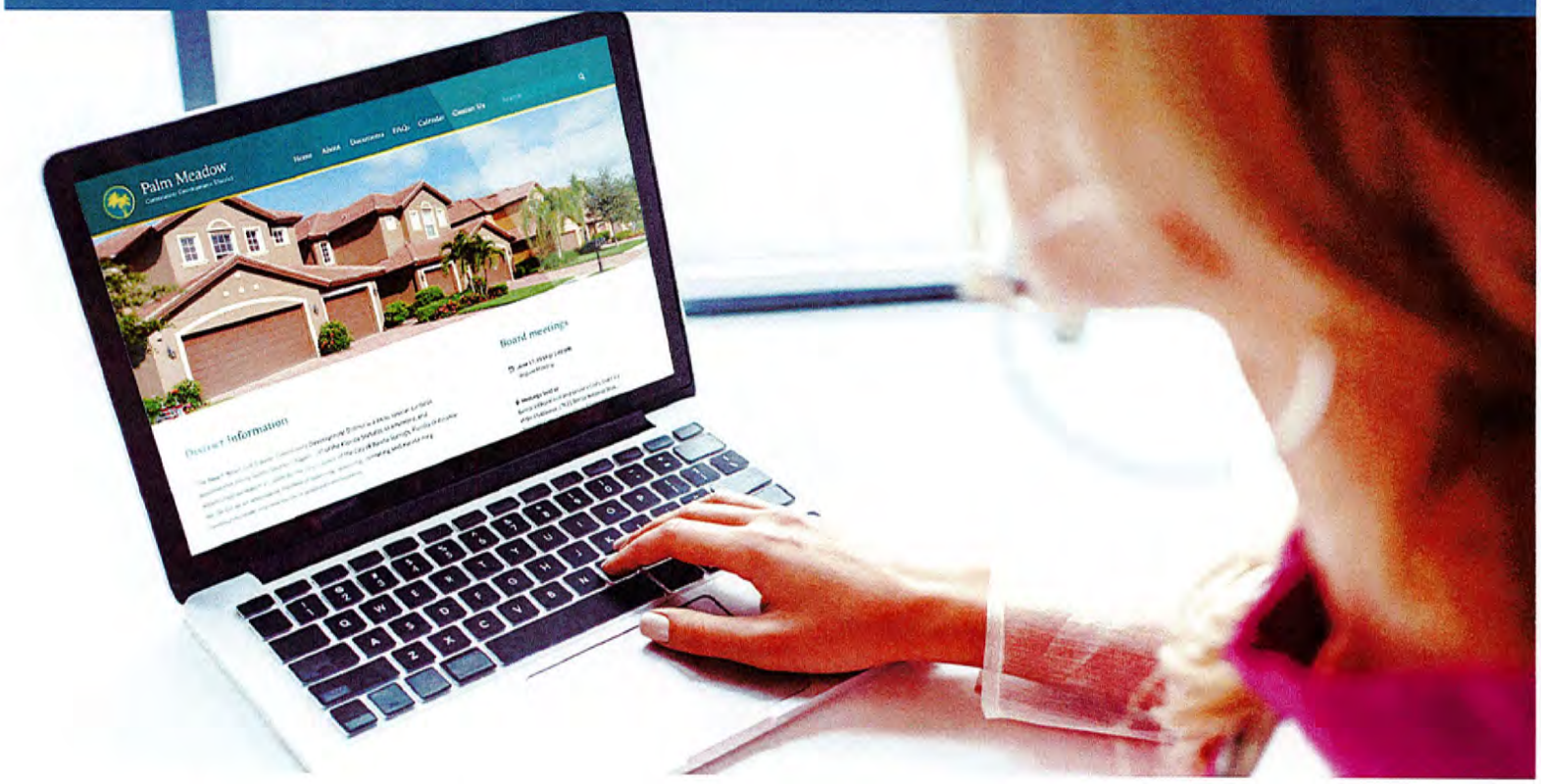
Implementation

	Quantity	Subtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for unlimited pages of remediation	1	$2,325.00

Ongoing services

	Quantity	Subtotal
Website services • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly site reporting, monitoring and error corrections	1	$937.50
Ongoing PDF Accessibility Compliance Service • Remediation of all PDFs stored on your website • Remediation of unlimited PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard	Unlimited	$600.00
Social Media Manager		Included
	Total:	**$3,862.50**

**Maximum PDF pages per 12 month period*



Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts

- **Easy-to-update website, hosting and support**
- **Worry-free ADA-compliance, auditing and full reporting**
- **Meets Florida statutes and federal laws**
- **Save CDD board time and money**

campus suite

Keeping your community informed and compliant.

Accessibility Compliance
with Campus Suite

We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.
Each page of your website will have our official certification of a website that meets the required accessibility standards.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

A website with all the features your district needs.

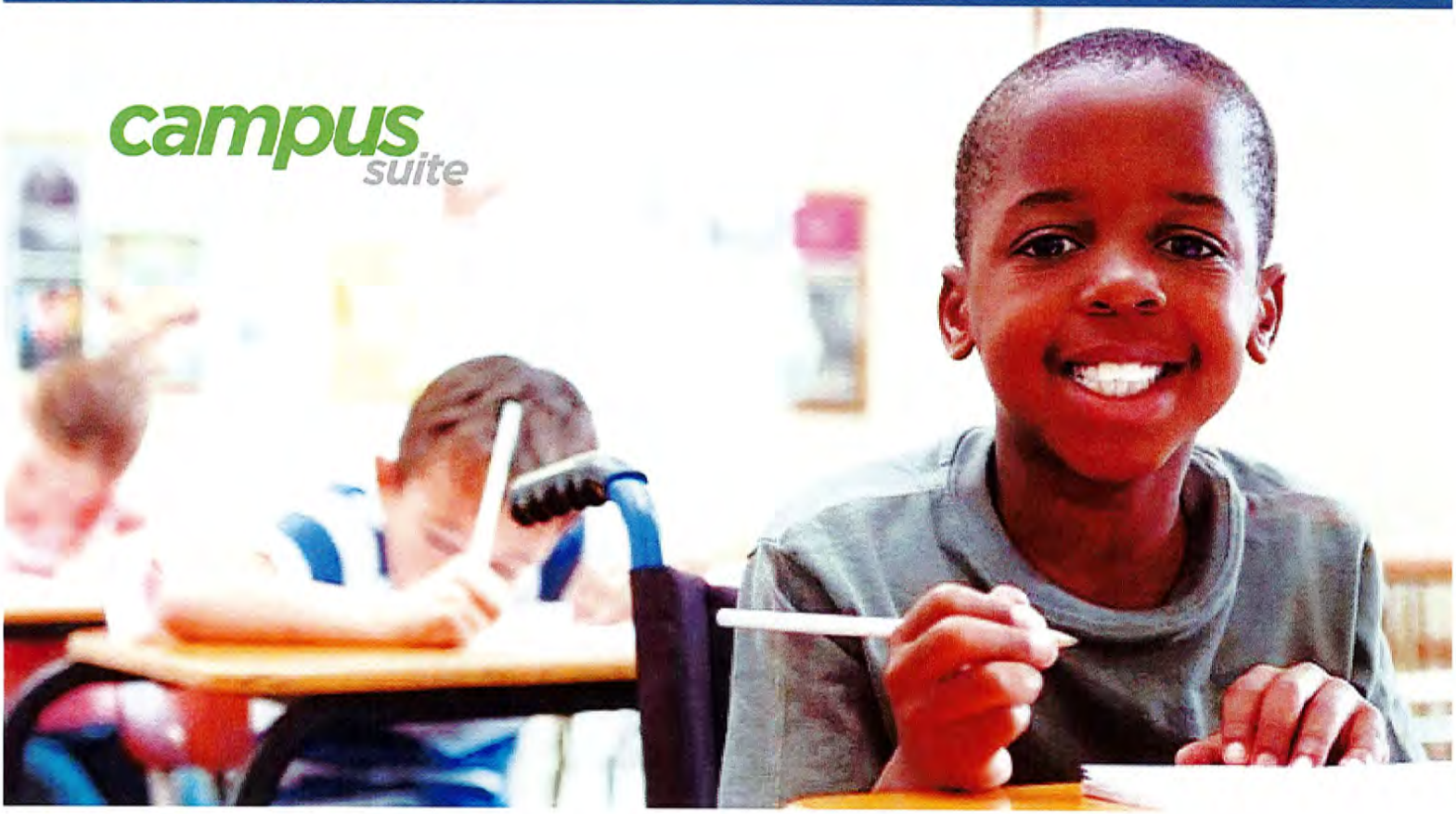
Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes

campus



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..

W3C®
WCAG 2.0

Campus Suite Academy
Website Accessibility Center

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?
Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between $1.05 per page to $1.75 per page.

What does the PDF scan and remediation process look like?
You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?
Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?
For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?
We follow WCAG AA 2.1 guidelines

Are there any hidden fees?
No.

How long does it take to build the website?
It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?
Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?
Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
    1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time ("WCAG");
    2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
    3. Display an ADA compliance shield, seal, or certification;
    4. Provide options to create a CDD-branded design (colors, logo, etc…)
    5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be "mobile friendly" and offer a "mobile version" of the sites content for access from tablets or smart phones.
    6. Be free of any commercial advertising;
    7. Be free of any known spyware, virus, or malware;
    8. Secure certification (https)
    9. Secure cloud hosting with fail-overs
    10. Allow for data backups, and record retention as required by law;
    11. Allow for the display a calendar, reservation request form, and newsletter;
    12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
    13. Remediate unlimited pages identified by the District for the new website in an ADA compliant format.*
2. **Maintenance and Management of the Website.**
    1. Contractor will manage and maintain the website;
    2. Remediate in an ADA compliant format new documents (a not to exceed Unlimited pages per year) uploaded by the District Manager to the document portal;*
        1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
    3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
    4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

3. **Monthly Auditing and Remediation Services.**
   1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
   2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
   3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

4. **Support Services.**

   Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

AGREEMENT BETWEEN THE South Shore Corporate Park Industrial COMMUNITY DEVELOPMENT DISTRICT AND INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE, FOR WEBSITE AUDITING, REMEDIATION, AND MAINTENANCE SERVICES

This Agreement ("**Agreement**") is entered into as of 2024-03-15 by and between:

South Shore Corporate Park Industrial Community Development District, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3434 Colwell Avenue, Tampa, FL 33614 (the "**District**"), and

Innersync Studio, Ltd., d/b/a Campus Suite, an Ohio limited liability company, authorized to do business in Florida, with a mailing address of 752 Dunwoodie Drive, Cincinnati, Ohio 45230 ("**Contractor**").

RECITALS

Whereas, the District is a local unit of special-purpose government, created and existing pursuant to Chapter 190, *Florida Statutes*; and

Whereas, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information ("**Website**"); and

Whereas, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act ("**ADA**"), which ADA accessibility requirements and standards may change from time to time, and to remediate or otherwise convert the Website to meet such ADA accessibility requirements, to routinely audit the Website to ensure continued compliance with the ADA and to perform ongoing maintenance of the Website, all as more particularly described herein and in the proposal attached hereto as **Exhibit A** and made a part herein (together, the "**Services**"); and

Whereas, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

Whereas, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

Now, therefore, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

Section 2. Scope of Work. Contractor shall provide Services in accordance with the terms provided in this Agreement and in **Exhibit A**, which Services include:

A. Initial Website Remediation. Contractor shall migrate the District's existing Website or otherwise create a new Website in order to produce a functional, responsive, working Website compliant with federally recommended ADA best practices for state and local governments as promulgated by federal law and rulemaking, including but not limited to Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended and updated from time to time (as amended and updated from time to time, "**WCAG**"). Specifically, Contractor shall, at a minimum:

i. provide an ADA compliant Website that meets, at minimum, the currently-effective WCAG standards;
ii. convert up to unlimited pages of PDF documents identified by the District to accessible formats for assistive technologies. If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF;
iii. provide a website accessibility policy that includes a commitment to accessibility for persons with disabilities, the District's engagement of Contractor for ADA specific services, in an effort to bring the Website into ADA compliance, accessibility standard used and applied to the Website (which shall be at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) for users encountering any problems;
iv. provide options to create a District-branded design (colors, logo, etc.);
v. provide Contractor's ADA compliance shield, seal or certification for display on the Website ("Compliance Shield");
vi. cross-check ADA compliance for accessibility and compatibility of the Website with various technology mediums, including but not limited to mobile phones, smart phones, tablets, laptop computers, desktop computers, and provide "mobile friendly" or "mobile versions" of the Website accessible via various web browsers including but not limited to Internet Explorer, Edge, Mozilla, Safari, and Chrome;
vii. eliminate and prevent any commercial advertising on the Website;
viii. eliminate and prevent exposure to any known spyware, virus or malware affecting functionality or accessibility of the Website;

ix. secure "https" certification and provide secure "cloud" hosting with fail-over back-up measures to ensure continued functionality and accessibility of the Website;

x. provide data back-up and records retention measures as required by Florida law;

xi. provide and/or allow display of a calendar, reservation request form, and newsletter, as applicable or necessary to the District;

xii. provide a "dashboard" accessible to the District Manager or his or her designee which allows the District to upload and remove content, manage documents to be remediated by Contractor, and review ADA compliance reports generated by Contractor. However, Contractor shall ensure that the District does not have the ability to alter any other aspect of the Website which may negatively impact the functionality or accessibility of the Website;

xiii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor's expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

B. Maintenance. Starting October 1, 2019, Contractor shall provide on-going maintenance of the Website, to ensure continued compliance with WCAG. Specifically, Contractor shall:

i. manage and maintain the Website;

ii. remediate new documents, up to Unlimited pages per year; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager's submission for such request.

iii. remediate new documents identified by the District to accessible formats for assistive technologies. If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in such document and provide contact information if anyone needs reasonable accommodations to access the full content within that document. For any agenda packages, including any updates thereto, Contractor shall turn around the remediated version within two (2) business days of the District Manager's submission for such request.

iv. provide assistive technical support via telephone and/or email, as reasonably needed, within regular business hours between 9 a.m. and 6 p.m., Monday through Friday, exclusive of federal holidays, which shall include but not be limited to assistance in converting newly added documents and upgrading to new ADA recommended standards, if any, and regularly corresponding with the District staff on such items as updates, changes and recommendations;

v. store and retain all District content, including files, texts, parameters, documents, and other types of data by backing up the same in a separate storage system and regularly backing up new content as they are submitted and uploaded to the Website;

vi. ensure that the Website is "live" and "on-line" at all times, unless a scheduled maintenance or upgrades

are required; for any scheduled maintenance or upgrades which would affect the functionality or accessibility of the Website for a prolonged time, Contractor shall provide reasonable advance notice to the District in writing, and post a disclaimer message on the Website during such maintenance or upgrade;

vii. perform monthly comprehensive technological, and human as needed, audits to ensure Website's compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. After each audit, Contractor shall remediate any deficiencies identified during such audit and provide a written report to the District summarizing the audit and remediations made, if any;

viii. in the event that certain documents are not able to be fully remediated and accessible in accordance with ADA compliance standards, Contractor shall immediately notify the District of such documents and shall provide contact information for anyone who needs reasonable accommodation to access all or any portion of such content;

ix. continue to provide and update, as needed, those Services identified in Section 2(A)(iii), (v), (viii), (x), and (xii); and

x. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor's expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards

C. Additional Services. In the event that the District desires additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiation regarding the terms of the additional work, including scope and compensation, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement prior to commencement of any such additional work. The following is a non-exhaustive list of possible additional services that the District may request of Contractor:

i. providing a point of contact to respond to requests for Website accommodation;

ii. converting documents for a public records requests received by the District;

iii. providing any other ADA recommended compliance services requested by the District that Contractor is capable of performing.

Section 3. Compensation. As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

A. Initial Website Remediation. For performance of the Services as provided in Section 2(A) of this Agreement, the District shall pay Contractor a one-time fee of $2,325.00. Contractor shall invoice the District upon substantial completion of the Services provided in Section 2(A).

B. Maintenance. For performance of the Services as provided in Section 2(B) of this Agreement, starting

March 15, 2024 the District shall pay Contractor ($1,537.50) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii) of up to Unlimited pages per year ("Annual Max Pages").

C. Invoices; Payment. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et al.*, *Florida Statutes*, the invoices shall be due and payable within forty-five (45) days of receipt by the District.

Section 4. Term and Termination.

A. Term. This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

B. Termination. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Contractor agrees that the District may terminate this Agreement without cause; provided that the District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall (i) be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination; (ii) be permitted to remove the Compliance Shield from the Website as of the effective date of the termination; (iii) provide the District, or its designee, all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the service; and (iv) if the Contractor used proprietary and/or licensed software to provide the Services herein to the District, then Contractor shall coordinate with the District as to the terminated use of such software, including any migration of the Website that may be required pursuant to such termination.

Section 5. Representations, Warranties and Covenants. Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided in Section 2 herein and Exhibit A; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike

manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG 2.1 Level AA and other federally recommended guidelines, as may be amended from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

Section 6. Intellectual Property.

A. Contractor Materials. Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "**Contractor Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, and without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

B. The District Materials; Publicity and Trademarks. The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content (including all remediated content provided by the Contractor), under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "District Materials") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and

use such District Materials in connection with the provision of the Services as contemplated by this Agreement. Further, the District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, "**System**"), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable and accepted security policies for accessing the District's System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall on its own or through coordination with the District's Website provider, create a back-up copy of all data that may be affected by Contractor's access to the System.

C. Right to Display Contractor's Compliance Shield / Accessibility Policy. Pursuant to this Agreement, the Contractor shall provide District a Compliance Shield and customized accessibility policy, which District shall display on its Websites and web applications. The District is expressly prohibited from using the Compliance Shield for any purpose not specifically authorized by this Agreement, and in no event may use such Compliance Shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

Section 7. Public Records. Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is _____ ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (___) ___-____, _____@_____.COM, OR AT _____ _____, FLORIDA _____.

Section 8. Indemnity.

A. Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, staff, employees, successors, assigns, members, affiliates, attorneys or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, including but not limited to an ADA website related claim by a third-party, arising out of, wholly or in part by, Contractor's willfully reckless or willfully negligent act(s) or omission(s). Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

Section 9. Scrutinized Companies Statement. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

Section 10. General Provisions.

A. Conflicts. The terms of this Agreement and Exhibit A are intended to complement each other, and to the extent they conflict, the terms of Exhibit A shall control only to the extent that such provisions provide clarifications on Services and materials to be provided by Contractor pursuant to Exhibit A; in all other respects, the provisions of this Agreement shall control.

B. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. Independent Contractor. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

D. Dispute Resolution. Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "**Dispute**") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

E. Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in the county of _____, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non*

conveniens or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

F. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

G. Third-Party Beneficiaries. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

H. Default and Protection against Third-Party Interference. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

I. Notices. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

If to Contractor:
Innersync Studio, Ltd.,
d/b/a Campus Suite
752 Dunwoodie Drive
Cincinnati, Ohio 45230
Attn: Steven Williams

If to District:
South Shore Corporate Park Industrial Community Development District

_____

Attn: District Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

J. Entire Agreement. This Agreement, together with Exhibit A, sets forth the entire agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof.

K. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

L. Assignment. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

M. Amendments. This Agreement may be amended or modified only by a written instrument duly executed by both parties.

N. Force Majeure. If either party is prevented from performing any of its obligations under this Agreement due to any cause beyond the party's reasonable control, including, without limitations, an "act of God," fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

O. Survival. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

P. Waiver. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

Q. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

R. Arm's Length Transaction. This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

S. Descriptive Headings. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

In witness whereof, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

ATTEST: South Shore Corporate Park Industrial COMMUNITY DEVELOPMENT DISTRICT

Clifton Fischer (Apr 25, 2024 15:06 EDT) . 4-25-24

Secretary Chairperson, Board of Supervisors . Date

Clifton C Fischer

Print name

WITNESS: INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE, an Ohio limited liability company

_____ . _____

Print Name: By: Ted Saul, (Account Manager) . Date

Exhibit A: Proposal for Services

Implementation

	Quantity	Subtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for unlimited pages of remediation	1	$2,325.00

Ongoing services

	Quantity	Subtotal
Website services • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly site reporting, monitoring and error corrections	1	$937.50
Ongoing PDF Accessibility Compliance Service • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard	Unlimited	$600.00
Social Media Manager		Included

Tab 11

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department
County Center
601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597
Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way	Easement	Subdivision Plat
[x]	[ ]	[ ]

PETITIONER'S INFORMATION

Name(s): Southshore Corporate Park Industrial CDD / C/O Rizzetta & Company Inc

Address: 3434 Colwell Ave Ste 200

City: Tampa State: FL Zip Code: 33614

Phone Number(s):

Email address:

For multiple Petitioners, additional signature sheets may be used for each Petitioner.

The above named Petitioner(s) hereby petition(s) the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (*provide or attach legal description of area or property interest to be vacated*):

Located in Section 03, Township 32, Range 19, Folio # 55626.1722

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:

Name(s): Shelby Fuente

Company: Stantec Consulting Services, Inc.

Address: 777 S. Harbour Island Blvd, Suite 600

City: Tampa State: FL Zip Code: 33602

Phone Number(s): 727-420-9197

Email address: Shelby.Fuente@stantec.com

Provide a detailed reason for, and the purpose of, the Vacating request. Please be specific:

The initial ROW (requesting to be vacated) for 30th St NE was realigned to more coherently direct traffic within the Southshore DRI. The adjacent facility ('new' 30th St NE) is adequate and provides direct access to parcels in this area. It is currently 4 lanes divided. The 'old' existing ROW from 30th St NE is redundant and was never vacated when 30th Street NE was realligned.

For Right-of-Way Vacating Petitions Only:
If any adjacent property owners have not signed the Petition, please explain why an adjacent property owner has not signed.

This is the initial notification to the surrounding property owners - no owner has actively objected to this petition at this stage.

If the Petition seeks to clear or resolve an encroachment into an easement or right-of-way, please state the construction date and type of encroachment:

N/A

If the Petition seeks to clear or resolve a code enforcement violation, please provide all information regarding such violation (date of violation, nature of violation, assigned officer, etc.):

N/A

Please review and initial:

1. _____ The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.

2. _____ The Petitioner(s) hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner(s) sole responsibility to address and/or resolve any and all objections in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.

3. _____ The Petitioner(s) will forward a check for the initial filing fee in the amount of $414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition after direction from staff that the petition submission is sufficient. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.

4. _____ The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.

5. _____ The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) will pay the additional filing fee of $250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.

6. _____ The Petitioner(s) hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner(s).

7. _____ The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.

8. _____ The Petitioner(s) hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.

9. _____ The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

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The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

For multiple Petitioners, attach additional signature sheets for each additional Petitioner

PETITIONERS' SIGNATURES	MAILING ADDRESS
_____	_____
_____	_____
Printed name and title if applicable	_____
_____	_____
_____	_____
Printed name and title if applicable	_____
_____	_____
_____	_____
Printed name and title if applicable	_____

STATE OF _____

COUNTY OF _____

The following instrument was sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____, 20_____, by _____ who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: _____ (SEAL)

Printed Name: _____

Title or Rank: _____

Serial / Commission Number: _____

My Commission Expires: _____