



Rizzetta & Company

South Shore Corporate Park Industrial Community Development District

**Board of Supervisors'
Special Meeting
August 27, 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
Gary Lieberman	Assistant Secretary
Mary Lee	Assistant Secretary

Regional District Manager Stephanie DeLuna 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
South Shore Corporate Park Industrial
Community Development District

August 20, 2024

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 **Tuesday, August 27, 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
 - B. Landscape Inspection Services**
 1. Presentation of Landscape Inspection Report.....Tab 2
 - 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 June 13, 2023.....Tab 3**
 - B. Ratification of Operations & Maintenance Expenditures for May, June, and July 2024.....Tab 4**
- 5. BUSINESS ITEMS**
 - A. Public Hearing of Fiscal Year 2024-2025 Final Budget**
 1. Public Comments on the Fiscal Year 2024-2025 Final Budget
 2. Consideration of Resolution 2024-04, Adopting the Fiscal Year 2024-2025 Final Budget.....Tab 5
 - B. Public Hearing on the Fiscal Year 2024-2025 Special Assessments**
 1. Public Comments on the Fiscal Year 2024-2025 Special Assessments
 2. Consideration of Resolution 2024-05, Adopting the Fiscal Year 2024-2025 Special Assessments.....Tab 6
 - C. Consideration of Resolution 2024-06, Redesignating Officers.....Tab 7**
 - D. Consideration of Resolution 2024-07, Adopting the Fiscal Year 2024-2025 Meeting Schedule.....Tab 8**
 - E. Consideration of Landscaping Services Bid.....Tab 9**

- F. Acceptance of Resignation.....Tab 10
- 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

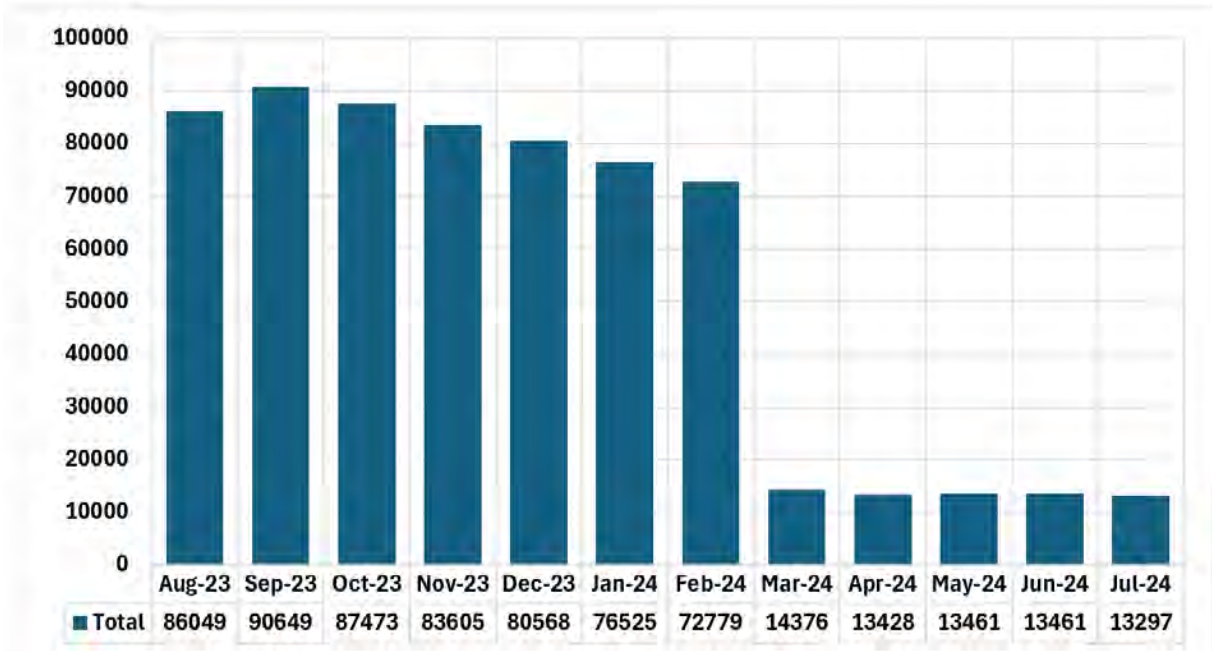


Enhancing landscape with water-conscious techniques

PUMPAGE REPORT – 08/2023 to 07/2024

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
Aug-23	86,049	109,500	0%
Sep-23	90,649	109,500	0%
Oct-23	87,473	109,500	0%
Nov-23	83,605	109,500	0%
Dec-23	80,568	109,500	0%
Jan-24	76,525	109,500	0%
Feb-24	72,779	109,500	0%
Mar-24	14,376	109,500	0%
Apr-24	13,428	109,500	0%
May-24	13,461	109,500	0%
Jun-24	13,461	109,500	0%
Jul-24	13,297	109,500	0%



Tab 2

South Shore

LANDSCAPE INSPECTION REPORT



June 18, 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.
- 6.13.2024 - Herndon Landscape was terminated, and responsibilities will be put out for bid.
- 6.13.2024 - Ballenger Irrigation has been approved to troubleshoot the irrigation system.

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)



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.



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> & 4b >)



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 and moss 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)

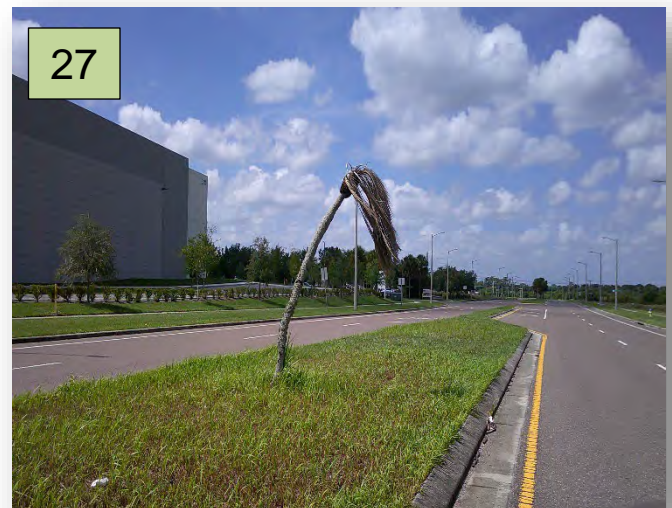


30th & Shell Point

- 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. Ballenger's not exceed \$5k repairs of the system were approved. I anticipate more charges to come, as a mainline break was identified and controller replacement recommended. There will be heads, valvebox covers and driplines. (Pic. 19)



- 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)



- 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

- 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)

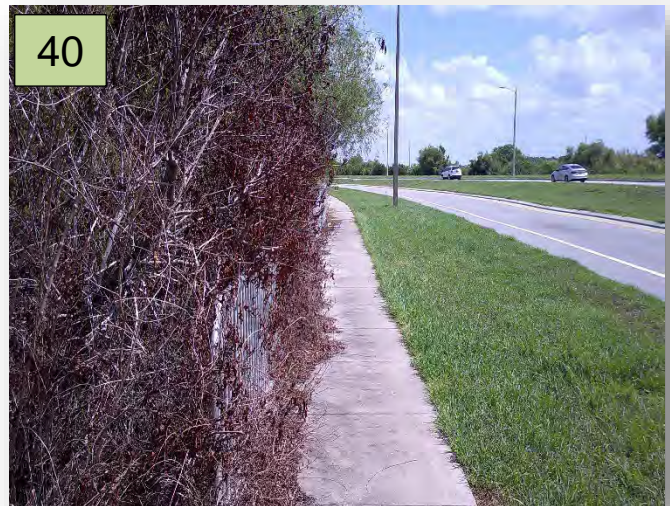


- 35. In the median & east ROW of 30th, there maybe some irrigation that is the district's responsibility that is inoperable. This to be addressed during approved repairs.
- 36. Along Clover Ridge, remove the suckers from the Oaks, weed & set strong bed lines for the tree rings.
- 37. In the same area, 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 utilities. (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.

44. Property-wide, detail the curbs, line trim along the structures, clear water flow structures, clear any tree sucker, create tree rings, and mow regularly. (Pic. 44)



46. Property-wide, continue to lift all foliage per scope of contract and FDOT standards for roadways & pedestrian passages. (Pic. 46)



45. At Shell Point & 33rd there are 2 Live Oaks that have fallen over the sidewalk and should be removed. (Pic. 45a & 45b>)



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, mulch 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, mulch 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, mulch and/or any irrigation repairs or adjustments. (Pic 3 >)



Tab 2A

South Shore

LANDSCAPE INSPECTION REPORT



July 16, 2024

Rizzetta & Company

Justin Fisher – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, 30th & Shell Point

General Updates, Recent & Upcoming Maintenance Events

- The June landscape invoice is in dispute. Some of the property was mowed in the last month and other portions of the property were missed. The execution/expectations of service have not been met for months. Calls and emails have gone unanswered by Herndon Landscape.
- The irrigation system should remain off until repairs have been made. The turf has improved with the addition of seasonal rainfall.

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)**



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.**



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> & 4b >)**



30th & Shell Point

- In the same pond, remove the large Brazilian Pepper tree groupings from the pond bank.
- Along Shell Point, edge the sidewalk and curbs. Treat all expansion joint crack weeds.
- Along the same sidewalk & road edge, lift all trees to FDOT standards for roadways & pedestrian passages. (Pic. 8)



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



- 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.

- In the same area, remove all suckers from the Live Oaks.
- On all corners of Shell Pointe & 30th, line trim around the signal posts & light posts. (Pic. 12)



- In both ROWs of Shell Point, develop tree rings for all trees including removing grasses & weeds and setting strong bed lines.
- In the median of Shell Point, remove all landscaping debris & treat for weeds.
- 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)

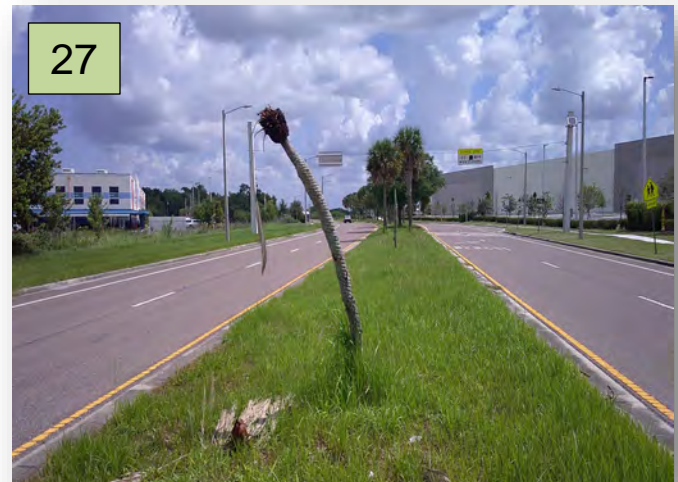


30th & Shell Point

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. Ballenger's not exceed \$5k repairs of the system were approved. I anticipate more charges to come, as a mainline break was identified and controller replacement recommended. There will be heads, valvebox covers and driplines. (Pic. 19)



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)



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

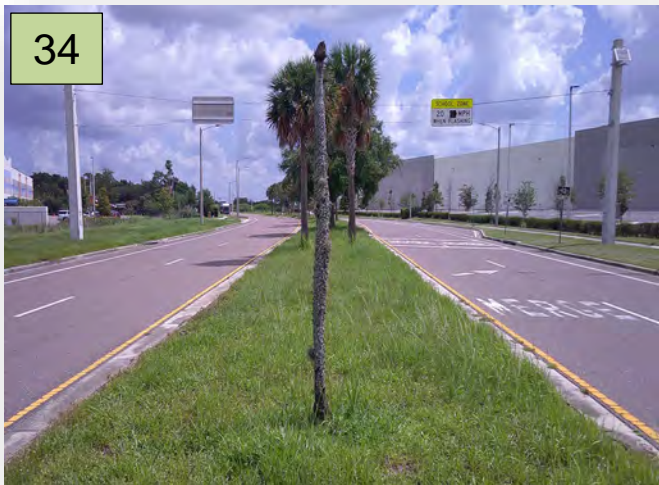
28. In the same area, edge the hard surfaces, especially the curbs.
29. Along 30th, remove all plant material growing into the gutters & treat expansion joint crack weeds.



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. This to be addressed during approved repairs.
- 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. Property-wide, line trimming around the trees has not been performed. (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.
- 41. Property-wide, schedule a rotation to prune the Sabal palms.
- 42. 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.
- 43. Property-wide, edge line trim and clear all sidewalks for pedestrian passage. (Pic. 43)



44. Property-wide, detail the curbs, line trim along the structures, clear water flow structures, clear any tree sucker, create tree rings, and mow regularly. (Pic. 44)



49. At the SW corner of 19th and 30th the area is in need of detailing, line trimming. The utilities are often overgrown. (Pic. 49)



45. At Shell Point & 33rd there are 2 Live Oaks that have fallen over the sidewalk and should be removed. (Pic. 45)



46. Property-wide, continue to lift all foliage per scope of contract and FDOT standards for roadways & pedestrian passages. (Pic. 46 >)

47. Along Shell Point from 30th to 33rd, there are 30 plus live oaks that need to be lifted and shaped.

48. It looks as if the median and both ROW north of Laurel Ridge was mowed, but the median south of Laurel Ridge was missed. (Pic. 48 >)



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, mulch 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, mulch 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, mulch and/or any irrigation repairs or adjustments. (Pic 3 >)



Tab 3

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 **Thursday, June 13, 2024, at 11:01 a.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
Jacob Essman	Board Supervisor, Assistant Secretary
Mary Lee	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec (via Phone)
Tucker Mackie	District Counsel; Kutak Rock (via Phone)
Justin Fischer	Field Inspection Specialist, Rizzetta & Company, Inc
Mike Kerman	Representative; Pattillore Industrial

Audience	No audience
----------	--------------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order at 11:01 a.m. and conducted a 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

Appointing a New Board Member

The Board appointed Mary Lee to Seat 1 and Jacob Essman to Seat 2. The South Shore Corporate Park Industrial CDD Seats are as follows: Seat 1- Mary Lee, Seat 2- Jacob Essman, Seat 3- Gary Lieberman, and Seat 5- Clifton Fischer.

On a Motion by Mr. Fischer, seconded by Mr. Essman with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, Appointed Mary Lee as Assistant Secretary, for the South Shore Corporate Park Industrial Community Development District.

47
48
49
50
51
52
53
54
55
56

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Services

1. Presentation of WUP Pumpage Report

Mr. Remson was not present, no report was given.

2. Consideration of Valves Proposal

On a Motion by Mr. Fischer seconded by Mr. Essman with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD approved the Vavles Proposal from Ballenger Landcare for \$5,000, for the South Shore Corporate Park Industrial Community Development District.

57
58
59
60
61
62
63
64
65

B. Landscape Services

1. Presentation of Landscape Inspection Report

Mr. Fischer presented the Landscape Inspection Report to the Board, informing them that Herndon Landscape has failed to respond to the last three out of four inspections. Consequently, the Board directed staff to initiate the process for a Landscape Request for Proposal (RFP).

On a Motion by Ms. Lee seconded by Mr. Essman with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, approved for Staff to terminate Herndon Landscape effective immediately, for the South Shore Corporate Park Industrial Community Development District.

66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81

C. District Counsel

Ms. Mackie was in attendance via phone conference and provided several updates to the Board. She informed the Board that Form 1 filings are now to be submitted electronically and requested that Staff send an email reminder to the Board regarding ethics training. Additionally, Ms. Mackie advised Staff that a resignation letter from Nicole Williams is required.

D. District Engineer

Ms. Stewart participated via phone and provided the Board with an update on drainage inspections. She also informed the Board that Ballenger Landcare is involved in the Water Use Permit (WUP) and irrigation matters.

E. District Manager

82
83 Mr. Huber informed the Board of their next CDD meeting on August 27, 2024, at 11 a.m.

84
85 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes**
86 **of the Board of Supervisors**
87 **Meeting held on**
88 **September 27, 2023**
89
90

On a Motion by Mr. Fischer seconded by Mr. Essman 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 September 27, 2023, for the South Shore Corporate Park Industrial Community Development District.

91
92 **SIXTH ORDER OF BUSINESS** **Ratification of Operations**
93 **& Maintenance Expenditures**
94 **for September, October,**
95 **November, and December 2023**
96

On a Motion by Mr. Fischer, seconded by Mr. Essman with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, approved the Operations & Maintenance Expenditures for September (\$30,828.43), October (\$24,337.99), November (\$30,819.13), and December (\$61,404.78) 2023, for the South Shore Corporate Park Industrial Community Development District.

97
98 **SEVENTH ORDER OF BUSINESS** **Ratification of Operations**
99 **& Maintenance Expenditures**
100 **for January, February, March, and**
101 **April 2024**
102

On a Motion by Mr. Fischer, seconded by Mr. Essman with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, approved the Operations & Maintenance Expenditures for January (\$15,965.76), February (\$33,081.01), March (\$16,235.29), and April (\$12,705.85) 2024, for the South Shore Corporate Park Industrial Community Development District.

103
104 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2024-**
105 **01, Appointing and Removing an**
106 **Assistant Secretary**
107

108 Mr. Huber presented Resolution 2024-01, concerning the appointment and removal of an
109 Assistant Secretary to the Board. The resolution included the removal of Christina Newsome
110 from her position and the appointment of Matthew Huber and Stephanie DeLuna as
111 Assistant Secretaries for the Southshore CDD Board.
112

On a Motion by Mr. Fischer, seconded by Mr. Essman with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, adopted Resolution 2024-01, Appointing and Removing an Assistant Secretary, for the South Shore Corporate Park Industrial Community Development District.

113
114 **NINTH ORDER OF BUSINESS** **Consideration of Resolution**
115 **2024-02, Redesignating Officers**
116
117 Mr. Huber presented Resolution 2024-02, Redesignating Officers. The Board appointed
118 Mary Lee as an Assistant Secretary to the CDD Board.
119

On a Motion by Mr. Anderson, seconded by Ms. Lee with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, adopted Resolution 2024-02, Redesignating Officers, for the South Shore Corporate Park Industrial Community Development District.

120
121 **TENTH ORDER OF BUSINESS** **Presentation of Fiscal Year**
122 **2024-2025 Proposed Budget**
123

**1. Consideration of Resolution 2024-03, Approving the Fiscal Year 2024-2025
Proposed Budget, and Setting a Public Hearing on the Final Budget**

124
125
126
127 Mr. Huber presented the proposed Fiscal Year 2024-2025 Budget to the Board. Ms. Mackie
128 provided an update on the outstanding payments from Artisan Farms and Dickman
129 Investments. She informed the Board of two options for addressing the outstanding
130 payments: filing for foreclosure or placing the outstanding amounts on the tax roll for
131 collection. Ms. Mackie noted that the cost of collection is included in both options.
132

133 The Board was informed that an initial conversation had taken place with representatives
134 from Artisan Farms and Dickman Investments regarding payment. It was noted that there is
135 a private agreement in place. However, if the District dissolution is pending Board approval,
136 the private agreement should be reconsidered, and an alternative plan should be discussed.
137

138 The Board directed Staff to communicate with the individuals responsible for the outstanding
139 payments and to report back at the August meeting.
140

On a Motion by Mr. Fischer, seconded by Ms. Lee with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, authorized Staff to contact Artisan Farms and Dickman Investments for outstanding payments, for the South Shore Corporate Park Industrial Community Development District.

141
On a Motion by Mr. Fischer, seconded by Ms. Lee with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, Adopted Resolution 2024-03, Approving the Fiscal Year 2024-2025 Proposed Budget and Setting a Public Hearing on the Final Budget, for the South Shore Corporate Park Industrial Community Development District.

142 **ELEVENTH ORDER OF BUSINESS** **Ratification of Campus Suite**
143 **Proposal**
144

On a Motion by Mr. Fischer, seconded by Mr. Essman with all in favor, the Board of Supervisors of South Shore Corporate Park Industrial CDD, ratified the Campus Suite Proposal, for the South Shore Corporate Park Industrial Community Development District.

145
146 **TWELFTH ORDER OF BUSINESS** **Consideration of Petition to**
147 **Vacate**
148

149 Mr. Huber presented the Petition to Vacate to the Board. Mr. Patel, one of the owners of the
150 CDD property expressed his desire to vacate the property. The Board reviewed the petition
151 and consented to the request without objection.
152

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.

153
154 **THIRTEENTH ORDER OF BUSINESS** **Discussion of Current Landscape**
155
156 Mr. Toborg informed the Board of the RFP process for Landscaping services.
157

158 **FOURTEENTH ORDER OF BUSINESS** **Discussion of District Dissolution**
159
160 Mr. Anderson asked Staff to circulate the dissolution documents for the Board's review. Ms.
161 Mackie will send the documents via email to the Board of Supervisors.
162

163 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Requests**
164
165 There were no supervisor's requests.
166

167 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**
168

On a Motion by Ms. Lee, seconded by Mr. Anderson, the Board Supervisors of South Shore Corporate Park Industrial CDD approved to adjourn the meeting at 12:10 p.m., for the South Shore Corporate Park Industrial Community Development District.

169
170
171
172 _____
Assistant Secretary Chairman/Vice Chairman

Tab 4

**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
May 2024
For Board Approval**

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

The total items being presented: **\$24,716.92**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100144	24272	Monthly Irrigation Maintenance 05/24	\$ 850.00
Ballenger Landcare, LLC	100144	24290	Monthly Irrigation Maintenance 05/24	\$ 80.00
Herndon Landscape Group, LLC	100141	2003	Monthly Landscape Maintenance 04/24	\$ 7,085.00
Herndon Landscape Group, LLC	100145	2042	Monthly Landscape Maintenance 05/24	\$ 7,085.00
Kutak Rock, LLP	100146	3395740	Legal Services 04/24	\$ 1,574.50
Remson Aquatics LLC	100147	117186	Lake Maintenance 05/24	\$ 295.00
Rizzetta & Company, Inc.	100140	INV0000089430	District Management Fees 05/24	\$ 1,982.34
TECO	20240520-01	211010133950	04/24 ACH 351 30th ST NE 04/24	\$ 5,699.45
The Observer Group, Inc.	100142	24-01350H	Legal Advertising 05/24	<u>\$ 65.63</u>
Report Total				<u>\$ 24,716.92</u>

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
South Shore Corp Park CDD
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24272
Terms: Due on receipt
Invoice date: 05/01/2024
Due date: 05/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Contract Maintenance	Irrigation Monthly Maintenance	1	\$850.00	\$850.00

Total **\$850.00**

Ways to pay



Contact Ballenger Landcare, LLC to pay.

RECEIVED
05/01/2024

[Pay invoice](#)

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
WUP #13356
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24290
Terms: Due on receipt
Invoice date: 05/01/2024
Due date: 05/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		WUP Reporting	Water Use Permit #13356 Reporting	1	\$80.00	\$80.00

Total **\$80.00**

Ways to pay



Contact Ballenger Landcare, LLC to pay.

RECEIVED
05/01/2024

[Pay invoice](#)

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 # 2003
Invoice Date 04/01/2024
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
05/06/24

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 # 2042
Invoice Date 05/01/2024
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
05/01/2024

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 23, 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. 3395740

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. 3395740
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

04/15/24	T. Mackie	0.30	96.00	Conference with Huber regarding Board meeting
04/16/24	T. Mackie	0.90	288.00	Review correspondence from Connell regarding South Shore AR and conference with Connell and Brizendine regarding same; conference with Huber
04/19/24	T. Mackie	0.30	96.00	Review correspondence from Connell
04/22/24	T. Mackie	0.30	96.00	Conference with Huber
04/23/24	T. Mackie	0.60	192.00	Conference with Yem; review notice and provide comments; conference regarding Board meeting availability
04/26/24	T. Mackie	0.20	64.00	Conference with Huber
04/28/24	S. Sandy	0.10	38.50	Prepare FY 2024-2025 budget documents
04/29/24	T. Mackie	1.30	416.00	Prepare for conference call with Huber on District matters; conference with Stewart

KUTAK ROCK LLP

South Shore CDD

May 23, 2024

Client Matter No. 19223-1

Invoice No. 3395740

Page 2

04/30/24	T. Mackie	0.90	288.00	Review meeting minutes and provide comment; follow-up on status of Board composition
----------	-----------	------	--------	--

TOTAL HOURS	4.90
-------------	------

TOTAL FOR SERVICES RENDERED	\$1,574.50
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$1,574.50</u>
--------------------------	-------------------

RECEIVED
05/23/24

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.: 117186
Terms: Net 30
Invoice date: 04/30/2024
Due date: 05/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		May Srv	May Lake Maintenance	1	\$295.00	\$295.00
					Total	\$295.00

RECEIVED
05/01/2024

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

Invoice

Date	Invoice #
5/1/2024	INV0000089430

Bill To:

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

Services for the month of	Terms	Client Number
May	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
 04/26/24



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

Statement Date: April 26, 2024


Amount Due:	\$5,699.45
Due Date: May 17, 2024	
Account #: 211010133950	

DO NOT PAY. Your account will be drafted on May 17, 2024

Account Summary

Current Service Period: March 22, 2024 - April 22, 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 May 17, 2024	\$5,699.45

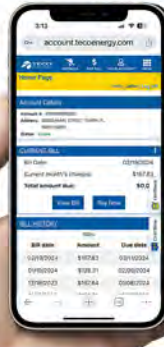
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

RECEIVED
04/29/2024

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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: May 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.

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

637803942805

Your account will be drafted on May 17, 2024

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.



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

Account #: 211010133950
Statement Date: April 26, 2024
Charges Due: May 17, 2024

Service Period: Mar 22, 2024 - Apr 22, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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.
- 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**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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 # 24-01350H

Date 05/03/2024

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 # 24-01350H

\$65.63

Notice of Public Special Meeting for South Shore Corporate Park Industrial CDD

RE: South Shore Corporate Park Industrial CDD Meeting on May 14, 2024 at 11:00 a.m.

Published: 5/3/2024

RECEIVED
MAY 02 2024

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$65.63

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 SPECIAL MEETING FOR SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold a special meeting on Tuesday, May 14, 2024, at 11:00 a.m., at the offices of Rizzetta & Company located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business that may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Rd. 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 this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (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 at the meeting with respect to any matter considered at the meeting 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 Community Development District
Matthew Huber, District Manager
May 3, 2024

24-01350H

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 4A

**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
June 2024
For Board Approval**

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

The total items being presented: **\$18,772.29**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2024 Through June 30, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADA Site Compliance, LLC	100151	INV-11196	Website Compliance Annual 06/24	\$ 900.00
Ballenger Landcare, LLC	100148	24212	Monthly Irrigation Maintenance 04/24	\$ 850.00
Ballenger Landcare, LLC	100148	24231	Monthly Irrigation Maintenance 04/24	\$ 80.00
Ballenger Landcare, LLC	100156	24351	Monthly Irrigation Maintenance 06/24	\$ 850.00
Ballenger Landcare, LLC	100156	24367	Monthly Irrigation Maintenance 06/24	\$ 80.00
Clifton C. Fischer	100152	CF061324	Board of Supervisors Meeting 06/13/24	\$ 200.00
Herndon Landscape Group, LLC	100157	2086	Monthly Landscape Maintenance 06/24	\$ 7,085.00
Jacob Essman	100153	JE061324	Board of Supervisors Meeting 06/13/24	\$ 200.00
Mary Michele Lee	100154	ML061324	Board of Supervisors Meeting 06/13/24	\$ 200.00
Remson Aquatics LLC	100155	117275	Lake Maintenance 06/24	\$ 295.00
Rizzetta & Company, Inc.	100149	INV0000090084	District Management Fees 06/24	\$ 1,982.34
TECO	20240620-01	211010133950 05/24 ACH	351 30th ST NE 05/24	\$ 5,699.45
Times Publishing Company	100150	0000346969 06/05/24	Account #107030 - Legal Advertising 06/24	<u>\$ 350.50</u>
Report Total				<u>\$ 18,772.29</u>

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11196	06/10/2024	\$900.00	06/24/2024	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	900.00	900.00

BALANCE DUE

\$900.00

RECEIVED
06/10/2024

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
South Shore Corp Park CDD
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24212
Terms: Due on receipt
Invoice date: 04/01/2024
Due date: 04/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation Contract Maintenance	Irrigation Monthly Maintenance	1	\$850.00	\$850.00

Total **\$850.00**

Overdue 04/01/2024

Ways to pay



Contact Ballenger Landcare, LLC to pay.

[Pay invoice](#)

RECEIVED
05/16/2024

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
WUP #13356
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24231
Terms: Due on receipt
Invoice date: 04/01/2024
Due date: 04/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	WUP Reporting	Water Use Permit #13356 Reporting	1	\$80.00	\$80.00

Total **\$80.00**

Ways to pay



Contact Ballenger Landcare, LLC to pay.

Overdue 04/01/2024

RECEIVED
05/16/2024

[Pay invoice](#)

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
South Shore Corp Park CDD
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24351
Terms: Due on receipt
Invoice date: 06/01/2024
Due date: 06/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation Contract Maintenance	Irrigation Monthly Maintenance	1	\$850.00	\$850.00

Total **\$850.00**

Ways to pay



Contact Ballenger Landcare, LLC to pay.

[Pay invoice](#)

RECEIVED
06/03/24

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
WUP #13356
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24367
Terms: Due on receipt
Invoice date: 06/01/2024
Due date: 06/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	WUP Reporting	Water Use Permit #13356 Reporting	1	\$80.00	\$80.00

Total **\$80.00**

Ways to pay



Contact Ballenger Landcare, LLC to pay.

[Pay invoice](#)

RECEIVED
06/03/24

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

Meeting Date: June 13, 2024

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Clifton Fischer	<input checked="" type="checkbox"/>	CF061324
Peter Anderson**	<input checked="" type="checkbox"/>	PA061324
Jacob Essman	<input checked="" type="checkbox"/>	JE061324
Mary Lee	<input checked="" type="checkbox"/>	ML061324

NOTE: Supervisors are only paid if checked.
****DOES NOT GET PAID****

RECEIVED
 06/13/2024

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:01 AM
Meeting End Time:	12:10 PM
Total Meeting Time:	1hr 9mins

Time Over <u>(3)</u> Hours:	0
-----------------------------	---

Total at <u>\$175.00</u> per Hour:	0
------------------------------------	---

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	\$0.670
Mileage to Charge	\$0.00

DM Signature: M. Fischer

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 # 2086
Invoice Date 06/01/2024
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
06/03/24

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.: 117275
Terms: Net 30
Invoice date: 05/31/2024
Due date: 06/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		June Srv	June Lake Maintenance	1	\$295.00	\$295.00
					Total	\$295.00

RECEIVED
06/03/24

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

Invoice

Date	Invoice #
6/1/2024	INV0000090084

Bill To:

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

Services for the month of	Terms	Client Number
June	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





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

Statement Date: May 28, 2024


Amount Due:	\$5,699.45
Due Date: June 18, 2024	
Account #: 211010133950	

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

Account Summary

Current Service Period: April 23, 2024 - May 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 June 18, 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.



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: June 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.

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

677309935762

Your account will be drafted on June 18, 2024

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.



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

Account #: 211010133950
Statement Date: May 28, 2024
Charges Due: June 18, 2024

Service Period: Apr 23, 2024 - May 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.
- 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**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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.



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

Account #: 211010133950
Statement Date: May 28, 2024
Charges Due: June 18, 2024

Tampa Electric receives approval to lower bills starting in June

The Florida Public Service Commission (PSC) has approved Tampa Electric's request for a fuel cost reduction starting in June 2024, due to lower natural gas prices. This is the second reduction in 2024. With the PSC's approval of the fuel cost reduction, beginning in June 2024, the typical residential customer's monthly energy bill will see an additional decrease by approximately 5 percent, or \$7, to \$136.44 for 1,000 kilowatt-hours (kWh) of use from the \$143.48 customers pay today. The average commercial and industrial customer's monthly energy bill will decrease between 4 percent and 11 percent, depending on usage. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending Mar. 2024 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

Tampa Electric receives approval to lower outdoor lighting bills starting in June

The Florida Public Service Commission (PSC) has approved Tampa Electric's request for a fuel cost reduction starting in June 2024, due to lower natural gas prices. This is the second reduction in 2024. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates that will take effect in June 2024.

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	
06/ 5/24		SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account	
06/05/2024	Carol Chewning	107030	
Total Amount Due		Ad Number	
\$350.50		0000346969	

RECEIVED
 JUN - 7 2024

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/05/24	06/05/24	0000346969	Times	Legals CLS	South Shore Corporate Park Industrial CDD	1	2x42 L	\$348.50
06/05/24	06/05/24	0000346969	Tampabay.com	Legals CLS	South Shore Corporate Park Industrial CDD AffidavitMaterial	1	2x42 L	\$0.00 \$2.00

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	
06/ 5/24		SOUTHSHORE CORPORATE PARK INDUSTRIAL CDD	
Billing Date	Sales Rep	Customer Account	
06/05/2024	Carol Chewning	107030	
Total Amount Due		Ad Number	
\$350.50		0000346969	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times

Published Daily

RECEIVED
JUN - 7 2024

STATE OF FLORIDA
COUNTY OF Hillsborough

BY:

Before the undersigned authority personally appeared **Carol Chewning** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: South Shore Corporate Park Industrial CDD** was published in said newspaper by print in the issues of: **6/ 5/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .06/05/2024

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF PUBLIC MEETING FOR SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold a special meeting on Thursday, June 13, 2024, at 11:00 a.m., at the offices of Rizzetta & Company located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business that may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date, and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Rd. 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 this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (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 at the meeting with respect to any matter considered at the meeting 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 Community Development District
Stephanie DeLuna, District Manager
06/05/2024 0000346969

Tab 4B

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 July 2024 For Board Approval

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

The total items being presented: **\$9,250.23**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2024 Through July 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100161	24424	Monthly Irrigation Maintenance 07/24	\$ 850.00
Ballenger Landcare, LLC	100161	24441	Monthly Irrigation Maintenance 07/24	\$ 80.00
Kutak Rock, LLP	100159	3411536	Legal Services 05/24	\$ 384.00
Remson Aquatics LLC	100162	117369	Lake Maintenance 07/24	\$ 295.00
Rizzetta & Company, Inc.	100158	INV0000091109	District Management Fees 07/24	\$ 1,982.34
TECO	20240718-01	211010133950 06/24 ACH	351 30TH ST NE 06/24	<u>\$ 5,658.89</u>
Report Total				<u>\$ 9,250.23</u>

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
South Shore Corp Park CDD
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24424
Terms: Due on receipt
Invoice date: 07/01/2024
Due date: 07/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation Contract Maintenance	Irrigation Monthly Maintenance	1	\$850.00	\$850.00

Total **\$850.00**

Ways to pay



Contact Ballenger Landcare, LLC to pay.

RECEIVED
07/01/2024

[Review and pay](#)

INVOICE

Ballenger Landcare, LLC
3840 68th Ave
Pinellas Park, FL 33781

Accounting@BallengerLandcare.com
+1 (727) 520-1082
www.BallengerLandcare.com



South Shore Corp Park CDD

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

Ship to
South Shore Corp Park CDD
WUP #13356
351 30th St NE
Ruskin, FL 33570

Invoice details

Invoice no.: 24441
Terms: Due on receipt
Invoice date: 07/01/2024
Due date: 07/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	WUP Reporting	Water Use Permit #13356 Reporting	1	\$80.00	\$80.00

Total **\$80.00**

Ways to pay



Contact Ballenger Landcare, LLC to pay.

[Pay online](#)

RECEIVED
07/01/2024

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 27, 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. 3411536

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. 3411536
19223-1

Re: South Shore CDD - General Counsel

For Professional Legal Services Rendered

05/13/24	T. Mackie	0.40	128.00	Confer with District management regarding meeting scheduling
05/14/24	T. Mackie	0.30	96.00	Review correspondence from Huber
05/24/24	T. Mackie	0.20	64.00	Conference with Huber and Yem regarding Board meeting
05/28/24	T. Mackie	0.30	96.00	Conference regarding Board meeting

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$384.00

TOTAL CURRENT AMOUNT DUE \$384.00

RECEIVED
06/27/24

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.: 117369
Terms: Net 30
Invoice date: 06/30/2024
Due date: 07/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		July Srv	July Lake Maintenance	1	\$295.00	\$295.00
					Total	\$295.00

RECEIVED
07/01/2024

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

Invoice

Date	Invoice #
7/1/2024	INV0000091109

Bill To:

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

Services for the month of	Terms	Client Number
July	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
 06/27/24



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

Statement Date: June 26, 2024

Amount Due: \$5,658.89

Due Date: July 17, 2024


Account #: 211010133950

DO NOT PAY. Your account will be drafted on July 17, 2024

Account Summary

Current Service Period: May 22, 2024 - June 20, 2024	
Previous Amount Due	\$5,699.45
Payment(s) Received Since Last Statement	-\$5,699.45
Current Month's Charges	\$5,658.89
Amount Due by July 17, 2024	\$5,658.89

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
06/27/2024

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.

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: July 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.

Amount Due: \$5,658.89

Payment Amount: \$ _____

684717332358

Your account will be drafted on July 17, 2024

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.



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

Account #: 211010133950
Statement Date: June 26, 2024
Charges Due: July 17, 2024

Service Period: May 22, 2024 - Jun 20, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03127/kWh	\$167.92
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		\$14.48
State Tax		\$399.93
Lighting Charges		\$5,658.89

Total Current Month's Charges **\$5,658.89**

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

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 5

RESOLUTION 2024-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the South Shore Corporate Park Industrial Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the South Shore Corporate Park Industrial Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board \$ _____ to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

TOTAL ALL FUNDS \$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025, or within 60 days following the end of the Fiscal Year 2024/2025, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST 2024.

ATTEST:

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary
Exhibit A: Fiscal Year 2024/2025 Budget

By: _____
Its: _____

Exhibit A

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M ASSESSMENT SCHEDULE

2024/2025 O&M Budget:	\$241,851.00	2023/2024 O&M Budget:	\$241,851.00
Hillsborough County Collection Cost ⁽¹⁾:	\$0.00	2024/2025 O&M Budget:	\$241,851.00
2024/2025 Total:	\$241,851.00	Total Difference	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Phase 1					
Warehouse	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%
Office	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%
Future Phases					
Warehouse	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%
Office	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%

⁽¹⁾ Uniform collection method is not utilized in the District. Assessments are direct billed to owner.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M ASSESSMENT SCHEDULE**

TOTAL O&M ADMIN BUDGET		\$40,716.00	TOTAL O&M FIELD BUDGET		\$201,135.00
COLLECTION COSTS @	0.0%	\$0.00	COLLECTION COSTS @	0.0%	\$0.00
TOTAL O&M ASSESSMENT		\$40,716.00	TOTAL O&M ASSESSMENT		\$201,135.00

UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ANNUAL ASSESSMENT		
LOT SIZE	PLANNED UNITS ⁽¹⁾	ADMIN ACRES	EAU FACTOR	% TOTAL ACRES	TOTAL O&M BUDGET	ADMIN PER ACRE	FIELD SQ. FT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER 1K sq ft	O&M ADMIN PER ACRE	O&M FIELD PER 1K SQ FT
Phase 1														
Warehouse	2644.216	186.529	1.00	46.06%	\$18,755.44	\$100.55	2644.216	1.00	2644.216	60.26%	\$121,195.55	\$45.83	\$100.55	\$45.83
Office	50		1.00				50	1.00	50.000	1.14%	\$2,291.71	\$45.83		
Total	2694.216	186.529		46.06%	\$18,755.44		2694.216		2694.216	61.40%	\$123,487.26			
Future Phases														
Warehouse	988.1	218.405	1.00	53.94%	\$21,960.56	\$100.55	988.1	1.00	988.100	22.52%	\$45,288.78	\$45.83	\$100.55	\$45.83
Office	706		1.00				706	1.00	706.000	16.09%	\$32,358.95	\$45.83		
Total Future Phases	1694.1	218.405		53.94%	\$21,960.56		1694.1		1694.100	38.60%	\$77,647.74			
Total District	4388.316	404.934		100.00%	\$40,716.00		4388.316		4388.316	100.00%	\$201,135.00			

⁽¹⁾ One Unit = 1,000 square feet
⁽²⁾ Bonds have not been issued yet.

Tab 6

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR THE FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Shore Corporate Park Industrial Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to directly collect the special assessments as identified in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Direct Bill Assessments.** The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025, and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall

either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this **27TH** day of **AUGUST 2024**.

ATTEST:

**SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Exhibit A: Budget

Exhibit B: Assessment Roll

Chair / Vice Chair, Board of Supervisors

Exhibit A
Budget

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M ASSESSMENT SCHEDULE

2024/2025 O&M Budget:	\$241,851.00	2023/2024 O&M Budget:	\$241,851.00
Hillsborough County Collection Cost ⁽¹⁾:	\$0.00	2024/2025 O&M Budget:	\$241,851.00
2024/2025 Total:	\$241,851.00	Total Difference	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Phase 1					
Warehouse	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%
Office	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%
Future Phases					
Warehouse	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%
Office	Operations/Maintenance - Admin	\$97.79	\$100.55	\$2.76	2.82%
	Operations/Maintenance - Field	\$46.09	\$45.83	-\$0.26	-0.56%
	Total	\$143.88	\$146.38	\$2.50	1.74%

⁽¹⁾ Uniform collection method is not utilized in the District. Assessments are direct billed to owner.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M ASSESSMENT SCHEDULE**

TOTAL O&M ADMIN BUDGET		\$40,716.00	TOTAL O&M FIELD BUDGET		\$201,135.00
COLLECTION COSTS @	0.0%	\$0.00	COLLECTION COSTS @	0.0%	\$0.00
TOTAL O&M ASSESSMENT		\$40,716.00	TOTAL O&M ASSESSMENT		\$201,135.00

UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ANNUAL ASSESSMENT		
LOT SIZE	PLANNED UNITS ⁽¹⁾	ADMIN ACRES	EAU FACTOR	% TOTAL ACRES	TOTAL O&M BUDGET	ADMIN PER ACRE	FIELD SQ. FT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER 1K sq ft	O&M ADMIN PER ACRE	O&M FIELD PER 1K SQ FT
Phase 1														
Warehouse	2644.216	186.529	1.00	46.06%	\$18,755.44	\$100.55	2644.216	1.00	2644.216	60.26%	\$121,195.55	\$45.83	\$100.55	\$45.83
Office	50		1.00				50	1.00	50.000	1.14%	\$2,291.71	\$45.83		
Total	2694.216	186.529		46.06%	\$18,755.44		2694.216		2694.216	61.40%	\$123,487.26			
Future Phases														
Warehouse	988.1	218.405	1.00	53.94%	\$21,960.56	\$100.55	988.1	1.00	988.100	22.52%	\$45,288.78	\$45.83	\$100.55	\$45.83
Office	706		1.00				706	1.00	706.000	16.09%	\$32,358.95	\$45.83		
Total Future Phases	1694.1	218.405		53.94%	\$21,960.56		1694.1		1694.100	38.60%	\$77,647.74			
Total District	4388.316	404.934		100.00%	\$40,716.00		4388.316		4388.316	100.00%	\$201,135.00			

⁽¹⁾ One Unit = 1,000 square feet
⁽²⁾ Bonds have not been issued yet.

Tab 7

RESOLUTION 2024-06

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 27th DAY OF August 2024.

**SOUTH SHORE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

Tab 8

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR THE FISCAL YEAR 2024/2025, 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 the City of Venice, Sarasota County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2024/2025 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST 2024.

**SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025

_____, 2025

_____, 2025

All meetings will convene at __:__ __.m., and will be held at the office of Rizzetta & Company located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL

Tab 9



813-393-6516

diamondlawns21@gmail.com

LAWN SERVICE & MAINTENANCE

ESTIMATE

LOCATION INFORMATION

Contact Name Justin Fisher

Name of Business Southshore Corporate Park Industrial CDD

Email jfisher@rizzetta.com

Phone Number 407-472-2471

Address 8529 Southpark Cir. Suite 330

Orlando, FL 32819

CUSTOMER ACCOUNT # _____

Invoice # _____

Account Type

Residential Commercial One-Time

Frequency

Weekly Bi-Weekly Monthly

TERMS payable upon receipt

SCOPE OF SERVICES

April - September

Weekly mowing, edging, blowing to include trimming of bushes as needed all in areas lined in green on map provided

October - March

Bi-weekly mowing, edging, blowing in same designated areas unless due to unusual weather patterns, account will be serviced

Details of services:

Outside of sidewalks will be mowed back a minimum of five feet.

Between roadway and sidewalks will be mowed to include median.

Concrete medians and sidewalks will be edged and concrete and driving areas will be blown and free of debris.

No mowing or weedeating within 25 feet of any pond or edgebank on property

No mowing or weedeating at all behind pond 8-1 located at the SW corner of Shellpoint & 30th Ave.

Monthly time-stamped photo documentation to be emailed for verification of work

TOTAL: \$14,500/mo.

Thank you for considering our business.

Tab 9A



813-393-6516

diamondlawns21@gmail.com

LAWN SERVICE & MAINTENANCE

ESTIMATE

LOCATION INFORMATION

Contact Name Justin Fisher

Name of Business Southshore Corporate Park Industrial CDD

Email jfisher@rizzetta.com

Phone Number 407-472-2471

Address 8529 Southpark Cir. Suite 330

Orlando, FL 32819

CUSTOMER ACCOUNT # _____

Invoice # _____

Account Type

Residential Commercial One-Time

Frequency

Weekly Bi-Weekly Monthly

TERMS payable upon receipt

SCOPE OF SERVICES

INITIAL CLEAN UP

Mowing, edging, blowing to include trimming of bushes as needed all in areas lined in green on map provided

Details of services:

Outside of sidewalks will be mowed back a minimum of five feet.

Between roadway and sidewalks will be mowed to include median.

Concrete medians and sidewalks will be edged and concrete and driving areas will be blown and free of debris.

No mowing or weedeating within 25 feet of any pond or edgebank on property

No mowing or weedeating at all behind pond 8-1 located at the SW corner of Shellpoint & 30th Ave.

Before & after photo documentation to be provided

TOTAL: \$14,500/mo.

Tree Trimming/Cutting all in areas lined in green on map provided, to include any tree removal if necessary, cleanup, and hauling away

TOTAL: \$18,750

INITIAL CLEAN UP TOTAL: \$33,250

50% initial payment and remaining balance due upon completion with inspection issues completed

Thank you for considering our business.

Tab 9B



SOUTH SHORE CORPORATE MAINTENANCE PROPOSAL

QUALITY IS OUR CORNERSTONE





OVERVIEW



OUR STORY

With a family business backed by three generations, the Princes are no stranger to the construction industry. Since a young age, current Owner/President, Ian Prince, was surrounded by the trade, working alongside his father as the Prince family built their name in landscape and construction in Central Florida. Formerly known as Prince Land Services, Ian later renamed the company to Prince and Sons, Inc., to better capture the future family generations, namely Ian's sons, Stetson and Jagger.

As a family-oriented business, Prince and Sons is run on true southern hospitality and manners. We realize that creating loyal customers not only requires quality service but also thoughtful and intentional relationships. It's what sets us apart from being average, and we are grateful for our unwavering clients.



OUR TEAM



IAN PRINCE
Owner / President

Ian was Born in Winter Haven and has lived in Central Florida his whole life. He grew up working under his parents in the green industry and hopes to pass that down to his two boys one day. Starting out at such a young age, he has a lot of hands-on knowledge and that has helped him to grow his company to what it is today!



LUCAS DEAN MARTIN
Vice President of Landscape Maintenance

For 20 years Lucas has been in the green industry. After graduating with a Horticulture/ Plant Sciences degree from the University of Missouri he began in golf course maintenance before transitioning into commercial and community maintenance. Lucas' experience with contractors and developers makes him an asset in every aspect of the job.



JAMES SMITH
Landscape Maintenance Operations Manager

After retiring from a 22-year career in the Marine Corp, James has been in the green industry as an Account and Operations Manager for the last 15 years. James and his 3 kids have called Central Florida home ever since relocating from Texas.



ANTHONY SANDRETTO
Fertilization & Pest Control Manager

Anthony has been in the landscape industry since moving to Central Florida in 2001 from Wisconsin. Anthony has many certifications like being a Florida Certified Horticultural Professional, Florida Water Star Certified, and Certified Pest Control Operator, among others.



JERRY ROBERSON
Irrigation Manager

Since relocating from Georgia in 2001, Jerry and his wife of over 40 years have called Central Florida home. He has extensive irrigation education, certifications, and knowledge. Some of his expertise and certifications are in 2-wire system maintenance and design, Water Star irrigation, pump installation, and much more.



BRIAN HUSEMAN
Irrigation Maintenance Manager

Brian moved to Florida from Indiana with his wife and 2 sons in 1983. He has 10 years' experience in irrigation maintenance for commercial and residential properties with expert knowledge in various operating systems, especially 2-wire systems. Dedication and pride in accurate and timely work define Brian's character.

OUR CORE VALUES

Respect is not something we take lightly, and we make it a core value in how we treat both our clients and our employees. As a staff member, we never miss a chance to incentivize performance and show appreciation for hard work.

We are proud to have several employees who have been with the company for more than 20 years, as a result.

SAFETY

Managing safety in a fast-paced workplace environment should not be a one- person-job. But it can feel that way, especially if you're being asked to do more with less because of recent global events.

OUR SAFETY MANAGEMENT SOLUTION BRINGS TOGETHER:

- Incident, Near Miss and Hazard Reporting & Management
- Action Management & Analytics
- Inspections
- Meetings
- A full training program at "Prince and Sons University"

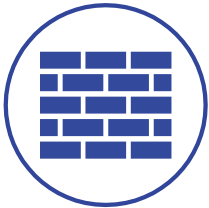


AREAS OF EXPERTISE



COMMERCIAL LAWN MAINTENANCE

We have been a leading commercial lawn maintenance company for 26 years and boast the ability to tackle every aspect of lawn care for a wide range of clients. Whether it's leading property management and homeowner associations, college campuses or golf courses, we understand the importance and value of a well-maintained, beautiful landscape.



BRICK PAVERS

We are one of Polk County's premier brick paver contractors. Over our 15 years of installing brick pavers, we've secured hundreds of satisfied customers. We understand outdoor living is fundamental aspect to living in Florida, which is why we offer a wide selection of tools to enhance your time outside, including pool decks, patios, fire pits, outdoor kitchens and more!



LIGHT CONSTRUCTION

Prince and Sons can provide and assist in your residential home building with clearing, backfilling, final grades and driveway cut-outs. We currently work with many of Central Florida's leading residential contractors, and also provide hauling and clearing for residential customers.



IRRIGATION & WATER MANAGEMENT

Commercial irrigation systems are sophisticated technology that requires special certifications to install and operate. The key is to choose irrigation installation and maintenance experts who have comprehensive knowledge and expertise. From older systems that are frequently in need of repairs and updates to the installation of the latest technology, you want a company that can handle it all.



COMMERCIAL TREE CARE

Proper care of your trees is an investment that will lead to substantial returns, such as reducing air conditioning costs, controlling erosion, and shielding your property from damaging winds. Our experts help protect your trees throughout their lifespan including damage due to storms and lightning.

PROPERTY NEEDS

Maintaining a property is not just “mowing and blowing” at Prince and Sons. Our team integrates a full **BMP (Best Management Practices) Program** to make the property look its best. This program addresses the most important aspects of plant health.

THESE PLANT HEALTH PRACTICES INCLUDE:

1

The Plant Enhancement Team makes sure that all aspects of the environment are included to make recommendations to the client to get the right plant in the right place while still providing the aesthetics that the client prefers. The long-term value of a landscape depends on how well it performs for its objectives.

Performance is often directly related to matching a site’s characteristics and a client’s desires with plant requirements. Therefore, the first step in selecting plants for a landscape is to conduct a site evaluation, which may consist of studying planting site characteristics such as the amount of sun or shade, soil type, pH, soil compaction, slope, and water drainage. These characteristics will most likely differ between areas on the same property.

2

The Irrigation/ Water Management Team knows that the most important thing to keeping plants healthy is providing proper irrigation practices. Using proper irrigation system design, installation, management, and maintenance practices provides a multitude of benefits. These benefits include saving money, using irrigation efficiently, a healthy and more drought and pest-resistant landscape, and protecting the state’s water resources. By understanding the irrigation system, Prince and Sons can save the client money and help protect ground water supplies and water quality. Proper maintenance extends the life of an irrigation system and helps it to perform optimally. Maintenance begins with a visual observation of the system and the plants. Brown spots, unnaturally green grass, certain types of weeds, and soggy spots are indicators of problems.



3

The Fertilization/ Pest Control Team is one of the key management practices in establishing and maintaining healthy, actively growing turf grass. The desires and budget of the individual owner/ HOA often dictate the level of fertility management. Integrated Pest Management (IPM) is part of each property for Prince and Sons. This method will include reducing pest management expenses, conserving energy, and reducing the risk of exposure to people, animals, and the environment. Its main goal, however, is to reduce pesticide use by using a combination of tactics to control pests, including cultural, biological, genetic, and chemical controls.

4

The Maintenance Team will continuously serve your property with the same crew leaders and team to provide a clean, professional, and healthy appearance to the property that will improve the enjoyment of the residences and property values.

Mowing is an important maintenance operation. Mowing at the correct height increases turf density and root health and suppresses weeds. A dense turf impedes storm water runoff. A healthy root system ensures that water and nutrients are absorbed and not wasted. Fewer weeds mean less need for herbicides. Clean, well- kept, weed-free mulch beds and properly manicured landscape plants/ trees will be part of any maintenance plan. Seasonal color is always a nice touch.



REFERENCES

Winter Garden Village

Prince and Sons is a professional, consistent, and reliable landscape maintenance company. They always leave the jobs clean and complete. The health of our plants has consistently improved as P&S has properly maintained, fertilized and irrigated. What may separate them more than anything is their customer service. They are accommodating, respectful, and responsive to our needs.

We highly recommend Prince and Sons for all of your landscaping, irrigation, and maintenance needs.

Kerri A. Ryan, LEED GA *Director of Property Management SITE Centers Corp.*



Bonnet Springs Park





RiverCrest



Riverstone



Hampton Lakes



MAINTENANCE PROPOSAL



Landscape Maintenance Proposal

South Shore Corporate Center

August 8, 2024

South Shore Corporate Park Industrial CDD
c/o Justin Fisher
Rizzetta & Company

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$6,340	\$76,080
Turf Fertilization	\$170	\$2,040
Shrub Fertilization	\$55	\$660
Irrigation Inspection	\$360	\$4,320
<u>TOTAL</u>	<u>\$6,925</u>	<u>\$83,100</u>

ADDITIONAL SERVICES

Service	TOTAL
Tree Lift/ Palm Pruning	\$8,400
One Time Landscape Clean up	\$4,250



Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>40 times</u> per calendar year (St. Augustine). It is anticipated that mowing services shall be provided weekly during the growing season <u>April through September</u> and every other week during the non-growing season or as needed <u>October through March</u> . Bahia lake and pond banks will be mowed <u>30 times</u> per year.
Trimming	Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
Edging	All turf edges of walks, curbs, and driveways shall be performed every mowing (<u>40 times</u> per year). A soft edge of all bed areas will be performed every month. A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.
Fertilization	St. Augustine turf will be fertilized <u>4 times</u> per year. All fertilizations will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions. Bahia turf areas may be fertilized at an additional cost that is outside of the scope of work for this contract.

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning	All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of <u>10 times</u> per year to ensure the following: <ul style="list-style-type: none">• Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.• Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.• The removal of dead, diseased, or injured branches and palms will be performed as needed• Ground covers and vines can maintain a neat and uniform appearance.
Weeding	Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.
Fertilization	Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.
Insect, & Disease Control	All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Prince and Sons does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

IRRIGATION

Overview	At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. Prince and Sons will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. Prince and Sons is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.
Inspections	All irrigation zones shall be inspected <u>1 time</u> per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.



Repairs

Any repairs that have been caused by Prince and Sons will be repaired at no cost. All repairs to the irrigation system other than those caused by Prince and Sons will be performed on a time and materials basis with the hourly labor rate being \$60.00 per hour. Faults and failures of the irrigation system communicated to Prince and Sons will be addressed in a fair and responsible time, but Prince and Sons cannot guarantee a specific time response.

MISCELLANEOUS

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing 40 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

OPTIONAL ITEMS & ADDITIONAL SERVICES

- Landscape design & installation
- Annual flower bed design & installation
- Thin & prune trees over 10' in height
- New plant installation
- Sodding and/or Seeding
- Mulching
- Prune Palms over 15' of clear trunk
- Leaf clean-up



Contact Us

863-422-5207

info@princeandsonsinc.com

200 South F Street
Haines City, FL 33844

Tab 9C



Enhancing landscape with water-conscious techniques

August 9, 2024

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

Estimate #E240316

Re: South Shore Corporation Park - Landscape & Irrigation

Ballenger Landcare, LLC. hereby submits a proposal for the irrigation maintenance and landscape.

TURF CARE – Ballenger Landcare, LLC agrees to perform the following landscaping services:

- A. MOWING** – Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **forty-two (42) times** per calendar year, depending on growing season and conditions. It is anticipated that mowing services shall be weekly during the growing season, **April through October**, and every other week during the non-growing season or as needed **November through March**. Every mowing visit shall include mowing, weeding, trimming, edging, and blowing.
- B. FERTILIZATION** – Areas shall be fertilized with a commercial grade **fertilizer three (3) times** per year. Timing of applications will be adjusted to meet horticultural conditions.
- C. WEED, INSECT, & DISEASE CONTROL** – Weed applications will be performed as needed. Weed control applications are conducive to soil and air temperatures.

Insect and disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an “as needed basis” throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that offer extended ant control. Extended ant control can be priced outside the scope of this contract.

- D. TREE, SHRUB, AND GROUNDCOVER CARE** – Ballenger Landcare, LLC agrees to perform the following services to the trees, shrubs, and groundcover:
 - 1. Pruning:** All shrubs and trees, up to 10’ feet, shall be pruned and shaped as needed to ensure the following: Maintain all sidewalks to eliminate any overhanging branches, removal of dead, diseased, or injured branches and palm fronds will be performed as needed, and ground covers and vines can maintain a neat and uniform appearance.

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

2. **Insect & Disease Control:** All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Ballenger Landcare does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

E. EXTRA SERVICES – The following services may be provided as an additional cost to the contract:

- a. Extended Ant Control
- b. Sodding and/or Seeding
- c. Annual Flower Bed Installation
- d. Mulching and/or Rock
- e. Thinning and prune trees over 10' feet high
- f. Prune palms over 15' of clear trunk
- g. New plant installation
- h. Removal of Brazilian Pepper trees.

Landscape Contract Amount: The total contract amount which includes the irrigation maintenance and landscaping services is **Eighty-Three Thousand Nine Hundred Forty Dollars (\$83,940.00) Annually** to be paid monthly at the sum of **Six Thousand Nine Hundred Ninety-Five Dollars (\$6,995.00)** via job invoice, which is due within thirty (30) days from date of invoice.

IRRIGATION SYSTEM - Ballenger Landcare, LLC. agrees to inspect and test the irrigation system components at the above captioned site, one (1) time per month for one (1) controller, and all zones controlled. This inspection shall include:

A. WATER SOURCES

1. Operate each water source monthly to determine proper operation.
2. Visual inspection of water sources & test/adjust pressure control devices.
3. Flush above ground strainers and filters and test protection devices.
4. Review water pressure readings and adjust regulation devices if needed.

B. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone.
2. Clean and raise heads as necessary.
3. Adjust arc pattern and distance for required coverage areas.
4. Clean out irrigation filters inside of valve boxes.
5. Annual zone wire ohm reading at controllers.
6. Replacement of worn-out irrigation heads.
7. Programming irrigation controllers for quarterly annual installation.
8. Check batteries and replace as needed.
9. Test and maintain rain shut off devices if installed.
10. Review and coordinate irrigation operation with landscape maintenance contractor.

11. Program necessary timing changes based on site condition.
12. Check drip irrigation for leaks.
13. Parts damaged by others **will not** be replaced under the maintenance contract and will be invoiced separately.

C. REPORT

1. Irrigation operation time.
2. Irrigation start time and weekly schedule.
3. Maintenance and repair items performed.
4. Provide general comments, recommendations, and proposals for additional work.
5. Record and Report for Water Use Permit #13356, as required by the Southwest Water Management District (SWFWMD) irrigation and recharge meter readings monthly for the following three (3) meters: District ID. Nos. #1 (1), #2 (SW-1), and 3 (Staff Gage). Provide monthly report to District Manager.

The items listed above provide for routine maintenance and adjustment of existing irrigation system components. Major below-ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure the entire zone is running properly. Each head, seal, nozzle, and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below-ground repairs including valves, pumps, and wiring require an estimate for all such repairs. Upon approval from Management, the Contractor shall proceed. In the event of an emergency, the Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded the contract, the Contractor shall have thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. After the thirty (30) day period has expired, Contractor shall assume responsibility for any and all maintenance costs, including parts and labor, associated with the irrigation system repairs/replacements of 2 inches or less, to include, but not limited to, malfunctioning sprinkler heads, microjet heads, nozzles, drip and delivery lines. Said repairs shall be performed immediately. The District Manager shall be notified of what day and time of the week the irrigation tech will be available to service the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

D. ADDITIONAL CHARGE BREAKDOWN

- a. After hour emergency Service Call \$125.00 per hour, per tech, plus material.
- b. Technical Labor @ \$98.00 per hour.
- c. Materials at list price less 10%.

No additional work above \$1,000.00 shall be performed without prior approval from:

_____ @ _____
Print Name Telephone Number

Ballenger Landcare, LLC agrees to respond to emergency type repairs within 48 hours. Additional service calls shall receive priority scheduling.

Irrigation Contract Amount – Ten Thousand Two Hundred Twenty Dollars (\$10,200.00) Annually to be paid monthly at the sum of **Eight Hundred Fifty Dollars (\$850.00)** via job invoice, which is due within thirty (30) days from date of invoice.

Water Use Permit No.: 20013356.002 - Contract Amount – One Thousand Hundred Dollars (\$1,200.00) annually to be paid monthly at the sum of **One Hundred Dollars (\$100.00)** via job invoice, which is due within thirty (30) days from date of invoice.

NOTE:

1. Either party may without cause and prejudice, cancel this agreement with a Thirty (30) day written notice of cancellation. In such case, Contractor shall be paid (without duplication) for completed and acceptable executed work performed.
2. No assignment by this contractor of this contract or any part thereof, or any monies due, or to become due there under, shall be made without prior written approval of the Owner.
3. New and additional areas to scope shall be priced as an addition to the base contract.
4. Prices good for 30 days.
5. Initial irrigation maintenance will include a complete inspection with all deficiencies noted and proposals provided to repair the issues.

Thank you,

Paul Vlwa, Jr.

Irrigation Manager

APPROVED:

Signature: South Shore Corporation Park

Date

Printed Name/Title

Tab 9D



Enhancing landscape with water-conscious techniques

August 9, 2024

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

Estimate #E240315

Re: South Shore Corporation Park – Initial Clean-up

Ballenger Landcare, LLC. hereby submits a proposal for the initial clean-up of the property per the property map attached as Exhibit A, for the total sum of, **not to exceed: Six Thousand Five Hundred Dollars (\$6,500.00)**

This work includes:

1. Mowing and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.
2. Edging, removal of unwanted turf and vegetation, sidewalks, curbs, and concrete slabs, beds, and tree rings.
3. String trimming around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach.
4. Use mechanical blowers to clean curbs, sidewalks and other paved surfaces. Contractor will use extreme caution not to blow clippings into beds, onto vehicles, or onto other hardscape surfaces.
5. Detail any and all planted areas.
6. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Remove weak and dead branches. Note: This includes all trees up to a height of 12 feet.
7. Pull and/or spray weed kill around hardscape cracks and expansion joints.
8. Remove all trash from all landscape areas, including medians, amenity areas, and monuments.
9. We will report any items that needs to be addressed to District Manager.

Note:

1. This is a “not to exceed” proposal and you will only be invoiced for actual time and materials used.
2. Prices good for 30 days.

Thank you,

Paul Vlva, Jr.

Irrigation Manager

APPROVED:

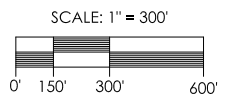
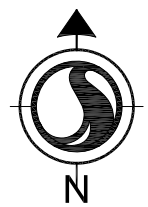
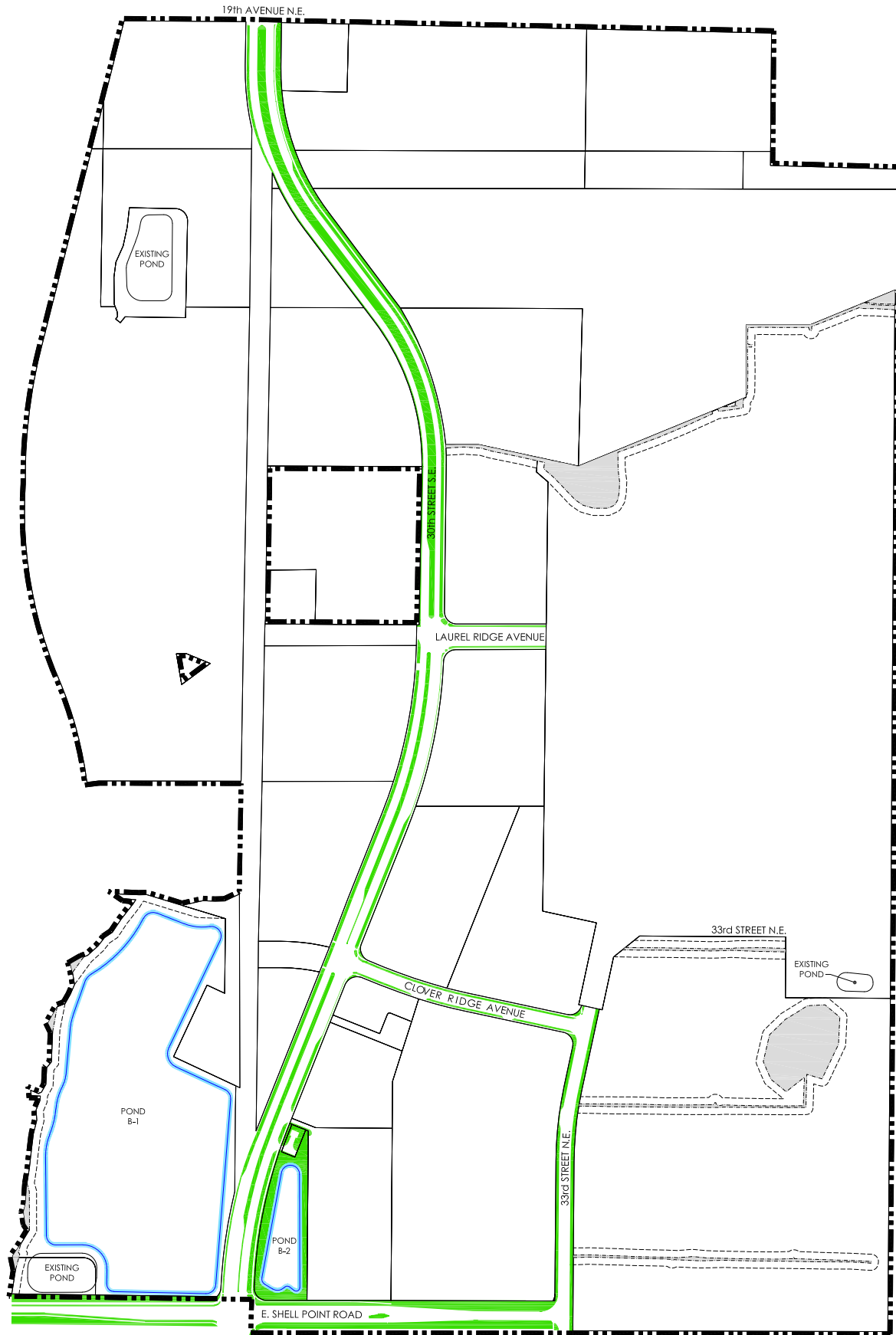
Signature: South Shore Corporation Park

Date

Printed Name/Title

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

South Shore Corporation Park - EXHIBIT A - PROPOSAL #E240315



- LEGEND**
- SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD BOUNDARY
 - LANDSCAPE MAINTENANCE
 - POND BANK MAINTENANCE
 - WETLAND WITH 30' SETBACK



Stantec
 2205 North 20th Street
 Tampa, Florida
 33605
 Tel. 813.223.9500
 Fax. 813.223.0009
 www.stantec.com

Client/Project
SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD
 MAINTENANCE MAP
 Hillsborough County, Florida

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Project Number: 215611917			
File Name: 215611917-X03-MAINTENANCE MAP-2			
	TLS		20.05.12
			YY.MM.DD
Drawing No. X03			
Revision Sheet			

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Tab 10

From: [Matthew E. Huber](#)
To: [Diana Kronick](#); [Crystal Yem](#)
Cc: [Stephanie DeLuna](#)
Subject: FW: [EXTERNAL]Resignation from MTRC and South Shore CDD
Date: Thursday, August 15, 2024 3:08:17 PM

Please see the email below.

Matthew Huber
Regional District Manager

813.933.5571 Ext: 2772
mhuber@rizzetta.com

rizzetta.com

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (813) 933-5571 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

-----Original Message-----

From: Clifton Fischer <cfischeredd@gmail.com>
Sent: Thursday, August 15, 2024 1:07 PM
To: Matthew E. Huber <MHuber@rizzetta.com>
Subject: [EXTERNAL]Resignation from MTRC and South Shore CDD

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Please accept this email as my resignation from MTRC CDD as well as South Shore CDD. I will sit on these districts for the remainder of August as needed for budget meetings.

Jake Essman is willing and available to replace me on both Districts as well as any additional Districts you need a seat filled.

Cheers

Clif Fischer